



Agenda

Greenville City Council

June 12, 2014
7:00 PM
City Council Chambers
200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

- I. Call Meeting To Order**
- II. Invocation - Mayor Thomas**
- III. Presentation of Colors**
- IV. Pledge of Allegiance**
- V. Roll Call**
- VI. Approval of Agenda**
- VII. Special Recognitions**
 - World War II Veterans
 - Thurman Hinnant, Public Works Department Retiree
 - Fifth Annual Fair Housing Poster Contest Winners
- VIII. Appointments**
 1. Appointments to Boards and Commissions
 2. Appointment of Bond Advisory Committee
- IX. New Business**

Public Hearings

3. Ordinance to annex Covington Downe, Block G, Lot 12, involving 6.170 acres located along the western right-of-way of Arlington Boulevard and 210+/- feet north of Fire Tower Road
4. Ordinance requested by Champions Health and Fitness to rezone 5.13 acres located 950+/- feet south of East Fire Tower Road and adjacent to Whitebridge Duplexes from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial)
5. Ordinance requested by Happy Trails, LLC to rezone 28.534 acres located along the southern right-of-way of Regency Boulevard and adjacent to South Pointe Duplexes from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family])
6. Ordinance to amend the Zoning Ordinance by reducing the number of regular Board of Adjustment members appointed by Pitt County from two members to one member
7. Ordinance amending the restrictions within the Secondary Fire Limits
8. Resolution authorizing an application to the Federal Transit Administration for a Section 5307 grant for federal operating and capital assistance for Greenville Area Transit (GREAT) for fiscal year 2014-2015

Public Comment Period

- The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

Other Items of Business

9. Ordinances adopting budgets for the 2014-2015 Fiscal Year and approving Financial Plans for Fiscal Year 2015-2016:
 - a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention and Visitors Authority
 - b. Greenville Utilities Commission
10. Discussion of potential naming of the 10th Street Connector
11. Discussion and direction of three separate bonds and related processes
12. Discussion of Greenville's animal welfare/animal control

X. Comments from Mayor and City Council

XI. City Manager's Report

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes reappointments to the City's Boards and Commissions. Appointments are scheduled to be made to 12 of the Boards and Commissions.

Explanation: City Council appointments need to be made to the Board of Adjustment, Community Appearance Commission, Greenville Bicycle and Pedestrian Commission, Greenville Utilities Commission, Historic Preservation Commission, Housing Authority, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Public Transportation & Parking Commission, Recreation & Parks Commission, and Youth Council.

For the Greenville Utilities Commission, the City of Greenville's Boards and Commissions Policy states:

"Two County candidates shall be nominated by the County Commissioners, at which time the County Clerk shall submit to the City Clerk a letter of recommendation. (The two candidates shall be bonafide residents of Pitt County but residing outside the city limits, who shall be customers of Greenville Utilities.) The City Clerk's Office shall then obtain background information on the nominee and provide it along with the letter to the City Council liaison. The information shall be provided to City Council for consideration at a regular City Council meeting."

The Pitt County Board of Commissioners has nominated Joel Butler to replace Phil Flowers. Action by the City Council is needed to either accept his nomination or request another from the County.

For the Pitt-Greenville Convention and Visitors Authority, the City of Greenville's Boards and Commissions Policy states:

"The City Council shall also make a nomination to the County on five of the members, and appointment of County members shall be made by the Pitt County Commissioners based on the nominations of City Council."

A nomination needs to be made to the Pitt County Board of Commissioners by the City Council for Christopher Jenkins' seat on the Pitt-Greenville Convention & Visitors Authority.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Board of Adjustment, Community Appearance Commission, Greenville Bicycle and Pedestrian Commission, Greenville Utilities Commission, Historic Preservation Commission, Housing Authority, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Public Transportation & Parking Commission, Recreation & Parks Commission, and Youth Council.

Review and take action on the nomination of Joel Butler to the Greenville Utilities Commission.

Make a recommendation to the Pitt County Board of Commissioners on Christopher Jenkins' seat on the Pitt-Greenville Convention & Visitors Authority.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Muni_Report_Appointments to Boards and Commissions 914698](#)

Appointments to Boards and Commissions

June/July 2014

Board of Adjustment

Council Liaison: Mayor Pro-Tem Calvin Mercer

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|------------|--------------|---------------------------|-----------------|
| Sharon Ferris <i>(Council Member Richard Croskery)</i> | 3 | First term | Not seeking a second term | June 2014 |
| Nathan Frank <i>(Mayor Pro-Tem Calvin Mercer)</i> | 5 | First term | Eligible | June 2014 |
| Justin Mullarkey <i>(Council Member Rick Smiley)</i> | 4 | First term | Eligible | June 2014 |

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|----------------|------------|----------------|----------------------|-----------------|
| Rebecca Powers | 4 | Unexpired term | Eligible | July 2014 |
| Cora Tyson | 4 | Unexpired term | Eligible | July 2014 |

Greenville Bicycle and Pedestrian Commission

Council Liaison: Council Member Rick Smiley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|-------------------|------------|--------------|-------------------------------------|-----------------|
| Liz Brown-Pickren | 3 | First term | Resigned | January 2015 |
| Henry Robbins | 1 | First term | Resigned | January 2016 |
| Titus Yancey | 2 | First term | Did not meet attendance requirement | January 2016 |

Greenville Utilities Commission

Council Liaison: Council Member Richard Croskery

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|-------------------|---------------------|-----------------------------|------------------------|
| Stanley Eakins <i>(Council Member Kandie Smith)</i> | 5 | Second term | Ineligible | June 2014 |
| Phil Flowers <i>(County recommends, City appoints)</i> | County | Second term | Ineligible | June 2014 |

Historic Preservation Commission

Council Liaison: Council Member Kandie Smith

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---------------|-------------------|---------------------|-----------------------------|------------------------|
| Allan Kearney | 5 | First term | Eligible | January 2014 |
| Maury York | 3 | Unexpired term | Resigned | January 2014 |

Housing Authority

Council Liaison: Council Member Marion Blackburn

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|-------------------|---------------------|-----------------------------|------------------------|
| Robert Hobgood <i>(Council Member Marion Blackburn)</i> | 3 | First term | Resigned | May 31, 2017 |

Pitt-Greenville Airport Authority

Council Liaison: Mayor Allen M. Thomas

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|-------------------|---------------------|-----------------------------|------------------------|
| Donald Taylor <i>(Council Member Richard Croskery)</i> | 4 | Second term | Ineligible | June 30, 2014 |

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Rose Glover

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|-------------|-------------------|---------------------|-----------------------------|------------------------|
|-------------|-------------------|---------------------|-----------------------------|------------------------|

| | | | | |
|---|---|----------------|----------|-----------|
| Dede Carney (3) | 5 | Unexpired term | Eligible | July 2014 |
| Kurt Davis (1) | 5 | First term | Eligible | July 2014 |
| Christopher Jenkins (3) County <i>(City recommends, County appoints)</i> | | First term | Eligible | July 2014 |
| Jose Morales (1) | | Unexpired Term | Eligible | July 2014 |

1. Owner/operator of hotels/motels
2. Members of tourist or convention-related businesses
3. Residents not involved in tourist or convention-related businesses

Planning & Zoning Commission

Council Liaison: Council Member Rick Smiley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|----------------------|-----------------|
| Kevin Burton <i>(Council Member Kandie Smith)</i> | 1 | First term | Resigned | May 31, 2015 |

Public Transportation & Parking Commission

Council Liaison: Council Member Richard Croskery

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|-------------|------------|--------------|----------------------|-----------------|
| Rick Smiley | 1 | First term | Resigned | January 2016 |

Recreation & Parks Commission

Council Liaison: Council Member Kandie Smith

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|----------------|-------------------------------------|-----------------|
| Thorbjorn Gylfason <i>(Council Member Richard Croskery)</i> | 1 | Unexpired term | Did not meet attendance requirement | May 31, 2015 |

Youth Council

Council Liaison: Mayor Pro-Tem Calvin Mercer

| Current | Reappointment | Expiration |
|---------|---------------|------------|
|---------|---------------|------------|

| Name | District # | Term | Status | Date |
|-------------|-------------------|-------------|---------------|-------------|
|-------------|-------------------|-------------|---------------|-------------|

5 Available Spots

Applicants for Board of Adjustment

Sharon D. Gray
3402 Governors Lane
Greenville, NC 27858

Application Date: 5/29/2014

District #: 3

Home Phone: (252) 565-5757
Business Phone:
Email: graysdg@hotmail.com

Robert Kevin Howard
2745 N. Chatham Ct.
Winterville, NC 28590

Application Date: 5/29/2014

District #: 2

Home Phone: (252) 258-7900
Business Phone: (252) 227-4310
Email: gvegasmagazine@hotmail.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

Application Date: 4/9/2012

District #: 5

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/12/2012

District #: 2

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Uriah Ward
106 Osceola Drive
Greenville, NC 27858

Application Date: 5/7/2013

District #: 3

Home Phone: (252) 565-2038
Business Phone:
Email: uriahward@yahoo.com

Herschel James "Jim" Watts
506 Daventry Drive
Greenville, NC 27858

Application Date: 5/8/2014

District #: 5

Home Phone: (252) 364-1000
Business Phone: (252) 414-4187
Email: hjameswatts@gmail.com

Applicants for Community Appearance Commission

Paul L. Linden
403 Crestline Blvd.
Greenville, NC 27834

Application Date: 5/6/2014

District #: 4

Home Phone: (704) 877-6590
Business Phone: (252) 348-4410
Email: paul.linden@live.com

Miguel Sullivan
3299 E. 10th Street
Greenville, NC 27858

Application Date: 4/3/2014

District #: 3

Home Phone: (252) 412-4678
Business Phone:
Email: mls0513@hotmail.com

Applicants for Greenville Bicycle and Pedestrian Commission

Corina F. Jury
1607 E. Berkley Road
Greenville, NC 27858

District #:

Paul L. Linden
403 Crestline Blvd.
Greenville, NC 27834

District #: 4

Application Date: 5/21/2014

Home Phone: (252) 353-0033

Business Phone: (252) 328-9198

Email:

Application Date: 5/6/2014

Home Phone: (704) 877-6590

Business Phone: (252) 348-4410

Email: paul.linden@live.com

Applicants for Greenville Utilities Commission (City)

Eric S. Clark
1104 E. Rock Springs Road
Greenville, NC 27858

District #: 4

Charles H. Farley
206 Oxford Road
Greenville, NC 27858

District #: 4

Charles W. Tudor
101 Queen Anne's Road
Greenville, NC 27858

District #: 5

Herschel James "Jim" Watts
506 Daventry Drive
Greenville, NC 27858

District #: 5

David M. White
410 Crestline Blvd.
Greenville, NC 27834

District #: 5

Application Date:

Home Phone: (252) 756-9099

Business Phone: (252) 321-2600

Email: pirateesc@suddenlink.net

Application Date: 11/16/2011

Home Phone: (252) 717-4873

Business Phone:

Email: privatepilot@earthlink.net

Application Date: 2/14/2012

Home Phone: (252) 414-2325

Business Phone: (252) 756-6101

Email: charles.tudor@greenvillenc.com

Application Date: 5/8/2014

Home Phone: (252) 364-1000

Business Phone: (252) 414-4187

Email: hjameswatts@gmail.com

Application Date: 5/12/2014

Home Phone: (252) 413-8120

Business Phone: (252) 328-9604

Email: whited@ecu.edu

Applicant for Greenville Utilities Commission (County)



PITT COUNTY
BOARD OF COMMISSIONERS
1717 W. 5TH STREET
GREENVILLE, NC 27834-1696
TELEPHONE: (252) 902-2950
FAX: (252) 830-6311

**Board of County
Commissioners**
Tom Coulson
Jimmy Garris
David Hammond
Eugene James
Tom Johnson, Sr.
Melvin McLawhorn
Mark W. Owens, Jr.
Beth B. Ward
Glen Webb

May 28, 2014

Mr. Joel K. Butler
1335 Steeplechase Drive
Grimesland, NC 27837

Re: Revision to Letter Dated March 25, 2014

Dear Mr. Butler:

Congratulations on your nomination to the Greenville Utilities Commission. On Monday, March 24, 2014, the Pitt County Board of Commissioners met in a regular session meeting and voted to nominate you to serve on the Greenville Utilities Commission. You have been nominated to serve a 3 year term which expires on Monday, June 30, 2017. The Greenville City Council will consider your nomination at an upcoming meeting.

The Board of Commissioners would like to thank you for your willingness to serve the citizens of Pitt County.

Sincerely,

Kimberly W. Hines

Kimberly W. Hines
Clerk to the Board

Enclosures

cc: Tony Cannon, General Manager, Greenville Utilities Commission
Carol Barwick, City of Greenville

Applicant for Greenville Utilities Commission (County)

STATEMENT OF INTEREST TO SERVE

If you are a Pitt County resident and would like to volunteer your time and expertise to your community, please complete and return to:

Pitt County Board of Commissioners
c/o Clerk to the Board
1717 W. 5th Street
Greenville, N.C. 27834

Please list in order of preference the Boards and Commissions for which you would be willing to serve:

Pitt County Emergency Medical Services Advisory Co
EMS System Plan Oversight Committee
Greenville Utilities Commission
Development Commission

Full name: Joel Butler

Date Of Birth: 7/12/1952

Residence Address: 1335 Steeplechase Drive

Gender: M

City and Zip Code: Grimesland NC 27837

Race: African American

Mailing Address (if different):

Home (Night) Phone No. : 2523553438

Work (Day) Phone No. : 2528475983

Fax No. 2528471709

Email : jbutler@vidanthealth.com

Attributes: Greenville Nominated

District 3

County Planning Jurisdiction

South of the River

Please list your County Commissioner District: 6

(This information can be obtained from the Board of Elections at 252-902-3300.)

Please list educational background, military experience, work experience and/or volunteer experience you have had which may be beneficial in evaluating your qualifications:

| Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.) | | | |
|---|-----------------|-------------------------------|---------|
| | Organization | Description | Date(s) |
| Education | Madison Academy | High School Diploma | |
| Education | ECU | Masters Public Administration | 1998 |
| Education | Oakwood College | BS Business Administration | 1975 |

Wednesday, May 28, 2014

| | | | |
|------------------------------|-------------------------------|--------------------------------|-------------|
| Experience | Vidant Health | Chief External Affairs Officer | 1993 - 2000 |
| Experience | PCMH Management Inc. | President | 1993 - 1995 |
| Volunteer/Prof. Associations | ECU Board of Trustee | Member | |
| Volunteer/Prof. Associations | Greenville-Pitt Chamber Board | Member | |
| Volunteer/Prof. Associations | NC Chamber | Member | |

If I am appointed to serve on one or more boards, I will agree by signing an Affirmation of Understanding, to attend the required number of meetings each calendar year and not to exceed unexcused absences by more than 25%, three (3) meetings in any calendar years.

Signature:

Application Date: 2/12/2014

****Note: When applying for a Pitt County Board or Commission, your application is considered a public record. The Board Appointment policy requires that applications be on file in the Clerk's Office 30 days prior to consideration for appointment.**

*****Interest to Serve forms remain current for two full years. Following that the applicant may wish to contact the Clerk to the Board's Office for an updated form.**

Pitt County Board of Commissioners
1717 W. 5th Street
Greenville, N.C. 27834
(252) 902-2950

Reviewed for accuracy

Signature: _____

Date: _____

Wednesday, May 28, 2014

Applicants for Historic Preservation Commission

David C. Dennard
3110 Briarcliff Drive
Greenville, NC 27834

Application Date: 5/29/2014

District #: 1

Home Phone: (252) 355-7381
Business Phone: (252) 328-4364
Email: dennardd@ecu.edu

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

Application Date: 4/9/2012

District #: 5

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/12/2012

District #: 2

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Applicants for Housing Authority

Sharon D. Gray
3402 Governors Lane
Greenville, NC 27858

District #: 3

Miguel Sullivan
3299 E. 10th Street
Greenville, NC 27858

District #: 3

Application Date: 5/29/2014

Home Phone: (252) 565-5757

Business Phone:

Email: graysdg@hotmail.com

Application Date: 4/3/2014

Home Phone: (252) 412-4678

Business Phone:

Email: mls0513@hotmail.com

Applicants for Pitt-Greenville Airport Authority

Kimberly Carney
1404 Graves Street
Greenville, NC 27834

Application Date: 5/12/2011

District #: 1

Home Phone: (252) 864-7410
Business Phone: (252) 321-7914
Email: kimberly.carney@myecb.com

Eric S. Clark
1104 E. Rock Springs Road
Greenville, NC 27858

Application Date:

District #: 4

Home Phone: (252) 756-9099
Business Phone: (252) 321-2600
Email: pirateesc@suddenlink.net

Brian Cooper
1149 Mulberry Lane, #34-G
Greenville, NC 27858

Application Date: 3/5/2011

District #: 5

Home Phone: (252) 439-0651
Business Phone: (252) 439-0651
Email: brianevans_99@yahoo.com

Charles H. Farley
206 Oxford Road
Greenville, NC 27858

Application Date: 11/16/2011

District #: 4

Home Phone: (252) 717-4873
Business Phone:
Email: privatepilot@earthlink.net

Leonard D. Kulik
122 Fort Sumter Dr.
Greenville, NC 27858

Application Date: 5/20/2014

District #: 5

Home Phone: (252) 353-6405
Business Phone: (252) 560-9908
Email: aol-associates@suddenlink.net

Will Litchfield
310 Dupont Circle
Greenville, NC 27858

Application Date: 4/9/2010

District #: 5

Home Phone: (252) 364-2243
Business Phone: (252) 439-1100
Email:

James Morris
3521 Warwick Drive
Greenville, NC 27858

Application Date: 1/6/2010

District #: 5

Home Phone: (252) 756-9162
Business Phone: (252) 717-9163
Email: jymorris@suddenlink.net

James O'Bryant
1809 Planters Walk
Greenville, NC 27858

Application Date: 12/5/2010

Home Phone: (252) 355-7618

District #: 4

William H. Russ
321 Hidden Branches Close
Winterville, NC 28590

District #: 5

Antwyne Tyson
3803 Sterling Pointe Drive, Q4
Winterville, NC 28590

District #: 5

Business Phone: (252) 414-1466

Email: mmobryants@suddenlink.net

Application Date: 1/4/2011

Home Phone: (252) 258-0161

Business Phone:

Email: billruss@suddenlink.net

Application Date: 7/5/2011

Home Phone: (252) 714-5084

Business Phone: (252) 551-1520

Email: tysonam@guc.com

Applicants for Pitt-Greenville Convention and Visitors Authority

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Brian Cooper
1149 Mulberry Lane, #34-G
Greenville, NC 27858

District #: 5

Ann Eleanor
102 Lindenwood Drive
Greenville, NC 27834

District #: 5

Ron Feeney
1105 Abbey Drive
Greenville, NC 27834

District #:

Robert Kevin Howard
2745 N. Chatham Ct.
Winterville, NC 28590

District #: 2

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #:5

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 10/13/2010

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Application Date: 3/5/2011

Home Phone: (252) 439-0651
Business Phone: (252) 439-0651
Email: brianevans_99@yahoo.com

Application Date: 4/15/2013

Home Phone: (252) 227-4240
Business Phone:
Email: aeleonor@suddenlink.net

Application Date: 5/14/2014

Home Phone: (252) 756-7276
Business Phone: (252) 355-5000
Email: ronfeeney@hiltongreenville.com

