



Agenda

Greenville City Council

November 13, 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 - Council Member Blackburn

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Cathy Williams, Police Department Retiree
- J. H. Rose High School Volleyball Team - State Champions
- Biennial Awards from the Community Appearance Commission

VII. Appointments

1. Appointments to boards and commissions
2. Pitt County Development Commission Appointment

VIII. New Business

Public Hearings

3. Ordinance to annex Bradford Executive Park, Block A, Lot 1, involving 5.0128 acres located at the southeast corner of the intersection of East Arlington Boulevard and Hyde Drive
4. Ordinance to annex Langston West, Section 10, involving 3.0817 acres located along the western right-of-way of South Bend Road and 600+/- feet west of Thomas Langston Road
5. Ordinance requested by the Planning and Zoning Commission to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of Fire Tower Road and Bayswater Road from a "Neighborhood Focus Area" to a "Regional Focus Area"
6. Ordinance requested by V. Parker Overton to rezone 13.62 acres located 1,300+/- feet south of Fire Tower Road and 900+/- feet west of Corey Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial) and OR (Office-Residential [High Density Multi-family])
7. Ordinance requested by HD Property Holdings, LLC to rezone 3.062 acres located near the southwest corner of the intersection of East 10th Street and L. T. Hardee Road from IU (Unoffensive Industry) to CG (General Commercial)
8. Ordinance requested by Parkside MM, LLC to rezone 0.53 acres located at the southwest corner of the intersection of Johns Hopkins Drive and Scales Place from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family])
9. Ordinance to amend the Zoning Ordinance by adding a requirement that sidewalks must be constructed along major thoroughfares, minor thoroughfares, and boulevards in conjunction with the construction of any new non-residential development, mixed-use development, and multi-family residential development on existing lots
10. Ordinance requested by Rivers and Associates, Incorporated to amend Title 9, Chapter 4, Article O. Section 9-4-252 of the City Code to require a minimum of 5 parking spaces, plus 1 parking space per 100 storage units, for mini-storage warehouses
11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 110 Contentnea Street
12. Ordinance requiring the repair or the demolition and removal of the dwelling located at 111 Vance Street
13. Ordinance requiring the repair or the demolition and removal of the dwelling located at 401 South Holly Street
14. Resolution approving an economic development incentive agreement for the Save-a-Lot Project

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

15. Report on South Greenville Recreation Center
16. Financial audit for the fiscal year ended June 30, 2014
17. Fiscal Year 2015-2016 Budget Schedule
18. West Greenville Historic Survey Update
19. Consideration of capital projects funding
20. Presentation by Pet Food Pantry

IX. Comments from Mayor and City Council

X. City Manager's Report

21. Update on Sanitation 5-Year Plan

XI. Adjournment



City of Greenville, North Carolina

Meeting Date:
11/13/2014
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 five of the Boards and Commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Human Relations Council, Public Transportation & Parking Commission, Redevelopment Commission, and the Youth Council.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Human Relations Council, Public Transportation & Parking Commission, Redevelopment Commission, and the Youth Council.

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[Muni_Report_Appointments to Boards and Commissions_914698](#)

Appointments to Boards and Commissions

November 2014

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Diane Kulik	4	First term	Resigned	April 2015

Human Relations Council

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Adam Caldwell	1	Filling unexpired term	Eligible	Oct. 2014
Robert Hudak	4	Second term	Ineligible	Sept. 2014
Shaterica Lee	2	First term	Eligible	Oct. 2014
Terry Parrish	4	Filling unexpired term	Resigned	Oct. 2015
Maurice Whitehurst	2	First term	Eligible	Oct. 2014

Public Transportation & Parking Commission

Council Liaison: Council Member Richard Croskery

Name	District #	Current Term	Reappointment Status	Expiration Date
Robert Thompson	1	First term	Ineligible	January 2015

Redevelopment Commission

Council Liaison: Council Member Kandie Smith

Current Term	Reappointment Status	Expiration
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Name	District #	Term	Status	Date
Sharif Houtim <i>(Mayor Allen Thomas)</i>	1	Filling unexpired term	Eligible	November 2014

Youth Council

Council Liaison: Mayor Pro-Tem Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
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9 Available Spots

Applicants for Community Appearance Commission

Andrew Bowers
116 S. Harding Street
Greenville, NC 27858

Application Date: 10/22/2014

Home Phone: (919) 630-3521

Business Phone:

Email: Bowersan12@students.ecu.edu

District #: 3

Applicants for Human Relations Council

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Application Date: 1/18/2012

Home Phone: (252) 561-8759
Business Phone: (252) 412-2045
Email: Isaac.chemmanam@gmail.com

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

District #: 4

Application Date: 4/15/2013

Home Phone: (252) 227-4240
Business Phone: (252) 328-2950
Email: aeleonor@suddenlink.net

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Application Date: 8/28/2014

Home Phone: (252) 355-7377
Business Phone: (252) 355-0000
Email: bmoore2004@netzero.com

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

District #: 5

Application Date:

Home Phone: (252) 412-4584
Business Phone:
Email: taft1986@yahoo.com

Applicants for Public Transportation and Parking Commission

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

District #: 3

Application Date: 9/30/2013

Home Phone: (252) 752-5278

Business Phone:

Email: kiltedmile@aol.com

Kellie Gonzalez
3936 Dunhagen Street
Greenville, NC 27858

District #: 4

Application Date: 9/12/2014

Home Phone: (919) 791-5841

Business Phone:

Email: Kellie_chappell@hotmail.com

Andrew Bowers
116 S. Harding Street
Greenville, NC 27858

District #: 3

Application Date: 10/22/2014

Home Phone: (919) 630-3521

Business Phone:

Email: Bowersan12@students.ecu.edu

Will Russ
1120 G. Turtle Creek Drive
Greenville, NC 27858

District #: 4

Application Date: 10/22/2014

Home Phone: (252) 670-0587

Business Phone: (252) 752-5200

Email: wruss@crmi-online.com

Applicants for Redevelopment Commission

Kellie Gonzalez
3936 Dunhagen Street
Greenville, NC 27858

Application Date: 9/12/2014

District #: 4

Home Phone: (919) 791-5841
Business Phone:
Email: Kellie_chappell@hotmail.com

Robert Kevin Howard
2745 North Chatham Court
Winterville, NC 28590

Application Date: 5/29/2014

District #: 2

Home Phone: (252) 258-7900
Business Phone: (252) 227-4313
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

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Pitt County Development Commission Appointment

Explanation: **Abstract:** In accordance with an Interlocal Agreement with Pitt County, the City Council must make a recommendation to the Pitt County Commissioners for a member to serve on the Pitt County Development Commission.

Explanation: The Interlocal Agreement with Pitt County states that two of the members of the Pitt County Development Commission shall be nominated by the Greenville City Council and appointed by the Pitt County Commissioners. The nominee must reside within the corporate limits of Greenville and shall not be an elected or appointed official of the City. The Board of Commissioners has the right to reject any nominee from the City Council and request additional nominees. If the City Council fails to recommend a nominee to the Board of Commissioners within 60 days after a written request for nominees is sent by the County to the City, then the Board of Commissioners may appoint an individual who meets the qualifications.

The current persons serving on the Commission as a result of a City nomination are Mr. Tyree Walker and Mr. Matt Nobles.

Mr. Walker resigned from the board on October 30, 2014. Mr. Walker was serving a second-three year term that expires in December 2015.

Fiscal Note: No direct fiscal impact

Recommendation: Make a recommendation to the Pitt County Board of Commissioners to fill the vacancy on the Pitt County Development Commission.

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 [Applicant List](#)

Applicant Interest Listing

Development Commission

Lee Ball 106 Ft. Sumter Dr. Greenville NC 27858	Day Phone: (252) 341-0764 Evening Phone: (252) 756-2095 Fax: E-mail: fairballllc@gmail.com	Gender: M Race: White District: 5 Priority:
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Applied for this board on: 2/7/2013

Application received/updated: 02/07/2013

Applicant's Attributes: Greenville City Limits
 South of the River
 District 5

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	UNC - Chapel Hill	BS Economics	
Education	Durham High School	High School Diploma	
Experience	Habitat of NC	Member	
Experience	Boys Club of Pitt County	Board member	
Experience	US Army		

<u>Boards Assigned To</u>	
Pitt County Board of Adjustment Alternate	1/1/2014 to 1/1/2015

Austin Bunch 3067 Dartmouth Dr Greenville NC 27858	Day Phone: (252) 328-0607 Evening Phone: (252) 756-8490 Fax: (252) 328-6005 E-mail: ncbunches@suddenlink.net	Gender: M Race: White District: 5 Priority:
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Applied for this board on: 11/28/2012

Application received/updated: 11/28/2012

Applicant's Attributes: Greenville City Limits

Applicant Interest Listing

South of the River

District 5

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	University of Mississippi	B.A.Ed, M.Ed, Phd	
Education	Amory High School	Diploma	
Experience	East Carolina University	Senior Associate Provost	
Volunteer/Prof. Associations	Go Science Board of Directors	Member	
Volunteer/Prof. Associations	Pitt-Greenville Convention & Vis	Member	
Volunteer/Prof. Associations	Pitt-Greenville Chamber of Com	Chairman	

Edward Caldwell

800 Paddington Drive
Greenville NC 27858

Day Phone: (252) 412-1142
Evening Phone: (252) 756-2786
Fax: (252) 756-2786
E-mail:

Gender: M
Race: White
District: 3
Priority:

Applied for this board on: 7/5/2006

Application received/updated: 11/27/2006

Applicant's Attributes: District 3
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	Clemson University	B.S. Chemical Engineering	
Education	Rock Hill High		
Experience	Du Pont	Global Technology Manager (Retired)	36 years
Volunteer/Prof. Associations	Greenville Env. Advisory Commi		
Volunteer/Prof. Associations	Literacy Volunteer		
Volunteer/Prof. Associations	Habitat for Humanity		

Applicant Interest Listing

Volunteer/Prof. Associations	Jarvis United Methodist Committ	
Volunteer/Prof. Associations	Boy Scouts	Past Scout Leader

<u>Boards Assigned To</u>		
Industrial Revenue & Pollution Control Authority	3/15/2004	to 3/15/2007

Phillip Dixon Sr.

1727 Graystone Place
110 East Arlington Blvd. (work)
Greenville NC 27837

Day Phone: (252) 355-8100
Evening Phone: (252) 758-8789
Fax:
E-mail: phildixon@daglawyers.co

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/18/2013

Application received/updated: 01/18/2013

Applicant's Attributes: At large
County Planning Jurisdiction
South of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina University	Undergraduate & B.S.B.A	
Education	UNC-Chapel Hill	J.D. (Juris Doctor) degree in law	
Education	William G. Enloe High		
Experience	Pitt Community College, Martin	Former Attorney	
Experience	Attorney At Law		
Experience	Greenville Utilities Commission		
Experience	Pitt County Board of Education		22 years
Experience	Washington County Board of Ed		6 years
Experience	Dixon Law Group	Senior Partner/Member Manager	
Volunteer/Prof. Associations	Carolina Donor Services		
Volunteer/Prof. Associations	Board of Trustees	ECU & Pitt Community College	

Applicant Interest Listing

Volunteer/Prof. Associations	N.C. Citizens for Business & Ind	
Volunteer/Prof. Associations	N.C. Center for Public Policy Re	
Volunteer/Prof. Associations	Chamber of Commerece	Citizen of the year, Volenteer of year
Volunteer/Prof. Associations	Boy Scouts	Distinguished Service Award
Volunteer/Prof. Associations	United Way	Campaign Chair & President
Volunteer/Prof. Associations	Carolina Behavioral Healthcare Consortium	

Robert Evans

4058 Pinecrest Drive
Farmville NC 27828

Day Phone: (252) 902-9337
Evening Phone: (252) 753-4424
Fax:
E-mail: revans@farmville.nc.com

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 12/11/2013

Application received/updated: 12/11/2013

Applicant's Attributes: Farmville City Limits
South of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	Pitt Community College	As Accounting	
Education	Pitt Community College	As Industrial Technology	
Experience	City of Farmville	Mayor	
Experience	US Army National Guard		2 years
Experience	US Army		2 years

Emmett Floyd

600 Queen Annes Road
Greenville NC 27858

Day Phone: (252) 328-6188
Evening Phone: (252) 355-8888
Fax:
E-mail: floyde@ecu.edu

Gender: M
Race: White
District: 5
Priority:

Applied for this board on: 2/6/2013

Application received/updated: 02/06/2013

Development Commission
Tuesday, November 04, 2014

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Applicant Interest Listing

Experience	PCMH	Asst. Nurse Manager/Neuroscience Int 2006-present
Volunteer/Prof. Associations	Pitt County Physical Activity &	

<u>Boards Assigned To</u>		
P.C. Physical Activity and Nutrition Coalition	11/7/2011	to 11/7/2013

Sheridan Jones

1104 N. Overlook Drive
Greenville NC 27858

Day Phone:
Evening Phone:
Fax:
E-mail:

Gender: M
Race: White
District: 5
Priority:

Applied for this board on: 12/16/1999

Application received/updated: 05/21/2003

Applicant's Attributes: District 5
Environmentalism
Greenville City Limits
South of the River

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	ECU	Masters and PhD	
Education	Your College of PA	BA	
Experience	US Coast Guard Auxillary		
Experience	Purchasing Agent	Quality Built Construction	
Volunteer/Prof. Associations	Cub Scouts		
Volunteer/Prof. Associations	CM Eppes PTA	Treasurer/Vice-President	
Volunteer/Prof. Associations	Greenville Little League	Coach	
Volunteer/Prof. Associations	Volunteer Fireman	Vice-Commander	
Volunteer/Prof. Associations	Coastal Resource Management P		

<u>Boards Assigned To</u>

Applicant Interest Listing

South of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	Liberty University	MBA	
Education	East Carolina University	BS Computer Science	
Education	71st High School	High School Diploma	
Experience	LeChris Counseling	HR Director	Current
Experience	Greenville City Council		Current
Experience	United States Marine Reserves		1997-2003
Volunteer/Prof. Associations	Greenville Redevelopment Com	Member	5 years

Linda Rich

946 Teakwood Drive
PO Box 30013
Greenville NC 27833

Day Phone: (252) 531-2712
Evening Phone: (252) 227-4486
Fax:
E-mail: lysrich@hotmail.com

Gender: F
Race: White
District: 4
Priority:

Applied for this board on: 11/27/2006

Application received/updated: 02/04/2008

Applicant's Attributes: Greenville ETJ
District 4
South of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	Eastern Wayne High		
Experience	Pitt County Shrinets	Membership Chairman	
Experience	Pitt Asst of Ins Professionals	Vice-President	
Experience	Southern Insurance	Producer	
Volunteer/Prof. Associations	United Way		

Applicant Interest Listing

Volunteer/Prof. Associations	Raffle Committee/Chamber
Volunteer/Prof. Associations	Convention Committee for IIAN
Volunteer/Prof. Associations	Chamber Ambassador

<u>Boards Assigned To</u>	
Greenville Board Of Adjustment	6/2/2014 to 6/30/2016
Greenville Planning & Zoning Commission ETJ	6/20/2011 to 5/30/2014

Phyllis Ross

384 Snow Hill Street
Ayden NC 28513

Day Phone: (252) 413-9187
Evening Phone:
Fax:
E-mail: kross44@emarqmail.com

Gender: F
Race: White
District: 6
Priority: 0

Applied for this board on: 11/4/2002

Application received/updated: 12/07/2012

Applicant's Attributes: District 6
Ayden City Limits
South of the River

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	ECU	BS Business Education/Special Ed.	
Education	D.H. Conley High		
Experience	Stokes Pactolus School	Special Education Teacher	1975-1976
Experience	Wayne County Schools	Special Education Teacher	1970-1974
Experience	Wellcome Middle School		1977-1978
Experience	North Pitt		1978-1984
Experience	D.H. Conley High		1984-2000

Applicant Interest Listing

Volunteer/Prof. Associations	Pitt County Democratic Women	
Volunteer/Prof. Associations	Black Jack Original Free Will Ba	Member
Volunteer/Prof. Associations	Eastern Star	
Volunteer/Prof. Associations	Travelers Protective Association	Member
Volunteer/Prof. Associations	American Legion	
Volunteer/Prof. Associations	Association of Retarded Citizens	
Volunteer/Prof. Associations	Eastern Pines Fire Department	Annual Fund Raiser
Volunteer/Prof. Associations	Hurricane Floyd Relief Efforts	
Volunteer/Prof. Associations	Pitt County Special Olympics	
Volunteer/Prof. Associations	Pitt County Fair Exhibits	Judge
Volunteer/Prof. Associations	Senior Projects	Judge
Volunteer/Prof. Associations	Pitt County Shrine Club	

Ralph Skinner

374 River Birch Drive
Greenville NC 27858

Day Phone: (252) 830-1522
Evening Phone: (252) 916-0635
Fax:
E-mail: skinner.48.ds@gmail.com

Gender: M
Race: White
District: 3
Priority:

Applied for this board on: 10/31/2012

Application received/updated: 10/31/2012

Applicant's Attributes: Simpson ETJ
South of the River
District 3

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina University	BS - Education MAEd Education	
Education	Monroe High		
Experience	NCNG		8 years

Applicant Interest Listing

<u>Boards Assigned To</u>		
Animal Control Advisory Board	4/6/2014	to 4/6/2016
At large		
Pitt County Board of Adjustment	1/1/2014	to 1/1/2015
South of the River		

Danny Smith

5725 Whichard Road
Stokes NC 27884

Day Phone: (252) 758-6958	Gender: M
Evening Phone: (252) 758-8787	Race: White
Fax: (252) 758-6960	District: 2
E-mail: danny@theseahorserestaura	Priority:

Applied for this board on: 1/24/2014

Application received/updated: 01/24/2014

Applicant's Attributes: County Planning Jurisdiction
North of the River

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	East Carolina University	BA Economics, MBA	
Education	North Pitt High School	High School Diploma	
Volunteer/Prof. Associations	Pitt County United Way	Volunteer	

<u>Boards Assigned To</u>		
Board of Equalization & Review	4/21/2014	to 2/28/2016
Alternate 1		
P.C. Nursing Home/Adult Care Community Advisory	10/20/2014	to 10/20/2015

Applicant Interest Listing

Pitt County Planning Board	10/1/2014 to 10/1/2017
District 1	
District 2	

Brady Wainwright

1010 N. Overlook Dr
Greenville NC 27858

Day Phone: (252) 317-3490
Evening Phone: (252) 756-3262
Fax: (252) 317-3491
E-mail: bwainwright@selectbankan

Gender: M
Race: White
District: 3
Priority:

Applied for this board on: 1/3/2013

Application received/updated: 01/03/2013

Applicant's Attributes: Greenville City Limits
South of the River
District 3

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina University	BS - Economics	
Education	Asheboro High School	Diploma	
Volunteer/Prof. Associations	Pitt County Pirate Club Board of	Member	
Volunteer/Prof. Associations	Select Bank and Trust	Business Development Officer	

Maurice Whitehurst

117 C Lakeview Terrace
Greenville NC 27834

Day Phone: (202) 717-1142
Evening Phone:
Fax:
E-mail: mauricewhitehurst@msn.c

Gender: M
Race: African
District: 1
Priority:

Applied for this board on: 2/5/2013

Application received/updated: 05/19/2014

Applicant's Attributes: District 1
Greenville City Limits
South of the River

Applicant Interest Listing

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	Pitt Community College	Currently Attending	
Education	J.H.Rose High School	High School Diploma	

<u>Boards Assigned To</u>			
Mid - East Commission			5/6/2013 to 5/6/2015

James Williamson

204 Deerwood Drive
Greenville NC 27858

Day Phone: (252) 531-8425

Evening Phone: (252) 752-7779

Fax:

E-mail: jwilliamson@ronayers.com

Gender: M

Race: White

District: 3

Priority:

Applied for this board on: 12/10/2013

Application received/updated: 12/10/2013

Applicant's Attributes: District 3

Greenville City Limits

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	University of Tennessee	Doctor of Dental Surgery	1962
Experience	Ron Ayers Motorsports	President	
Volunteer/Prof. Associations	Boy Scouts		
Volunteer/Prof. Associations	St. James Methodist Church		
Volunteer/Prof. Associations	Jaycees		



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Bradford Executive Park, Block A, Lot 1, involving 5.0128 acres located at the southeast corner of the intersection of East Arlington Boulevard and Hyde Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Bradford Executive Park, Block A, Lot 1, involving 5.0128 acres located at the southeast corner of the intersection of East Arlington Boulevard and Hyde Drive. The subject area is currently undeveloped and is anticipated to accommodate 33,860+/- square feet of office space.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: November 3, 2014
2. City Council public hearing date: November 13, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 5.0128
4. Voting District: 4
5. Township: Winterville

- 6. Vision Area: D
- 7. Zoning: OR (Office-Residential)
- 8. Land Use: Existing: Vacant
Anticipated: 33,860+/- square feet of office space
- 9. Population:

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

* - 2.2 people per household in Greenville

- 10. Rural Fire Tax District: Rural Winterville
- 11. Greenville Fire District: Station #3 (Distance of 2.5 miles)
- 12. Present Tax Value: \$1,257,144
Estimated Future Tax Value: \$4,546,807

Fiscal Note: The total estimated tax value at full development is \$4,546,807.

Recommendation: Approve the attached ordinance to annex Bradford Executive Park, Block A, Lot 1

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

Attachments / click to download

- [Survey](#)
- [Ordinance Annexation Bradford Executive Park Block A Lot 1 990327](#)

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 13th day of November, 2014, after due notice by publication in The Daily Reflector on the 3rd day of November, 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 “Bradford Executive Park, Block A, Lot 1”, involving 5.0128 acres as prepared by Malpass and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the southeast corner of the intersection of East Arlington Boulevard and Hyde Drive.

GENERAL DESCRIPTION:

Beginning at the intersection of the eastern right-of-way of Arlington Blvd. and the northern right-of-way of Hyde Drive thence from said point of beginning with the northern right-of-way of Hyde Drive 200.58' along the arc of a curve said curve being to the right having a radius of 953.83' and a chord bearing of N 73-52-00 E – 200.21', thence leaving the northern right-of-way of Hyde Drive S 21-54-58 E – 51.14' to the southern right-of-way of Hyde Drive at the northwest corner of the Madison Apartments, LLC property as recorded in deed book 3219 page 550 of the Pitt County Registry, thence with the western line of the Madison Apartments, LLC property S 21-54-58 E – 253.08', thence with the southern line of the Madison Apartments, LLC property N 84-46 39 E – 236.86' to the western line of the MSWC ECU SENIOR DEBT, LLC property as recorded in deed book 3240 page 602, thence with the western line of the MSWC ECU SENIOR DEBT, LLC S 25-53-50 E – 305.06' to the northeast corner of Lot 4 Block A Bradford Executive Park Subdivision as recorded in map book 53 page 137, thence with the northern line of Lot 4 Block A Bradford Executive Park Subdivision S 64-06-10 W – 420.00' to the eastern right-of-way of Arlington Blvd., thence with the eastern right-of-way of Arlington Blvd. N 25-53-50 W – 380.57', thence N 22-13-30 W – 346.27' to the point of beginning containing 5.0128 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 four. 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 four.

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, 2015.

ADOPTED this 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

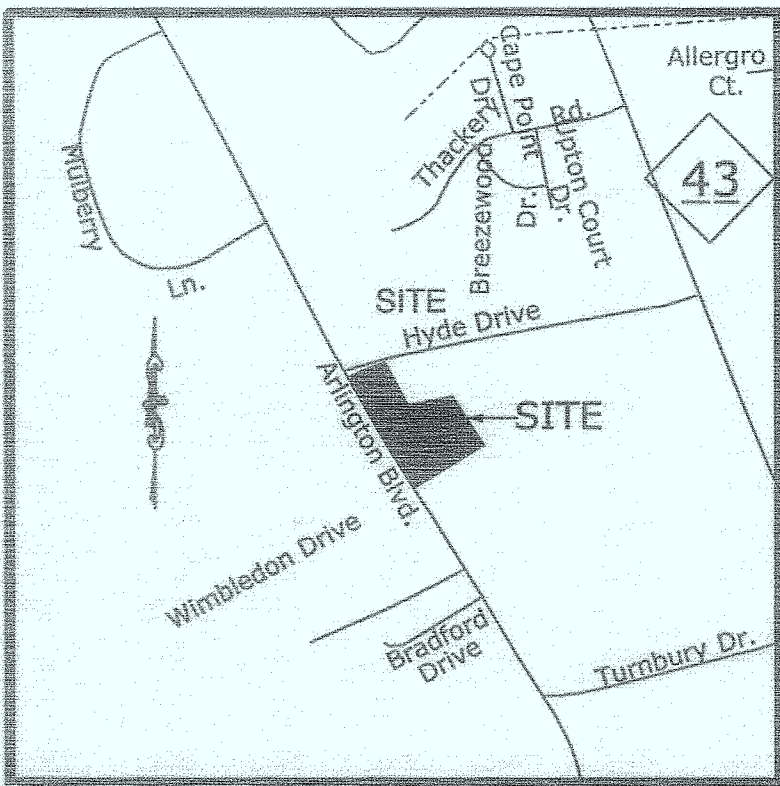
NORTH CAROLINA
PITT COUNTY

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.

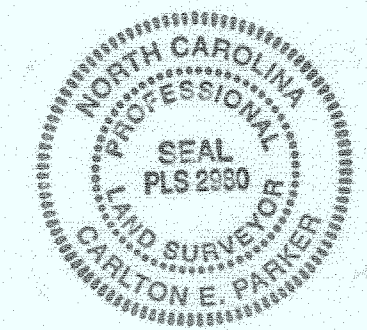
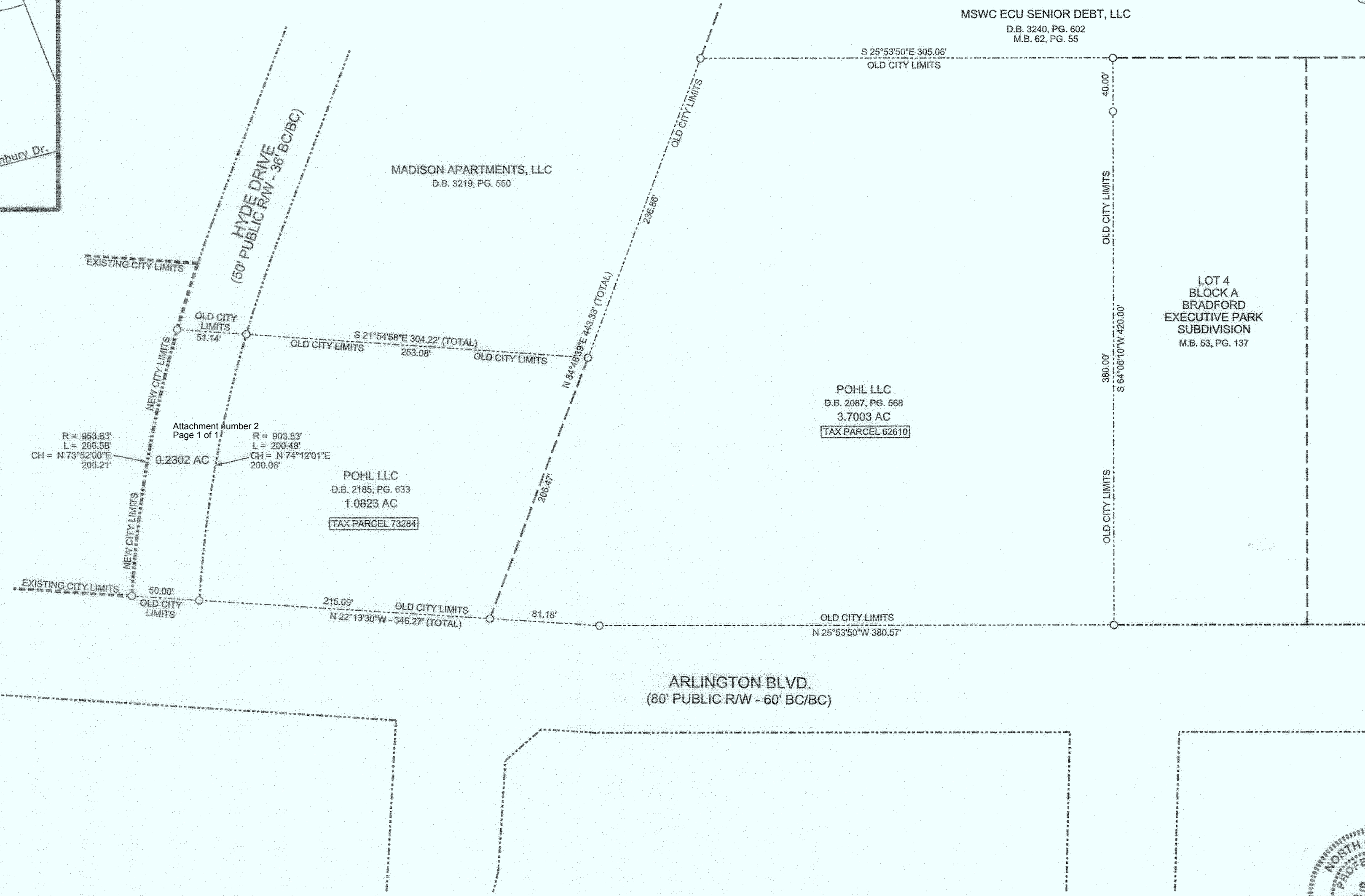
WITNESS my hand and official seal this ____ day of _____, 2014.

Notary Public

My Commission Expires: _____



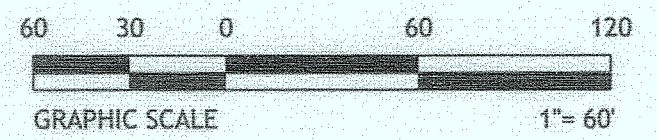
VICINITY MAP
1"=1000'



ANNEXATION MAP FOR
BRADFORD EXECUTIVE PARK BLOCK A LOT 1
REFERENCE DEED BOOK 2087, PAGE 588 & DEED BOOK 2185,
PAGE 633 OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

LEGEND
NEW CITY LIMITS = - - - - -
EXISTING CITY LIMITS =
OLD CITY LIMITS = - - - - -



OWNER: POHL, LLC
ADDRESS: P.O. BOX 30930
GREENVILLE, NC 27833
PHONE: (252) 714-8700

MALPASS & ASSOCIATES
NC LICENSE # C-1289
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED:	CEP	APPROVED:	CEP
DRAWN:	WCO	DATE:	09/29/14
CHECKED:	CEP	SCALE:	Item # 3

MAP NO.	PLATS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.

DATE: _____; ORDINANCE NUMBER: _____; AREA: 5.0128 ACRES
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED FROM LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____

WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL

THIS 24TH DAY OF OCTOBER A.D., 2014.

Carlton E. Parker
CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Langston West, Section 10, involving 3.0817 acres located along the western right-of-way of South Bend Road and 600+/- feet west of Thomas Langston Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Langston West, Section 10, involving 3.0817 acres located along the western right-of-way South Bend Road and 600+/- feet west of Thomas Langston Road. The subject area is currently undeveloped and is anticipated to accommodate 7 single-family lots.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: November 3, 2014
2. City Council public hearing date: November 13, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 3.0817
4. Voting District: 2
5. Township: Winterville
6. Vision Area: E

- 7. Zoning: RA20 (Residential-Agricultural)
- 8. Land Use: Existing: Vacant
Anticipated: 7 single-family lots
- 9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	7 x 2.2	15
Current Minority	-----	0
Estimated Minority at full development	15 x 45.2%	7
Current White	-----	0
Estimated White at full development	15-7	8

* - 2.2 people per household in Greenville

- 10. Rural Fire Tax District: Rural Winterville
- 11. Greenville Fire District: Station #5 (Distance of 3.0 miles)
- 12. Present Tax Value: \$30,817
Estimated Future Tax Value: \$2,282,717

Fiscal Note: The total estimated tax value at full development is \$2,282,717.

Recommendation: Approve the attached ordinance to annex Langston West, Section 10

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

Attachments / click to download

- [Survey](#)
- [Ordinance Annexation Langston West Section 10 990263](#)

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 13th day of November, 2014, after due notice by publication in The Daily Reflector on the 3rd day of November, 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 "Langston West, Section 10", involving 3.0817 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the western right-of-way of South Bend Road and 600+/- feet west of Thomas Langston Road.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying west of NCSR 1134 (Thomas Langston Road) and being bounded on the north by the southern right-of-way of South Bend Road (Map Book 69, Page 119), on the west and south by AMA Holdings, LLC (Deed Book 2849, Page 26 and Map Book 14, Page 12), and on the east by Langston West, Section 1 (Map Book 66, Page 155) and being more particularly described as follows:

Beginning at an existing iron stake, found on the southern right-of-way of South Bend Road, the northernmost corner of Lot 238, Langston West, Section 1 as recorded in Map Book 66, Page 155, the true Point of Beginning. Thence from the true Point of Beginning, leaving the southern right-of-way of South Bend Road and following an existing city limit line, the western line of Lot 238, Langston West, Section 1 (Map Book 66, Page 155), S 60-27-56 W – 2.61' to a point, thence continuing along the western lot line of Lot 238, S 15-23-57 W - 242.45' to a point, thence leaving the western line of Lot 238 and following a calculated new city limit line into the lands of AMA Holdings, LLC the following calls: N 37-58-47 W – 438.67' to a point, thence N 55-49-14 E – 240.00' to a point, thence N 34-43-00 E – 206.29' to a point on the southern right-of-way of South Bend Road (an existing city limit line) as platted in Map Book 69, Page 119, thence following a curve to the right along the southern right-of-way of South Bend Road having a radius of 868.51' and being subtended by a chord of S 46-56-28 E – 532.18' to the point of tangency, thence continuing along the southern right-of-way of South Bend Road S 29-06-02 E – 59.27' to the true Point of Beginning, containing 3.0817 Acres and being a portion of Parcel No. 23627 as filed with the Pitt County Tax Assessor's Office.

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 two. 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 two.

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, 2015.

ADOPTED this 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

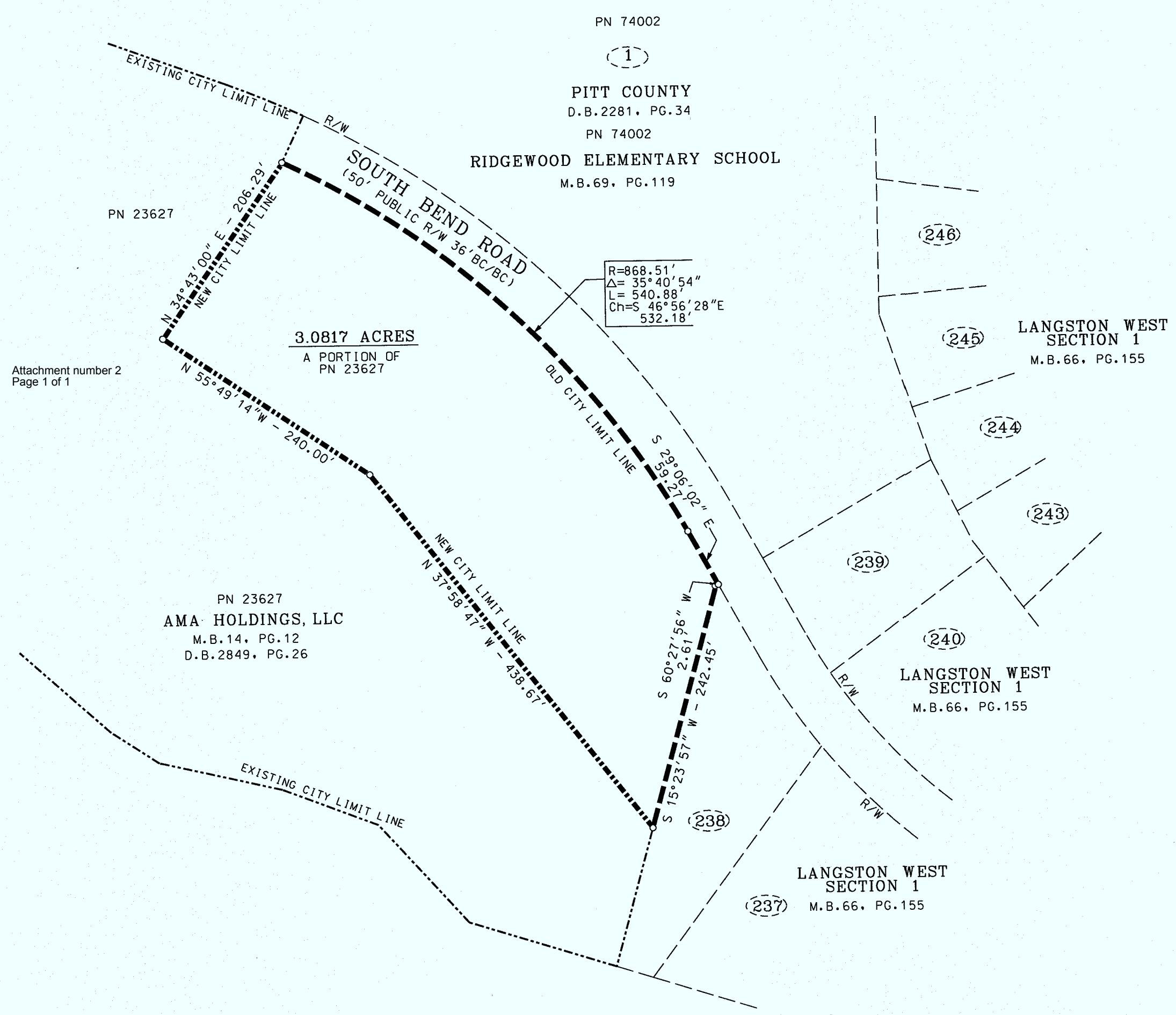
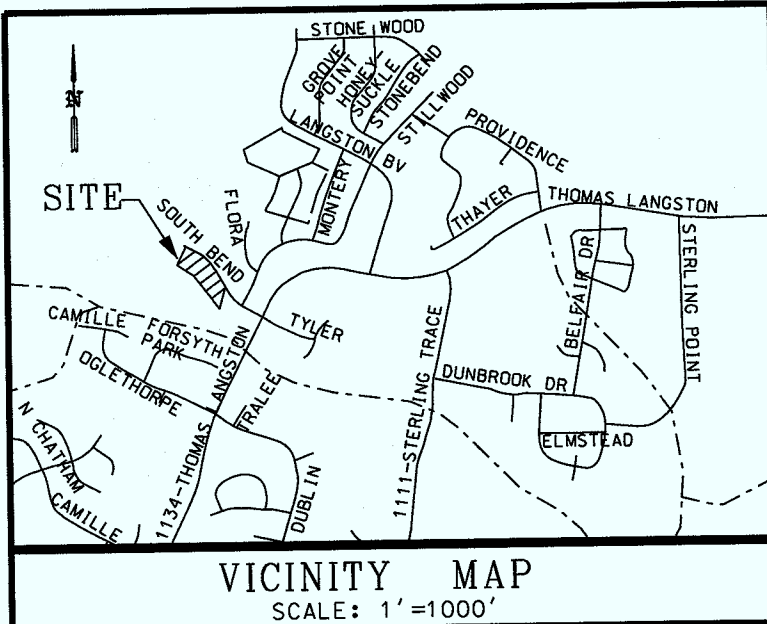
NORTH CAROLINA
PITT COUNTY

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.