Application Date: 5/29/2014

Home Phone: (252) 258-7900
Business Phone: (252) 227-4310
Email: gvegasmagazine@hotmail.com

Application Date: 7/13/2011

Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Applicants for Planning and Zoning Commission

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Sharon D. Gray
3402 Governors Lane
Greenville, NC 27858

District #: 3

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Margaret Reid
200 Oak Grove Ave.
Greenville, NC 27834

District #: 1

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Renee Safford-White
340 Beasley Drive, A3
Greenville, NC 27834

District #: 1

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 5/29/2014

Home Phone: (252) 565-5757
Business Phone:
Email: graysdg@hotmail.com

Application Date: 4/9/2012

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Application Date: 7/13/2011

Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Application Date: 4/16/2014

Home Phone:
Business Phone: (252) 493-1434
Email: mj.reid@yahoo.com

Application Date:

Home Phone: (910) 840-0337
Business Phone: (252) 215-4000
Email: tjr@wardandsmith.com

Application Date: 11/1/2011

Home Phone: (252) 752-1029
Business Phone: (252) 744-3070
Email: saffordwhiter@ecu.edu

Miguel Sullivan
3299 E. 10th Street
Greenville, NC 27858

District #: 3

Uriah Ward
106 Osceola Drive
Greenville, NC 27858

District #: 3

Herschel James "Jim" Watts
506 Daventry Drive
Greenville, NC 27858

District #: 5

Application Date: 4/3/2014

Home Phone: (252) 412-4678

Business Phone:

Email: mls0513@hotmail.com

Application Date: 5/7/2013

Home Phone: (252) 565-2038

Business Phone:

Email: uriahward@yahoo.com

Application Date: 5/8/2014

Home Phone: (252) 364-1000

Business Phone: (252) 414-4187

Email: hjameswatts@gmail.com

Applicants for Public Transportation and Parking Commission

Richard Malloy Barnes
206 South Elm Street, Apt. N
Greenville, NC 27858

Application Date: 9/30/2013

Home Phone: (252) 752-5278

Business Phone:

Email: kiltedmile@aol.com

District #: 3

Applicants for Recreation and Parks Commission

Brian Cooper
1149 Mulberry Lane, #34-G
Greenville, NC 27858

District #: 5

Gordon M Darragh
1300 Oakview Drive
Greenville, NC 27858

District #: 4

Henry Harvey
2043 A Quail Ridge Road
Greenville, NC 27858

District #: 4

Paul L. Linden
403 Crestline Blvd.
Greenville, NC 27834

District #: 4

Jan Maclaga
3402 Foxwood Lane
Greenville, NC 27858

District #: 4

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Al Muller
212 Bristol Court
Greenville, NC 27834

District #: 5

Knox Oakley
3906 Bach Circle
Greenville, NC 27858

District #: 4

Application Date: 3/5/2011

Home Phone: (252) 439-0651
Business Phone: (252) 439-0651
Email: brianevans_99@yahoo.com

Application Date:

Home Phone: (252) 752-2633
Business Phone: (252) 917-0090
Email: gmdarragh@yahoo.com

Application Date: 5/12/2014

Home Phone: (252) 321-1080
Business Phone:
Email: hankandk@suddenlink.net

Application Date: 5/6/2014

Home Phone: (704) 877-6590
Business Phone: (252) 348-4410
Email: paul.linden@live.com

Application Date: 5/12/2011

Home Phone: (252) 756-4520
Business Phone:
Email: maclagaj@ecu.edu

Application Date: 7/13/2011

Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Application Date: 2/11/2011

Home Phone: (252) 916-5667
Business Phone: (252) 328-6737
Email: axm6737@gmail.com

Application Date: 1/31/2011

Home Phone: (252) 321-6970
Business Phone: (252) 531-2457
Email: k.oakley@tridim.com

Herschel James "Jim" Watts
506 Daventry Drive
Greenville, NC 27858

District #: 5

James Yahnker
413 Beasley Drive, Apt. M-7
Greenville, NC 27834

District #: 1

Application Date: 5/8/2014

Home Phone: (252) 364-1000

Business Phone: (252) 414-4187

Email: hjameswatts@gmail.com

Application Date: 2/28/2011

Home Phone: (252) 758-3291

Business Phone: (252) 847-4400

Email: yahnker06@suddenlink.net

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Appointment of Bond Advisory Committee

Explanation: At the May 19, 2014, City Council meeting, City Council voted to establish a Bond Advisory Committee. The Mayor and each Council Member will appoint two people to serve on this 14-member committee to advise the City Council on the content, amount, timing, structure of an advocacy committee, and other relevant aspects of a voter bond.

Fiscal Note: No direct cost to appoint committee members.

Recommendation: Appoint members to serve on the Bond Advisory Committee.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Covengton Downe, Block G, Lot 12, involving 6.170 acres located along the western right-of-way of Arlington Boulevard and 210+/- feet north of Fire Tower Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Covengton Downe, Block G, Lot 12, involving 6.170 acres located along the western right-of-way of Arlington Boulevard and 210+/- feet north of Fire Tower Road. The subject area is currently undeveloped and is anticipated to accommodate 41,000+/- square feet of retail space. This item was continued from the May 8, 2014, City Council meeting at the petitioner's request. The annexation request now includes 6.170 acres (instead of 5.156) due to the addition of a street that was not originally included.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: June 2, 2014
2. City Council public hearing date: June 12, 2014
3. Effective date: June 30, 2014

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 6.170
4. Voting District: 5

- 5. Township: Winterville
- 6. Vision Area: D
- 7. Zoning: CG (General Commercial)
- 8. Land Use: Existing: Vacant
Anticipated: 41,000+/- square feet of retail space
- 9. Population:

| | Formula | Number of People |
|--|---------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | ---- | 0 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | ---- | 0 |
| Current White | ----- | 0 |
| Estimated White at full development | ---- | 0 |

* - people per household in Greenville

- 10. Rural Fire Tax District: Rural Winterville
- 11. Greenville Fire District: Station #3 (Distance of 1.8 miles)
- 12. Present Tax Value: \$4,323.13
Estimated Future Tax Value: \$29,381.73

Fiscal Note: The total estimated tax value at full development is \$29,381.73.

Recommendation: Approve the attached ordinance to annex Covengton Downe, Block G, Lot 12.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Survey](#)
- [Letter Requesting Continuance](#)
- [Ordinance Covengton Downe Blck G Lot 12 977895](#)

ORDINANCE NO. 14-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 12th day of June, 2014, after due notice by publication in The Daily Reflector on the 2nd day of June, 2014; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "Covengton Downe, Block G, Lot 12", involving 6.170 acres as prepared by Bohler Engineering.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the western right-of-way of Arlington Boulevard and 210+/- feet north of East Fire Tower Road.

GENERAL DESCRIPTION:

BEGINNING AT AN IRON PIPE FOUND MARKING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LIMITS OF ARLINGTON BOULEVARD (80' RIGHT-OF-WAY), WITH THE DIVISION LINE BETWEEN THE LANDS OF COVENGTON GROUP, LTD. (DEED BOOK 194 PAGE 186) ON THE NORTH, AND LOT 11, BLOCK G, COVENGTON DOWNE SUBDIVISION (MAP BOOK 60 PAGE 152) ON THE SOUTH, THENCE WITH SAID DIVISION LINE; 1. SOUTH 78° 04' 52" WEST, 211.19 FEET TO AN IRON PIPE FOUND, THENCE CONTINUING WITH SAID DIVISION LINE, AND THE DIVISION LINE BETWEEN THE SAID LANDS OF COVENGTON GROUP, LTD. ON THE WEST, AND LOT 10, BLOCK G, COVENGTON DOWNE SUBDIVISION (MAP BOOK 52

977895

PAGE 147) ON THE EAST, THENCE WITH SAID DIVISION LINE; 2. SOUTH 11° 55' 20" EAST, 226.74 FEET TO A BENT PIPE FOUND, THENCE DEPARTING SAID DIVISION LINE, AND WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF COVENGTON GROUP, LTD. ON THE NORTH, AND LOTS 8 & 9, BLOCK G, COVENGTON DOWNE SUBDIVISION (MAP BOOK 68 PAGE 71) ON THE SOUTH, THENCE WITH SAID DIVISION LINE THE FOLLOWING TWO COURSES; 3. SOUTH 78° 04' 40" WEST, 339.00 FEET THENCE; 4. SOUTH 11° 55' 20" EAST, 212.40 FEET, THENCE; TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY LIMITS OF EAST FIRE TOWER ROAD THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS; 5. SOUTH 78° 04' 40" WEST, 60.00 FEET, THENCE DEPARTING SAID RIGHT OF WAY LIMITS, AND WITH A LINE THROUGH THE SAID LANDS OF COVENTON GROUP, LTD., THE FOLLOWING FOUR COURSES AND DISTANCES; 6. NORTH 11° 55' 20" WEST, 736.20 FEET THENCE; 7. CONTINUING, NORTH 78° 04' 52" EAST, 444.32 FEET, THENCE; 8. CONTINUING, SOUTH 11° 55' 20" EAST, 94.76 FEET, THENCE; 7. CONTINUING, NORTH 78° 04' 52" EAST, 165.89 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LIMITS OF ARLINGTON BOULEVARD, SAID RIGHT-OF-WAY LIMITS ALSO BEING THE WESTERLY LINE OF A PROPOSED 5' WIDE RIGHT-OF-WAY TAKING, THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS; 8. SOUTH 11° 54' 57" EAST, 202.27 FEET TO THE PLACE OF BEGINNING CONTAINING 268,748 SQUARE FEET OR 6.170 ACRES

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2014.

ADOPTED this 12th day of June, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

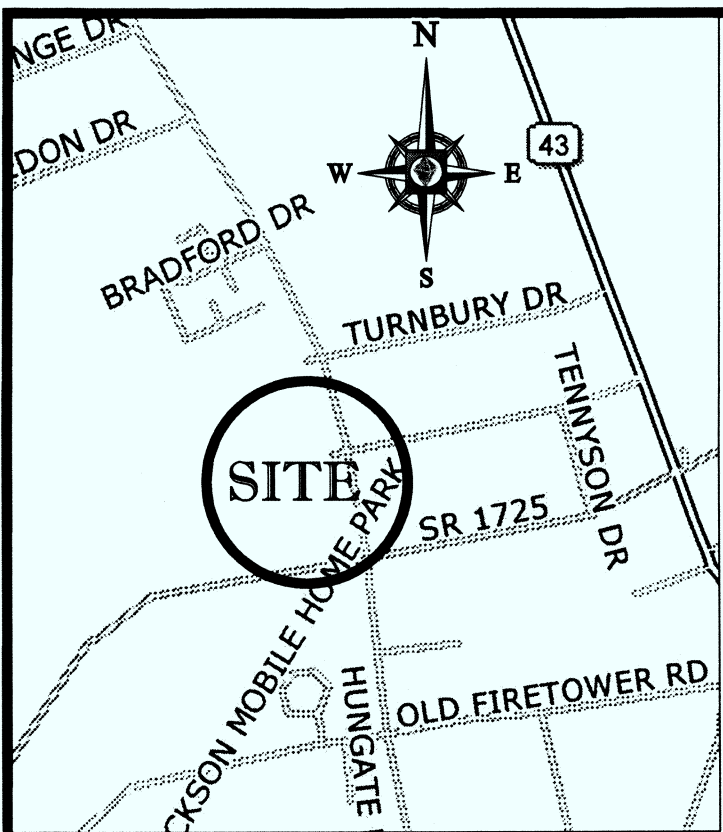
NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____ day of _____, 2014.

Notary Public

My Commission Expires: _____



VICINITY MAP
SCALE: 1"=1,000'


NOTES

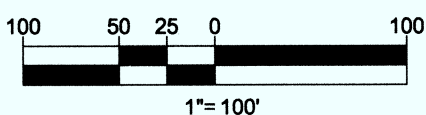
1. THIS PLAT REPRESENTS AN ANNEXATION SURVEY. NOT FOR RECORDATION OR SALES
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASURED UNLESS SHOWN OTHERWISE.
3. AREA BY COORDINATES.
4. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NORTH CAROLINA, PANEL 4686", MAP NUMBER 3720468600J, MAP EFFECTIVE DATE JANUARY 2, 2004.
5. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.

Attachment number 2
Page 1 of 1

REFERENCES

- D.B. 194 PG. 486
- M.B. 68 PG. 71
- M.B. 60 PG. 152
- M.B. 52 PG. 147

SIGNED:  5/23/14
ROBERT C. HARR, JR.
PROFESSIONAL LAND SURVEYOR NO. L-5011



BEING PART OF
PARCEL NUMBERS 33117 AND 04191

COVENGTON DOWNE

BLOCK G, LOT 12
REFERENCE DEED BOOK 194 PAGE 486
OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

BOHLER ENGINEERING NC PLLC LICENSE NO. P-1132



| | |
|------------------|--------------------|
| SURVEYED J.C. | APPROVED R.C.H. |
| DRAWN C.E.P. | DATE 03/20/14 |
| CHECKED J.S. | SCALE 1" = 100' |

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|----------------|------|------|
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MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, NC
EFFECTIVE DATE _____; ORDINANCE NO. _____;
AREA: 6.170 AC.
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

SURVEYOR'S CERTIFICATION

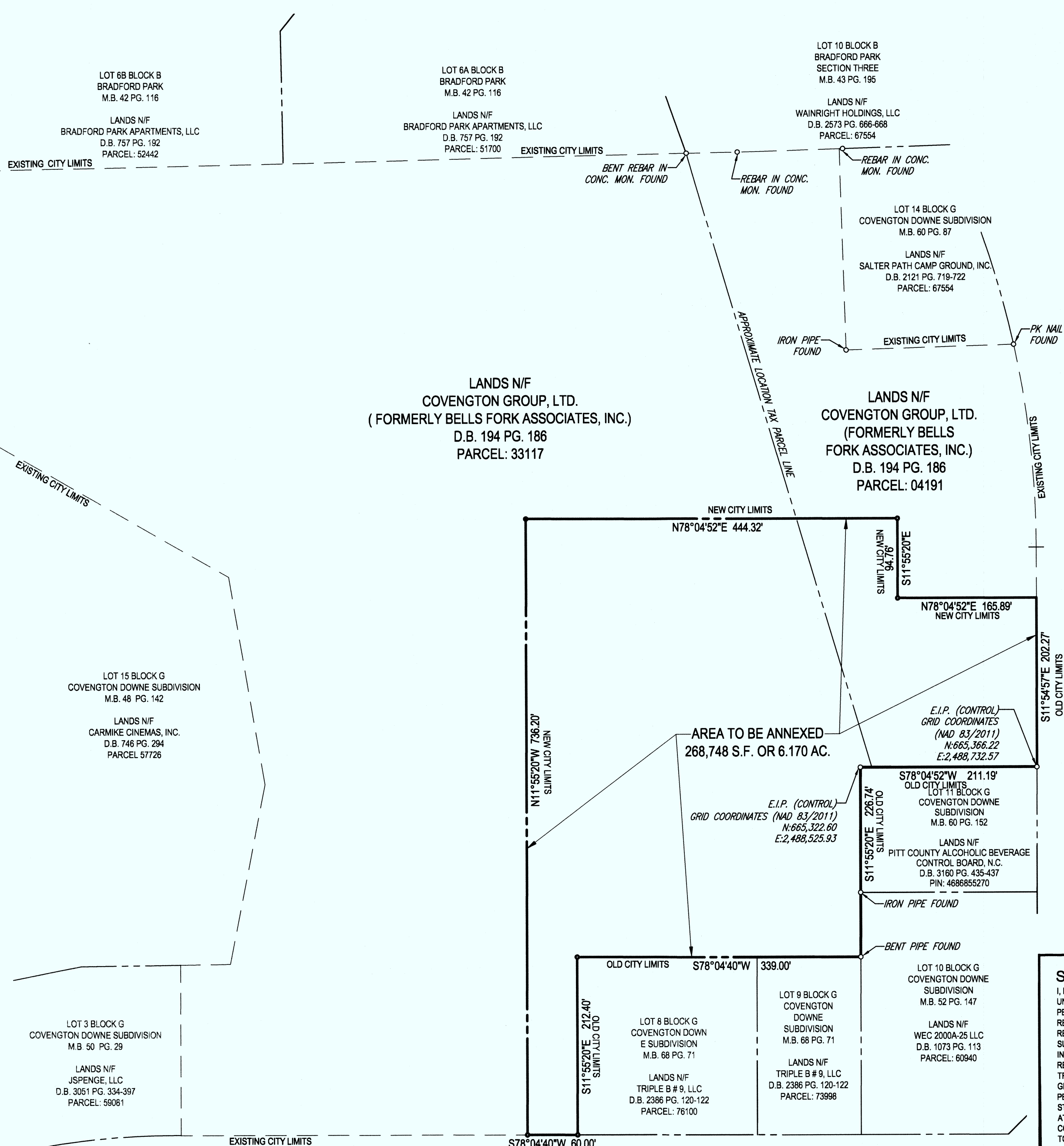
I, ROBERT C. HARR, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 194 PAGE 186-188 OR FROM BOOKS REFERENCED HEREON), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK 68 PAGE 71 OR AS REFERENCED HEREON, THAT THE RATIO OF PRECISION FOR TRADITIONAL SURVEY METHOD IS 1:10,000 + THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 2 STANDARDS FOR GEODETIC NETWORKS AT THE CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
POSITION ACCURACY: DOES NOT EXCEED 0.10'
TYPE OF GPS FIELD PROCEDURE: STATIC
DATE(S) OF SURVEY: 10-22-2013
DATUM/EPOCH: NAD 83 (NARS 2011)
PUBLISHED FIELD CONTROL MONUMENTS USED:
NCGS CORS (NO NCGS FIELD CONTROL FOUND WITHIN 200 FEET)
GEOID MODEL: GEOID 12A
COMBINED GRID FACTOR: 0.99989008
UNITS: U.S. SURVEY FOOT
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30(f)(1)(d), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE
23 DAY OF May, 2014

SIGNED: 
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5011

ARLINGTON BOULEVARD
80' RIGHT-OF-WAY





BOHLER

ENGINEERING, NC, PLLC

4011 WestChase Boulevard Suite 290
Raleigh, NC 27607
PHONE 919-578-9000
FAX 919-703-2665

May 3, 2014


Barbara Lipscomb, City Manager
City of Greenville, NC
200 West Fifth Street
Greenville, North Carolina, 27835-7207

SUBJECT: Store #7337
Proposed Walmart Neighborhood Market
Intersection of Firetower Road and Arlington Boulevard
Greenville, North Carolina

In reference to the above project, and our Covengton Downe, Block G, Lot 12 annexation hearing; please allow this letter to serve as a formal request for the formal annexation application before the City Council to be deferred to the 6/12/2014 City Council Meeting agenda. Should you have any questions, please do not hesitate to contact me directly at our office.