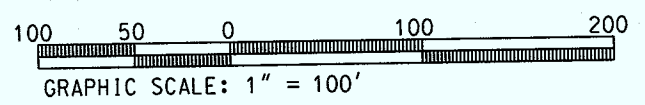
Notary Public

My Commission Expires: _____

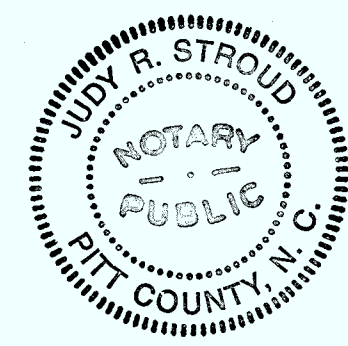
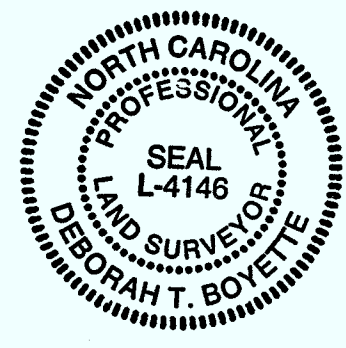


Attachment number 2
Page 1 of 1

LEGEND:
 - - - - - NEW CITY LIMIT LINE
 - - - - - OLD CITY LIMIT LINE
 - - - - - EXISTING CITY LIMIT LINE



A PORTION OF PARCEL NO. 23627
 REFERENCE: BEING A PORTION OF THE PROPERTY AS RECORDED IN
 DEED BOOK 2849, PAGE 26 OF THE PITT COUNTY REGISTRY



I, Deborah T. Boyette CERTIFY THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

Deborah T. Boyette
 PROFESSIONAL LAND SURVEYOR

I, Deborah T. Boyette CERTIFY THAT THIS MAP WAS DRAWN BY LISA JONES UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY Deborah T. Boyette THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS 16th DAY OF October, 2014.

SIGNED Deborah T. Boyette
 PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, Pitt COUNTY
 I, Judy R. Stroud, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Deborah T. Boyette, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AN ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE 16th DAY OF October, 2014.
 NOTARY PUBLIC Judy R. Stroud
 MY COMMISSION EXPIRES 2/28/15

LANGSTON WEST, SECTION 10 WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA	
OWNER: AMA HOLDINGS, LLC. PO BOX 30189 GREENVILLE, NC 27833 252-757-1627	
SURVEYED: N/A	APPROVED: DTB
DRAWN: LHJ	DATE: 9-24-14
CHECKED: DTB	SCALE: Item # 400'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA _____



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requested by the Planning and Zoning Commission to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of Fire Tower Road and Bayswater Road from a "Neighborhood Focus Area" to a "Regional Focus Area"

Explanation: **Abstract:** The Planning and Zoning Commission is requesting to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of Fire Tower Road and Bayswater Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

On September 16, 2014, the Planning and Zoning Commission considered an amendment to the Future Land Use Plan Map (FLUPM) for the property located south of Fire Tower Road between Corey Road and Dudley's Grant Townhomes from a high-density residential (HDR) designation to commercial (C) and office/institutional/multi-family (OIMF) designations. The Planning and Zoning Commission voted to recommend approval. At that same meeting, the Commission initiated a request to change the focus area designation in the subject area to a more appropriate designation due to the increase of additional commercial. It was requested that staff determine the appropriate focus area designation that would include both the current and the proposed commercial.

On October 9, 2014, the City Council approved the request to change the FLUPM from high density residential (HDR) to commercial (C). In total, the FLUPM recommends 60+ acres of commercial in the subject area.

Horizons states: "...the location and size of commercial nodes included in this plan are not intended to be static. As the area surrounding the commercial nodes develops, large node definitions and possibly even shifts in location from one intersection to another may be warranted."

A neighborhood focus area is defined as containing less than 40,000 square feet

of conditioned floor space. A regional focus area is defined as containing 400,000+ square feet of conditioned floor space.

Staff would anticipate a build-out of 400,000+ square feet of conditioned floor space. Therefore, staff would recommend a regional focus area designation.

Fiscal Note: No cost to the City.

Recommendation: Staff recommends that City Council approve an ordinance amending Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of Fire Tower Road and Bayswater Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

The Planning and Zoning Commission voted to approve the request at its October 21, 2014 meeting.

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

Attachments / click to download

- [Focus Area Map](#)
- [Ordinance amending Focus Area Map 990219](#)
- [Minutes Focus area designation amendment on Fire Tower Road 990752](#)

ORDINANCE NO. 14-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

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 November 13, 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 amending the Focus Area Map for the following described territory;

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per Ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per Ordinance No. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per Ordinance No. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Horizons: Greenville's Community Plan and a public hearing has been held to solicit public comment;

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

Section 1. The Focus Area Map is hereby amended by re-designating from a "Neighborhood Focus Area" to a "Regional Focus Area" for the area described as being located at the intersection of Fire Tower Road and Bayswater Road.

Section 2. That the Director of Community Development is directed to amend the Focus Area 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 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

990219

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/21/2014)

REQUEST INITIATED BY THE PLANNING AND ZONING COMMISSION TO AMEND THE HORIZONS: GREENVILLE'S COMMUNITY PLAN FOCUS AREA (OR COMMERCIAL NODE) MAP DESIGNATION FOR THE PROPERTY LOCATED AT THE INTERSECTION OF FIRE TOWER ROAD AND BAYSWATER ROAD FROM A "NEIGHBORHOOD FOCUS AREA" TO A "REGIONAL FOCUS AREA" - APPROVED

Ms. Chantae Gooby presented the plan amendment. This request was initiated by the Planning and Zoning Commission due to the increase in commercial on the Future Land Use Plan Map. Staff was charged with determining the appropriate designation of the focus area. Currently, the designation is a Neighborhood Focus Area which indicates the amount of commercial in that area should be about 20,000 to 40,000 square feet of conditioned floor space. Since the amount of commercial was increased on the Future Land Use Plan Map, the Planning and Zoning Commission requested that the focus area map be changed to a more appropriate designation. The Future Land Use Plan Map recommends roughly 60 acres of commercial. The anticipated build-out would be in excess of 400,000 square feet of conditioned floor space. Therefore, a Regional Focus Area designation was thought to be the most appropriate since it one of the largest focus areas and signifies over 400,000 square feet of conditioned floor space. Horizons states that focus area locations and sizes are not static and as development happens focus areas may vary in size and even locations.

Chairwoman Basnight opened the public hearing.

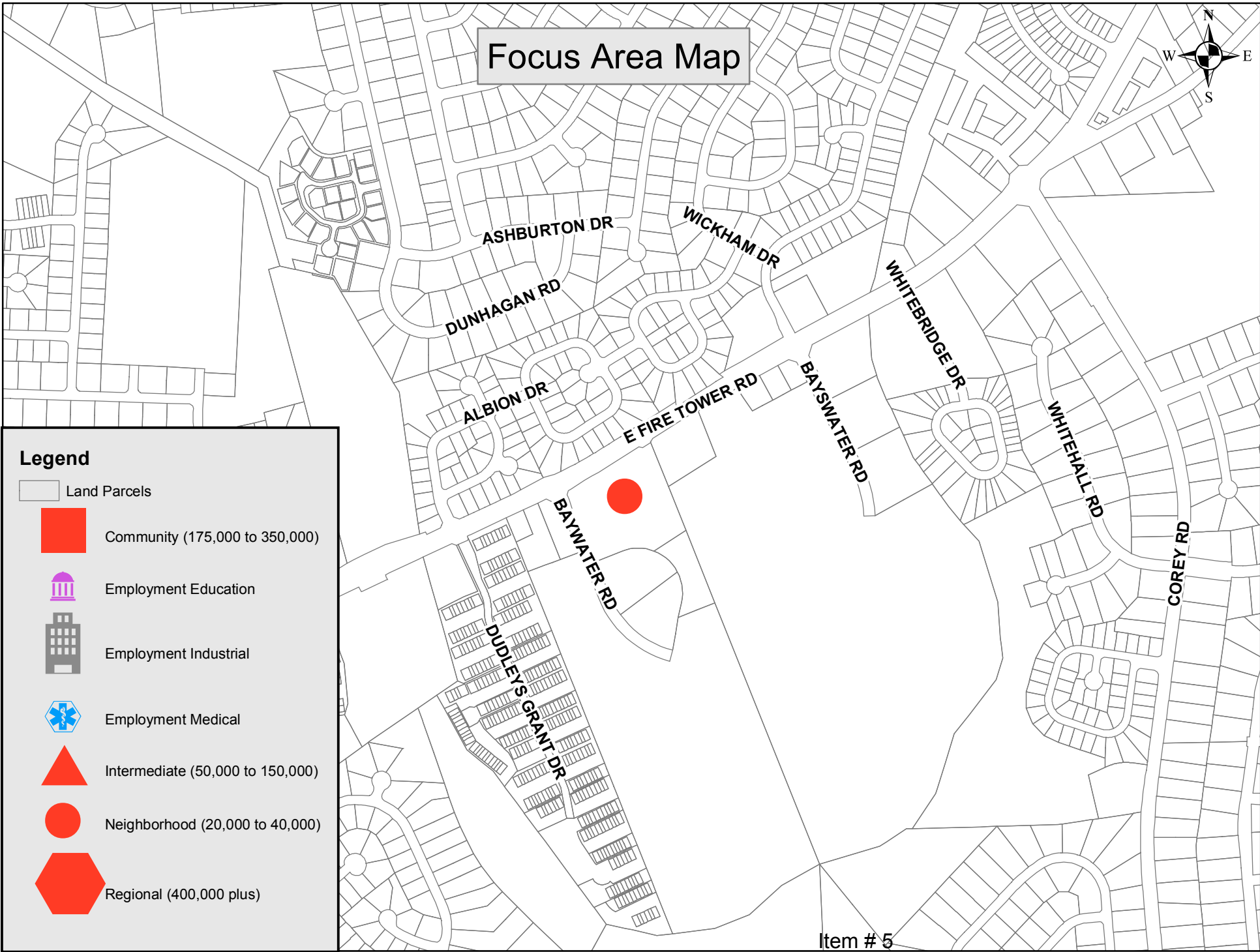
No one spoke in favor or in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.









Mr. Weitz stated the focus area designation amendment is important for planning purposes as it signifies the amount of commercial that should be located in areas. The new designation is more appropriate. He fully supports the amendment.

Motion made by Mr. Weitz, seconded by Mr. Schrade, to recommend approval of the plan amendment. Motion passed unanimously.

Focus Area Map



Legend

-  Land Parcels
-  Community (175,000 to 350,000)
-  Employment Education
-  Employment Industrial
-  Employment Medical
-  Intermediate (50,000 to 150,000)
-  Neighborhood (20,000 to 40,000)
-  Regional (400,000 plus)



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requested by V. Parker Overton to rezone 13.62 acres located 1,300+/- feet south of Fire Tower Road and 900+/- feet west of Corey Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial) and OR (Office-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request by V. Parker Overton to rezone 13.62 acres located 1,300+/- feet south of Fire Tower Road and 900+/- feet west of Corey Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial) and OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 7, 2014.
On-site sign(s) posted on October 7, 2014.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 28, 2014.
Public hearing legal advertisement published November 3 and November 10, 2014.

Comprehensive Plan:

The subject area is located in Vision Area D.

Management Actions:

D8. Restrict development north and south of Fire Tower Road to residential uses, outside of focus areas.

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.

The Future Land Use Plan Map was changed on October 9, 2014.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Fire Tower Road between Bayswater Road and Fork Swamp Canal transitioning to office/institutional/multi-family (OIMF) 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.

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. (See Additional Staff Comments)

Thoroughfare/Traffic Report Summary (PWD - Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classifications could generate 3,300 trips to and from the site on Fire Tower Road, which is a net increase of 2,110 additional trips per day.

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

History/Background:

In 1988, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned R6MH (Residential-Mobile Home). The property was included in a Future Land Use Plan Map amendment that was approved on October 9, 2014.

The subject property is part of the approved Fire Tower Junction Preliminary Plat approved in 2009.

Existing Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available at the property.

Historic Sites:

There are no known effects.

Environmental Conditions/Constraints:

There is floodway, 100- and 500-year floodplains associated with Fork Swamp Canal to the east and south of the property.

Surrounding Land Uses and Zoning:

North: CG - Vacant

South: R6MH - Vacant

East: CG and R6 - Common area for Surrey Meadows Cluster Subdivision

West: R6MH - Vacant

Anticipated Density:

Tract 1

Acreage: 4.4 acres

Current Zoning: R6MH

Proposed Category: CG

Under the current zoning, the site could yield 53+/- multi-family units (1, 2 and 3 bedrooms).

Under the proposed zoning, the site could yield 38,680+/- square feet of retail/conventional restaurant space.

Tract 2

Acreage: 9.18 acres

Current Zoning: R6MH

Proposed Category: OR

Under the current and proposed zoning districts, the site could yield the same number of multi-family units.

The anticipated build-out for the subject properties is within one year.

Additional Staff Comments:

On September 16, 2014, the Planning and Zoning Commission initiated an amendment to the Horizons: Greenville's Community Plan to change the commercial node designation located at Fire Tower Road and Bayswater Road from a neighborhood commercial node to a regional commercial node.

This item will be considered at the October 21, 2014 Planning and Zoning Commission meeting.

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 zoning 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 and desirable 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 October 21, 2014 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment 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 zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Objective UF 17 to prohibit "strip development" along collector and thoroughfare streets, Objective UF 20 to concentrate higher intensity uses in employment and focus areas and Objective UF 21 to provide transition buffers and/or zoning between incompatible land uses, and further that the denial of the rezoning request is reasonable and in the public interest due to the rezoning request does not promote, in addition to the furtherance of other goals and objectives, the safety and general welfare of the community by concentrating higher intensive uses in focus areas which helps to preserve the carrying capacity of streets and transitional zoning by using office-multi-family zoning as a buffer between commercial development and conservation/open space. .

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 zoning 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](#)

- [Combined map, survey, traffic and buffer charts](#)
 - [Ordinance V Parker Overton Rezoning 990754](#)
 - [Minutes Parker Overton Rezoning 990742](#)
 - [List of Uses R6MH to CG and OR 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 13th day of November, 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 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;

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 zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Objective UF17 to prohibit “strip development” along collector and thoroughfare streets, Objective UF20 to concentrate higher intensive uses in employment and focus areas, and Objective UF 21 to provide transition buffers and/or zoning between compatible uses; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community by concentrating higher intensive uses in focus areas which helps to preserve the carrying capacity of streets and provide transitional zoning by using office-multi-family zoning as a buffer between commercial development and conservation/open space;

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, Tract 1

LOCATION: Located 1,300+/- feet south of Fire Tower Road and 900+/- feet west of Corey Road.

DESCRIPTION: BEGINNING at a point in the future western right-of-way line of Bayswater Road at its southern terminus as shown on a Rezoning map entitled Champion Health and Fitness, Rivers Drawing Z-2587, thence with the existing zoning line and the southern terminus of future Bayswater Road S 61°28'59" E 60.00 feet to a point in the eastern future right-of-way line of Bayswater Road, said point being the future southwest corner of Lot 4, Block B, Firetower Junction, thence leaving future Bayswater Road and with the southern line of future Lot 4 and the existing zoning line S 80°05'10" E 662.23 feet to a point in the western line of Surry Meadows Cluster Subdivision recorded in Map Book 52, page 60; thence with the line of Surry Meadows Cluster Subdivision the following; S 11°20'56" E 133.55 feet, S 03°33'04" W 160.81 feet, S 02°37'46" E 144.70, S 24°04'17" W 24.20 feet to a point, 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 54°32'02" W 869.06 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 54°32'02" 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 31°59'30" E, a chord distance of 72.73 feet and a radius of 600.00 feet to the POINT OF BEGINNING containing 4.44 acres more or less with 0.11 acres contained in said future right-of-way of Bayswater Road as shown on a map by Rivers and Associates, Inc., dated September 23, 2014, last revised October 8th, 2014, Drawing Z-2591 entitled REZONING MAP FOR: V. PARKER OVERTON which by reference is made a part hereof.

Section 2. That the following described territory is rezoned from R6MH (Residential-Mobile Home) to OR (Office-Residential).

TO WIT: V. Parker Overton Property, Tract 2

LOCATION: Located 1,300+/- feet south of Fire Tower Road and 900+/- feet west of Corey Road.

DESCRIPTION BEGINNING at a point in the future western right-of-way line of Bayswater Road, said point being a common corner with Tract 1 described above, thence crossing the future right-of-way of Bayswater Road S 54°32'02" E 60.00 feet to a point in the future eastern right-of-way line of Bayswater Road, said point being the southwest corner of Tract 1 described above, thence leaving the future Bayswater Road and with the southern line of Tract 1 S 54°32'02" E 869.06 feet to a point in the western line of Surry

Meadows Cluster Subdivision recorded in Map Book 52, page 60; thence with the line of Surry Meadows Cluster Subdivision the following; S 24°04'17" W 87.06 feet, S 43°33'17" W 329.98 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 54°27'16" W 970.93 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 23°13'52" 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 62°47'42" E, a chord distance of 159.47 feet and a radius of 1150.46 feet to a point, thence continuing 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 47°08'36" E, a chord distance of 242.88 feet and a radius of 600 feet to the POINT OF BEGINNING containing 9.18 acres more or less with 0.58 acres contained in said future right-of-way of Bayswater Road as shown on a map by Rivers and Associates, Inc., dated September 23, 2014, last revised October 8, 2014, Drawing Z-2591 entitled REZONING MAP FOR: V. PARKER OVERTON which by reference is made a part hereof.

Section 3. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 990754

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/21/2014)

ORDINANCE REQUESTED BY V. PARKER OVERTON TO REZONE 13.62 ACRES LOCATED 1,300+/- FEET SOUTH OF FIRE TOWER ROAD AND 900+/- FEET WEST OF COREY ROAD FROM R6MH (RESIDENTIAL-MOBILE [HIGH DENSITY MULTI-FAMILY]) TO CG (GENERAL COMMERCIAL) AND OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located at Fire Tower Road and Bayswater Road. Tract 1 is roughly 4.4 acres and the request is for General Commercial. Tract 2 is a little over 9 acres and the request is for Office-Multi-Family. Last month the Commission heard and recommended approval for a Future Land Use Plan Map amendment in this same area. The amendment was approved by City Council at its October meeting. The area is largely vacant but is being developed as commercial. The two tracts will back up to the common area of the Surrey Meadows Subdivision. There is a focus area at this location. Item 7 on tonight's agenda is to amend the focus area designation to a regional focus area which would increase the size of the focus area. There are two signalized intersections at Bayswater Road and Fire Tower Road. Bayswater will eventually connect and it will have sidewalks. This request could generate a net increase of about 2,100 trips per day. The two tracts are impacted by the floodway, which can have no development, and the 100 and 500-flood plains associated with Fork Swamp Canal. Under the current zoning for Tract 1, the property could accommodate about 53 multi-family units. Under the proposed zoning, the property could accommodate about 38,000 square feet of retail or conventional restaurant. Under the current and proposed zoning for Tract 2, the property could accommodate the same number of multi-family units but the rezoning provides an office option. The updated version of the Future Land Use Plan Map recommends commercial along Fire Tower Road, then transitions to office/institutional/multi-family. There is conservation open space along Fork Swamp Canal. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Chairwoman Basnight opened the public hearing.

Mr. Jim Hopf, representative for the applicant, spoke in favor of Tract 1. He stated he came before the Commission for a rezoning for the property north of Tract 1. That was approved for commercial. This request would add more commercial to Tract 1. Tract 2 provides transitional zoning. The commercial request is consistent and compatible with the Future Land Use Plan Map.

Mr. Greg Lassiter, owner of Champions Health and Fitness Center, spoke in favor of Tract 1. He needs additional commercial to build a larger aquatic facility next to his fitness center.

Mr. Phil Dixon, representative for prospective buyer of Tract 2, spoke in favor for Tract 2. In 1988, when the property was included in the ETJ (extra-territorial jurisdiction), it was zoned RM6H and had 2 mobile home parks on it. At that time, it was a great location for High Density Multi-Family development, but it remained vacant for many years. He stated to facilitate

development, there needs to be an opportunity for office/multi-family development. It is a good location for office development with signalized intersections and great buffers.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Ms. Bellis, 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

OR (Office-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales incidental

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

- p. Board or rooming house
- 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)
- 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

(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 recreation facility

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) *Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) *Repair:** None

(10) *Retail Trade:*

- s. Book or card store, news stand
- w. Florist

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

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- 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

OR (Office-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
 - i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

(4) Governmental:

- a. Public utility building or use

*(5) Agricultural/ Mining:** None

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- 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)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:** None

(10) Retail Trade:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

*(12) Construction:** None

(13) Transportation:

- h. Parking lot or structure; principle use

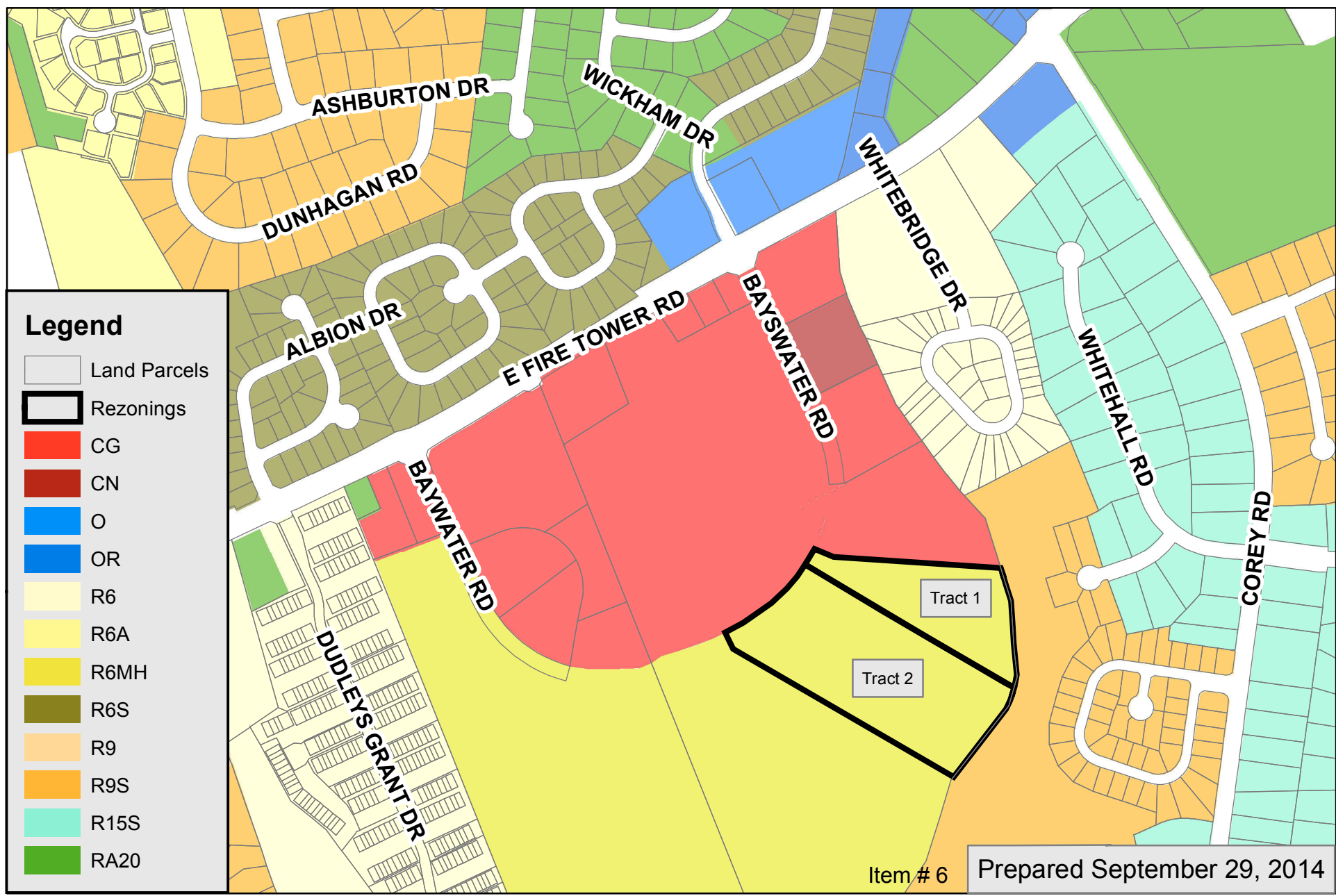
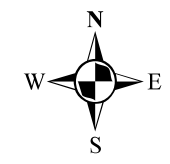
*(14) Manufacturing/ Warehousing: * None*

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

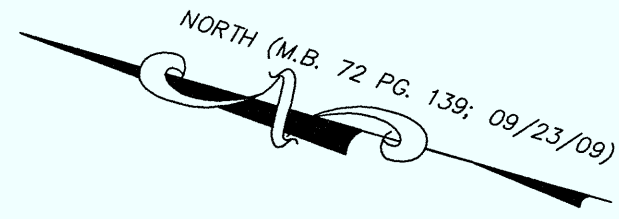
V. Parker Overton Rezoning
Tract 1: From: R6MH To: CG (4.44 acres)

Tract 2: From: R6MH To: OR (9.18 acres)



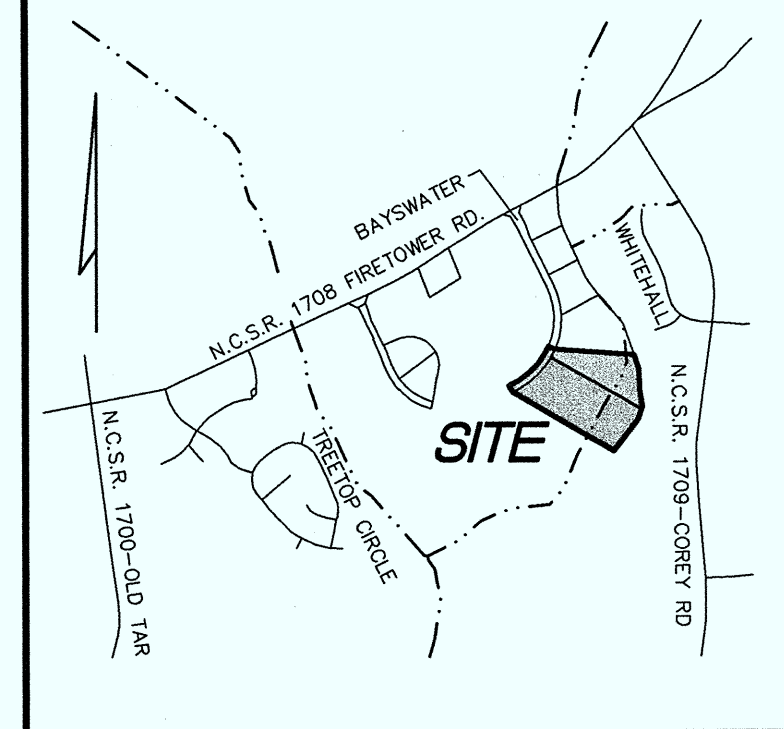
Legend

- Land Parcels
- Rezonings
- CG
- CN
- O
- OR
- R6
- R6A
- R6MH
- R6S
- R9
- R9S
- R15S
- RA20

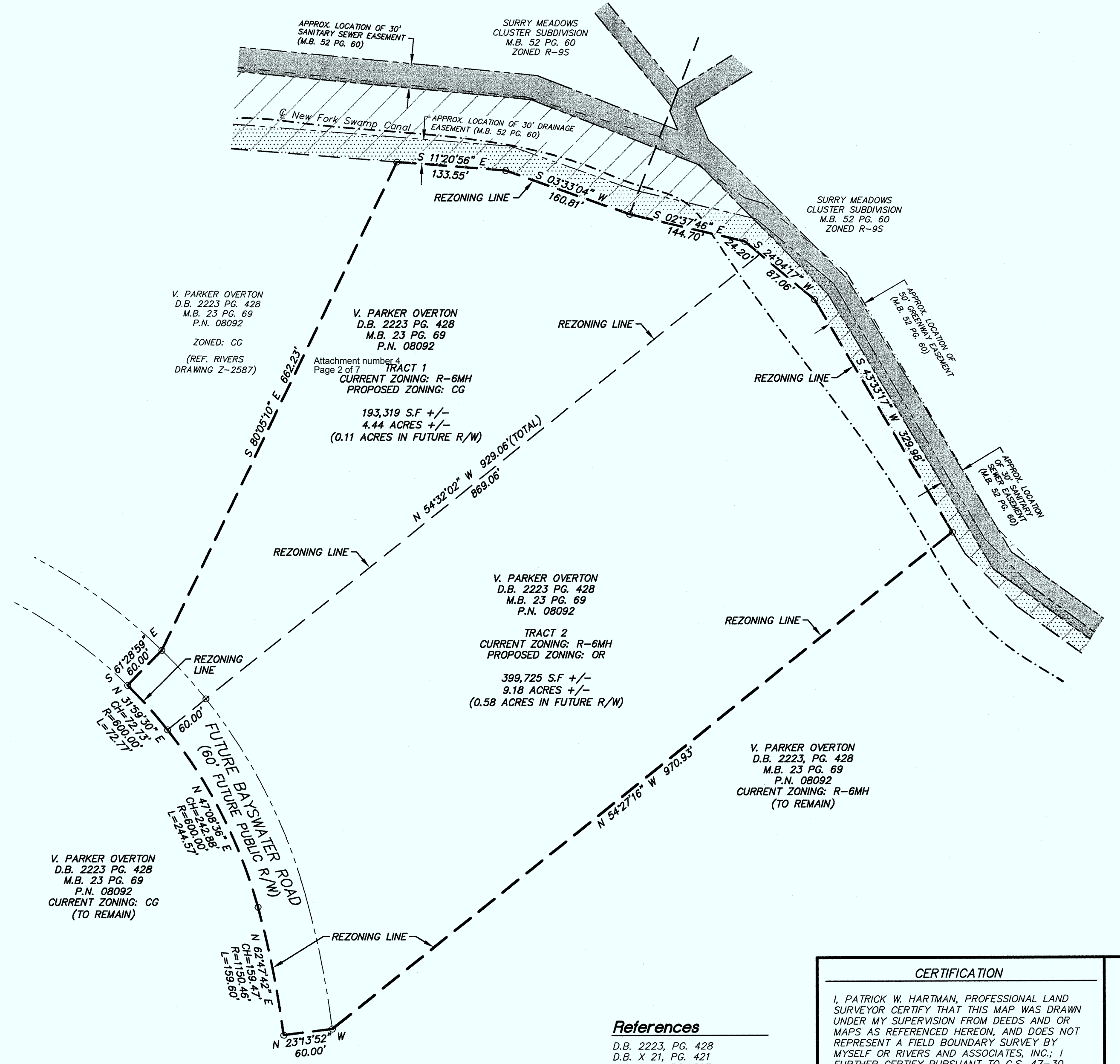


Legend

PARCEL NUMBER	P.N.	REZONING LINE	---
PAGE	PG.	EXISTING EASEMENT	- - - -
MAP BOOK	M.B.	NEW FORK SWAMP CANAL	---
N/F	NOW OR FORMERLY		
DEED BOOK	D.B.		
RIGHT OF WAY	R/W		
REFERENCE	REF.		



Vicinity Map - NTS



V. PARKER OVERTON
D.B. 2223 PG. 428
M.B. 23 PG. 69
P.N. 08092
ZONED: CG
(REF. RIVERS
DRAWING Z-2587)

V. PARKER OVERTON
D.B. 2223 PG. 428
M.B. 23 PG. 69
P.N. 08092
Attachment number 4
Page 2 of 7
TRACT 1
CURRENT ZONING: R-6MH
PROPOSED ZONING: CG
193,319 S.F +/-
4.44 ACRES +/-
(0.11 ACRES IN FUTURE R/W)

V. PARKER OVERTON
D.B. 2223 PG. 428
M.B. 23 PG. 69
P.N. 08092
TRACT 2
CURRENT ZONING: R-6MH
PROPOSED ZONING: OR
399,725 S.F +/-
9.18 ACRES +/-
(0.58 ACRES IN FUTURE R/W)

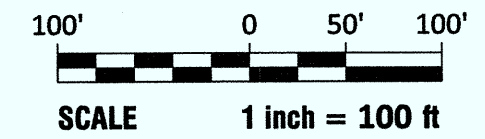
V. PARKER OVERTON
D.B. 2223, PG. 428
M.B. 23 PG. 69
P.N. 08092
CURRENT ZONING: R-6MH
(TO REMAIN)

V. PARKER OVERTON
D.B. 2223 PG. 428
M.B. 23 PG. 69
P.N. 08092
CURRENT ZONING: CG
(TO REMAIN)

- 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
 - RIVERS DRAWING Z-2587 (REZONING)

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).
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.



REVISIONS: #1 - 10/8/2014 - PER CITY COMMENTS AND REVIEW.

CERTIFICATION

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 23rd DAY OF SEPTEMBER, 2014.

SIGNED *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262

DATE 9/23/2014

SURVEY	DRAFT	EW
DESIGN	CHECK	PH

NC License: F-0334

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REZONING MAP FOR:
V. PARKER OVERTON
OWNER: V. PARKER OVERTON
CITY OF GREENVILLE, WINTERVILLE TWS., PITT CO., N.C.

SCALE 1" = 100'	DRAWING NO. Z-2591	PROJECT NO. 2014045	SHEET 1 OF 1
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V. Parker Overton
Tract 1 - From: R6MH To: CG (4.44 acres)

Tract 2 - From: R6MH To: OR (9.18 acres)



Prepared September 29, 2014

Item # 6

Legend

- Land Parcels
- Rezoning
- Approved Proposed Public Streets

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 14-17

Applicant: V. Parker Overton

Property Information

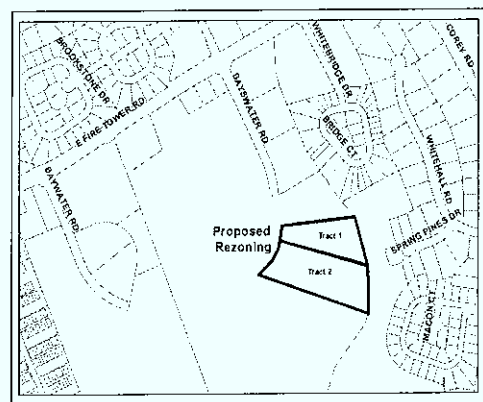
Current Zoning: Tract 1: R6MH (Residential [High Density Mobile Home])
Tract 2: R6MH (Residential [High Density Mobile Home])

Proposed Zoning: Tract 1: CG (General Commercial)
Tract 2: OR(Office-Residential [High Density Multi-Family])

Current Acreage: Tract 1: 4.44 acres
Tract 2: 9.18 acres

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

Points of Access: Fire Tower Road



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: 39,700 vehicles/day (**)
Design ADT:	39,700 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: 1,190 -vehicle trips/day (*) **Proposed Zoning:** 3,300 -vehicle trips/day (*)

Estimated Net Change: increase of 2110 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 , West of Site (60%): “No build” ADT of 33,290

Estimated ADT with Proposed Zoning (full build) –	35,270
Estimated ADT with Current Zoning (full build) –	<u>34,004</u>
Net ADT change =	1,266 (4% increase)

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

Estimated ADT with Proposed Zoning (full build) – 34,610

Estimated ADT with Current Zoning (full build) – 33,766

Net ADT change = 844 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3300 trips to and from the site on Fire Tower Rd, which is a net increase of 2110 additional trips per day.

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

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:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requested by HD Property Holdings, LLC to rezone 3.062 acres located near the southwest corner of the intersection of East 10th Street and L. T. Hardee Road from IU (Unoffensive Industry) to CG (General Commercial)

Explanation: **Abstract:** The City has received a request from HD Property Holdings, LLC to rezone 3.062 acres located near the southwest corner of the intersection of East 10th Street and L. T. Hardee Road from IU (Unoffensive Industry) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 7, 2014.
On-site sign(s) posted on October 7, 2014.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 28, 2014.
Public hearing legal advertisement published on November 3 and November 10, 2014.

Comprehensive Plan:

The subject site is located in Vision Area C.

East 10th Street (NC 33) is considered a gateway corridor from its intersection with Greenville Boulevard and continuing east. Gateway corridors serve as primary entranceways into the City and help define community character.

There is a recognized intermediate focus area to the east of the intersection of East 10th Street and Portertown Road. Intermediate focus areas generally contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) at the southwest corner of the intersection of East 10th Street and L. T. Hardee Road.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,934 trips to and from the site on East 10th Street, which is a net increase of 1,832 additional trips per day.

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

History/Background:

In 1989, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned IU (Unoffensive Industry).

Present Land Use:

One commercial warehouse and one vacant lot.

Water/Sewer:

Water is available from Eastern Pines Water Corporation. Sanitary sewer from Greenville Utilities is available at the River Hills pump station.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: RA20 - One single-family residence; R6S - Vacant (approved preliminary plat for River Bend Subdivision - 145 single-family lots)

South: Norfolk Southern Railroad

East: IU - Hardee's Body Shop; RA20 - One single-family residence; Simpson Jurisdiction - Farmland

West: RA20 - One single-family residence and farmland

Density Estimates:

Under the current zoning (IU), the site could yield 26,676+/- square feet of manufacturing/ warehouse uses.

Under the proposed zoning (CG), the site could yield 26,676+/- square feet of retail/ restaurant uses.

The anticipated build-out is within one year.

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 zoning 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 and desirable 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 October 21, 2014 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment 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 zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Objective UF 17 to prohibit "strip development" along collector and thoroughfare streets and Objective UF 20 to concentrate higher intensity uses in employment and focus areas, and further that the denial of the rezoning request is reasonable and in the public interest due to the rezoning request does not promote, in addition to the furtherance of other goals and objectives, the safety and general welfare of the community by concentrating higher intensive uses in focus areas which helps to preserve the carrying capacity of streets.

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 zoning 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](#)

[Combined map, survey, traffic and buffer charts](#)

[Ordinance HD Property Holdings 990767](#)

[Minutes HD Property Holdings 990749](#)

[List of uses IU to CG 962698](#)

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 13th day of November, 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 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;

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 zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Objective UF17 to prohibit “strip development” along collector and thoroughfare streets and Objective UF20 to concentrate higher intensive uses in employment and focus areas; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community by concentrating higher intensive uses in focus areas which helps to preserve the carrying capacity of streets.

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

Section 1. That the following described territory is rezoned from IU (Unoffensive Industry) to CG (General Commercial).

TO WIT: HD Property Holdings, LLC Property

LOCATION: Located near the southwest corner of the intersection of East 10th Street and L. T. Hardee Road.

DESCRIPTION: Beginning at a point located along the southern right-of-way of East Tenth Street (NC HWY 33), said point being located at the intersection of the southern right-of-way of East Tenth Street (NC Hwy 33) and the western right-of-way of NCSR 1728 (L.T. Hardee Road), said point also being a corner of the John Thomas Tyson and wife, Hattie May Tyson property as recorded in Deed Book 128, Page 259 of the Pitt County Register of Deeds Office. Thence from said point and running along the southern right-of-way of East Tenth Street N 75°56'13" W 83.56' to the point of beginning.

From said point of beginning and leaving the southern right-of-way of East Tenth Street (NC Hwy 33) and running with the western property line of said Tyson property S 15°07'43" W 155.86' to a point, said point being a common corner between said Tyson property and the William Scott Hardee and wife Ginger Hardee property as recorded in Deed Book 1454, Page 772 of the Pitt County Register of Deeds Office. Thence with the northern line of said Hardee property N 77°52'56" W 25.50' to a point, thence with the western line of said Hardee property S 09°35'42" W 88.75' to a point. Thence with the southern line of said Hardee property S 75°34'12" E 141.28' to a point, said point being located along the western right-of-way of NCSR 1728 (L.T. Hardee Road). Thence from said point and running along the western right-of-way of NCSR 1728 (L.T. Hardee Road) S 15°22'45" W 387.36' to a point located at the intersection of the western right-of-way of NCSR 1728 (L.T. Hardee Road) and the northern right-of-way of Norfolk Southern Railroad. Thence from said point and running along the northern right-of-way of said Norfolk Southern Railroad N 68°46'29" W 269.55' to a point, said point being a common corner with said Norfolk Southern Railroad and the Hardee Properties Family Limited Partnership property as recorded in Deed Book 3104, Page 453 of the Pitt County Register of Deeds Office. Thence from said point and leaving the northern right-of-way of said Norfolk Southern Railroad and running with the eastern line of said Hardee Properties Family Limited Partnership N 15°08'54" E 357.05' to a point, thence N 15°47'25" E 245.94' to a point, said point being located along the southern right-of-way of East Tenth Street (N.C. Hwy 33) and being the northeast corner of the James Lewis Hardee Jr. Property as recorded in Deed Book 1454, Page 772 of the Pitt County Register of Deeds Office. Thence from said point and running along the southern right-of-way of East Tenth Street (N.C. Hwy 33) S 74°41'56" E 142.39' to the point of beginning containing 3.062 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 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 990767

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/21/2014)

ORDINANCE REQUESTED BY HD PROPERTY HOLDINGS, LLC TO REZONE 3.062 ACRES LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST 10TH STREET AND L.T. HARDEE ROAD FROM IU (UNOFFENSIVE INDUSTRY) TO CG (GENERAL COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the eastern section of the City and specifically at the corner of E. 10th Street and L.T. Hardee Road just east of the new Wal-Mart Shopping Center. To the north of East 10th Street is Pitt County's Jurisdiction and to the east is the Town of Simpson's Jurisdiction. The request is composed of 2 parcels and there are some buildings already located on the property. The property is considered to be part of the intermediate focus area located along East 10th Street, where commercial is anticipated and encouraged. This request could generate a net increase of about 1,800 trips per day which is within the design capacity of East 10th Street. The property is currently zoned IU (Unoffensive Industry) and the request is for CG (General Commercial). Under both zoning districts, the property could accommodate about the same square footage. Under the current zoning, the uses would be manufacturing or warehouse. Under the proposed zoning, the uses would include retail and restaurant. The Future Land Use Plan Map recommends commercial at the intersection of East 10th Street and L.T. Hardee Road. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Chairwoman Basnight opened the public hearing.