Best regards,

BOHLER ENGINEERING NC, PLLC


Justin J. Brown
Project Manager

JJB/jc

140428 Annexation Hearing Deferment Request Letter (NCC138169).docx

OTHER OFFICE LOCATIONS:

| | | | | | |
|-----------------------------------|-----------------------------|-------------------------------|------------------------------------|--------------------------------------|-----------------------------------|
| •Southborough, MA 508.480.9900 | •Albany, NY 518.438.9900 | •Warren, NJ 908.668.8300 | •Center Valley, PA 610.709.9971 | •Chalfont, PA 215.996.9100 | •Philadelphia, PA 267.402.3400 |
| •Towson, MD 410.821.7900 | •Bowie, MD 301.809.4500 | •Sterling, VA 703.709.9500 | •Warrenton, VA 540.349.4500 | •Fort Lauderdale, FL 954.202.7000 | •Charlotte, NC 980-272-3400 |

CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

www.BohlerEngineering.com

Item # 3



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Ordinance requested by Champions Health and Fitness to rezone 5.13 acres located 950+/- feet south of East Fire Tower Road and adjacent to Whitebridge Duplexes from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial)

Explanation: **Abstract:** The City has received a request from Champions Health and Fitness to rezone 5.13 acres located 950+/- feet south of East Fire Tower Road and adjacent to Whitebridge Duplexes from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 6, 2014.

On-site sign(s) posted on May 6, 2014.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 27, 2014.

Public hearing legal advertisement published on June 2 and 9, 2014.

Comprehensive Plan:

The subject area is located in Vision Area D.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of East Fire Tower Road between Bayswater Road and Swamp Fork Canal transitioning to high-density residential (HDR) to the south and conservation/open space (COS) to the east.

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as

conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

Fire Tower Road is designated as a residential corridor between Evans Street and Corey Road. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside of the focus area should be prohibited.

There is a designated neighborhood commercial focus area at the intersection of Fire Tower Road and Bayswater Road. These nodes typically contain 20,000-40,000 square feet of conditioned floor space.

Thoroughfare/Traffic Report Summary (PWD Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,153 trips to and from the site on East Fire Tower Road, which is a net increase of 953 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

In 1988, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned R6MH (Residential-Mobile Home [High Density]).

Present Land Use:

Currently, the property is vacant.

Water/Sewer:

Water and sanitary sewer will be located in the future right-of-way of Bayswater Road.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The property is impacted by the 500- and 100-year floodplains associated with the Fork Swamp Canal.

Surrounding Land Uses and Zoning:

North: CG - Vacant

South: R6MH - Vacant

East: R6 - Whitebridge Duplexes; R9S - Surrey Meadows Subdivision Open

Space
West: CG - Vacant

Density Estimates:

Under the current zoning (R6MH), the site could accommodate 40 mobile home units.

Under the proposed zoning (CG), the site could accommodate 49,162+/- square feet of retail/conventional restaurant space.

The anticipated build-out time is 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"General compliance with the comprehensive plan" should be construed as meaning the requested rezoning is recognized as being located in a transition area and that the requested rezoning (i) is currently contiguous or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission voted to recommend approval of the request at its May 20, 2014, meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Traffic Report](#)
 - [Location Map](#)
 - [Survey](#)
 - [Bufferyard and Vegetation Standards and Residential Density](#)
 - [Ordinance Champions Health and Fitness 980356](#)
 - [Minutes Champions Health and Fitness 980351](#)
 - [List of Uses R6MH to CG 911650](#)
-

ORDINANCE NO. 14-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 12th day of June, 2014, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from R6MH (Residential-Mobile Home) to CG (General Commercial).

TO WIT: V. Parker Overton Property

LOCATION: Located 950+/- feet south of East Fire Tower Road and adjacent to Whitebridge Duplexes.

DESCRIPTION: All that certain tract or parcel of land lying and being situated in the City of Greenville, Winterville Township, Pitt County, North Carolina, bounded on the north by Lot 3, Firetower Junction, Section One, on the east by Whitebridge Subdivision, Section Two, and Surry Meadows Cluster Subdivision, on the south and west by the V. Parker Overton property and being described by metes and bounds as follows:

BEGINNING at a point in the western right-of-way line of Bayswater Road at its southern terminus as shown on a map entitled Final Plat, Firetower Junction, Section One, recorded in Map Book 72, page 129-130, said point being a common corner with the V. Parker Overton property recorded in Deed Book 2223, page 428, thence with the southern terminus of Bayswater Road S 86°33'39" E 60.00 feet to a point in the eastern right-of-way line of Bayswater Road, said point being the southwest corner of Lot 3, Block B,

Firetower Junction recorded in Map Book 72, page 129-130, thence leaving Bayswater Road and with the southern line of Lot 3 N 66°55'38" E 351.35 feet to a point in the western line of Whitebridge Subdivision, Section Two, recorded in Map Book 43, page 61 and Map Book 42 Page 130, said point being the southeast corner of Lot 3, Block B, Firetower Junction, thence leaving Lot 3 and with the western line of Whitebridge Subdivision, Section Two and the western line of Surry Meadows Cluster Subdivision recorded in Map Book 52, page 60 the following; S 30°03'05" E 145.78 feet, S 34°16'38" E 243.39 feet, S 11°20'56" E 203.90 feet to a point in the western line of Surry Meadows Cluster Subdivision, said point being a new rezoning corner with the V. Parker Overton property, recorded in Deed Book 2223, page 428, thence leaving Surry Meadows Cluster Subdivision with a new rezoning line N 80°05'10" W 662.23 feet to a point in the future eastern right-of-way line of Bayswater Road, a new rezoning corner, thence crossing the future right-of-way of Bayswater Road N 61°28'59" W 60.00 feet to a point in the future western right-of-way line of Bayswater Road, a new rezoning corner, thence with the future western right-of-way line of Bayswater Road along a curve in a counter clockwise direction, said curve having a chord bearing of N 15°58'41" E, a chord distance of 260.52 feet and a radius of 600.00 feet to the POINT OF BEGINNING containing 5.13 acres more or less with 0.38 acres contained in said future right-of-way of Bayswater Road as shown on a map by Rivers and Associates, Inc., dated April 21, 2014, last updated May 8, 2014, Drawing Z-2587 entitled REZONING MAP FOR: CHAMPIONS HEALTH AND FITNESSES OWNER: V. PARKER OVERTON which by reference is made a part hereof.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of June, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 980356

Excerpt from the DRAFT Planning & Zoning Minutes (5/20/2014)

ORDINANCE REQUESTED BY CHAMPIONS HEALTH AND FITNESS TO REZONE 5.13 ACRES LOCATED 950+/- FEET SOUTH OF EAST FIRE TOWER ROAD AND ADJACENT TO WHITEBRIDGE DUPLEXES FROM R6MH (RESIDENTIAL-MOBILE HOME [HIGH DENSITY]) TO CG (GENERAL COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the southern section of the City, south of Fire Tower Road and adjacent to Whitebridge Duplexes. The area was previously Evans & Greystone Mobile Home Parks. This rezoning also encompasses the future right-of-way of Bayswater Road. The two ends of Bayswater Road will eventually connect to form a loop. The property is currently vacant. Duplexes and single-family homes are to the east, single-family homes to the north. Adjacent to the rezoning area is common area for Surrey Meadows Subdivision. This request could generate a net increase of 950 trips. Fire Tower Road is a 4-lane divided median highway with a signalized intersection at Bayswater Road closest to the rezoning area. The other end of Bayswater Road is not signalized. The property is impacted by the 500 and 100-year flood plain associated with the Fork Swamp Canal. Any floodplain issues will be resolved at the time of development. Under the current zoning, the property could accommodate approximately 40 mobile homes. Under the proposed zoning, it could accommodate about 50,000 square feet of retail or conventional restaurant uses. The Future Land Use Plan Map recommends commercial south of Fire Tower Road between Fork Swamp Canal and Bayswater Road with conservation/open space to the east and high density residential to the south. In staff's opinion, the request is in general compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map. The property is contiguous to similarly-zoned property. It is a judgment call as to where the commercial should stop and high density residential should start.

Dr. Weitz mentioned that in the staff report that staff was not recommending approval of the requested zoning, but has no objections. He asked what holds staff from recommending approval.

Ms. Gooby stated that the property is located in a transition area between commercial and high density residential. There is commercial contiguous to the subject property and it is a judgment call as to where the commercial should stop.

Dr. Weitz asked for clarity on the flood plain map.

Ms. Gooby stated the 500 and 100-year floodplains are located on the property. Elevation standards apply in the 100-year floodplain and the flood way cannot be disturbed.

Chairman Parker opened the public hearing.

Mr. Greg Lassiter, owner of Champions Health and Fitness, spoke in favor of the request. He previously requested a rezoning for property on 10th Street for a second location. He is putting that site on hold. Pitt Community College has purchased his current location and he has to re-locate.

Dr. Weitz asked if there was a reason why he could not use any of the commercially-zoned property in the area that is vacant.

Mr. Lassiter stated the back part of the property is more suitable for traffic flow, privacy and more space for future.

Mr. Jim Hopf, attorney on behalf of the property owner, spoke in favor of the request. There is an economic impact issue regarding some uses that can afford street frontage and higher-valued property. This request is a use where interior space is better. Most of the interior spaces in the area have been sold. The proposed rezoning backs up to a stream and green area that acts as a natural buffer and will not be developed. The flood concerns have been alleviated in terms of raising the elevation of the property and getting new flood elevation certifications. The proposed request is consistent with uses in the area. The whole area is highly development as residential and more commercial is needed.

Dr. Weitz asked if there was a final plat that shows Bayswater Road will connect.

Mr. Thomas stated there is an approved preliminary plat showing Bayswater Road will connect.

Dr. Weitz asked if that this 5 acre subdivision is consistent with the approved preliminary plat.

Mr. Thomas stated yes.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Dr. Weitz stated he supports the rezoning. The Future Land Use Plan designates this area as a neighborhood commercial node which is about 20,000 to 40,000 square feet of building. He stated he currently estimates it at 250,000 square feet of property. This node is much larger than what the plan suggests. Fire Tower Road is nearing capacity and more commercial development will cause more congestion. He is hesitant to rezone in the flood plain since it puts development in harm's way. The property is not suitable for mobile homes anymore. Commercial uses will not have a major impact. He suggests when Horizons is updated, it would be good to recognize this area as a regional node of 250,000 square feet.

Mr. Weitz stated he will support the motion but the findings are clear that it is not consistent with the Comprehensive Plan.

Motion made by Mr. Schrade, seconded by Ms. Darden, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

EXISTING ZONING

R6MH (Residential-Mobile Home)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- g. Mobile home
- h. Mobile home park
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6MH (Residential-Mobile Home)

Special Uses

(1) General: None*

(2) Residential:* None

(3) Home Occupations (see all categories):

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:* None

(6) Recreational/ Entertainment:* None

(7) Office/ Financial/ Medical:* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery

(9) Repair:* None

(10) Retail Trade:* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:* None

(12) Construction:* None

(13) Transportation:* None

(14) Manufacturing/ Warehousing: * None

(15) Other Activities (not otherwise listed - all categories):* None

PROPOSED ZONING

CG (General Commercial)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) Residential: * None

(3) Home Occupations (see all categories):*None

(4) Governmental:

- b. City of Greenville municipal government building or use. (See also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or

- minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- k. Business or trade school
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing

- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

CG (General Commercial)

Special Uses

(1) General: None*

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) Home Occupations (see all categories): None*

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private

(9) Repair:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) Construction: None*

(13) Transportation: None*

(14) Manufacturing/ Warehousing:

- k. Mini-storage warehouse, household; excluding outside storage

(15) Other Activities (not otherwise listed - all categories):

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 14-11

Applicant: **Champions Health and Fitness**

Property Information

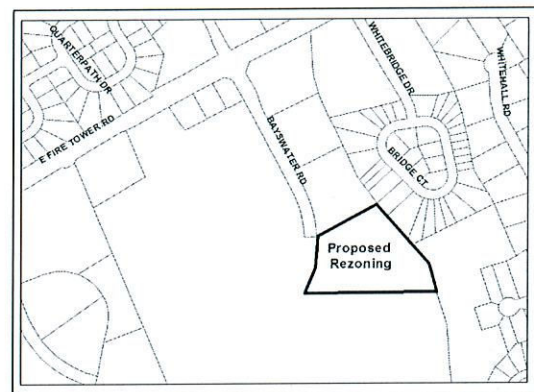
Current Zoning: R6MH (Residential [High Density Mobile Home])

Proposed Zoning: CG (General Commercial)

Current Acreage: 5.13 acres

Location: south side of Fire Tower Rd, on Bayswater Rd

Points of Access: Fire Tower Rd



Location Map

Transportation Background Information

1.) Fire Tower Rd- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 4-lane with raised median | no change |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 33,290 (*) | Ultimate Design ADT: 35,000 vehicles/day (**) |
| Design ADT: | 35,000 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are sidewalks along Fire Tower Rd that service this property.

Notes: (*) 2012 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 200 -vehicle trips/day (*) **Proposed Zoning: 1,153** -vehicle trips/day (*)

Estimated Net Change: increase of 953 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Fire Tower Rd are as follows:

1.) Fire Tower Rd , East of Site (60%): “No build” ADT of 33,290

Estimated ADT with Proposed Zoning (full build) – 33,982
 Estimated ADT with Current Zoning (full build) – 33,410
Net ADT change = 572 (2% increase)

2.) Fire Tower Rd , West of Site (40%): "No build" ADT of 33,290

Estimated ADT with Proposed Zoning (full build) – 33,751

Estimated ADT with Current Zoning (full build) – 33,370

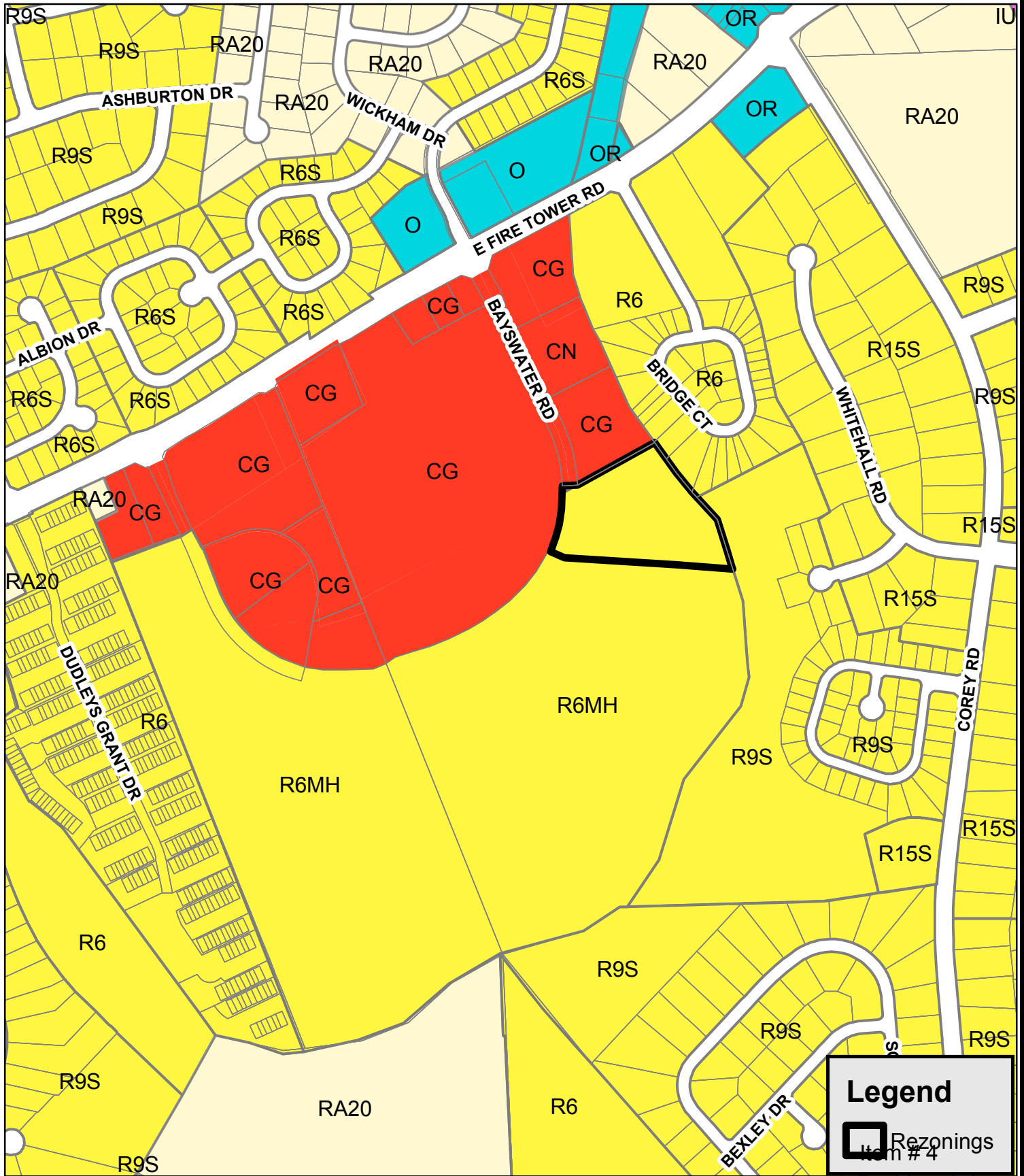
Net ADT change = 381 (1% increase)