Mr. Mike Baldwin, representative for the applicant, spoke in favor of the request. He stated the request was in compliance with the Future Land Use Plan and that the increased traffic still keeps East 10th Street within its design capacity.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

No comments made during board discussion.

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

IU (Unoffensive Industry)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-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:

- a. Public utility building or use
- 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
- e. County government operation center

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

(7) Office/ Financial/ Medical:

- b. Operation/processing center
- c. Office; customer service 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)
- g. Catalogue processing center

(8) Services:

- n. Auditorium
- 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)
- 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)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

(10) Retail Trade:

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

(12) Construction:

- b. Licensed contractor; general, electrical, plumbing, mechanical, etc. including outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

* None

IU (Unoffensive Industry)

Special Uses

*(1) General:** None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

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

(4) Governmental: None*

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) Construction: None*

(13) Transportation:

- c. Taxi and limousine service

(14) Manufacturing/ Warehousing:

- z. Metallurgy, steel fabrication, welding

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

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

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*

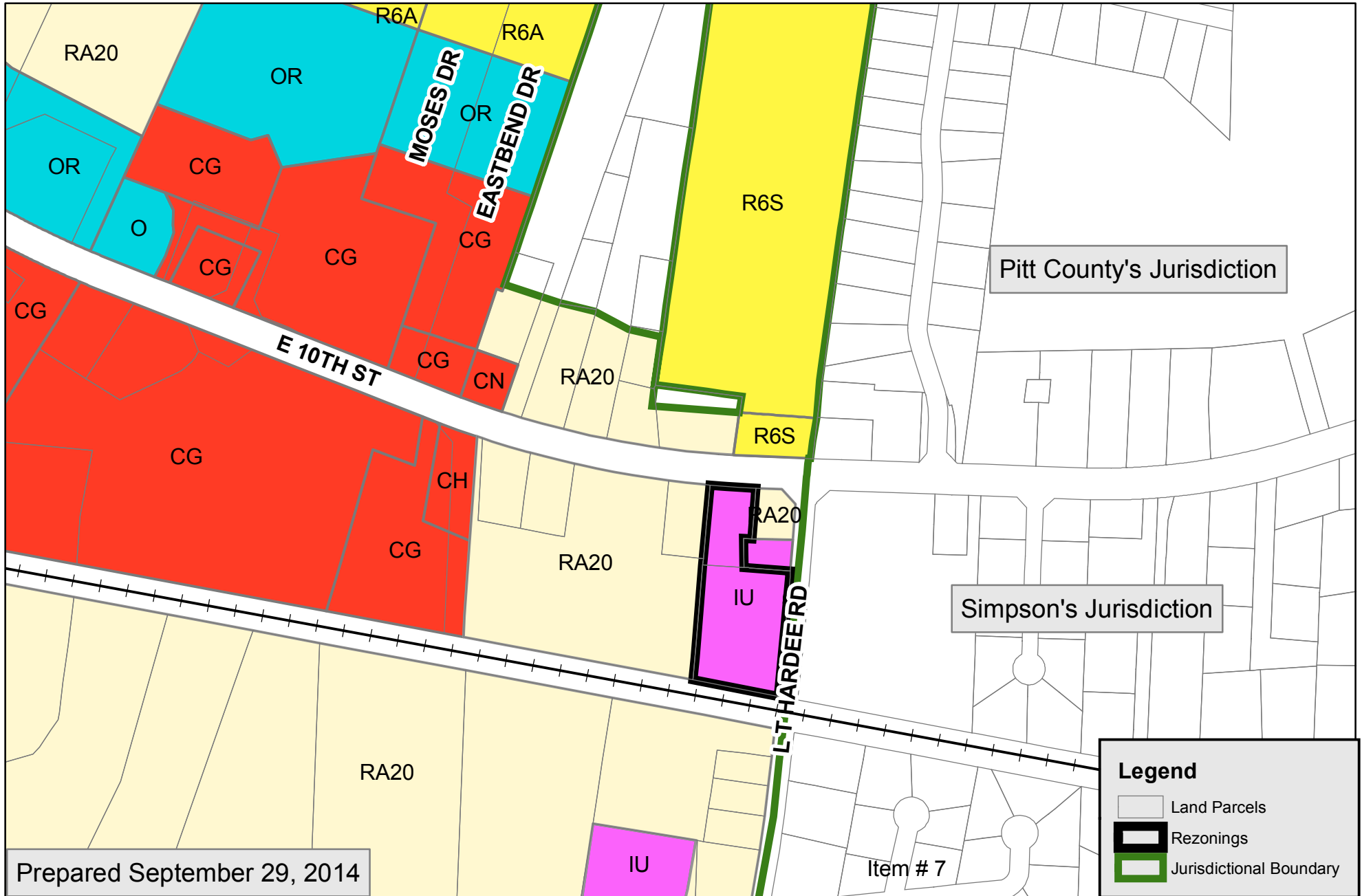
(14) Manufacturing/ Warehousing:

- 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

HD Property Holdings, LLC
From: IU (Unoffensive Industry)
To: CG (General Commercial)
3.062 acres

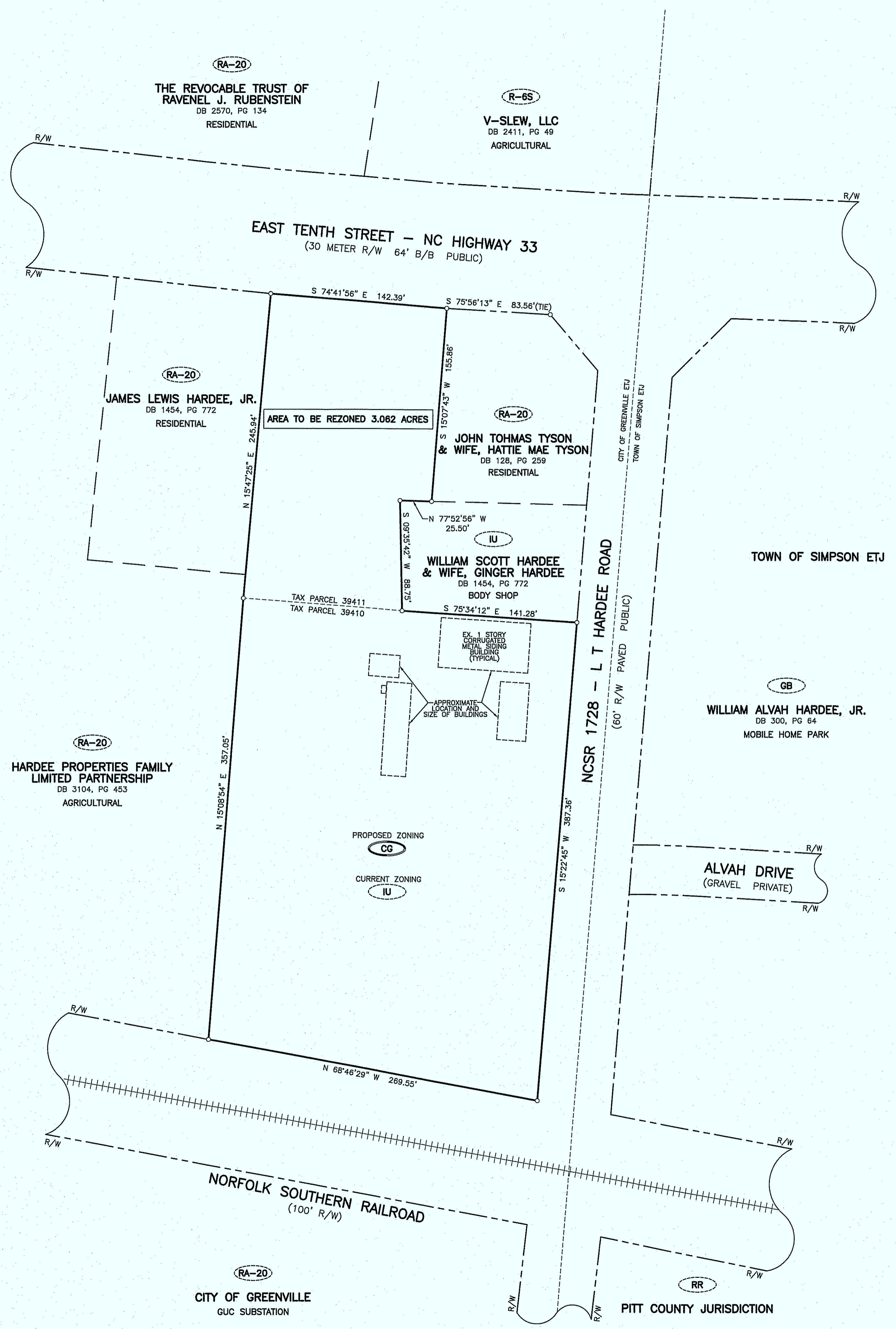
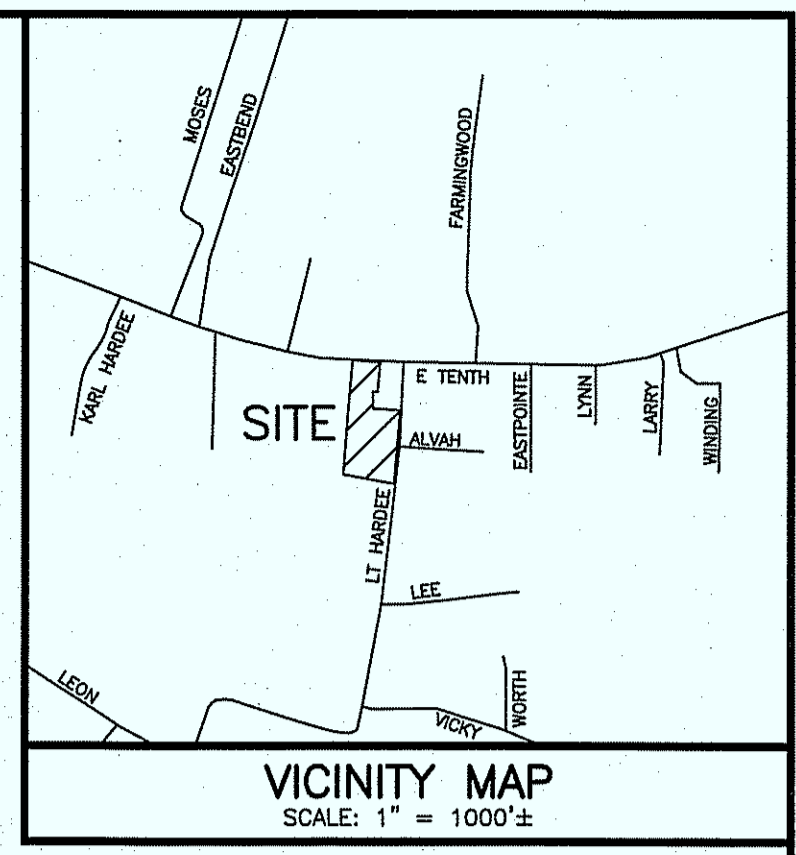
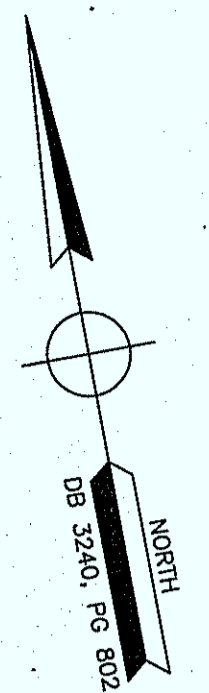


Prepared September 29, 2014

Item # 7

Legend

- Land Parcels
- Rezoning
- Jurisdictional Boundary



ADJOINING PROPERTY OWNERS ADDRESSES

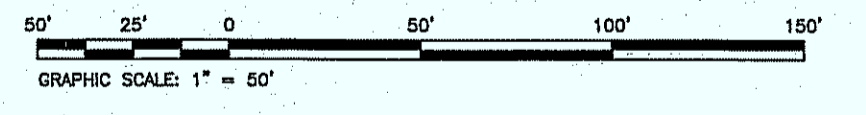
- JOHN TOHMAS TYSON
and wife, JHATTIE MAE TYSON
4680 E TENTH STREET EXT.
GREENVILLE, NC 27858
- WILLIAM SCOTT HARDEE
and wife, GINGER HARDEE
305 HARDEE LANE
GREENVILLE, NC 27858
- HD PROPERTY HOLDINGS, LLC
103 OAKMONT DRIVE SUITE 1
GREENVILLE, NC 27858
- HARDEE PROPERTIES FAMILY LIMITED PARTNERSHIP
123 LAKESHIRE COVE
CANTON, MS 39201
- JAMES LEWIS HARDEE, JR.
4680 E TENTH STREET
GREENVILLE, NC 27858
- THE REVOCABLE TRUST OF RAVENEL J RUBENSTEIN
3 WILLOW DOWNS POINT
COLUMBIA, SC 29223
- V-SLEW, LLC
2625 CHARLES BOULEVARD
GREENVILLE, NC 27858
- WILLIAM ALVAH HARDEE, JR.
4738 NC 33 EAST
GREENVILLE, NC 27858
- CITY OF GREENVILLE
P.O. BOX 7207
GREENVILLE, NC 27835

Attachment number 4
Page 2 of 6

LEGEND

- R/W = RIGHT-OF-WAY
- DB = DEED BOOK
- ETJ = EXTRATERRITORIAL JURISDICTION

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS SITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.



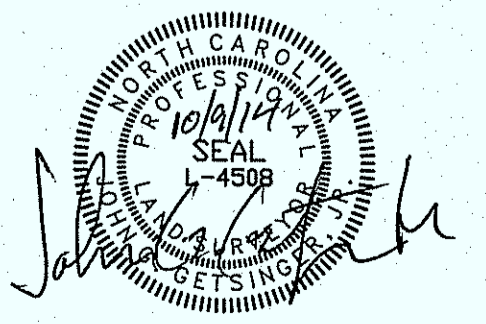
SHEET 1 OF 1
REZONING MAP

PARCEL# 39411
TAX MAP# 5607-40-7336
PARCEL# 39410
TAX MAP# 5607-40-7170

HD PROPERTY HOLDINGS, LLC.

REFERENCE: DEED BOOK 3240 PAGE 802 OF THE
PITT COUNTY REGISTER OF DEEDS
GRIMESLAND TOWNSHIP, PITT COUNTY, N.C.

OWNER: HD PROPERTY HOLDINGS, LLC.
ADDRESS: 103 OAKMONT DRIVE SUITE 1
GREENVILLE, NC 27858
PHONE: 252-341-0107



	SURVEYED: N/A	APPROVED: MWB
	DRAWN: NRW	DATE: 06/19/14
3740-B EDWARDS STREET GREENVILLE, NC 27634 252.756.1390	CHECKED: MWB	SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 09/10/14

HD Property Holdings, LLC
From: IU (Unoffensive Industry)
To: CG (General Commercial)
3.062 acres



Prepared September 29, 2014

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 14-16

Applicant: HD Property Holdings, LLC

Property Information

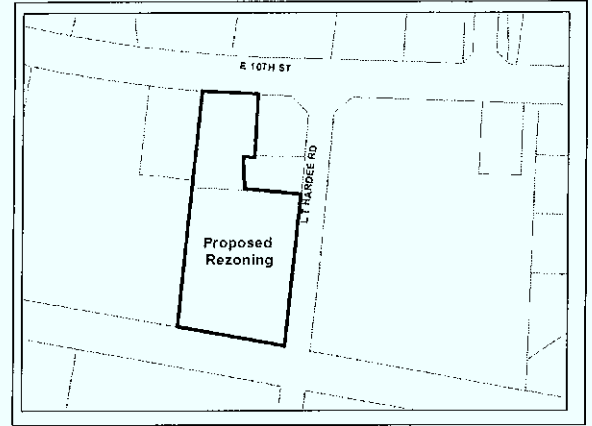
Current Zoning: IU (Unoffensive Industry)

Proposed Zoning: CG (General Commercial)

Current Acreage: 3.062 acres

Location: Corner of E. 10th St & LT Hardee Road

Points of Access: E. 10th St, LT Hardee Road



Location Map

Transportation Background Information

1.) E. 10th St- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane - curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	18,200 (*)	Ultimate Design ADT: 33,400 vehicles/day (**)
Design ADT:	33,400 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along E. 10th St that service this property.

Notes: (*) 2012 NCDOT 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: 102 -vehicle trips/day (*) **Proposed Zoning: 1,934** -vehicle trips/day (*)

Estimated Net Change: increase of 1832 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 E. 10th St are as follows:

1.) E. 10th St , West of Site (60%): “No build” ADT of 18,200

Estimated ADT with Proposed Zoning (full build) – 19,360
 Estimated ADT with Current Zoning (full build) – 18,261
Net ADT change = 1,099 (6% increase)

2.) E. 10th St , East of Site (40%):

"No build" ADT of 18,200

Estimated ADT with Proposed Zoning (full build) – 18,974

Estimated ADT with Current Zoning (full build) – 18,241

Net ADT change = 733 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1934 trips to and from the site on E. 10th St, which is a net increase of 1832 additional trips per day.

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

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.



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requested by Parkside MM, LLC to rezone 0.53 acres located at the southwest corner of the intersection of Johns Hopkins Drive and Scales Place from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from Parkside MM, LLC to rezone 0.53 acres located at the southwest corner of the intersection of Johns Hopkins Drive and Scales Place from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 7, 2014.
On-site sign(s) posted on October 7, 2014.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 28, 2014.
Public hearing legal advertisement published on November 3 and November 10, 2014.

Comprehensive Plan:

The subject site is located in Vision Area F and in the recognized Medical District.

Management Actions for Vision Area F:

F6. Strengthen/support the medical district plan.

The Future Land Use Plan Map recommends office/institutional/medical (OIM) at the southwest corner of Johns Hopkins Drive and Scales Place and transitions to office/ institutional/multi-family (OIMF) to the south and west.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on the analysis comparing the existing zoning (40 daily trips) and requested rezoning, the proposed rezoning classification could generate 53 trips to and from the site on Johns Hopkins Drive, which is a net increase of 13 trips per day. With the additional 13 trips generated by the proposed rezoning, the impact on traffic along this road is negligible (<1%). Therefore, a traffic volume report was not generated.

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MO (Medical-Office).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available at the property.

Historic Sites:

There are no known effects on the designated site.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: MO - Eastern Carolina ENT
South: MR - University Medical Park Townhomes
East: MO - Vacant
West: MR - Common Area for University Medical Park Townhomes (undeveloped)

Density Estimates:

Under the current zoning, the site could accommodate 3,643+/- square feet of office space.

Under the proposed zoning, the site could accommodate 6-8 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out is within one year.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map, and the Medical District Land Use Plan Update (2007).

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (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 rezoning.

The Planning and Zoning Commission voted to approve the request at its October 21, 2014 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment 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 zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Objective UF 3 to encourage a diversity of housing options and further that the denial of the rezoning request is reasonable and in the public interest due to the rezoning request does not provide safe, adequate, and affordable housing to meet the needs of all population groups within the community.

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 zoning 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

 [Combined map, survey and buffer charts](#)

 [Ordinance Parkside MM LLC 990766](#)

 [Minutes Parkside MM Rezoning 990748](#)

 [List of Uses for MO to MR 900329](#)

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 13th day of November, 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 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;

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 zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Objective UF 3 to encourage a diversity of housing options; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, provide safe, adequate, and affordable housing to meet the needs of all population groups within the community.

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

Section 1. That the following described territory is rezoned from MO (Medical-Office) to MR (Medical-Residential).

TO WIT: Parkside MM, LLC Property

LOCATION: Located at the southwest corner of the intersection of Johns Hopkins Drive and Scales Place.

DESCRIPTION: All that certain tract or parcel of land lying and being situated in the City of Greenville, Greenville Township, Pitt County, North Carolina, bounded on the north by Johns Hopkins Drive, on the east by Scales Place, on the south by University Medical Park Townhomes and the University Medical Park Townhomes Homeowners Association and on the west by University Medical Park, Inc. and being described by metes and bounds as follows:

BEGINNING at a point where the southern right-of-way line of Johns Hopkins Drive intersects with the western right-of-way line of Scales Place, thence from said POINT OF BEGINNING and with the western right-of-way line of Scales Place N 39°18' W 95.00 feet to a point on a curve, thence with said curve in a counter clockwise direction said curve having a radius of 50.00 feet, a chord bearing of S 16°09'48" E and a chord distance of 50.00 feet to a point along said curve said point further being a common corner with the University Medical Park Homeowners Association, thence leaving Scales Place with the northern line of the University Medical Park Homeowners Association S 43°50' W 145.00 feet to a point in said line, a common corner with University Medical Park, Inc., thence leaving the University Medical Park Homeowners Association and with the eastern line of the University Medical Park, Inc. N 33°08' W 92.61 feet, thence N 17°47'30" W 100.00 feet to a point in the southern right-of-way line of Johns Hopkins Drive, thence with the southern right-of-way line of Johns Hopkins Drive along a curve in a counter clockwise direction, said curve having a radius of 400.92 feet, a chord bearing of N 63°36' E and a chord distance of 120.02 feet to the Point of Beginning containing 0.53 acres more or less as shown on Rivers and Associates, Inc. map entitled Rezoning Map For Parkside MM, LLC, Lot 12, Block C, University Medical Park, Section One, Drawing Z-2590, Dated August 28, 2014, 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 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 990766

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/21/2014)

ORDINANCE REQUESTED BY PARKSIDE MM, LLC TO REZONE 0.53 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF JOHNS HOPKINS DRIVE AND SCALES PLACE FROM MO (MEDICAL-OFFICE) TO MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the medical district and specifically at the corner of Johns Hopkins Drive and Scales Place. The property is vacant. There is multi-family to the south with office, institutional, and vacant uses in the area. Since there wasn't a significant change in traffic, a traffic report was not prepared. Under the current zoning, the property could accommodate 3,600 square feet of office. Under the proposed zoning, it could accommodate about 6 to 8 multi-family units. The Future Land Use Plan recommends office/institutional/medical (OIM) then transitioning to office /institutional/multi-family (OIMF) to the west and south. The requested zoning is part of the OIMF category. In staff's opinion, the request is in general compliance with Horizon's Greenville Community Plan, the Future Land Use Plan Map, and the Medical District Land Use Plan Update (2007). She stated it is contiguous to similar zoning and is not anticipated to create an unacceptable impact on adjacent properties.

Chairwoman Basnight opened the public hearing.

Mr. Jim Walker, representative for the applicant, spoke in favor of the request. After citing the history of the property, he stated the rezoning is needed so that the property can be combined with the adjacent vacant property to be developed.

Mr. Tom Taft, owner and potential developer, spoke in favor of the request. He stated the original development of the property began 30 years ago with mostly medical office use and some residential. He stated he wanted to rezone the property to combine it with another parcel. They have been approved for funding by the State and for a grant from the City to develop affordable housing for the elderly.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion. She reminded Commission members that all the permitted and special uses of the proposed district should be considered when making a recommendation.

Motion made by Mr. Parker, seconded by Ms. Harrington, 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

MO (Medical-Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(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

(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:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- n. Auditorium
- r. Art gallery
- u. Art studio including art and supply sales
- ee. Hospital
- ii. Wellness center; indoor and outdoor facilities

(9) Repair: None*

(10) Retail Trade:

- d. Pharmacy
- s. Book or card store, news stand
- w. Florist

(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

MO (Medical-Office)

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*:

s. Athletic club; indoor only

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

(8) *Services*:

a. Child day care facilities

b. Adult day care facilities

e. Barber or beauty shop

f. Manicure, pedicure or facial salon

j. College and other institutions of higher learning

l. Convention center; private

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)

s.(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

hh. Exercise and weight loss studios; indoor only

ll.(1) Dry cleaning; household users, drop-off/pick-up station only [2,000 sq. ft. gross floor area limit per establishment]

jj. Health services not otherwise listed

(9) *Repair*:* None

(10) *Retail Trade*:

f. Office and school supply, equipment sales [5,000 sq. ft. gross floor area limit per establishment]

h. Restaurant; conventional

i. Restaurant; fast food [limited to multi-unit structures which contain not less than three separate uses]

j. Restaurant; regulated outdoor activities

k. Medical supply sales and rental of medically related products including uniforms and related accessories.

t. Hobby or craft shop [5,000 sq. ft. gross floor area limit per establishment]

(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

MR (Medical-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 recreation 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

MR (Medical-Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

- 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
- 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

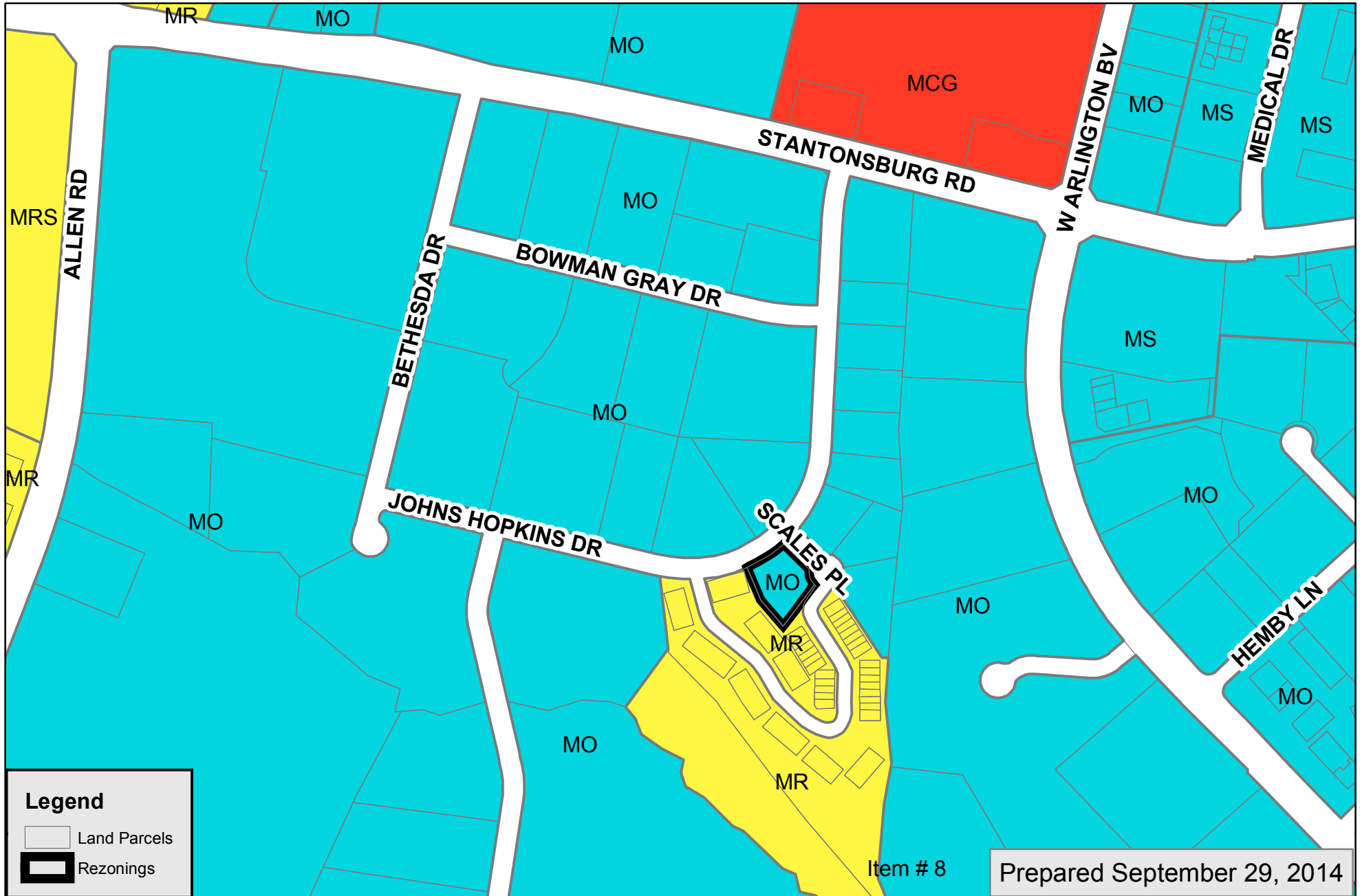
(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

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

Parkside MM, LLC
From: MO (Medical-Office)
To: MR (Medical-Residential)
0.53 acres

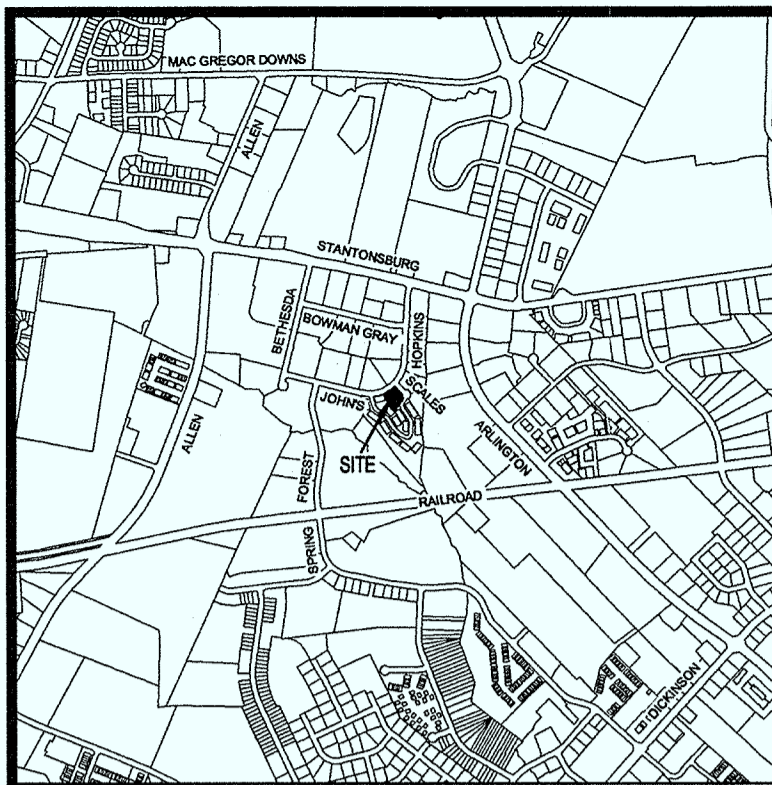


Legend

- Land Parcels
- Rezoning

Item # 8

Prepared September 29, 2014



VICINITY MAP
1" = 1000'



①
⑦
UNIVERSITY MEDICAL PARK, SECTION ONE
NF
M.B. 28, PG. 69
M.B. 54, PG. 81
BKC PROPERTIES, LLC
D.B. 1049, PG. 786
P.N. 3889
ZONING: MO

③
⑤
UNIVERSITY MEDICAL PARK, SECTION ONE
NF
M.B. 28, PG. 69
M.B. 54, PG. 81
JSA PROPERTIES, LLC
D.B. 2134, PG. 251
P.N. 34384
ZONING: MO

③
⑨
UNIVERSITY MEDICAL PARK, SECTION ONE
NF
M.B. 28, PG. 69
M.B. 45, PG. 65
LEIGH PROPERTIES, LLC
D.B. 3134, PG. 251
P.N. 34384
ZONING: MO

③
⑩
UNIVERSITY MEDICAL PARK, SECTION ONE
NF
M.B. 28, PG. 69
M.B. 45, PG. 65
LEIGH PROPERTIES, LLC
D.B. 3134, PG. 251
P.N. 34385
ZONING: MO

⑫
UNIVERSITY MEDICAL PARK, INC.
M.B. 28, PG. 69
D.B. 1-46, PG. 163
P.N. 34387
0.53 ACRE

EXISTING ZONING MO
PROPOSED ZONING MR

①
UNIVERSITY MEDICAL
PARK, INC.
D.B. 1-46, PG. 163
M.B. 31, PG. 88
P.N. 39764
ZONING: MR
(UNDEVELOPED)

UNIVERSITY MEDICAL PARK TOWNHOMES
M.B. 31, PG. 88
UNIVERSITY MEDICAL PARK, INC.
(UNDEVELOPED)
D.B. 1-46, PG. 163
ZONING: MR

①
UNIVERSITY MEDICAL
PARK, INC.
D.B. 1-46, PG. 163
M.B. 31, PG. 88
P.N. 39764
ZONING: MR
(UNDEVELOPED)

①
UNIVERSITY MEDICAL PARK TOWNHOMES
R. E. DANIELSON, JR., P. OWNER
ZONING: MR

①
UNIVERSITY MEDICAL
PARK, INC.
D.B. 1-46, PG. 163
M.B. 31, PG. 88
P.N. 39764
ZONING: MR
(UNDEVELOPED)

①
UNIVERSITY MEDICAL PARK TOWNHOMES
E. JOHNS HOPKINS DRIVE, ET AL
ZONING: MR

①
UNIVERSITY MEDICAL PARK
TOWNHOMES ASSOCIATION
M.B. 31, PG. 88
P.N. 39765
ZONING: MR

JOHNS HOPKINS DRIVE
(60' PUBLIC RW - 36' B/B)

SCALES PLACE
(60' PUBLIC RW - 36' B/B)

PRIVATE DRIVE
(40' PRIVATE RW)

PRIVATE DRIVE
(40' PRIVATE RW)

Attachment number 4
Page 2 of 5

R = 400.92'
N 63°38' E
CH = 120.02'

N 39°16' W - 95.00'
R = 80.0'
S 16°08'36" E
CH = 69.0'

N 11°47'30" N - 100.00'

N 33°08' W - 92.61'

S 43°50' W - 145.00'

LEGEND:
MO ZONING = MEDICAL OFFICE
MR ZONING = MEDICAL RESIDENTIAL
NF = NOW OR FORMERLY
RW = RIGHT OF WAY
B/B = BACK TO BACK
P.N. = PARCEL NUMBER
D.B. = DEED BOOK
M.B. = MAP BOOK
PG. = PAGE

REZONED AREA:
TOTAL = 23,000 S.F. OR 0.53 ACRE

REFERENCES:
D.B. 1-46, PG. 163
D.B. J-52, PG. 744
M.B. 28, PG. 69
M.B. 31, PG. 88
M.B. 31, PG. 275
P.N. 34387

OWNER:
UNIVERSITY MEDICAL PARK, INC.
P.O. BOX 586
GREENVILLE, N.C. 27835
PHONE: (252) 752-7101

CERTIFICATION

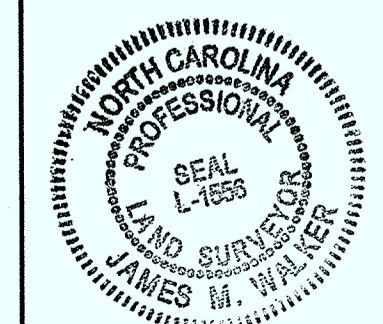
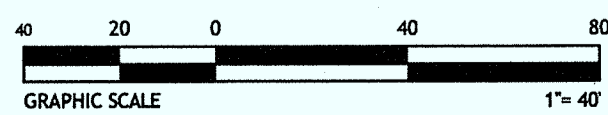
NORTH CAROLINA PITT COUNTY

I, JAMES M. WALKER, 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)(1)D, THAT THIS SURVEY IS OF ANOTHER CATEGORY REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th DAY OF AUGUST, 2014.

SIGNED: *James M. Walker*
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L - 1556

REVISED SEPT. 30th, 2014 PER CITY COMMENTS

- 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.
 - 5) EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
 - 6) BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM OR CALCULATED FROM DEEDS AND MAPS REFERENCED HEREON. NO FIELD SURVEYING WAS PERFORMED UNDER MY SUPERVISION FOR THE PREPARATION OF THIS MAP.
 - 7) STREET SECTION WIDTHS WERE TAKEN FROM THE GREENVILLE URBAN AREA THOROUGHFARE STREET INVENTORY.

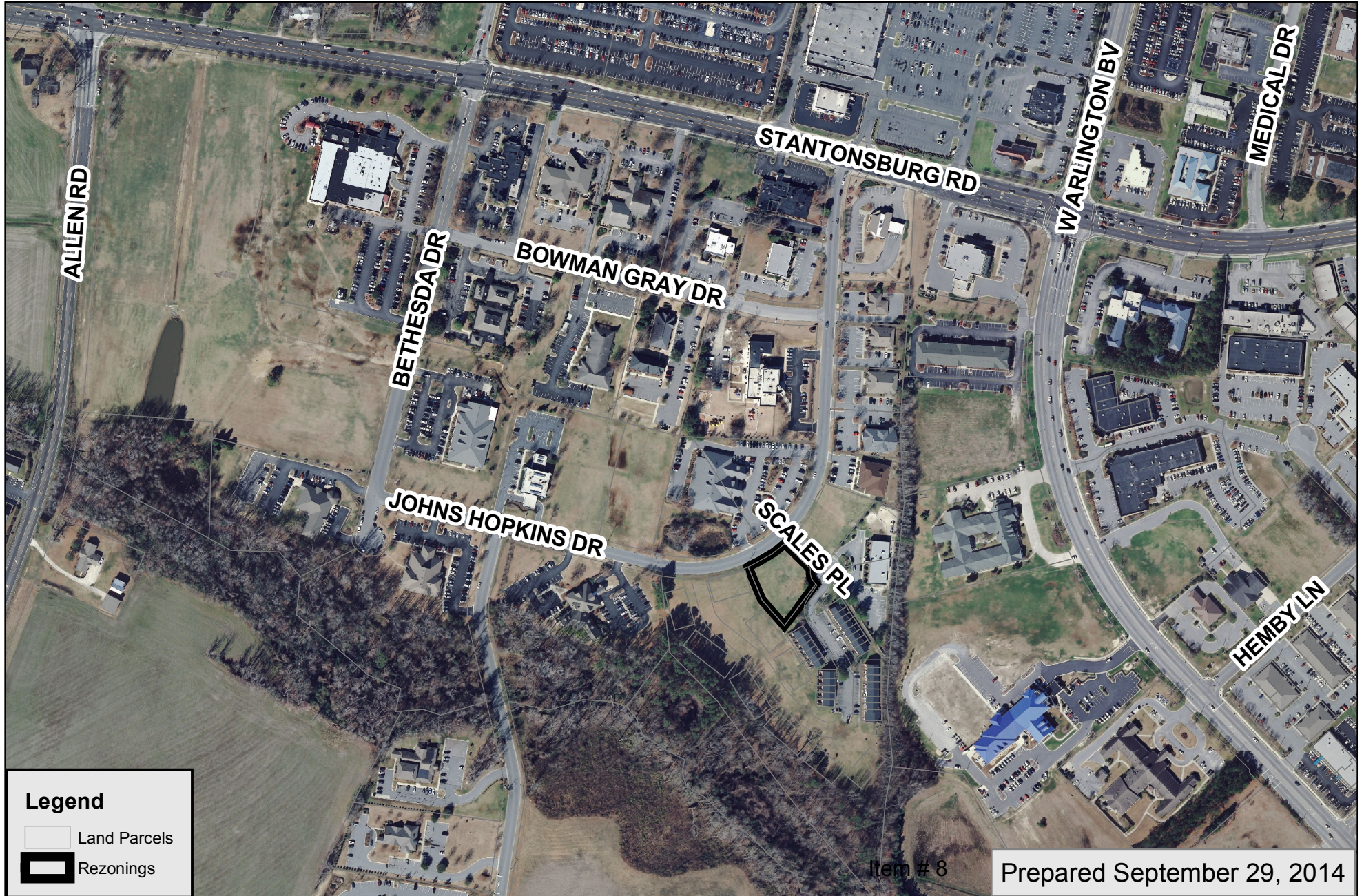


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& ASSOCIATES, INC.
riversandassociates.com Since 1918
NC License: F-0334
Engineers
Planners
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Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4135



REZONING MAP FOR
PARKSIDE MM, LLC.
LOT 12, BLOCK C, UNIVERSITY MEDICAL PARK, SECTION ONE
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

DATE: 8-28-2014	SURVEY:	DRAFT: JHT	SCALE: 1" = 40'	DRAWING NO. Z - 2590	SHEET 1 OF 1
DESIGN:	CHECK: JMW	JOB NO. 2013147			

Parkside MM, LLC
From: MO (Medical-Office)
To: MR (Medical-Residential)
0.53 acres



Legend

-  Land Parcels
-  Rezoning

Item # 8

Prepared September 29, 2014

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:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance by adding a requirement that sidewalks must be constructed along major thoroughfares, minor thoroughfares, and boulevards in conjunction with the construction of any new non-residential development, mixed-use development, and multi-family residential development on existing lots

Explanation: **Abstract:** As part of a continuing effort to implement recommendations outlined in Horizons: Greenville's Community Plan, the Planning Division developed this Zoning Ordinance text amendment that would require the installation of sidewalks.