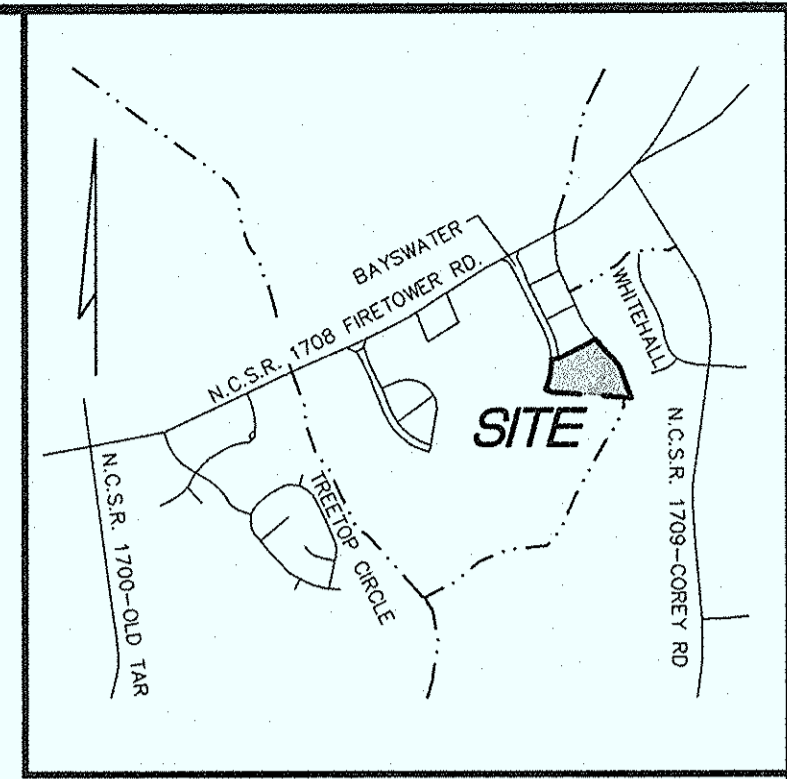
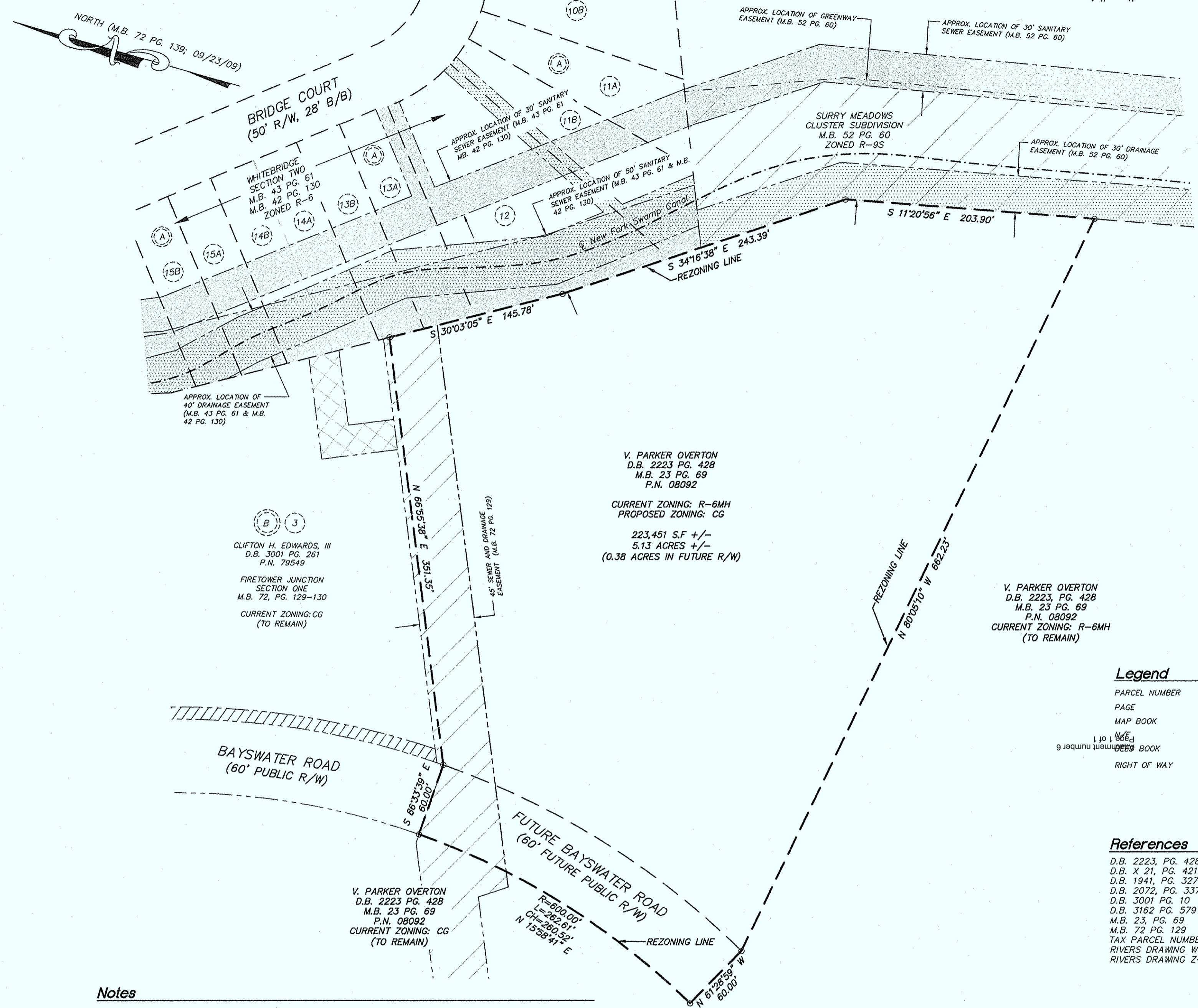
Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1153 trips to and from the site on Fire Tower Rd, which is a net increase of 953 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

Champions Health and Fitness
From: R6MH To: CG
5.13 acres
May 2, 2014





Vicinity Map - NTS

Whitebridge Section Two

| | |
|-----------|---|
| LOT 11A | ANGELA B. OWENS AKA ANGELA B. AMBROSE D.B. 2738 PG. 580 |
| LOT 11B | CHRISTOPHER BRIAN CORBETT D.B. 1953 PG. 9 |
| LOT 12A&B | THOMAS W. SCOWCROFT D.B. 494 PG. 860 |
| LOT 13A&B | JOHN WALTER SMITH & CAROLYN JANE SMITH D.B. 2352 PG. 232 |
| LOT 14A&B | L. SPOTTSWOOD GRAVES ROBERTA H. GRAVES D.B. 1999 PG. 602 |
| LOT 15A | CBW INVESTMENTS, LLC D.B. 2680 PG. 412 |

V. PARKER OVERTON
D.B. 2223 PG. 428
M.B. 23 PG. 69
P.N. 08092
CURRENT ZONING: R-6MH
PROPOSED ZONING: CG
223,451 S.F +/-
5.13 ACRES +/-
(0.38 ACRES IN FUTURE R/W)

V. PARKER OVERTON
D.B. 2223, PG. 428
M.B. 23 PG. 69
P.N. 08092
CURRENT ZONING: R-6MH
(TO REMAIN)

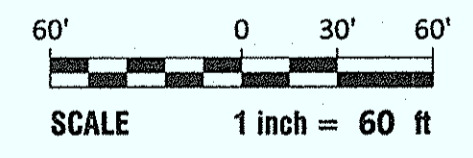
CLIFTON H. EDWARDS, III
D.B. 3001 PG. 261
P.N. 79549
FIRETOWER JUNCTION SECTION ONE
M.B. 72, PG. 129-130
CURRENT ZONING: CG
(TO REMAIN)

Legend

| | | | |
|---------------|-----------------|----------------------|-------|
| PARCEL NUMBER | P.N. | REZONING LINE | --- |
| PAGE | PG. | PLATTED BLOCK NO. | (A) |
| MAP BOOK | M.B. | PLATTED LOT NO. | (18B) |
| MAP BOOK | NOW OR FORMERLY | EXISTING EASEMENT | --- |
| MAP BOOK | D.B. | NEW FORK SWAMP CANAL | --- |
| RIGHT OF WAY | R/W | | |

References

- D.B. 2223, PG. 428
- D.B. X 21, PG. 421
- D.B. 1941, PG. 327
- D.B. 2072, PG. 337
- D.B. 3001 PG. 10
- D.B. 3162 PG. 579
- M.B. 23, PG. 69
- M.B. 72 PG. 129
- TAX PARCEL NUMBER: 08092
- RIVERS DRAWING W-2953
- RIVERS DRAWING Z-2412-2



Notes

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE. NOT ALL EXISTING EASEMENTS OR IMPROVEMENTS ARE SHOWN HEREON. PROPERTY SUBJECT TO THOSE EASEMENTS OF RECORD AND RECORDED IN MAP BOOK 72 PAGE 129 AND DEED BOOK 3001 PAGE 10.
5. EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED AUGUST 2, 2011 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
6. BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PREPARED BY RIVERS AND ASSOCIATES, INC. ENTITLED SURVEY FOR: LEWIS LAND DEVELOPMENT, LLC DATED MAY 17, 2006 (RIVERS AND ASSOCIATES DRAWING NO. W-2953) AND FINAL PLAT RECORDED IN MAP BOOK 72 PAGE 129.
7. FUTURE BAYSWATER ROAD RIGHT OF WAY SHOWN HEREON TAKEN FROM PRELIMINARY PLAT #09-03 PREPARED BY RIVERS AND ASSOCIATES, INC. ENTITLED "PRELIMINARY PLAN - FIRETOWER JUNCTION" DATED APRIL 8, 2009.

REVISION #1: 05/08/14 UPDATED TITLE BLOCK PER CITY REVIEW COMMENTS

| | | | | | | | | | | | | | | |
|---|-------------|------------------------|--|--------|-------|----|---------------------------|---|-------------|-------------|-------|--------|---------|--------|
| <p>CERTIFICATION</p> <p>I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND OR MAPS AS REFERENCED HEREON, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY MYSELF OR RIVERS AND ASSOCIATES, INC.; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d., THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21ST DAY OF APRIL, 2014.</p> <p>SIGNED: <i>Patrick W. Hartman</i> PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4262</p> | | <p>DATE: 4/21/2014</p> | <p>NC License: F-0334</p> <p>Rivers & ASSOCIATES, INC. riversandassociates.com Since 1918</p> <p>Engineers Planners Surveyors Landscape Architects 107 East Second Street Greenville, NC 27858 (252) 752-4135</p> | | | | | | | | | | | |
| <p>REZONING MAP FOR: CHAMPIONS HEALTH AND FITNESS OWNER: V. PARKER OVERTON</p> <p>CITY OF GREENVILLE, WINTERVILLE TWP., PITT CO., N.C.</p> | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>SURVEY</td> <td>DRAFT</td> <td>EW</td> </tr> <tr> <td>DESIGN</td> <td>CHECK</td> <td>PH</td> </tr> </table> | SURVEY | DRAFT | EW | DESIGN | CHECK | PH | <p>SCALE 1" = 60'</p> | <table border="1"> <tr> <td>DRAWING NO.</td> <td>PROJECT NO.</td> <td>SHEET</td> </tr> <tr> <td>Z-2587</td> <td>2014045</td> <td>1 OF 1</td> </tr> </table> | DRAWING NO. | PROJECT NO. | SHEET | Z-2587 | 2014045 | 1 OF 1 |
| SURVEY | DRAFT | EW | | | | | | | | | | | | |
| DESIGN | CHECK | PH | | | | | | | | | | | | |
| DRAWING NO. | PROJECT NO. | SHEET | | | | | | | | | | | | |
| Z-2587 | 2014045 | 1 OF 1 | | | | | | | | | | | | |

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND USE CLASS (#) | | | | | ADJACENT VACANT ZONE OR NONCONFORMING USE | | PUBLIC/PRIVATE STREETS OR R.R. |
|---|---------------------------------------|------------------------------|---|--------------------------------------|----------------------|---|---------------------------|--------------------------------|
| | Single-Family Residential (1) | Multi-Family Residential (2) | Office/Institutional, light Commercial, Service (3) | Heavy Commercial, Light Industry (4) | Heavy Industrial (5) | Residential (1) - (2) | Non-Residential (3) - (5) | |
| Multi-Family Development (2) | C | B | B | B | B | C | B | A |
| Office/Institutional, Light Commercial, Service (3) | D | D | B | B | B | D | B | A |
| Heavy Commercial, Light Industry (4) | E | E | B | B | B | E | B | A |
| Heavy Industrial (5) | F | F | B | B | B | F | B | A |

| Bufferyard A (street yard) | | |
|----------------------------|-------|---------------------------|
| Lot Size | Width | For every 100 linear feet |
| Less than 25,000 sq.ft. | 4' | 2 large street trees |
| 25,000 to 175,000 sq.ft. | 6' | 2 large street trees |
| Over 175,000 sq.ft. | 10' | 2 large street trees |

Street trees may count toward the minimum acreage.

| Bufferyard B (no screen required) | |
|-----------------------------------|-------|
| Lot Size | Width |
| Less than 25,000 sq.ft. | 4' |
| 25,000 to 175,000 sq.ft. | 6' |
| Over 175,000 sq.ft. | 10' |

| Bufferyard C (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 10' | 3 large evergreen trees 4 small evergreens 16 evergreen shrubs |

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

| Bufferyard D (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 20' | 4 large evergreen trees 6 small evergreens 16 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

| Bufferyard E (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 30' | 6 large evergreen trees 8 small evergreens 26 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

| Bufferyard F (screen required) | |
|--------------------------------|---|
| Width | For every 100 linear feet |
| 50' | 8 large evergreen trees 10 small evergreens 36 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

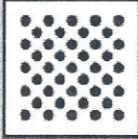
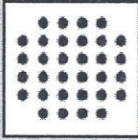
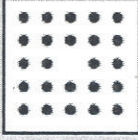
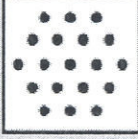

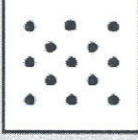
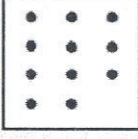
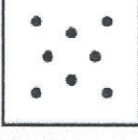
| Residential Density | | |
|---|---|---|
| Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit | | |
| High Density | | |
| R6 R6-N R6-MH OR CDF | 17 units per acre yields 45 persons per acre |  |
| PUD | 12 units per acre yields 32 persons per acre |  |
| Medium Density | | |
| R6-A | 9 units per acre yields 24 persons per acre |  |
| R6-S | 7 units per acre yields 19 persons per acre |  |
| R9 | 6 units per acre yields 16 persons per acre |  |
| R9-S | 5 units per acre yields 13 persons per acre |  |
| Low Density | | |
| RA-20 MRS | 4 units per acre yields 11 persons per acre |  |
| R15-S | 3 units per acre yields 8 persons per acre |  |

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Ordinance requested by Happy Trails, LLC to rezone 28.534 acres located along the southern right-of-way of Regency Boulevard and adjacent to South Pointe Duplexes from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family])

Explanation: **Abstract:** The City has received a request from Happy Trails, LLC to rezone 28.534 acres located along the southern right-of-way of Regency Boulevard and adjacent to South Pointe Duplexes from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 6, 2014.

On-site sign(s) posted on May 6, 2014.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 27, 2014.

Public hearing legal advertisement published on June 2 and 9, 2014.

Comprehensive Plan:

The subject property is located in Vision Area E.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) at the southeast corner of the intersection of Regency Boulevard and South Memorial Drive and transitioning to medium density residential (MDR) in the interior areas.

Regency Boulevard is designated as a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity land uses.

Thoroughfare/Traffic Volume Report Summary (PWD - Engineering

Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,297 trips to and from the site on Regency Boulevard, which is a net increase of 149 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

In 1972, the subject site was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20. In 2006, the subject property was part of a large scale rezoning and was rezoned to R6S. In 2012, the property was part of a rezoning request for R6A. The Planning and Zoning Commission recommended denial, and the request was withdrawn prior to City Council consideration.

Present Land Use:

Currently, the property is vacant but does contain a regional stormwater detention pond for the property to the north, east, and west.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known effects on the designated area.

Current Surrounding Land Uses and Zoning:

North: R9S - Westhaven South Subdivision
South: RA20 - Farmland
East: R6S - Vacant; RA20 - Farmland
West: O - Vacant; R6A - South Pointe Duplexes

Density Estimates:

Under the current zoning (R6S), the site could yield approximately 120 single-family lots.

Under the proposed zoning (R6A), the site could yield approximately 195 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out time is 2-5 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted to approve the request at its May 20, 2014, meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Traffic Report](#)
- [Location Map](#)
- [Survey](#)
- [Bufferyard and Vegetation Standards and Residential Density](#)
- [Ordinance_Happy_Trails_LL_C 980328](#)
- [Minutes_Happy_Trails_980358](#)
- [List_of_Uses_R6S_to_R6A_979045](#)

ORDINANCE NO. 14-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 12th day of June, 2014, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from R6S (Residential-Single-family) to R6A (Residential).

TO WIT: The East Carolina Bank (Vantage South Bank) Property

LOCATION: Located along the southern right-of-way of Regency Boulevard and adjacent to South Pointe Duplexes.

DESCRIPTION: Beginning at a point on the southern right-of-way of Regency Boulevard, said point being the northeastern corner of Tract 7 as recorded in Map Book 65, Page 154 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

With the southern right-of-way of Regency Boulevard N 76°52'01" E 607.12' to the point of curvature, thence with the curved southern right-of-way of Regency Boulevard, said curve being to the right having a radius of 1210.00' and a chord bearing N 85°53'29" E 379.58' to the point of tangency, thence continuing with the southern right-of-way of Regency Boulevard S 85°03'35" E 636.23', thence leaving said right-of-way S 04°56'25" W 467.90', thence N 84°25'41" W 350.14', thence S 00°52'37" W 181.57', thence S 01°39'22" E 82.36', thence S 11°55'32" E 39.87', thence S 72°17'54" E 102.87', thence S 17°42'06" W 225.00', thence N 72°17'54" W 150.00', thence N 84°17'54" W

1060.48', thence N 07°18'00" E 171.53', thence N 05°57'58" W 22.47', thence N 14°57'05" W 114.55', thence N 06°03'14" W 418.52' to the point of beginning containing 28.534 acres.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of June, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 980328

Excerpt from the DRAFT Planning & Zoning Minutes (5/20/2014)

ORDINANCE REQUESTED BY HAPPY TRAILS, LLC TO REZONE 28.534 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF REGENCY BOULEVARD AND ADJACENT TO SOUTH POINTE DUPLEXES FROM R6S (RESIDENTIAL-SINGLE FAMILY [MEDIUM DENSITY]) TO R6A (RESIDENTIAL [MEDIUM DENSITY MULTI-FAMILY]) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the southern section of the City, south of Regency Boulevard and adjacent to South Pointe Duplexes. This rezoning is comprised of 2 separate parcels and where the parcels meet is an existing curb cut on Regency Boulevard. The property is vacant. There are single-family homes to the north and duplexes to the west. This request could generate a net increase of 149 trips. Regency Boulevard is a 4-lane divided median highway and is signalized at both Evans Street and Memorial Drive. Under the current zoning, the property could accommodate approximately 120 single-family homes. Under the requested zoning, it could accommodate about 195 multi-family units. The Future Land Use Plan recommends office at the intersection of Regency Boulevard and Memorial Drive then transitions into medium density residential. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map. Both the current zoning and the proposed zoning are considered medium density residential. Therefore, either zoning is acceptable under the plan. It is a judgment call. The request is adjacent to similar zoning on either side.

Chairman Parker asked for the history of this property.

Ms. Gooby stated that in 2005 the City and the West Haven neighborhood planned out a zoning pattern acceptable to all. Most of the zoning has remained the same. One exception is the area adjacent to the railroad that was rezoned from R9S to R6S. About 18 months ago, there was a request to rezone about 40 acres from R6S to R6A. That request included the subject property. The Shamrock neighborhood, on the other side of the railroad tracks, opposed the request. The request was denied by the Planning and Zoning Commission and was withdrawn prior to City Council consideration. The current request for R6A is for a smaller area and there is a different applicant.

Chairman Parker opened the public hearing.

Mr. Steve Janowski, representative for the applicant, spoke in favor of the request. He stated that the request is about 1,300 feet west of the railroad tracks. The north side, where the single-family residences are located, has a berm along Regency Boulevard. There is a divided 4-lane vegetated highway. On the proposed property, there is a berm along Regency Boulevard. R6S is to the east with transitional commercial and medium density residential. There is R6A zoning to

the southwest. This is a great example of transitional zoning. The traffic capacity is 35,000 and the projection of this request is about 75-100 additional trips per day. There would be very little impact on traffic since Regency Boulevard is currently underutilized.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Dr. Weitz stated he would prefer to have multi-family be on a transit route, which Regency Boulevard does not have. Multi-family and office/institutional/multi-family (OIMF) should be all over the City with apartments in higher densities. This area is predominantly single-family. He is concerned with having multi-family in this area. No one from the West Haven neighborhood was here to speak. It is a 4-lane road and how many developers would build single-family detached lots along a 4-lane road. He is leaning toward denial of the application.

Ms. Darden stated she agreed and shared the same concerns. There is a congested area going out toward Memorial Drive.

Mr. Schrade stated the neighborhood was present on the previous request and stated they did not want it. He stated now the neighborhood is not present and that shows they are not concerned. Currently, this vacant land is not being developed. The road is there and can handle the traffic. It is a reasonable request and without neighborhood opposition, he would recommend approval.

Chairman Parker stated that he appreciated the comments. He stated that Mr. Schrade's comments have a lot of credence. It is a good example of transitional zoning.

Dr. Weitz stated that staff is correct that applying for R6A is consistent with the plan. Since it is not inconsistent with the plan, he would support the request even with his concerns.

Motion made by Mr. Schrade, seconded by Mr. King, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

EXISTING ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6S (Residential-Single-Family)

Special Uses

(1) General: None*

(2) *Residential*:* None

(3) *Home Occupations (see all categories)*:

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) *Office/ Financial/ Medical*:* None

(8) *Services*:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

PROPOSED ZONING

R6A (Residential)

Permitted Uses

(1) *General*:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) *Residential*:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1

- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) *Home Occupations (see all categories):**None

(4) *Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) *Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) *Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) *Office/ Financial/ Medical:** None

(8) *Services:*

- o. Church or place of worship (see also section 9-4-103)

(9) *Repair:** None

(10) *Retail Trade:** None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

(12) *Construction:*

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:* * None

(15) *Other Activities (not otherwise listed - all categories):** None

R6A (Residential)

Special Uses

(1) *General:** None

(2) *Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) *Home Occupations (see all categories):*

- a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical: None*

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house for a college and other institutions of higher learning

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 14-10

Applicant: Happy Trails, LLC

Property Information

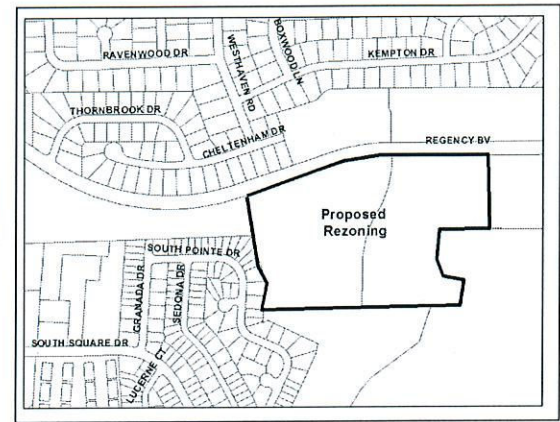
Current Zoning: R6S (Residential - Single-family)

Proposed Zoning: R6A (Residential [Medium Density Multi-family])

Current Acreage: 28.534 acres

Location: south side of Regency Blvd between Memorial Dr and RR tracks

Points of Access: Regency Blvd



Location Map

Transportation Background Information

1.) Regency Blvd- City maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 4-lane with raised median | no change |
| Right of way width (ft) | 90 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 7,800 (*) | Ultimate Design ADT: 35,000 vehicles/day (**) |
| Design ADT: | 35,000 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Minor Thoroughfare | |

Other Information: There are sidewalks along Regency Blvd that service this property.

Notes: (*) 2012 City count adjusted for a 2% annual growth rate
 (**) Traffic volume based on an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 1,148 -vehicle trips/day (*) **Proposed Zoning:** 1,297 -vehicle trips/day (*)

Estimated Net Change: increase of 149 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Regency Blvd are as follows:

1.) Regency Blvd , East of Site (40%): **“No build” ADT of 7,800**

Estimated ADT with Proposed Zoning (full build) – 8,319

Estimated ADT with Current Zoning (full build) – 8,259

Net ADT change = 60 (<1% increase)

2.) Regency Blvd , West of Site (60%): “No build” ADT of 7,800

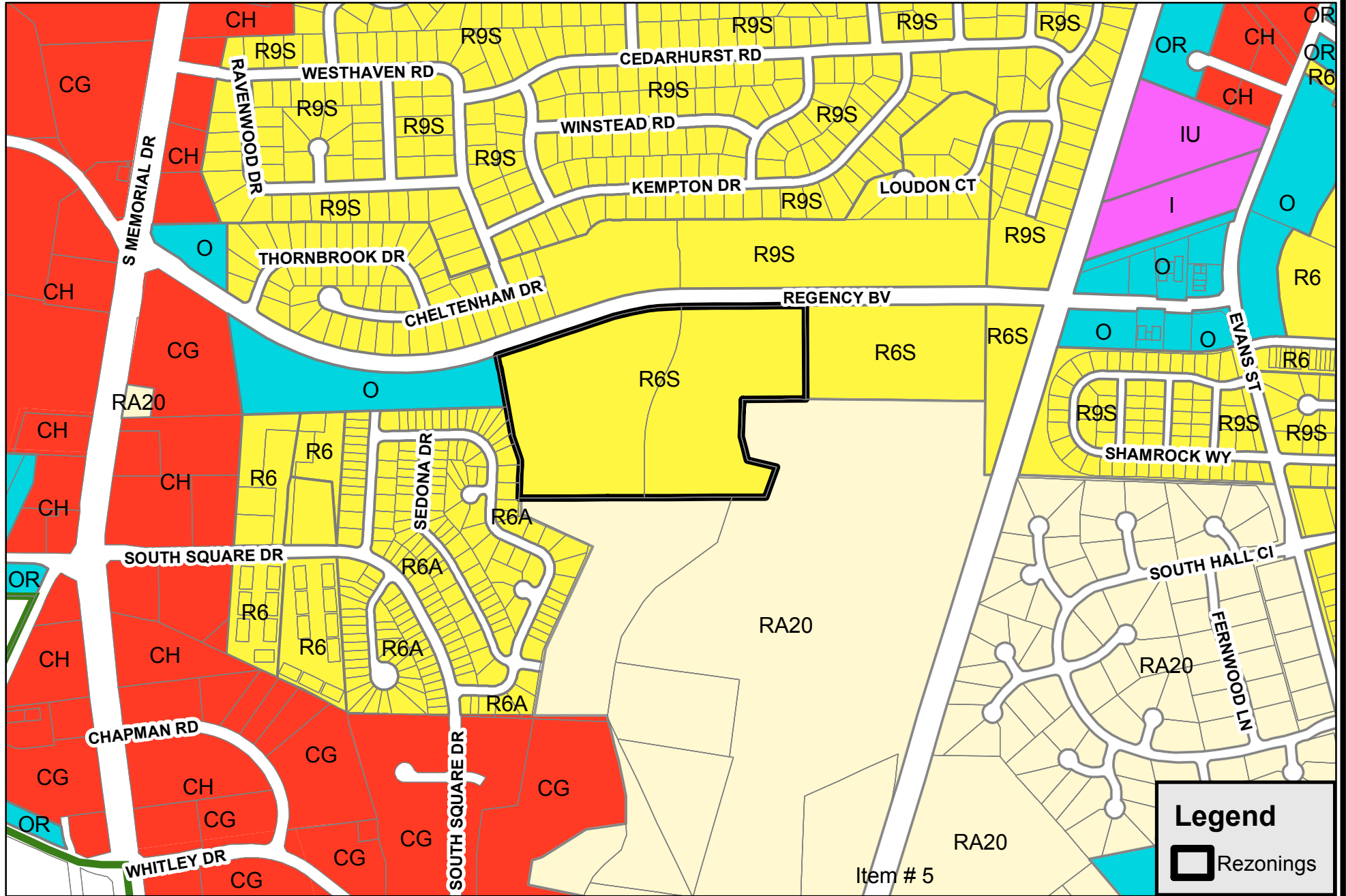
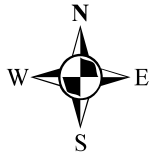
| | |
|---|-------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 8,578 |
| Estimated ADT with Current Zoning (full build) – | <u>8,489</u> |
| Net ADT change = | 89 (1% increase) |

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1297 trips to and from the site on Regency Blvd, which is a net increase of 149 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

Happy Trails, LLC
From: R6S To: R6A
28.534 acres
May 2, 2014



Legend

Rezoning

Item # 5

ADJOINING PROPERTY OWNERS ADDRESSES

LOT 95 WESTHAVEN
BILL CLARK HOMES OF GREENVILLE
200 E. ARLINGTON BLVD. STE. A
GREENVILLE, NC 27858

LOT 94 WESTHAVEN
BILL CLARK HOMES OF GREENVILLE
200 E. ARLINGTON BLVD. STE. A
GREENVILLE, NC 27858

LOT 93 WESTHAVEN
BILL CLARK HOMES OF GREENVILLE
200 E. ARLINGTON BLVD. STE. A
GREENVILLE, NC 27858

LOT 92 WESTHAVEN
DAVID BRIAN JERNIGAN
2031 PINETOPS CRISP ROAD
PINETOPS, NC 27864

LOT 91 WESTHAVEN
BILL CLARK HOMES OF GREENVILLE
200 E. ARLINGTON BLVD. STE. A
GREENVILLE, NC 27858

LOT 90 WESTHAVEN
DEREK OREL ALLEN
and wife, JACQUELINE SHANTEL ALLEN
437 CHELTENHAM DRIVE
GREENVILLE, NC 27834

VANTAGE SOUTH BANK (THE EAST CAROLINA BANK)
1816 PROGRESS ROAD
GREENVILLE, NC 27834

JACK JONES ALLEN
and wife, ORA A. ALLEN
1078 JACK JONES ROAD
WINTERVILLE, NC 28590

FENNER LESLIE ALLEN, ETALS
1119 JACK JONES ROAD
WINTERVILLE, NC 28590

JACK JONES LLC
148 JERUSALEM ROAD
SEVEN SPRINGS, NC 27578

LOT 38A SOUTH POINTE
RHONDA M. SPENCER
213 A SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LOT 38B SOUTH POINTE
WILLIAM H. FLEMING
and wife, KELLY C. FLEMING
3609 OAK HILLS DRIVE
GREENVILLE, NC 27858

LOT 39A SOUTH POINTE
WILLIAM H. FLEMING
and wife, KELLY C. FLEMING
3609 OAK HILLS DRIVE
GREENVILLE, NC 27858

LOT 39B SOUTH POINTE
RANDOLPH F. HOBBS, JR.
RANDOLPH F. HOBBS, SR., ETAL
217 B SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LOT 40A SOUTH POINTE
NANCY W. ADAMS
221 A SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LOT 40B SOUTH POINTE
HEATHER HOUSE
221 B SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LOT 41 SOUTH POINTE
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590

LOT 42 SOUTH POINTE
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590

LOT 43 SOUTH POINTE
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590

LOT 44A SOUTH POINTE
ALEXANDER P. PENNING
and wife, MONIQUE K. EVANS
112-20 DILLON STREET
JAMAICA, NY 11422

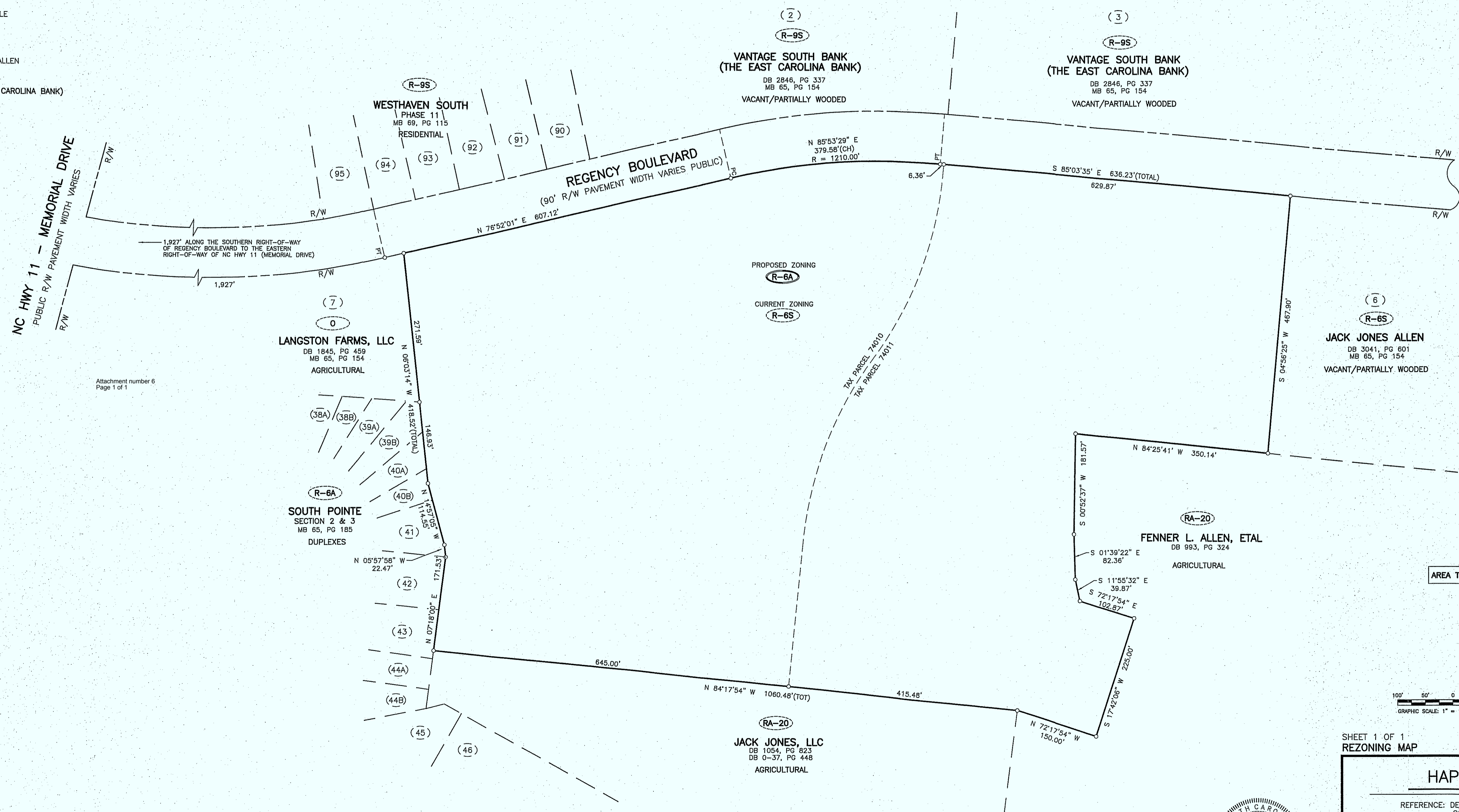
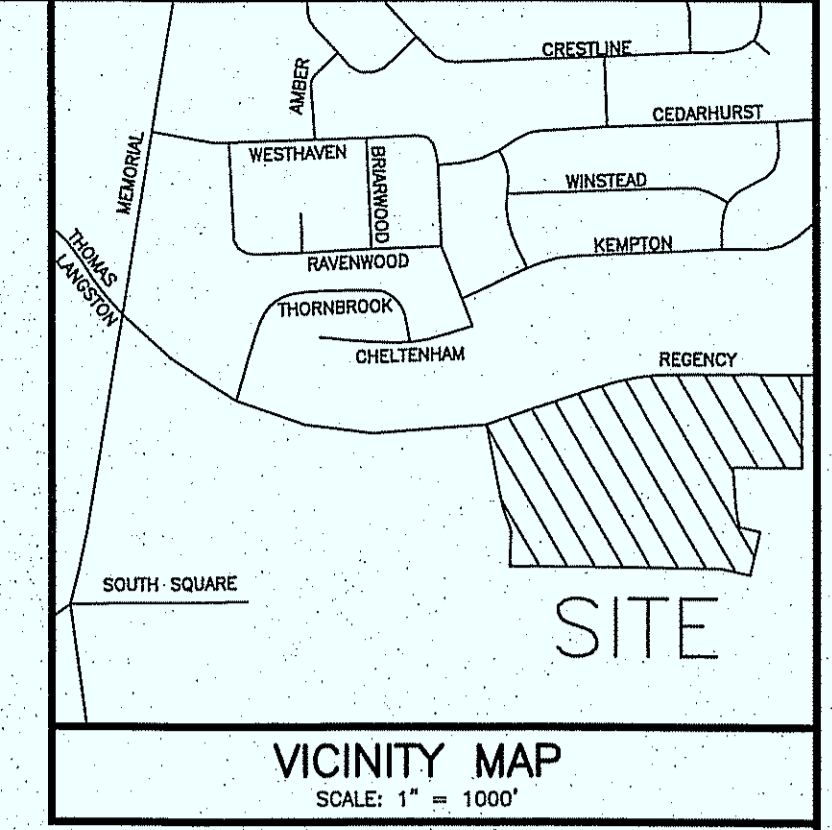
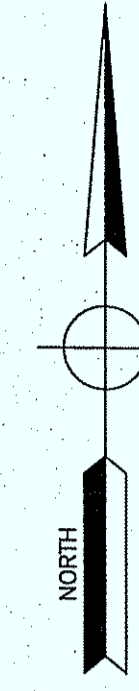
LOT 44B SOUTH POINTE
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

LOT 45 SOUTH POINTE
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

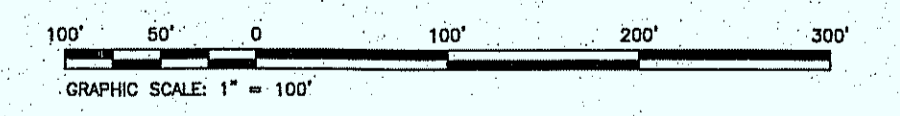
LOT 46 SOUTH POINTE
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

LANGSTON FARMS LLC
3718 VEEZEY STREET
WASHINGTON, DC 20016

- LEGEND**
- R/W = RIGHT-OF-WAY
 - DB = DEED BOOK
 - NPS = NO POINT SET
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY

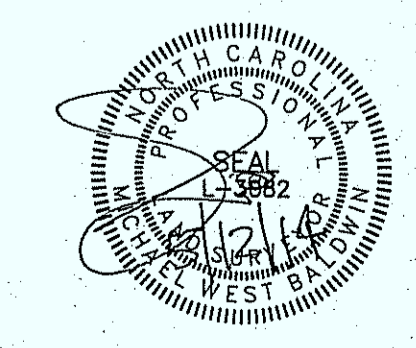


Attachment number 6
Page 1 of 1



SHEET 1 OF 1
REZONING MAP
PARCEL# 74010
TAX MAP# 4676-62-5100
PARCEL# 74011
TAX MAP# 4676-71-1839

HAPPY TRAILS, LLC
REFERENCE: DEED BOOK 2846, PAGE 337 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.
OWNER: VANTAGE SOUTH BANK (THE EAST CAROLINA BANK)
ADDRESS: 1816 PROGRESS ROAD
GREENVILLE, NC 27834
PHONE: 252-355-8200



| | | | | |
|------------------------|------------------|---|---------------|------------------|
| CLOSURE CHECK BOUNDARY | | Baldwin Design Consultants, PA 3740-B EVANS STREET GREENVILLE, NC 27634 252.756.1390 | SURVEYED: N/A | APPROVED: MWB |
| CHECKED: JGG | DATE: 04/23/2014 | | DRAWN: JGG | DATE: 04/23/2014 |
| | | | CHECKED: MWB | SCALE: 1" = 100' |

CAD FILE: DRAWINGS\14-040 VANTAGE SOUTH BANK\14-040 REZONING.dwg

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND USE CLASS (#) | | | | | ADJACENT VACANT ZONE OR NONCONFORMING USE | | PUBLIC/PRIVATE STREETS OR R.R. |
|---|---------------------------------------|------------------------------|---|--------------------------------------|----------------------|---|---------------------------|--------------------------------|
| | Single-Family Residential (1) | Multi-Family Residential (2) | Office/Institutional, light Commercial, Service (3) | Heavy Commercial, Light Industry (4) | Heavy Industrial (5) | Residential (1) - (2) | Non-Residential (3) - (5) | |
| Multi-Family Development (2) | C | B | B | B | B | C | B | A |
| Office/Institutional, Light Commercial, Service (3) | D | D | B | B | B | D | B | A |
| Heavy Commercial, Light Industry (4) | E | E | B | B | B | E | B | A |
| Heavy Industrial (5) | F | F | B | B | B | F | B | A |

| Bufferyard A (street yard) | | |
|----------------------------|-------|---------------------------|
| Lot Size | Width | For every 100 linear feet |
| Less than 25,000 sq.ft. | 4' | 2 large street trees |
| 25,000 to 175,000 sq.ft. | 6' | 2 large street trees |
| Over 175,000 sq.ft. | 10' | 2 large street trees |

Street trees may count toward the minimum acreage.

| Bufferyard B (no screen required) | |
|-----------------------------------|-------|
| Lot Size | Width |
| Less than 25,000 sq.ft. | 4' |
| 25,000 to 175,000 sq.ft. | 6' |
| Over 175,000 sq.ft. | 10' |

| Bufferyard C (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 10' | 3 large evergreen trees 4 small evergreens 16 evergreen shrubs |

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

| Bufferyard D (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 20' | 4 large evergreen trees 6 small evergreens 16 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

| Bufferyard E (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 30' | 6 large evergreen trees 8 small evergreens 26 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

| Bufferyard F (screen required) | |
|--------------------------------|---|
| Width | For every 100 linear feet |
| 50' | 8 large evergreen trees 10 small evergreens 36 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

| Residential Density | | |
|---|---|--|
| Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit | | |
| High Density | | |
| R6 R6-N R6-MH OR CDF | 17 units per acre yields 45 persons per acre | |
| PUD | 12 units per acre yields 32 persons per acre | |
| Medium Density | | |
| R6-A | 9 units per acre yields 24 persons per acre | |
| R6-S | 7 units per acre yields 19 persons per acre | |
| R9 | 6 units per acre yields 16 persons per acre | |
| R9-S | 5 units per acre yields 13 persons per acre | |
| Low Density | | |
| RA-20 MRS | 4 units per acre yields 11 persons per acre | |
| R15-S | 3 units per acre yields 8 persons per acre | |

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance by reducing the number of regular Board of Adjustment members appointed by Pitt County from two members to one member

Explanation: **Abstract:** This text amendment sets the number of Pitt County representatives serving on the Greenville Board of Adjustment (BOA) to an appropriate number of regular members relative to the extraterritorial jurisdiction (ETJ) population. This amendment reduces the number of ETJ representatives from two County regular members to one and continues to retain one County alternate member. This amendment also includes two clean-up items to the BOA membership composition.