Explanation: Currently, sidewalks are not required to be installed when commercial development is built on existing lots. Sidewalks are only required when a developer builds a street. Over the last several years, the Greenville City Council has adopted plans and studies that include directives that support this text amendment requiring sidewalks when commercial development is constructed.

On January 21, 2014, Planning Division staff presented a discussion item to the Planning and Zoning Commission for its input for a text amendment that would require sidewalks for commercial development along thoroughfares. The Planning and Zoning Commission offered supportive comments of the conceptual ideas presented.

Planning Division staff surveyed peer cities in North Carolina and determined it is typical for cities to require sidewalks when new commercial projects are built on existing lots.

Regulations that require developers to install sidewalks along major thoroughfares, minor thoroughfares, and boulevards when new non-residential developments, mixed-use developments, and multifamily residential developments are built on existing lots encourage walking to help improve physical health and provide a transportation alternative to help reduce traffic

congestion.

Fiscal Note:

Since developers will be required to construct the sidewalks, the City will not have to pay for the sidewalk construction. However, there will be a cost to the City to maintain additional sidewalks that developers will be required to construct.

Recommendation:

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan. Horizon's Implementation Element, Transportation, Objective 1(k) states, *"Require major commercial development to provide areas for public transit and adequate sidewalks."*

Horizon's Implementation Element, Objective 3(g) states, *"Require sidewalks and landscaping ([public] trees in particular) throughout the City and use sidewalks to connect all major activity centers within the City."*

Horizon's Implementation Review: A Progress Report, Recommended Text Amendments 3. states, *"The below language should be formally adopted as an amendment to the Horizons plan text and inserted into Horizons: Greenville Community Plan, in the Plan Elements section, under the Mobility "Policy Statement": The City of Greenville will adopt a comprehensive Sidewalk Improvement Plan and associated sidewalk improvement policies and ordinances to ensure that sidewalks are, pursuant to such a plan, provided for and/or constructed at the time of street extensions and individual site/lot development."*

On October 1, 2014, the Bicycle and Pedestrian Commission unanimously voted to endorse the text amendment with the caveat that the Bicycle and Pedestrian Commission's suggestions numbers 1 and 2 from their September 3, 2014, meeting are provided by other mechanisms. Staff believes their suggestions are provided by other mechanisms as detailed in the attached staff report.

The Planning and Zoning Commission unanimously voted to recommend approval of the request at its October 21, 2014, meeting.

If the City Council determines to approve the text amendment, a motion to adopt the attached text amendment 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 the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to deny the required text amendment, to make a finding and determination that the requested text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to the

following; Horizons: Greenville's Community Plan, 2009-2010 Update, Implementation Element, Transportation, Objective 1(k) to require major commercial development to provide areas for adequate sidewalks and Objective 3(g). to require sidewalks throughout the City, Implementation Review: A Progress Report, Vision Areas, D-South, Recommended Text Amendments 3. to adopt sidewalk improvement policies and ordinances to ensure that sidewalks are provided for and/or constructed at the time of individual site/lot development, City of Greenville Strategic Plan 2014-2015 Goals, Performance Measures and Tactics, Goal 1 to have transportation alternatives and Goal 6 to improve pedestrian safety, and Development Code Review and Policy Gap Analysis to Improve Greenville's Health, Design and Appearance, Top Five Recommendations, Recommendation Number 5 to adopt language to require commercial sidewalks along corridors adjoining property development and further that the denial of the requested text amendment is reasonable in the public interest to encourage walking to help improve physical health and provide a transportation alternative to help reduce traffic congestion."

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

Attachments / click to download

[Ordinance Sidewalk Requirements Text Amendment 984920](#)

[Sidewalk Requirements Text Amendment Staff Report 10 24 2014 and P Z Minutes 991212](#)

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 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 13th day of November, 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;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable 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 other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons: Greenville's Community Plan, 2009-2010 Update, Implementation Element, Transportation, Objective 1(k) to require major commercial development to provide areas for adequate sidewalks and Objective 3(g). to require sidewalks throughout the City, Implementation Review: A Progress Report, Vision Areas, D-South, Recommended Text Amendments 3. To adopt sidewalk improvement policies and ordinances to ensure that sidewalks are provided for and/or constructed at the time of individual site/lot development, City of Greenville Strategic Plan 2014-2015 Goals, Performance Measures and Tactics, Goal 1 to have transportation alternatives and Goal 6 to improve pedestrian safety, and Development Code Review and Policy Gap Analysis to Improve Greenville's Health, Design and Appearance, Top Five Recommendations, Recommendation Number 5 to adopt language to require commercial developments to install sidewalks along corridors adjoining property development;

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, encourage walking to help improve physical health and provide a transportation alternative to help reduce traffic congestion;

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

Section 1: That Title 9, Chapter 4, Article Q of the Code of Ordinances, City of Greenville, North Carolina is hereby amended by adding a section to be numbered 9-4-281, which reads as follows:

Article Q. OTHER REQUIREMENTS.

SEC. 9-4-281- SIDEWALKS REQUIREMENTS ALONG MAJOR THOROUGHFARES, MINOR THROUGHFARES AND BOULEVARDS.

Construction of sidewalks shall be required along major thoroughfares, minor thoroughfares and boulevards in conjunction with the construction of any new development of non-residential developments, mixed-use developments and multifamily residential developments in accordance with the provisions of this section. The sidewalk requirements in this section are in addition to sidewalk requirements set forth under Art. 5: Subdivisions, Sec. 9-5-123.

- (a) Sidewalks shall be provided along both sides of major thoroughfares, minor thoroughfares and boulevards as designated on the adopted Highway Map from the Highway Element of the Comprehensive Transportation Plan, as amended, excluding: freeways; expressways; US-264 between NC-11 and NC-33; and Stantonsburg Dr. from B's Barbeque Rd. westward. The developer shall provide the sidewalk on the side of the street where the development is located in conjunction with the new development on existing lots.
- (b) Construction of sidewalks required by this section shall be accomplished along the entire length of all property of the development abutting major thoroughfares, minor thoroughfares and boulevards.
- (c) Sidewalks shall be constructed in accordance with the *Manual of Standard Designs and Details*. The specific design and location of all sidewalks shall be reviewed by the Director of Public Works. The Director of Public Works may expand the required width of sidewalks from the *Manual of Standard Design and Details* in certain locations of the City and in limited cases, reduce the required width of sidewalks to avoid obstructions while remaining in compliance with dimensional standards of the Americans with Disabilities Act.
- (d) All required sidewalks shall be installed prior to any occupancy, including temporary occupancy, of new development.
- (e) If special conditions make sidewalk construction unnecessary or undesirable and such conditions have been verified by the Director of Public Works, the requirement to construct sidewalks along major thoroughfares, minor thoroughfares and boulevards in conjunction with the construction of any new building on existing lots may be deferred. Such deferment shall be granted upon written application to and approval of the Director of Public Works based on circumstances the Director determines are currently undesirable for sidewalk installation.

General standards the Director may use while considering deferment of sidewalk installation shall include, but not be limited to, pending changes to rights-of-way alignments, pending changes to roadway drainage facilities, unsafe contours or unprotected drainage facilities adjacent to the sidewalk route, or pending utility work or other construction scheduled in the area beyond the developer's control that could damage the sidewalk if installed. Special conditions which make the sidewalk construction unnecessary or undesirable shall not include personal circumstances of the developer or the lack of sidewalks on adjacent or nearby properties.

If approved for a circumstance where the sidewalk construction is being delayed, the cost of the installation and construction of the deferred sidewalk, as determined by the Public Works Director, shall be paid by the developer to the city and the city will construct and install the sidewalk when the circumstances for deferment no longer exist. If approved for a circumstance where the sidewalk construction will not occur, no payment for sidewalk construction will be required by the developer. Appeals of decisions made by the Director of Public Works may be made by the developer to the Board of Adjustment.

Section 2. That 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 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Staff Report: Sidewalk Requirements – Text Amendment

Contents:

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**Staff Report Developed by the City of Greenville
Community Development Department - Planning Division
September 24, 2014**

#991212

Item # 9

SECTION I: BACKGROUND

As part of a continuing effort to implement recommendations outlined in Horizons: Greenville's Community Plan, the Planning Division developed this text amendment for consideration that would require the installation of sidewalks. Currently, sidewalks are not required to be installed when commercial development is built on existing lots. Sidewalks are only required when a developer builds a street.

Over the last several years, the City of Greenville has adopted plans and studies that include directives that support this text amendment requiring sidewalks when commercial development is constructed.

On January 21, 2014, Planning Division staff presented a discussion item to the Planning and Zoning Commission for its input for a text amendment that would require sidewalks for major commercial development along major thoroughfares. The Planning and Zoning Commission offered supportive comments of the conceptual ideas presented and stated a sidewalk ordinance should have been in place years ago.

This report and proposed text amendment addresses the provision of the installation of sidewalks when commercial development occurs along major thoroughfares, minor thoroughfares and boulevards, with some exceptions. Ordinance No. 97-131, adopted on December 11, 1997, requires installation of sidewalks with the construction of a new street regardless of the type of development.

SECTION II: EXISTING REQUIREMENTS FOR SIDEWALKS

Currently, a developer is required to construct sidewalks in conjunction with public street extensions as stated in Sec. 9-5-123:

SEC. 9-5-123 SIDEWALKS; WHERE TO BE INSTALLED.

Sidewalks shall be provided by the subdivider in accordance with the following:

- (A) Sidewalks shall be provided in conjunction with public street extensions pursuant to section 9-5-81 of this chapter.*
- (B) The location of proposed sidewalks required pursuant to this section shall be in accordance with the Manual of Standard Designs and Details.*
- (C) Sidewalks shall be provided along both sides of all minor and major thoroughfare streets as shown on the official Thoroughfare Plan.*
- (D) Sidewalks shall be provided along one side of all collector, standard residential and planned industrial streets.*

- (E) *Sidewalks shall be provided along one side of all minor residential streets which are in excess of 500 feet in length in the case of a cul-de-sac/terminal street or 1,000 feet in length in the case of a loop/connecting street.*
- (F) *The arrangement of sidewalks in new subdivisions shall make provision for the continuation of existing sidewalks in adjoining areas.*

Currently, when a developer builds a new commercial project on a parcel that is already subdivided, the installation of a sidewalk is not required.

SECTION III: LOCATIONS OF EXISTING SIDEWALKS AND GAPS

Sidewalks are defined in the City of Greenville Code of Ordinances in Sec. 9-2-33, Definitions:

Sidewalk – An improved area on a public or private property, generally parallel to edge of street roadway or curb, where pedestrians walk or stand.

Map 1: Existing Sidewalks, illustrates the location of existing sidewalks within the City of Greenville as of October 2012. Single red lines indicate where existing sidewalks are located along one side of the street while double red lines indicate where existing sidewalks are located on both sides of the street. The map also shows the location of Greenville Housing Authority communities, recreation and park facilities, multi-family developments, bus stops and schools.

The urban core of Greenville has a good sidewalk network of sidewalks on both sides of the street while outlying areas either have sidewalks on only one side of the street or have no sidewalks at all. There are also dozens of multi-family developments and bus stops that are not served by sidewalks.

Sidewalks connect to the greenway system, as evidenced in the city’s existing and planned greenway trails, in accordance with the Greenway Master Plan 2004. Combined, they each contribute to the non-motorized transportation network.

Major and Minor Thoroughfares are defined in the City of Greenville Code of Ordinances in Sec. 6-2-33, Definitions:

Thoroughfare, major. Roads which are the principal traffic carriers of the urban area. Their function is to move intra-urban and inter-urban traffic. Refer to the city thoroughfare plan as amended for streets classified as “major thoroughfares.”

Thoroughfare, minor. Roads which serve the function of collecting traffic from local streets, such as residential, commercial or industrial, and carrying it to the major thoroughfare system. Refer to the city thoroughfare plan as amended for streets classified as "minor thoroughfares."

Currently, boulevards are not defined in the City of Greenville Code of Ordinances. However, they are designated on the Highway Map from the Highway Element of the Comprehensive Transportation Plan.

Maps 2A and 2B: Highway Map from the Highway Element of the Comprehensive Transportation Plan, identifies the location of freeways, expressways, boulevards, major and minor thoroughfares. These maps were adopted by the Greenville Urban Area Metropolitan Planning Organization on November 18, 2011 and by the North Carolina Department of Transportation on January 5, 2012.

Map 3: Examples of Sidewalk Gaps, provides recent examples and observations from Community Development staff of the absence and gaps of sidewalks. The Bicycle and Pedestrian Master Plan for the Greenville Urban Area Metropolitan Planning Organization, adopted by the City of Greenville on February 10, 2011 provides more extensive examples of existing gaps in sidewalks, particularly on pages 5-9 through 5-13, including cost estimates.

Map 4: Vacant Lots in Non-Residential Land Uses, highlights only non-residential zoning districts and identifies vacant lots encompassed within the non-residential zoning districts along major thoroughfares, minor thoroughfares and boulevards. The heavy red lines show general locations where sidewalks will be required under current zoning when development occurs after the text amendment is adopted.

Map 5: General Locations where Sidewalks will be Required Under Current Zoning after Text Amendment is Adopted, is the same information presented in Map 4, however all of the non-residential zoning districts' colors of vacant lots have been cropped and changed to dark gray so the location of sidewalks, denoted in red, are more readily identifiable than they appear in Map 4. To provide even more clarity on where sidewalks would be required after the text amendment is adopted, Maps 6 through 9 are enlarged quadrants of the City with aerial photographs added. These maps show general locations where sidewalks will be required when non-residential construction occurs in these vacant lots after the text amendment is adopted. These maps may not be precise in all areas due to changes of conditions or occasional errors in the GIS map data. However these enlarged maps help depict how new sidewalk segments will be scattered throughout areas of the city to help connect existing sidewalks when new construction is built on vacant lots along major thoroughfares, minor thoroughfares and boulevards.

As other vacant property is rezoned from residential zoning to non-residential zoning for non-residential development along major thoroughfares, minor thoroughfares and

boulevards, additional sidewalks will be required which do not appear on the attached maps.

SECTION IV: SIDEWALK REQUIREMENTS IN PEER CITIES

Planning Division staff contacted peer cities in North Carolina to inquire whether sidewalks are required when new commercial development is constructed on existing lots. The cities of Asheville, Jacksonville, Raleigh, and Wilmington require sidewalks when new commercial development is constructed on existing lots. The cities of Charlotte and Goldsboro do not require sidewalks when new commercial development is constructed on existing lots.

Staff also conducted a ListServ inquiry asking cities to reply if they require sidewalks when new commercial development is constructed on existing lots. Following is a list of cities that responded that they require sidewalks in such cases: City of Conover, City of Fayetteville, City of Graham, City of Hendersonville, City of Indian Trail, Elizabeth City, Town of Yadkinville and the Village of Pinehurst.

SECTION V: PROPOSED TEXT AMENDMENTS

Proposed text amendments to require construction of sidewalks along major thoroughfares, minor thoroughfares and boulevards when new commercial development is built on existing lots are illustrated below using underlined text to denote new regulations.

“Article Q. ~~[Reserved]~~ OTHER REQUIREMENTS.

SEC. 9-4-281- SIDEWALKS REQUIREMENTS ALONG MAJOR THOROUGHFARES, MINOR THOROUGHFARES AND BOULEVARDS.

Construction of sidewalks shall be required along major thoroughfares, minor thoroughfares and boulevards in conjunction with the construction of any new development of non-residential developments, mixed-use developments and multifamily residential developments in accordance with the provisions of this section. The sidewalk requirements in this section are in addition to sidewalk requirements set forth under Art. 5: Subdivisions, Sec. 9-5-123.

(a) Sidewalks shall be provided along both sides of major thoroughfares, minor thoroughfares and boulevards as designated on the adopted Highway Map from the Highway Element of the Comprehensive Transportation Plan, as amended, excluding: freeways; expressways; US-264 between NC-11 and NC-33; and Stantonsburg Dr. from B’s Barbeque Rd. westward. The developer shall provide the sidewalk on the side of the street where the development is located in conjunction with the new development on existing lots.

- (b) Construction of sidewalks required by this section shall be accomplished along the entire length of all property of the development abutting major thoroughfares, minor thoroughfares and boulevards.
- (c) Sidewalks shall be constructed in accordance with the *Manual of Standard Designs and Details*. The specific design and location of all sidewalks shall be reviewed by the Director of Public Works. The Director of Public Works may expand the required width of sidewalks from the *Manual of Standard Design and Details* in certain locations of the City and in limited cases, reduce the required width of sidewalks to avoid obstructions while remaining in compliance with dimensional standards of the Americans with Disabilities Act.
- (d) All required sidewalks shall be installed prior to any occupancy, including temporary occupancy, of new development.
- (e) If special conditions make sidewalk construction unnecessary or undesirable and such conditions have been verified by the Director of Public Works, the requirement to construct sidewalks along major thoroughfares, minor thoroughfares and boulevards in conjunction with the construction of any new building on existing lots may be deferred. Such deferment shall be granted upon written application to and approval of the Director of Public Works based on circumstances the Director determines are currently undesirable for sidewalk installation.

General standards the Director may use while considering deferment of sidewalk installation shall include, but not be limited to, pending changes to rights-of-way alignments, pending changes to roadway drainage facilities, unsafe contours or unprotected drainage facilities adjacent to the sidewalk route, or pending utility work or other construction scheduled in the area beyond the developer's control that could damage the sidewalk if installed. Special conditions which make the sidewalk construction unnecessary or undesirable shall not include personal circumstances of the developer or the lack of sidewalks on adjacent or nearby properties.

If approved for a circumstance where the sidewalk construction is being delayed, the cost of the installation and construction of the deferred sidewalk, as determined by the Public Works Director, shall be paid by the developer to the city and the city will construct and install the sidewalk when the circumstances for deferment no longer exist. If approved for a circumstance where the sidewalk construction will not occur, no payment for sidewalk construction will be required by the developer. Appeals of decisions made by the Director of Public Works may be made by the developer to the Board of Adjustment."

SECTION VI: MEETINGS AND RECOMMENDATIONS

January 21, 2014 Meeting – Planning and Zoning Commission

On January 21, 2014, Planning Division staff presented a discussion item to the Planning and Zoning Commission for its input for a text amendment that would require sidewalks for major commercial development along major thoroughfares. The Planning and Zoning Commission offered supportive comments of the conceptual ideas presented. Commissioners stated the sidewalk ordinance should encompass more than commercial thoroughfares and that a sidewalk requirement for land development should have been in place years ago.

September 3, 2014 Meeting - Bicycle and Pedestrian Commission

On September 3, 2014, Planning Division staff presented a proposed text amendment to the Bicycle and Pedestrian Commission. The Commission unanimously voted approval of a motion to endorse the proposed amendment with three suggested changes.