Explanation: There have been extended periods of vacancy in two of the three positions on the BOA which are appointed by the Pitt County Board of Commissioners. This has been caused by the lack of applicants for these positions which meet qualifications that the person be a resident of the extraterritorial area.

The size of Greenville's ETJ area is reducing in acreage and in corresponding population due to annexations while the outer ETJ limits are not expanding since the County now exercises zoning, subdivision and building inspection authority.

This amendment was initiated by the Community Development Department. Pitt County's Planning Director, County Manager, and County Attorney are in concurrence with the changes. They in turn advised the Board of County Commissioners. County staff notified City staff that they have no objections.

The ordinance sets the BOA membership composition as follows:

SEC. 9-4-317 COMPOSITION.

(A) The Board of Adjustment (hereinafter called the Board) shall consist of

seven regular members and four alternate members. Six of the regular members and three alternate members shall reside within the corporate limits of the City of Greenville at the time of their appointment and shall be appointed by the City Council. One of the regular members and one alternate member shall reside outside of the corporate limits of the city, but within the limits of the extraterritorial jurisdiction of the City of Greenville, at the time of their appointment and shall be appointed by the Board of Commissioners of Pitt County.

(B) The extraterritorial representatives have equal rights, privileges and duties with the city members of the Board, and are required to vote on each question, regardless of whether the matters at issue arise within the city or within the extraterritorial area.

(C) Each alternate member, while attending any meeting of the Board and serving in the absence of any regular member, shall have and may exercise all powers and duties of a regular member. Any alternate member may serve for any regular member without regard to which jurisdiction the alternate or the regular member was originally appointed by.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

The Planning and Zoning Commission voted to approve the request at its May 20, 2014, meeting.

If the City Council determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed text amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the City Council determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed text amendment, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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- [📎 Ordinance BOA Reduction in Extraterritorial Representation Text Amendment 979023](#)
 - [📎 Staff Report BOA Reduction in Extraterritorial Representation Text Amendment 979025](#)
 - [📎 Excerpt P Z May 2014 Text Amend BOA Members 980348](#)
-

ORDINANCE NO. 14 - _____
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the North Carolina General Statutes, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 12th day of June, 2014 at 7:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 4, Section 9-4-317, of the Code of Ordinances, City of Greenville, North Carolina, is hereby amended by rewriting said section so that it shall read as follows:

SEC. 9-4-317 COMPOSITION.

- (A) The Board of Adjustment (hereinafter called the Board) shall consist of seven regular members and four alternate members. Six of the regular members and three alternate members shall reside within the corporate limits of the City of Greenville at the time of their appointment and shall be appointed by the City Council. One of the regular members and one alternate member shall reside outside of the corporate limits of the city, but within the limits of the extraterritorial jurisdiction of the City of Greenville, at the time of their appointment and shall be appointed by the Board of Commissioners of Pitt County.
- (B) The extraterritorial representatives have equal rights, privileges and duties with the city members of the Board, and are required to vote on each question, regardless of whether the matters at issue arise within the city or within the extraterritorial area.
- (C) Each alternate member, while attending any meeting of the Board and serving in the absence of any regular member, shall have and may exercise all powers and duties of a regular member. Any alternate member may serve for any regular

member without regard to which jurisdiction the alternate or the regular member was originally appointed by.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 4. This ordinance shall become effective on the 12th day of June, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

**Staff Report:
Board of Adjustment Reduction in Extraterritorial Representation –
Text Amendment**

Contents:

- Section I. Background – Page 1
- Section II. Existing Zoning Ordinance, Board of Adjustment Membership Composition – Page 1
- Section III. Shortfalls of Existing BOA Composition – Page 2
- Section IV. Proposed Text Amendment – Page 3
- Section V. Compliance with the Comprehensive Plan and Other Applicable Adopted Plans – Page 4
- Appendix A. General Statutes 160A-362 Extraterritorial Representation – Page 5



**Staff Report Developed by the City of Greenville
Community Development Department - Planning Division
May 13, 2014**

Section I: Background

There is a recurring problem for the City of Greenville's Board of Adjustment in achieving a quorum for monthly meetings. Most recently, on April 24, 2014, only two members were present and the meeting had to be cancelled. This delay caused three applicants scheduled on the April 24 agenda to wait a month for their applications to be heard. Following the cancellation of the April meeting, the Board of Adjustment Chairman requested that the City take steps to improve attendance and in particular, address the lack of County appointees. The City is taking steps to improve Board of Adjustment attendance. To this end, one task to undertake toward improving attendance is to adopt a text amendment that sets the number of Pitt County representatives serving on the Board of Adjustment to an appropriate number of members relative to the extraterritorial population the county representative member(s) serve.

There have been extended periods of vacancy in two of the three positions on the Board which are appointed by the Pitt County Board of Commissioners. This has been caused by the lack of applicants for these positions which meet the qualifications that the person be a resident of the extraterritorial area.

General Statutes prescribes Board of Adjustment extraterritorial membership based on the population outside of city limits and within the municipalities' extraterritorial jurisdiction. Since the population within the City of Greenville's Extraterritorial Jurisdiction has reduced in number, it is acceptable and appropriate to reduce the number of County appointees representing the extraterritorial areas. A reduction in the number of Board of Adjustment members appointed by the County will reduce chances that the Board of Adjustment will have to declare lack of a quorum and subsequently cancel meetings.

This text amendment has been developed to reduce the number of extraterritorial representatives on the Board of Adjustment membership composition from two County regular members to one and continue to retain one County alternate member.

Section II: Existing Zoning Ordinance, Board of Adjustment Membership Composition

Section 9-4-317, Board of Adjustment, Composition, provides the current membership composition requirement as follows:

SEC. 9-4-317 COMPOSITION.

- (A) *The Board of Adjustment (hereinafter called the Board) shall consist of seven regular members and four alternate members. Five of the regular members and three alternate members shall reside within the corporate limits of the City of Greenville at the time of their appointment and shall be appointed by the City Council. Two of the regular members and one alternate member shall reside outside of the corporate limits of the city, but within the limits of the extraterritorial jurisdiction of the City of Greenville, at the time of their*

appointment and shall be appointed by the Chairperson of the Board of Commissioners of Pitt County.

- (B) The extraterritorial representatives have equal rights, privileges and duties with the city members of the Board, and are required to vote on each question, regardless of whether the matters at issue arise within the city or within the extraterritorial area.*
- (C) Each alternate member, while attending any meeting of the Board and serving in the absence of any regular member, shall have and may exercise all powers and duties of a regular member. Any alternate member may serve for any regular member without regard to which jurisdiction the alternate or the regular member was originally appointed by.*
- (D) The Director of Community Development, or authorized representative shall be an ex officio member of the Board.*

Section III: Shortfalls of Existing BOA Composition

G.S. 160A-362 requires the City to provide a means of ‘proportional representation’ on the Board of Adjustment (BOA) based upon the population for residents of the extraterritorial area to be regulated. The statute requires at least one resident of the Extraterritorial Jurisdiction (ETJ) area to be appointed to the BOA. An additional member must be appointed to achieve proportional representation only when the population of the ETJ area constitutes a full fraction of the City’s population divided by the total membership of the BOA.

The physical area of Greenville’s ETJ area is reducing in acreage and in corresponding population due to annexations while the outer ETJ limits are not expanding since the County now exercises zoning, subdivision, and building inspection authority. Applying this requirement to the population within the ETJ yields a requirement of one Extraterritorial Representative as calculated as follows:

The City’s population* of 87,242 divided by seven regular BOA members equals 12,463. Since the ETJ area’s population is 9,575 (which is less than 12,463), the BOA is only required to have one regular member resident of the ETJ area. Currently, the BOA has two regular member residents of the ETJ area. Therefore, the City has the authority to reduce the number of extraterritorial members serving on the BOA from two to one.

* The City’s population of 87,242 was derived by plotting address points in the county and applying the per person average population per dwelling unit based on the most recent American Community Survey by the U.S. Census. Since the ETJ population is 11% of the city limit population, the numbers on the BOA proportionate representation would be 0.77, rounded to one person.

Although not legally required, the City will retain one alternate member from the ETJ.

Section IV: Proposed Text Amendment

In order to amend the membership of the BOA, Section 9-4-317 of the City Code is required to be amended. The text amendment requires a public hearing before City Council. The Planning & Zoning Commission is required to review and recommend an ordinance relating to the BOA membership since it is in the Zoning Ordinance.

The amendment to the membership of the BOA can be initiated, as provided in Section 9-4-331, by City Council, the Planning & Zoning Commission, any department or agency of the City, or an owner or agent of any property within the City or ETJ area. The Community Development Department initiated this text amendment. There has already been discussion and concurrence with the County concerning the reduction in extraterritorial representation. A reduction of County appointees to the BOA from two to one simultaneously increases the number of regular members of City appointees from five to six.

Additionally, two clean-up amendments to this section are proposed. First, in compliance with statutory provisions, the County appointment is to be made by the Pitt County Board of Commissioners and not the Chairman of the Board of Commissioners. The amendment corrects this. Second, there are no ex-officio members to the Board so the language which provides that the Director of Community Development, or authorized representative, is an ex-officio member is deleted by the amendment.

Proposed text amendments to Sec. 9-4-317 are illustrated below. Underlined text is proposed to be added and existing text proposed to be deleted is shown with a strikethrough line as shown below.

SEC. 9-4-317 COMPOSITION.

- (A) *The Board of Adjustment (hereinafter called the Board) shall consist of seven regular members and four alternate members. ~~Six Five~~ of the regular members and three alternate members shall reside within the corporate limits of the City of Greenville at the time of their appointment and shall be appointed by the City Council. One Two of the regular members and one alternate member shall reside outside of the corporate limits of the city, but within the limits of the extraterritorial jurisdiction of the City of Greenville, at the time of their appointment and shall be appointed by the ~~Chairperson of the~~ Board of Commissioners of Pitt County.*
- (B) *The extraterritorial representatives have equal rights, privileges and duties with the city members of the Board, and are required to vote on each question, regardless of whether the matters at issue arise within the city or within the extraterritorial area.*

(C) *Each alternate member, while attending any meeting of the Board and serving in the absence of any regular member, shall have and may exercise all powers and duties of a regular member. Any alternate member may serve for any regular member without regard to which jurisdiction the alternate or the regular member was originally appointed by.*

~~(D) *The Director of Community Development, or authorized representative, shall be an ex officio member of the Board.*~~

Section V: Compliance with the Comprehensive Plan and Other Applicable Adopted Plans

Consideration of any modification to the City zoning ordinance should include a review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons: Greenville's Community Plan, contains policy statements and objectives related to numerous Plan Elements. The Plan provide broad goals, policy statements and objectives that should be reviewed and considered to ensure that the proposed text amendments are in compliance with the plan, and effectively with the community's values.

Staff has reviewed the Plan and provides the following administrative implementation strategy to be considered when evaluating the proposed text amendment proposed herein:

Horizons: Greenville's Community Plan Provisions, Administration Element:

Implementation Strategy 1(b). Ensure that the membership of all planning related boards, commissions and ad hoc/advisory committees is a broad cross section of Greenville's citizenry.

Appendix A. General Statutes 160A-362 Extraterritorial Representation

§ 160A-362. Extraterritorial representation.

When a city elects to exercise extraterritorial zoning or subdivision-regulation powers under G.S. 160A-360, it shall in the ordinance creating or designating its planning board provide a means of proportional representation based on population for residents of the extraterritorial area to be regulated. Representation shall be provided by appointing at least one resident of the entire extraterritorial zoning and subdivision regulation area to the planning board and the board of adjustment that makes recommendations or grants relief in these matters. For purposes of this section, an additional member must be appointed to the planning board or board of adjustment to achieve proportional representation only when the population of the entire extraterritorial zoning and subdivision area constitutes a full fraction of the municipality's population divided by the total membership of the planning board or board of adjustment. Membership of joint municipal county planning agencies or boards of adjustment may be appointed as agreed by counties and municipalities. Any advisory board established prior to July 1, 1983, to provide the required extraterritorial representation shall constitute compliance with this section until the board is abolished by ordinance of the city. The representatives on the planning board and the board of adjustment shall be appointed by the board of county commissioners with jurisdiction over the area. When selecting a new representative to the planning board or to the board of adjustment as a result of an extension of the extraterritorial jurisdiction, the board of county commissioners shall hold a public hearing on the selection. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The board of county commissioners shall select appointees only from those who apply at or before the public hearing. The county shall make the appointments within 45 days following the public hearing. Once a city provides proportional representation, no power available to a city under G.S. 160A-360 shall be ineffective in its extraterritorial area solely because county appointments have not yet been made. If there are an insufficient number of qualified residents of the area to meet membership requirements, the board of county commissioners may appoint as many other residents of the county as necessary to make up the requisite number. When the extraterritorial area extends into two or more counties, each board of county commissioners concerned shall appoint representatives from its portion of the area, as specified in the ordinance. If a board of county commissioners fails to make these appointments within 90 days after receiving a resolution from the city council requesting that they be made, the city council may make them. If the ordinance so provides, the outside representatives may have equal rights, privileges, and duties with the other members of the board to which they are appointed, regardless of whether the matters at issue arise within the city or within the extraterritorial area; otherwise they shall function only with respect to matters within the extraterritorial area. (1959, c. 1204; 1961, c. 103; c. 548, ss. 1, 13/4; c. 1217; 1963, cc. 519, 889, 1076, 1105; 1965, c. 121; c. 348, s. 2; c. 450, s. 1; c. 864, ss. 3-6; 1967, cc. 15, 22, 149; c. 197, s. 2; cc. 246, 685; c. 1208, s. 3; 1969, cc. 11, 53; c. 1010, s. 5; c. 1099; 1971, c. 698, s. 1; 1983, c. 584, ss. 1-4; 1995 (Reg. Sess., 1996), c. 746, s. 2; 2005-418, s. 11.)

Excerpt from DRAFT Planning & Zoning Commission Meeting Minutes (05-20-2014)

ORDINANCE TO AMEND THE ZONING ORDINANCE BY REDUCING THE NUMBER OF REGULAR BOARD OF ADJUSTMENT MEMBERS, THAT ARE APPOINTED BY PITT COUNTY, FROM TWO MEMBERS TO ONE MEMBER. - APPROVED

Mr. Thomas Weitnauer, Chief Planner, stated the text amendment sets the number of Pitt County representatives serving on the Board of Adjustments to an appropriate number of members relative to the Extraterritorial Jurisdiction (ETJ) population. There has been an extended period of vacancies in 2 of the 3 positions the County appoints to the Board of Adjustments. This has been caused by the lack of applicants that meet the qualification that the person be a resident of the ETJ. General Statutes prescribes Board of Adjustment (BOA) extraterritorial membership based on the population outside of city limits and within the municipalities' extraterritorial jurisdiction. The ETJ population is shrinking as the City annexes property. Since the population within the City of Greenville's Extraterritorial Jurisdiction has reduced in number, it is acceptable and appropriate to reduce the number of County appointees representing the extraterritorial areas. This text amendment has been developed to reduce the number of extraterritorial representatives on the Board of Adjustment membership composition from two County regular members to one and continue to retain one County alternate member. This will add a regular City member to the Board. Additionally, two clean-up amendments to this section are proposed. First, in compliance with statutory provisions, the County appointment is to be made by the Pitt County Board of Commissioners and not the Chairman of the Board of Commissioners. The amendment corrects this. Second, there are no ex-officio members to the Board so the language which provides that the Director of Community Development, or authorized representative, is an ex-officio member is deleted by the amendment.

Horizon's Administrative Element's Implementation Strategy 1(b) states, "Ensure that the membership of all planning related boards, commissions and ad hoc/advisory committees is a broad cross section of Greenville's citizenry."

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

Mr. Weitz stated the staff report stated there was a discussion with Pitt County regarding the changes. He asked if the discussion was with the Planning Director or did the Board of Commissioners consent to the changes.

Mr. Weitnauer stated that communication was with Pitt County staff, which is in concurrence with the changes.

Chairman Parker asked if it would go before the County Commissioners.

Attorney Holec stated that City Staff has advised the Pitt County Staff, including the Planning Director, the County Manager, and the County Attorney. They in turn advised the Board of

County Commissioners. County Staff notified City staff that they have no objections. Since it is based on population, it is a City decision, not the County.

Chairman Parker stated that last month's Board of Adjustment meeting did not have quorum. It was an embarrassment to the City and a waste of time/money for the applicants. He asked if the ordinance change would help obtain quorum.

Mr. Weitnauer stated this is one part of a set of improvements. Unlike some boards, Board of Adjustment meets every month. Last month's meeting was during Easter week.

Mr. Weitz stated that the last General Assembly made revisions to the zoning enabling statute regarding Boards of Adjustment. He asked if the City had amended that code.

Mr. Weitnauer stated yes.

Attorney Holec stated that it was not a code amendment, just a procedural amendment. He stated that it had occurred.

Chairman Parker opened the public hearing.

No one spoke in favor or in opposition of the text amendment.

Chairman Parker closed the public hearing and opened for board discussion.

No comments were made during board discussion.

Motion made by Mr. Weitz, seconded by Mr. Griffin, to recommend approval of the proposed text amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Ordinance amending the restrictions within the Secondary Fire Limits

Explanation: **Abstract:** Primary and Secondary Fire Limits (districts) are established in Section 9-1-21 of the City Code and specify the types of construction that are allowed within the districts. Under the current City Code, Type V (wood framed) construction is not allowed within the Primary or Secondary Fire Limits. The proposed ordinance amendment will allow Type V (wood framed) construction within the Secondary Fire Limits when sprinklers are used. This change in the ordinance is being developed to address current and future construction projects that meet current building code standards and fire suppression techniques.

Explanation: The Primary and Secondary Fire Limits were established by the City Council in 1971. Since adoption of the fire limits provisions of the City Code, there have been substantial advances and changes to both the NC State Building Code and fire prevention and suppression techniques. The NC General Statutes allow local governments to establish fire limit districts (usually in areas of the city that have wall to wall construction) and to establish the construction types to be permitted in accordance with the NC State Building Code. However, in no case can a city establish building standards above the current NC State Building Code requirements.

The mixed-use project along Evans, Reade, and Cotanche Streets was discovered to be partially within a Secondary Fire Limits area and partially outside of the area. However, the developer of this project is providing a sprinkler system which addresses the life safety concerns that led to the establishment of the Secondary Fire Limits for the property so designated. Based upon current NC Building Code Standards, NC Fire Code Standards, and discussions with the Greenville Fire-Rescue Department, this type of construction (with sprinklers) for this project and throughout the Secondary Fire Limits is more than adequate to insure life safety.

Upon discovery of the Secondary Fire Limits matter for the Evans and Reade Street project, discussions between the City's Interim Fire-Rescue Chief, Fire

Marshal, Chief Building Inspector, and Community Development Director took place. It was determined that the amendments to the ordinance to allow Type V construction within the Secondary Fire Limits with sprinkler systems is needed and will meet the life safety purpose that was intended by the original creation of the fire limits.

With this ordinance amendment, no changes will take place within the Primary Fire Limits. With current construction practices and building codes, sprinklers are utilized more than in the past and offer increased levels of life safety and structural protection. This change will help promote cost-effective projects that cause reinvestment in the central core of the city and increase economic development investment within the Secondary Fire Limits of the city.

Fiscal Note: There is no financial impact resulting from this amendment.

Recommendation: Approval of the ordinance to allow the use of Type V construction with sprinkler systems as approved by the Greenville Fire-Rescue Department and Chief Building Inspector and in accordance with the NC General Statutes.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Primary and Secondary Fire Limits Map](#)

[Ordinance Amending Restrictions with Fire Limits 9 1 22 and 9 1 23 980745](#)

ORDINANCE NO. 14 -
ORDINANCE AMENDING CHAPTER 1 OF TITLE 9 OF THE CITY CODE
RELATING TO RESTRICTIONS WITHIN FIRE LIMITS

WHEREAS, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, public notice was given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would on June 12, 2014, in the Council Chambers of City Hall conduct a public hearing on the adoption of an ordinance amending Section 9-1-22 and 9-1-23 of the Greenville City Code;

WHEREAS, North Carolina General Statute 160A-437 provides certain restrictions on construction within the secondary fire limits except in accordance with any rules or regulations established by ordinance; and

WHEREAS, allowance of Type V construction within secondary fire limits when sprinkler systems are installed promotes the health, safety and welfare of the citizens;

NOW, THEREFORE, the City Council of the City of Greenville, North Carolina, does hereby ordain:

Section 1. That Section 9-1-22 of the Code of Ordinances, City of Greenville, is hereby amended by rewriting said section to read as follows:

SEC. 9-1-22 RESTRICTIONS WITHIN FIRE LIMITS.

- (A) As provided in G.S. 160A-436, within the primary fire limits, no frame or wooden building or structure or addition thereto may be erected, altered, repaired, or moved (either into the limits or from one place to another within the limits) except in accordance with a permit issued by the building inspector approved by the city council and by the Commissioner of Insurance or designee.
- (B) As provided in G.S. 160A-437, within the secondary fire limits, no frame or wooden building or structure or addition thereto may be erected, altered, repaired, or moved, except that Type V construction, as defined by the North Carolina State Building Code, may be used in:
 - (1) Nonresidential buildings if sprinkler systems are installed in accordance with the standards set forth in N.F.P.A. 13.
 - (2) Buildings that combine residential and nonresidential uses if sprinkler systems are installed in accordance with N.F.P.A. 13.
 - (3) Multi-family residential buildings if sprinkler systems are installed in accordance with N.F.P.A. 13-R.

Section 2. That Section 9-1-23 of the Code of Ordinances, City of Greenville, is hereby amended by rewriting said section to read as follows:

SEC. 9-1-23 STRUCTURES PARTLY WITHIN AND PARTLY WITHOUT FIRE DISTRICT.

Whenever any warehouse, residence or other structure of any kind shall be erected within the city, any part of which shall be within the fire limits when completed, then each and every part of the building and the land upon which the building shall be erected shall, for the purposes of this section and the following section, be considered to be within the fire limits, and the construction of the warehouse, residence or other structure shall be subject to the restrictions set forth in section 9-1-22.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 5. This ordinance shall become effective upon its adoption.

This the 12th day of June, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

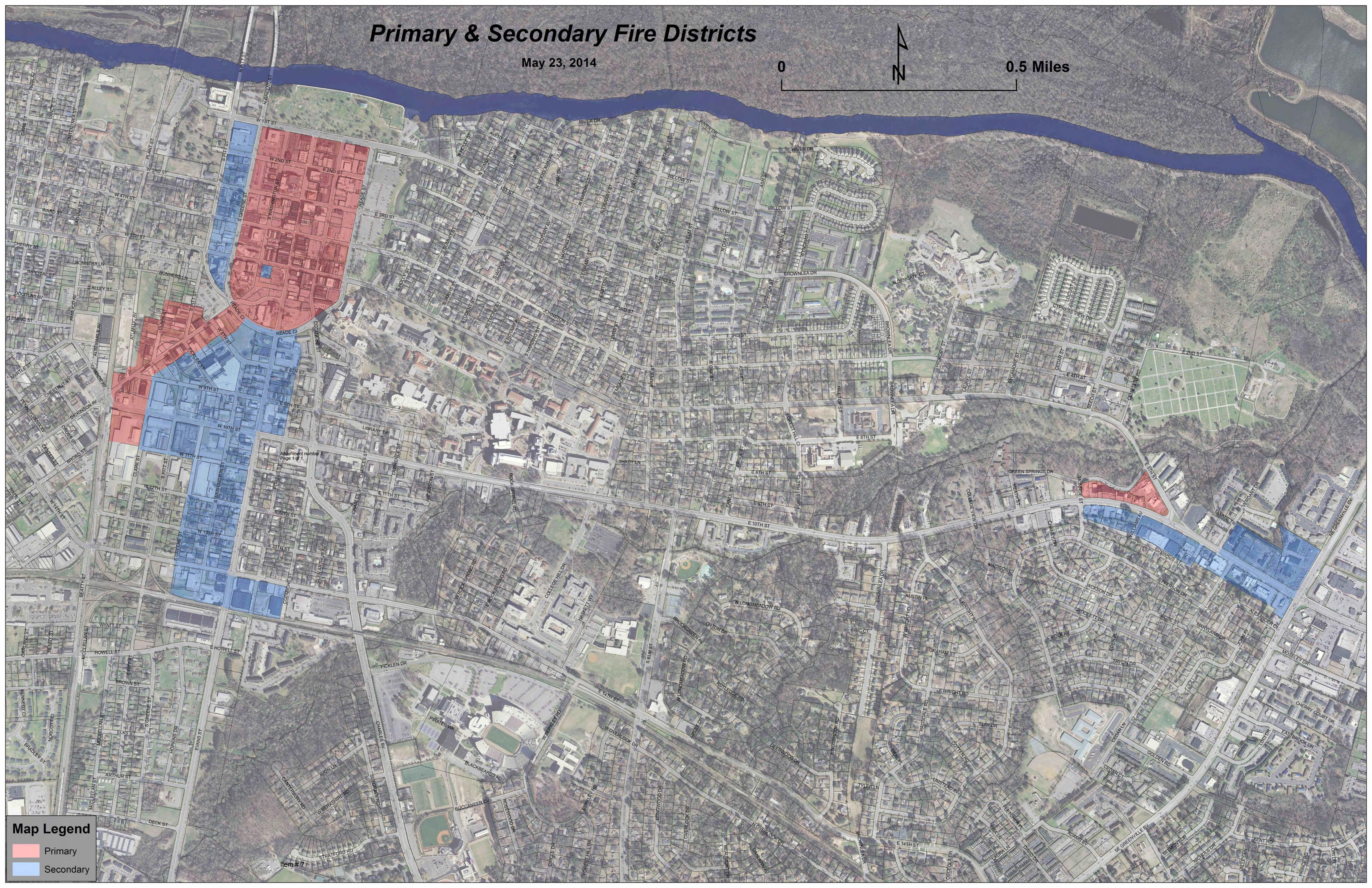
Primary & Secondary Fire Districts

May 23, 2014

0



0.5 Miles



Map Legend

- Primary
- Secondary

Attachment number 2
Page 1 of 1

Item # 7



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Resolution authorizing an application to the Federal Transit Administration for a Section 5307 grant for federal operating and capital assistance for Greenville Area Transit (GREAT) for fiscal year 2014-2015

Explanation: **Abstract:** Each year the City relies on Federal Transit Administration (FTA) funding to help support the operating and capital needs of the Greenville Area Transit (GREAT) system. Obtaining this funding requires a public hearing to receive comments on the proposed grant application and adoption of a resolution approving the grant request and authorizing the filing and execution of the application for these federal funds.

Explanation: Attached for City Council consideration is a resolution authorizing the filing and execution of a federal grant application for operating and capital funds designated for the City of Greenville to assist with the operations of the GREAT bus system. The grant funding supports transit systems that are open to the public in areas with populations between 50,000 and 200,000. The federal funds are available to reimburse the City for 50% of the operating deficit and 80% of the preventive maintenance, ADA, and capital expenditures.

The City Council has previously authorized the City Manager to file and execute all Section 5307 grant applications. Once City Council adopts the attached resolution, the City Manager will file and execute the application.

Fiscal Note: The total federal amount allocated for the City of Greenville is \$1,697,948. Maximum matching funds are estimated at \$670,294 and are included in the fiscal year 2014-2015 budget.

Recommendation: Conduct a public hearing to receive comments on the proposed grant application and adopt the attached resolution approving the grant request and authorizing the

filing and execution of the application for these federal funds.

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Attachments / click to download

 [FY_15_CC_FTA_Grant_Resolution_978115](#)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO THE
FEDERAL TRANSIT ADMINISTRATION FOR A SECTION 5307 FEDERAL GRANT
FOR OPERATING AND CAPITAL ASSISTANCE FOR GREENVILLE AREA TRANSIT

WHEREAS, the Federal Transportation Administrator has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is required by the U. S. Department of Transportation in accord with the provisions of Title VI of the Civil Rights Act of 1964 as amended, the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
2. That the City Manager is authorized to execute and file the Annual Certifications and Assurances and other documents the Federal Transit Administration requires before awarding a Federal assistance grant or cooperative agreement.
3. That the City Manager is authorized to submit additional information as the Federal Transit Administration or the North Carolina Department of Transportation may require in connection with the application or project.
4. That the City Manager is authorized to set forth and execute affirmative minority business policies in connection with the project.

5. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on behalf of the City of Greenville.

ADOPTED this the 12th day of June, 2014.

Allen M. Thomas, Mayor

CERTIFICATION

The undersigned duly qualified City Clerk, acting on behalf of the City of Greenville, certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Greenville City Council on June 12, 2014.

Carol L. Barwick, City Clerk

Date

SEAL



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Ordinances adopting budgets for the 2014-2015 Fiscal Year and approving Financial Plans for Fiscal Year 2015-2016:

- a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention and Visitors Authority
- b. Greenville Utilities Commission

Explanation: **Abstract:** This item is for final adoption of the fiscal year 2014-2015 City of Greenville Budget and approval of the financial plans for fiscal year 2015-2016.

Explanation: Attached are the fiscal year 2014-2015 budget ordinances for the City of Greenville (including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority) and Greenville Utilities Commission. The ordinances establish the fiscal year 2014-2015 budgets and a separate motion will be needed to approve the 2015-2016 financial plans. Also attached is the proposal of fee changes for the manual of fees for your consideration.

Fiscal Note: The 2014-2015 budget ordinances provide revenues and appropriations for the following funds:

| | |
|------------------------------------|---------------|
| General Fund | \$ 76,728,487 |
| Debt Service Fund | 5,025,316 |
| Public Transportation Fund | 3,246,283 |
| Fleet Maintenance Fund | 4,485,445 |
| Sanitation Fund | 7,944,814 |
| Stormwater Utility Fund | 4,303,401 |
| Community Development Housing Fund | 1,667,227 |
| Health Fund | 13,105,469 |
| Capital Reserve Fund | 25,000 |

| | |
|---------------------------------|-------------|
| Facilities Improvement Fund | 1,545,434 |
| Vehicle Replacement Fund | 2,908,500 |
| Sheppard Memorial Library | 2,498,749 |
| Convention & Visitors Authority | 929,807 |
| Greenville Utilities Commission | 275,714,552 |

Recommendation: Approval of budget ordinances for the 2014-2015 Fiscal Year and financial plans for 2015-2016 Fiscal Year

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Attachments / click to download

- [Budget Ordinance FY 2014 2015 978304](#)
 - [Greenville Utilities Commission Budget Ordinance FY 2015 980798](#)
 - [Manual of Fees Requested Fee Changes 968775](#)
-

ORDINANCE NO. 14-

CITY OF GREENVILLE, NORTH CAROLINA
2014-2015 BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I: Estimated Revenue. It is estimated that the following revenues will be available for the City of Greenville during the fiscal year beginning July 1, 2014 and ending June 30, 2015:

GENERAL FUND

Unrestricted Intergovernmental Revenues:

| | | | |
|--|----|------------------|----------------------|
| Ad Valorem Taxes; | | | |
| Current Year Taxes - Operations | \$ | 32,313,988 | |
| Prior Year's Taxes and Penalties | | <u>41,780</u> | |
| Subtotal | | | \$ 32,355,768 |
| | | | |
| Sales Tax | \$ | 15,236,081 | |
| Video Programming & Telecommunication Services Tax | | 904,000 | |
| Rental Vehicle Gross Receipts | | 124,440 | |
| Utilities Franchise Tax | | 5,763,988 | |
| Motor Vehicle Tax | | 1,065,237 | |
| Other Unrestricted Intergovernmental Revenues | | <u>777,245</u> | |
| Subtotal | | | \$ 23,870,991 |
| | | | |
| Restricted Intergovernmental Revenues: | | | |
| Restricted Intergovernmental Revenues | \$ | 1,638,412 | |
| Powell Bill - State allocation payment | | <u>2,215,848</u> | |
| Subtotal | | | \$ 3,854,260 |
| | | | |
| Licenses, Permits, & Fees: | | | |
| Privilege Licenses | \$ | 1,127,485 | |
| Other Licenses, Permits & Fees | | <u>4,227,205</u> | |
| Subtotal | | | \$ 5,354,690 |
| | | | |
| Sales and Services: | | | |
| Rescue Service Transport | \$ | 3,055,250 | |
| Parking Violation Penalties, Leases, and Meters | | 430,650 | |
| Other Sales and Services | | <u>372,577</u> | |
| Subtotal | | | \$ 3,858,477 |
| | | | |
| Other Revenues: | | | |
| Other Revenue Sources | \$ | <u>248,106</u> | |
| Subtotal | | | \$ 248,106 |
| | | | |
| Investment Earnings: | | | |
| Interest on Investments | \$ | <u>551,012</u> | |
| Subtotal | | | \$ 551,012 |
| | | | |
| Other Financing Sources: | | | |
| Transfer from Greenville Utilities Commission | \$ | 6,485,183 | |
| Appropriated Fund Balance | | 150,000 | |
| Other Transfers | | <u>-</u> | |
| Subtotal | | | \$ 6,635,183 |
| | | | |
| TOTAL GENERAL FUND REVENUES | | | <u>\$ 76,728,487</u> |

DEBT SERVICE FUND

| | | | |
|----------------------------|----|------------------|---------------------|
| Powell Bill Fund | \$ | 62,389 | |
| Occupancy Tax | | 793,303 | |
| Transfer from General Fund | | <u>4,169,624</u> | |
| TOTAL DEBT SERVICE FUND | | | <u>\$ 5,025,316</u> |

PUBLIC TRANSPORTATION FUND

| | | | |
|-------------------------------------|----|----------------|---------------------|
| Operating Grant 2013-2014 | \$ | 1,414,408 | |
| Capital Grant 2013-2014 | | 434,712 | |
| Planning Grant 2013-2014 | | 32,103 | |
| State Maintenance Assistant Program | | 285,000 | |
| Hammock Source | | 955 | |
| Other Revenue | | 1,912 | |
| Pitt Community College Bus Fare | | 9,553 | |
| Bus Fares | | 244,187 | |
| Bus Ticket Sales | | 107,234 | |
| Pitt County Bus Service | | 4,776 | |
| Transfer from General Fund | | <u>711,443</u> | |
| TOTAL TRANSPORTATION FUND | | | <u>\$ 3,246,283</u> |

FLEET MAINTENANCE FUND

| | | | |
|------------------------------|----|------------------|---------------------|
| Fuel Markup | \$ | 1,784,792 | |
| Labor Fees | | 1,003,100 | |
| Pool Car Rentals | | 13,500 | |
| Other Revenue Sources | | <u>1,684,053</u> | |
| TOTAL FLEET MAINTENANCE FUND | | | <u>\$ 4,485,445</u> |

SANITATION FUND

| | | | |
|-----------------------|----|-----------|---------------------|
| Refuse Fees | \$ | 7,219,314 | |
| Extra Pickup | | 5,000 | |
| Recycling Revenue | | 10,000 | |
| Cart and Dumpster | | 140,000 | |
| Solid Waste Tax | | 54,000 | |
| Other Revenue | | 146,500 | |
| Bond Proceeds | | 370,000 | |
| TOTAL SANITATION FUND | | | <u>\$ 7,944,814</u> |

STORMWATER MANAGEMENT UTILITY FUND

| | | | |
|--|----|--------------|---------------------|
| Utility Fee | \$ | 4,301,401 | |
| Recycling / Scrap Metal | | <u>2,000</u> | |
| TOTAL STORMWATER MANAGEMENT UTILITY FUND | | | <u>\$ 4,303,401</u> |

COMMUNITY DEVELOPMENT HOUSING FUND

| | | | |
|--|----|---------|-----------------------------|
| Annual CDBG Grant Funding | \$ | 851,448 | |
| HUD City of Greenville | | 357,976 | |
| Transfer from Small Business Loan | | - | |
| Transfer from General Fund | | 457,803 | |
| | | | <u> </u> |
| TOTAL COMMUNITY DEVELOPMENT HOUSING FUND | | | <u>\$ 1,667,227</u> |

HEALTH FUND

| | | | |
|---|----|-----------|-----------------------------|
| Employer Contributions - City of Greenville | \$ | 9,054,863 | |
| Employee Contributions - City of Greenville | | 1,665,942 | |
| Other Health Sources | | 2,384,664 | |
| | | | <u> </u> |
| TOTAL HEALTH FUND | | | <u>\$ 13,105,469</u> |

CAPITAL RESERVE

| | | | |
|----------------------------|----|--------|-----------------------------|
| Transfer from General Fund | \$ | 25,000 | |
| | | | <u> </u> |
| TOTAL CAPITAL RESERVE | | | <u>\$ 25,000</u> |

FACILITIES IMPROVEMENT

| | | | |
|------------------------------|----|-----------|-----------------------------|
| Transfer from General Fund | \$ | 1,545,434 | |
| | | | <u> </u> |
| TOTAL FACILITIES IMPROVEMENT | | | <u>\$ 1,545,434</u> |

VEHICLE REPLACEMENT FUND

| | | | |
|---|----|-----------|-----------------------------|
| Transfer from Other Funds | \$ | 2,687,394 | |
| Appropriated Fund Balance | | 221,106 | |
| | | | <u> </u> |
| TOTAL VEHICLE REPLACEMENT FUND | | | <u>\$ 2,908,500</u> |
| TOTAL ESTIMATED CITY OF GREENVILLE REVENUES | | | <u>\$ 120,985,376</u> |

SHEPPARD MEMORIAL LIBRARY FUND

| | | | |
|--------------------------------------|----|-----------|-----------------------------|
| City of Greenville | \$ | 1,140,440 | |
| Pitt County | | 570,220 | |
| Pitt County-Bethel/Winterville | | 6,229 | |
| Town of Bethel | | 30,015 | |
| Town of Winterville | | 171,423 | |
| State Aid | | 184,113 | |
| Desk/Copier Receipts | | 127,500 | |
| Interest | | 1,000 | |
| Miscellaneous Revenues | | 31,000 | |
| Greenville Housing Authority | | 10,692 | |
| Federal Grants | | 50,000 | |
| Capital - City Funded | | 108,334 | |
| Capital - County Funded | | 31,666 | |
| Appropriated Fund Balance | | 36,117 | |
| | | | <u> </u> |
| TOTAL SHEPPARD MEMORIAL LIBRARY FUND | | | <u>\$ 2,498,749</u> |

PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY

| | | | |
|--|----|---------|-----------------------------|
| Occupancy Tax (2%) | \$ | 830,000 | |
| Interest on Checking | | 1,200 | |
| Appropriated Fund Balance | | 98,607 | |
| | | | <u> </u> |
| TOTAL PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND | | | <u>\$ 929,807</u> |

Section II: Appropriations. The following amounts are hereby appropriated for the operation of the City of Greenville and its activities for the fiscal year beginning July 1, 2014 and ending June 30, 2015:

| GENERAL FUND | |
|--------------------------------|----------------------|
| Mayor & City Council | \$ 319,837 |
| City Manager | 1,203,835 |
| City Clerk | 256,358 |
| City Attorney | 455,458 |
| Human Resources | 2,823,055 |
| Information Technology | 2,949,536 |
| Fire/Rescue | 13,503,707 |
| Financial Services | 2,583,953 |
| Contingency | 155,869 |
| Other Post Employment Benefits | 400,000 |
| Police | 23,665,071 |
| Recreation & Parks | 7,638,976 |
| Public Works | 8,934,835 |
| Community Development | 2,600,951 |
| Capital Improvement | 2,106,793 |
| Transfers to Other Funds | 8,398,467 |
| Indirect Cost Reimbursement | (1,268,214) |
| TOTAL GENERAL FUND | <u>\$ 76,728,487</u> |
| DEBT SERVICE FUND | |
| Debt Service | \$ 5,025,316 |
| PUBLIC TRANSPORTATION FUND | |
| Public Transportation | \$ 3,246,283 |
| FLEET MAINTENANCE FUND | |
| Fleet | \$ 4,485,445 |
| SANITATION FUND | |
| Sanitation Service | \$ 7,944,814 |

| | |
|---|-----------------------|
| STORMWATER MANAGEMENT UTILITY FUND | |
| Stormwater Management Utility | \$ 4,303,401 |
| COMMUNITY DEVELOPMENT HOUSING FUND | |
| Community Development Housing/CDBG | \$ 1,667,227 |
| HEALTH FUND | |
| Health Fund | \$ 13,105,469 |
| CAPITAL RESERVE | |
| Capital Reserve | \$ 25,000 |
| FACILITIES IMPROVEMENT | |
| Facilities Improvement | \$ 1,545,434 |
| VEHICLE REPLACEMENT FUND | |
| Vehicle Replacement Fund | \$ 2,908,500 |
| TOTAL CITY OF GREENVILLE APPROPRIATIONS | <u>\$ 120,985,376</u> |
| SHEPPARD MEMORIAL LIBRARY FUND | |
| Sheppard Memorial Library | <u>\$ 2,498,749</u> |
| PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY | |
| Pitt-Greenville Convention and Visitors Authority | <u>\$ 929,807</u> |

Section III: Encumbrances. Appropriations herein authorized and made shall have the amount of outstanding purchase orders as of June 30, 2014, added to each appropriation as it appears in order to account for the expenditures in the fiscal year in which it was paid.

Section IV: Taxes Levied. There is hereby levied a tax rate of 53 cents per one hundred dollars (\$100) valuation of taxable properties, as listed for taxes as of January 1, 2014, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Section V: Salaries.

(a) Salaries of Elected Officials. The annual salaries of the Mayor, Mayor Pro-Tem, and other members of the City Council shall be as follows:

| | |
|-----------------|-----------|
| Mayor | \$ 13,900 |
| Mayor Pro-Tem | \$ 9,600 |
| Council Members | \$ 8,700 |

(b) Salary Cap of Greenville Utilities Commission Members. Pursuant to Section 4 of the Charter of the Greenville Utilities Commission of the City of Greenville, the monthly salaries of members of the Greenville Utilities Commission shall not exceed the following caps:

| | |
|--------|--------|
| Chair | \$ 350 |
| Member | \$ 200 |

Section VI: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the City Manager is authorized to transfer funds from one appropriation to another within the same fund in an amount not to exceed \$10,000. Any such transfers shall be reported to the City Council at its regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the City Manager may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the City Council as soon as possible, and the appropriate budget amendments are submitted at the next regular meeting.

Section VII: The Manual of Fees, dated July 1, 2014, is adopted herein by reference.

Section VIII: Community Development. The City Council does hereby authorize grant project funds for the operation of FY 2014-2015 CDBG Entitlement and Community Development Home Consortium programs under the Community Development Block Grant Program and Home Consortium Program for the primary purpose of housing rehabilitation and other stated expenditures.

Section IX: Greenville Utilities Commission. The City Council adopts a separate ordinance for the budget of the Greenville Utilities Commission.

Section X: Distribution. Copies of this ordinance shall be furnished to the City Manager and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

ADOPTED this the 12th day of June, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

ORDINANCE NO. _____
CITY OF GREENVILLE, NORTH CAROLINA
2014-15 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2014 and ending June 30, 2015 to meet the subsequent expenditures, according to the following schedules:

| <u>Revenue</u> | | <u>Budget</u> |
|---------------------------------|----------------|--------------------------|
| A. <u>Electric Fund</u> | | |
| Rates & Charges | \$195,673,311 | |
| Fees & Charges | 970,000 | |
| U.G. & Temp. Service Charges | 95,000 | |
| Miscellaneous | 806,781 | |
| Interest on Investments | <u>100,000</u> | |
| Total Electric Fund Revenue | | \$197,645,092 |
| B. <u>Water Fund</u> | | |
| Rates & Charges | \$16,613,519 | |
| Fees & Charges | 308,000 | |
| Miscellaneous | 176,083 | |
| Interest on Investments | <u>34,000</u> | |
| Total Water Fund Revenue | | \$17,131,602 |
| C. <u>Sewer Fund</u> | | |
| Rates & Charges | \$18,666,526 | |
| Fees & Charges | 310,000 | |
| Miscellaneous | 125,281 | |
| Interest on Investments | <u>15,000</u> | |
| Total Sewer Fund Revenue | | \$19,116,807 |
| D. <u>Gas Fund</u> | | |
| Rates & Charges | \$41,483,862 | |
| Fees & Charges | 136,000 | |
| Miscellaneous | 151,189 | |
| Interest on Investments | <u>50,000</u> | |
| Total Gas Fund Revenue | | <u>\$41,821,051</u> |
| Total Revenue | | <u>\$275,714,552</u> |

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2014 and ending on June 30, 2015, according to the following schedules:

| <u>Expenditures</u> | <u>Budget</u> |
|------------------------|--------------------------|
| Electric Fund | \$197,645,092 |
| Water Fund | 17,131,602 |
| Sewer Fund | 19,116,807 |
| Gas Fund | <u>41,821,051</u> |
| Total Expenditures | <u>\$275,714,552</u> |

Section III. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and long term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2014:

| <u>Capital Project Revenue</u> | <u>Budget</u> |
|--|-------------------------|
| Electric Fund – Long-term Debt Proceeds | \$2,255,000 |
| Water Fund – Long-term Debt Proceeds | 6,890,000 |
| Sewer Fund – Long-term Debt Proceeds | 9,439,000 |
| Gas Fund – Long-term Debt Proceeds | 2,115,000 |
| Gas Fund – Capital Projects Fund Balance | <u>1,000,000</u> |
| Total Capital Project Revenue | <u>\$21,699,000</u> |

Section IV. Capital Project Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission capital projects budgets that will begin during the fiscal year beginning July 1, 2014:

| <u>Capital Project Expenditures</u> | <u>Budget</u> |
|--|-------------------------|
| New Operations Center Phase I | \$4,100,000 |
| Water Treatment Plant Upgrade Phase I | 1,900,000 |
| Water Biofiltration Upgrade | 1,600,000 |
| Water Filter Backwash Pipe Repair & Filter Flow Bypassing to Clearwell | 550,000 |
| Water/Sewer Meter ERT/Low Lead Compliance Changeout | 3,125,000 |
| Sewer PLC Replacement for FS, GMR & IP Pump Stations | 600,000 |
| Sewer Biosolids Processing Upgrades | 6,800,000 |
| Sewer Harris Mill Interceptor | 524,000 |
| Natural Gas Vehicle Fueling Station | <u>2,500,000</u> |
| Total Capital Project Expenditures | <u>\$21,699,000</u> |

Section V: Amendments. (a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed

\$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

Section VI: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VII: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the _____ day of June, 2014.

Allen M Thomas, Mayor

Attest:

Carol L. Barwick, City Clerk

**APPROVED FEE CHANGES FOR CITY OF GREENVILLE
MANUAL OF FEES
ALL DEPARTMENTS- SUMMARIZED BY FINANCIAL SERVICES**

Doc# 968775 v-2

| Department/Division | FEE DESCRIPTION | ACCOUNT NUMBER | CURRENT FEE | RECOMMENDED FEE | REVENUE GAIN FIRST BUDGET YEAR |
|---------------------|---|--------------------|--|---|--------------------------------|
| RECREATION/PARKS | Guy Smith Stadium - change phone number to 329-4550 | 010-0000-340-04-01 | | | |
| | softball, baseball, cricket, soccer, lacrosse, football | 010-0000-340-04-01 | \$35/hr light fee | \$30/hr light fee | |
| | p. 41 change "Family Rental for athletic Tournaments" to "Facility Rental for Athletic Tournaments" | 010-0000-340-04-01 | | | |
| | large picnic shelter reservation | 010-0000-340-02-02 | full day \$30R, \$45NR | Half Day \$30R, \$45NR. Full Day \$45R, \$60NR | |
| | Small picnic shelter reservation | 010-0000-340-02-02 | full day \$20R, \$30NR | Half Day \$20R, \$30NR. Full Day \$30R, \$45NR | |
| | Science and nature center | 010-0000-340-02-02 | \$10/3NR Under 12/\$2/\$3NR 12&over | | |
| | Black History Month Celebration / Quiz Bowl (SPECIAL EVENTS) | 010-0000-340-02-01 | | | |
| | Playground Program (SUMMER CAMPS) | 010-0000-340-21-00 | | | |
| | Art Camps (SUMMER CAMPS) | 010-0000-340-21-00 | | | |
| | Dance Camps (SUMMER CAMPS) | 010-0000-340-21-00 | | | |
| | Exercise Classes (SENIOR PROGRAMS) | 010-0000-340-02-16 | new | 0-\$35R, \$0-\$53NR | |
| | Senior Trips | 010-0000-340-02-16 | 10-2500R, 12-3200NR | \$0-2500R, \$0-3200NR | |
| | Basketball Clinics (SPORTS CONNECTION) | 010-0000-340-02-01 | new | \$1-\$150 R, \$1-\$225NR | |
| | Soccer Clinics (SPORTS CONNECTION) | 010-0000-340-02-01 | new | \$1-\$150 R, \$1-\$225NR | |
| | Teen Programs (SPORTS CONNECTION) | 010-0000-340-02-01 | new | \$1-\$150 R, \$1-\$225NR | |
| | Sports Connection (entrance, tokens, lessons, packages, etc.) | 010-0000-340-02-01 | \$1-150R, \$1-\$200NR | \$1-\$150 R, \$1-\$225NR | |
| | Running / track and field programs (YOUTH SPORTS) | 010-0000-340-20-00 | new | 0-90R, 0-130NR | |



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Discussion of potential naming of the 10th Street Connector

Explanation: At the May 5, 2014, City Council meeting, Mayor Allen Thomas requested this item be added to the June City Council agenda. To aid in the discussion, a copy of the NCDOT Road and Bridge Naming Procedures is attached.

Fiscal Note: No direct cost to discuss the item.

Recommendation: Discuss as requested by Mayor Thomas.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[NCDOT Naming Procedure](#)

PROCEDURES FOR NAMING ROADS/BRIDGES/FERRIES

The following documentation and information is required before any naming request will be considered by the Board of Transportation.

Information to be provided by the local nominating entity:

- 1. Background information on nominee.** Sufficient information must be provided to explain why the naming is warranted; for example, local, state, and/or national contributions and accomplishments. If the designee is recently deceased, the request will be reviewed after a one year waiting period except for extenuating circumstances.
- 2. Description of what is requested to be named.** The Board will consider naming Ferries, Interstate, US, and NC roads/bridges only, or more significant bridges on the state's secondary road system. The distance of road dedication should be approximately 5 miles or less. Law enforcement officers will be honored with bridge dedications in lieu of highways.
- 3. Resolutions from all local governing bodies associated with or affected by the request.** City or town councils and/or county commissioners must adopt resolutions in a public forum and in sufficient detail to adequately justify the request. The road or bridge must be entirely within the boundaries of the requesting governing body or bodies.
- 4. Strong public input and support.** Explain the degree to which the public supports the request and had notice of action with an opportunity for input.
- 5. Municipal officials and employees should be recognized with a municipally owned road or bridge** in lieu of a state owned road or bridge except when there is a significant connection or association between the individual and a specific state owned road or bridge.
- 6. The requesting party shall reimburse the Department \$1,000 toward the costs of the signs.** This represents approximately 50% of the sign cost.

NCDOT Staff Review:

7. Whether another facility has been previously named by the BOT.

The Board does not name more than one facility for the same individual. Requests for duplicate family members reviewed on case by case basis.

8. If the facility is planned or under construction, expected completion date. The Board typically does not name facilities until approximately three months prior to completion.

9. Opposition. The Board does not mediate local disagreements. Requests must be a unanimous decision to be considered.

Action by the Road and Bridge Naming Committee and Board of Transportation:

- a. Board member must endorse request and present to Committee and Board.
- b. NCDOT Secretary and Board Chairman are Co-Chairs of the Committee and call meetings and approve the agenda.
- c. A naming request reviewed and recommended by the Committee will be "held" for at least one month before being considered by the full Board.

**SUPPLEMENTAL INFORMATION TO ASSIST WITH ROAD/BRIDGE NAMING REQUESTS
FROM INDIVIDUALS AND GOVERNMENTS:**

- The requesting party should have the family's support for the road or bridge naming request including agreement with the requested location of the dedication.
- The requested wording to appear on the actual signs needs to be stated in the resolution by the local government (with the family's concurrence) to insure the signs are manufactured correctly. Final wording is at the Department's discretion.
- Payment is due to the Department upon notification that the honorary designation has been approved by the Board. Signs will not be manufactured until payment is received.
- Local governments could consider the "Adopt a Highway" program as an alternative method of honoring an individual or group.
- The Board does not typically name a facility for accident victims. An individual's accomplishments and contributions to the state and community are used as criteria for consideration for a memorial designation.
- It is the responsibility of the individual seeking the road or bridge naming request to work directly with the local government to obtain the necessary resolution for submittal to the Board.
- Municipalities may name municipally owned streets or bridges in honor of individuals or groups. This does not require DOT review or approval.
- Honorary signs will be ground mounted; overhead signs will not be installed. Signs will be installed at the beginning and ending termini of the approved roadway segment, and will not be installed on exits, Y-lines, or intersecting roadways.
- Signs will not include titles except for certain designations as determined by the committee (i.e. Trooper, Congressman, Governor).
- Dedications for law enforcement officers are for North Carolina officers killed in the line of duty.
- Honorary designations will be roads/bridges and not structures or buildings.
- The Department has over 1,000 miles designated as the Blue Star Highway Network including all interstates, US routes, and most NC routes. This extensive network honors all veterans and military groups in the state. See attachment for additional criteria for military designations and the Blue Star Highway.

Individual Military Recognitions on State Owned Roads and Bridges

1. Criteria for consideration for individual military designations –
 - a. Recipient of Valor Medals as designated by Defense Department (handout) are eligible for individual road or bridge designations.
 - b. Verification of the award would be provided by the requesting party at the time the formal resolution is submitted.
 - c. Medal of Honor recipients are eligible for interstate designations; other levels would be US or NC routes.
 - d. Signage would be the same format, size, appearance as other honorary designations with abbreviation for military title.
 - e. Recipients should be North Carolina residents. Individual can be identified as a current resident of NC, a resident of NC during the period of service which the incident occurred, or had established NC residence prior to death. Residence verification is a person who filed NC taxes and/or is registered to vote as a NC resident. Proof of residency is to be provided by the requesting party at the time the formal resolution is submitted.
 - f. Resolutions from the local government entity would still be required and the same rules and procedures used for all other honorary designations would be applicable (5 mile segment, cost sharing, etc.)
 - g. Living and deceased veterans are eligible
2. Requests for honorary designations for specific groups such as Bladen County Veterans or 100th Infantry, or a particular branch of the military are considered honored with the Blue Star Highway network.
3. New interstate designations and segments will automatically be added to the BSH as completed.



City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

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- Title of Item:** Discussion and direction of three separate bonds and related processes
- Explanation:** Mayor Allen Thomas requested that this item be added to June City Council agenda.
- Fiscal Note:** No direct cost to discuss the item.
- Recommendation:** Discuss as requested by Mayor Thomas.

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City of Greenville, North Carolina

Meeting Date: 6/12/2014
Time: 7:00 PM

Title of Item: Discussion of Greenville's animal welfare/animal control

Explanation: Council Member Marion Blackburn requested a discussion of Greenville's animal welfare/animal control be on the June City Council agenda.

Fiscal Note: No direct cost to discuss the issue.

Recommendation: Discuss the issue as requested by Council Member Blackburn.

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