1. Add a provision in subsection (e) that gives the public the authority to appeal decisions of the Director of Public Works to the City Council when the public disagrees with the Public Works Director's waiver of sidewalk requirements.
2. Add a provision that requires the construction of sidewalks when residential structures are converted to non-residential uses.
3. Add a provision that would require a property owner construct a sidewalk when the roadway that fronts his property is redesignated on the Highway Map. For example, if a commercial use is located on a collector facility, then the roadway is later widened and redesignated as a major thoroughfare facility, the property owner would be retroactively required to construct a sidewalk along his frontage.

September 16, 2014 Meeting – Planning and Zoning Commission

On September 16, 2014, staff presented a proposed text amendment to the Planning and Zoning Commission. The staff report to the Planning and Zoning Commission included the Bicycle and Pedestrian Commission's three suggested changes for the Planning and Zoning Commission's consideration to modify the proposed text amendment. The Commission discussed the Bicycle and Pedestrian Commission's suggestions and raised other items for discussion. The Planning and Zoning Commission approved a motion to continue the item until the October 21, 2014 meeting with the following suggestions:

1. Add general standards for the Public Works Director to follow on waiver decisions; Revise the language if necessary on varying the width of sidewalks.

2. Add language relating to an escrow of funds or in lieu payment.
3. Request staff address and formally respond to the Bicycle and Pedestrian Commission recommendations from their September 3, 2014 meeting.

On October 1, 2014, staff attended the Bicycle and Pedestrian Commission meeting and presented a response to their suggestions from the September 3, 2014 meeting.

October 1, 2014 Meeting – Bicycle and Pedestrian Commission

On October 1, 2014, staff attended the Bicycle and Pedestrian Commission meeting and presented a response to their three suggestions from their September 3, 2014 meeting. Staff responded that their suggestions should not be incorporated in the proposed text amendment for the following summarized reasons.

Staff Response to Suggestion #1. This suggested change was not incorporated into the proposed ordinance since it grants appeal rights to persons who do not have legal standing to appeal the decision. In order to have legal standing to appeal a decision, the person would need to have special damages as a result of the decision. Persons qualifying for this would include the developer, an owner of the property, or an adjacent property owner with a showing of a diminution in value of his property. An appeal creates uncertainty and the potential for delay in development. Because of this, it is proposed to limit appeal rights only to the developer. The public's interest is being represented by the Director of Public Works.

Staff Response to Suggestion #2. This suggested change was not incorporated into the proposed ordinance since the legal basis for imposing the requirement to construct sidewalks is the authority to adopt development regulations. Development regulations apply when the property is being developed with the site plan approval process being the mechanism to review development plans and ensure that required development regulations are met. Converting a structure from a residential use to a non-residential use by itself does not involve the development of the property which would allow a development regulation to be imposed. However, when the development involves a new development which would involve improvements significant enough to require a site plan, the requirement to construct sidewalks is imposed.

Staff Response to Suggestion #3. This suggested change was not incorporated into the proposed ordinance since the legal basis for imposing the requirement to construct sidewalks is the authority to adopt development regulations. Development regulations apply when the property is being developed with the site plan approval process being the mechanism to review development plans and ensure that required development regulations are met. A change in designation of a street by itself does not involve the development of the property which would allow a development regulation to be imposed.

During the meeting, staff also briefed the Bicycle and Pedestrian Commission of the Planning Commission's four suggested revisions from their September 16, 2014 meeting.

Planning Division staff recorded the following regarding an approved motion of the item: Unanimous endorsement of the text amendment with the caveat that the Bicycle and Pedestrian Commission's suggestion #1 is addressed by another mechanism, that provides public input, and the Commission's suggestion #2 is already addressed by another mechanism such as a site plan requirement. The Commission's suggestion #3 was not incorporated into the Commission's motion after discussing and understanding staff's reason for responding that such a revision should not be incorporated in the text amendment.

October 21, 2014 Meeting – Planning and Zoning Commission

On October 21, 2014, staff presented a proposed text amendment that was revised to respond to suggestions the Planning and Zoning Commission made during their September 16, 2014 meeting.

Staff stated the word 'waivers' was replaced with 'deferment' and added standards for deferment. Staff also revised language regarding varying the width of sidewalks. In the revised ordinance, staff responded by replacing the word 'vary' with 'expand' and added language that limits when sidewalks could be reduced in width beyond the standard. The Commission's third suggestion to revise language relating to an escrow or funds or fees in lieu of payment was addressed in the revised ordinance. Staff stated a requirement was added for developers to pay the City for the cost of deferred sidewalks. To address the Commission's request to respond to the Bicycle and Pedestrian Commission's suggested changes, staff attended their October 1, 2014 meeting and responded to their suggestions and reported that the Bicycle and Pedestrian Commission approved a motion to endorse the proposed ordinance with the caveat that their previous first two suggestions would be addressed through other mechanisms.

The Planning and Zoning Commission unanimously approved a motion to recommend approval of the proposed text amendment. An excerpt from the draft Planning and Zoning Commission's October 21, 2014 meeting minutes is attached (Exhibit A).

SECTION VII: COMPLIANCE WITH ADOPTED PLANS AND STUDIES

Consideration of any modification to the city zoning ordinance should include a review of Horizon's: Greenville's Community Plan and other officially adopted plans that are applicable. This section provides excerpts from the following plans, programs and studies that are consistent with the proposed text amendment:

- Horizons: Greenville's Community Plan, 2009-2010 Update
- City of Greenville Strategic Plan 2014-2015
- 2014 Citizen Survey
- Development Code Review and Policy Gap Analysis to Improve Greenville's Health, Design and Appearance (November 8, 2012)
- Comprehensive Recreation and Parks Master Plan (November 6, 2008)
- Horizons: Greenville's Community Plan, 2004

Horizons: Greenville's Community Plan, 2009-2010 Update

Greenville's comprehensive plan, Horizons: Greenville's Community Plan, Update 2009-2010 contains adopted goals, policy statements and objectives that should be reviewed and considered to ensure that the proposed text amendment is in compliance with the Plan, and effectively with the community's values.

Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan:

IMPLEMENTATION ELEMENT

Transportation, Objective 1: *Ensure that streets in new developments are properly designed, built, and maintained.*

1(k). Require major commercial development to provide areas for public transit stops and adequate sidewalks.

PWD Engineering Division: For sidewalks, this is an on-going process and included as part of the development review process. Public Transit Stops is for future consideration.

Transportation, Objective 3: *Reduce traffic congestion and safety problems.*

3(g). Require sidewalks and landscaping ([public] trees in particular) throughout the City and use sidewalks to connect all major activity centers within the City.

*PWD Engineering Division: Since *2000, the City has installed *11.2 miles of sidewalk. The City will apply for a grant to create a street tree master plan. Sidewalks required in conjunction with the extension of public streets in all subdivisions, provided however sidewalks are not required on short cul-de-sac and loop/connector streets.*

**Note: Figures as reported in 2009-2010.*

IMPLEMENTATION REVIEW: A PROGRESS REPORT

Vision Areas, D-South

D16. Develop pedestrian and bicycle connections between residential areas and between residential and nonresidential areas.

PWD Engineering Division: Ongoing. Included as part of the development review process. The MPO is also developing a bike and pedestrian master plan.

RECOMMENDED TEXT AMENDMENTS

3. Sidewalk Improvement Plan and Policies

The below language should be formally adopted as an amendment to the Horizons plan text and inserted into Horizons: Greenville's Community Plan, in the Plan Elements section, under the Mobility "Policy Statement":

*The City of Greenville will adopt a comprehensive Sidewalk Improvement Plan and **associated sidewalk improvement policies and ordinances to ensure that sidewalks are, pursuant to such a plan, provided for and/or constructed at the time of street extension and individual site/lot development.***

City of Greenville Strategic Plan 2014-2015

The Strategic Plan is comprised of the vision for the community, the organizational mission and values, 5-year goals, and annual tactics to achieve the goals. Following are excerpts that relate to the proposed text amendment.

GOALS, PERFORMANCE MEASURES AND TACTICS

GOAL 1: DYNAMIC AND INVITING COMMUNITY

The City of Greenville will be a dynamic and inviting community with an abundance of arts, cultural and recreational venues, parks and open spaces,

*greenways and **other transportation alternatives**, clean and attractive streetscapes, and well-designed public spaces and private developments.*

Current Year Tactics

1. Well-Planned City

1a. Development Standards – Review existing development standards (i.e. zoning ordinance and subdivision regulations) to identify substantive modifications that would result in better implementation of the vision, policies and objectives of Horizon’s: Greenville’s Community Plan.

Lead Department: Community Development

GOAL 6: SAFE COMMUNITY

The City of Greenville will collaborate with citizens, businesses, and visitors to provide a safe community.

Performance Measures

*2. Traffic and **pedestrian safety** (motor vehicle and pedestrian crash incidents)*

2014 Citizen Survey

Citizen input was gathered by conducting a citizen survey of over 800 residents in 2014. The survey identified the types of services City citizens value and how satisfied they are with how the City provides those services. Key findings from the survey include:

- Greenville scored higher than the national and regional averages for satisfaction with the quality of services provided by the City.
- Citizens were least satisfied with management of traffic flow on City streets and overall maintenance of City streets and **sidewalks**.
- Police and Fire/Rescue services are the most important to citizens, followed by traffic flow, sanitation services, and maintenance of City streets and **sidewalks**.
- Public safety, economic development, and infrastructure were rated as the most important focus areas for the city.

Development Code Review and Policy Gap Analysis to Improve Greenville’s Health, Design and Appearance, Adopted November 8, 2012

In 2012, the City of Greenville and Pitt County reviewed land use-related plans and development standards to identify policy recommendations and requirements that have an impact on the built environment and physical activity of the city’s residents.

Through a series of meetings with a project work group, the Development Code Review and Policy Gap Analysis to Improve Greenville’s Health, Design and Appearance was produced and the City Council adopted the study in 2012. The study’s outcome produced a prioritized list of regulatory reforms the project work group believed would produce the most positive impacts on making Greenville a healthier community.

Following are the Study’s top five recommendations which include a recommendation for sidewalks (#5).

1. *Drafting and implementation of a Mixed-Use development ordinance.*
2. *Improve/increase the acceptance of property dedications for inclusion into the greenway corridor system and/or the community’s parks program.*
3. *Adoption and implementation of recommendations presented in the 2011 Bicycle & Pedestrian Master Plan.*
4. *Adoption of NCDOT Complete Streets Planning and Design Guidelines to promote design flexibility and alternatives to increase pedestrian amenities in street design.*
5. ***Adopt language to require commercial developments to install sidewalks along corridors adjoining property development.***

Comprehensive Recreation and Parks Master Plan (November 6, 2008)

In 2000, the City developed the Recreation and Parks Master Plan that identified park needs through the year 2020. The Plan was updated in 2008 by assessing the changes that occurred, initiated public discussion on future park needs, and established standards for future park development. As part of the planning effort, interviews were conducted with stakeholders. Each interviewee was asked a list of questions. There was an overall agreement and similarity in many of the responses. When asked “*What do you like least?*,” the following response was given among the answers as reported in the Master Plan:

“Several people pointed out the City’s lack of sidewalks and trails. Greenville is not a walkable community.”

Horizons: Greenville's Community Plan, 2004

Plan Elements, Mobility, Policy Statement, fifth paragraph:

*“The City shall continue to require sidewalks along streets in new developments. The City shall provide additional pedestrian facilities in targeted areas of existing development. **The City will adopt policies that minimize walking distances and encourage pedestrian movement.** The City shall include bicycle facilities in the design of roadway improvements and new construction projects.”*

Implementation, Transportation, Implementation Strategies

1(e) When consistent with State Department of Transportation road standards, incorporate the following transportation practices into the design of developments:

- *Design the street network with multiple connections and relatively direct routes.*
- *Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.*
- *Use traffic calming measures liberally.*
- *Keep speeds on local streets down to 20 mph.*
- *Keep speeds on arterials and collectors down to 35 mph (at least inside communities).*
- *Keep local streets as narrow as possible.*
- *Avoid using traffic signals wherever possible and always space them for good traffic progression.*
- ***Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.***
- *Eliminate right turns on red lights in high pedestrian areas.*
- *Require interconnection of commercial parking lots.*

City of Greenville Bicycle and Pedestrian Commission

Several pedestrian-related programs and resources that advocate pedestrian infrastructure are included in the Bicycle and Pedestrian Master Plan for the Greenville Urban Area Metropolitan Planning Organization on pages 7-1 through 7-4. The Master Plan is available on the City of Greenville website.

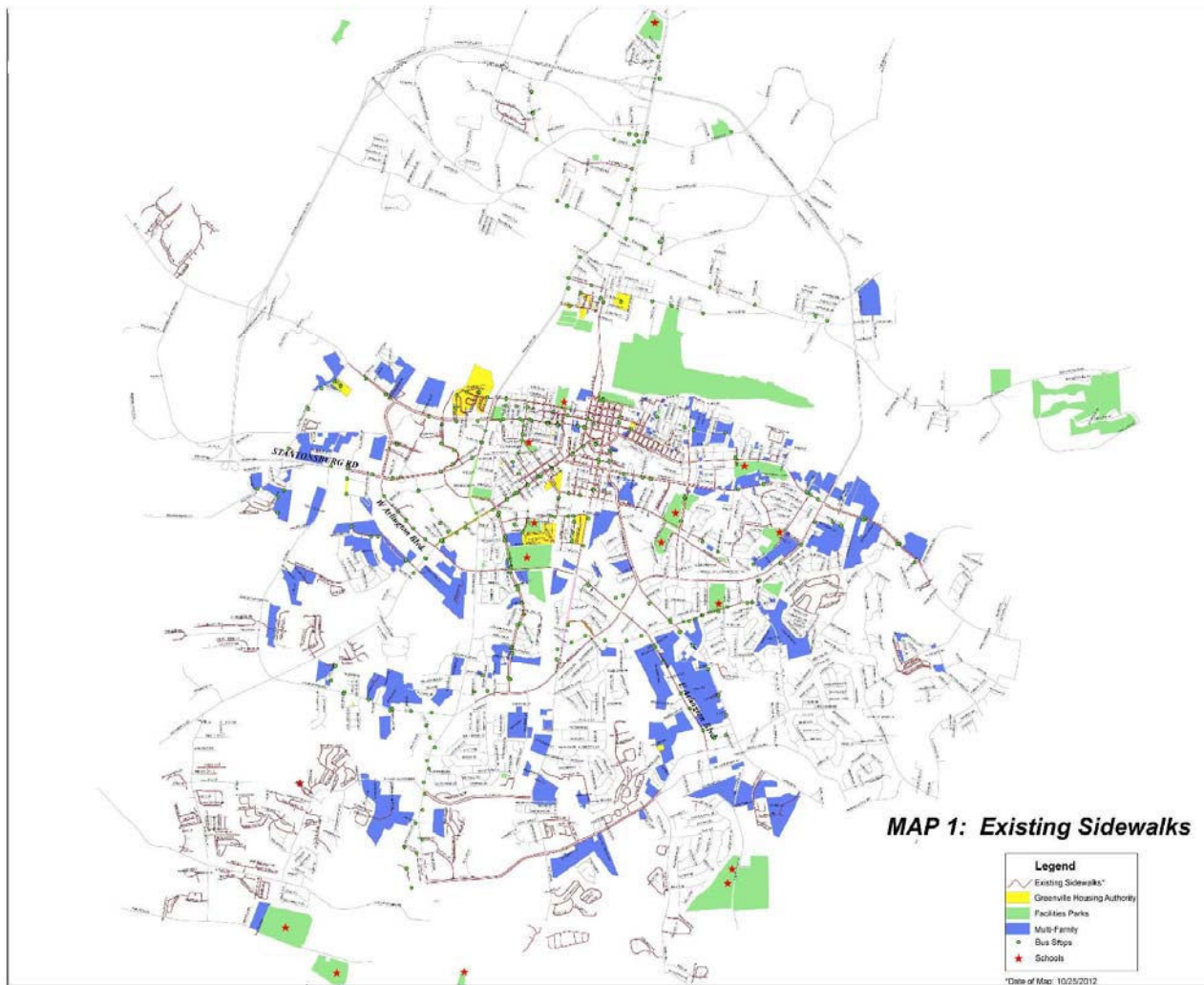
Among the valuable list of programs is the City of Greenville Bicycle and Pedestrian Commission (BPAC). The BPAC was created to advance Greenville as a bicycle and pedestrian-friendly community and to encourage bicycling and walking among its citizens and visitors.

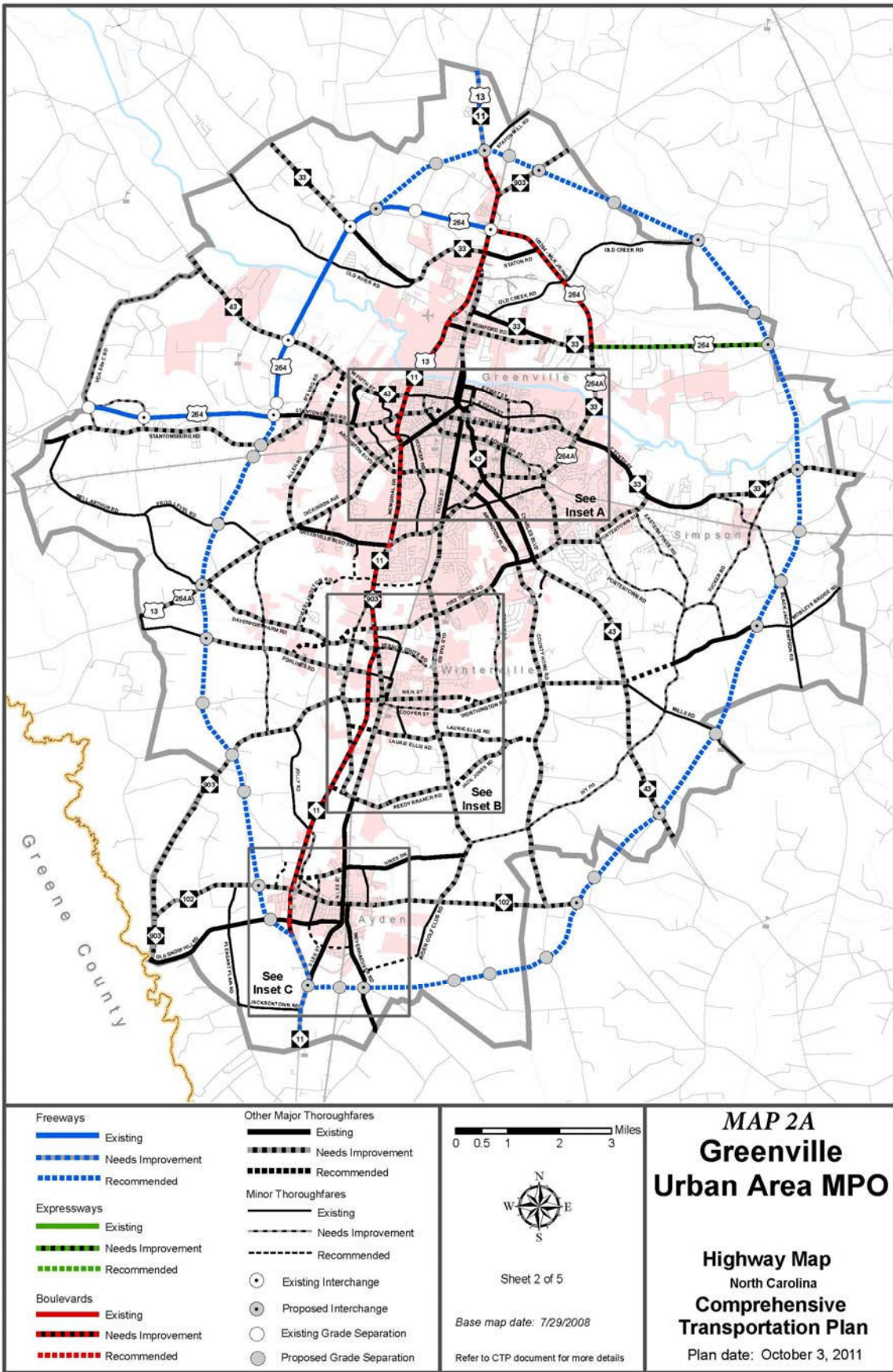
Adoption of this text amendment will help advance the mission of the Bicycle and Pedestrian Commission by helping to encourage walking among its citizens and visitors toward creating a pedestrian-friendly community.

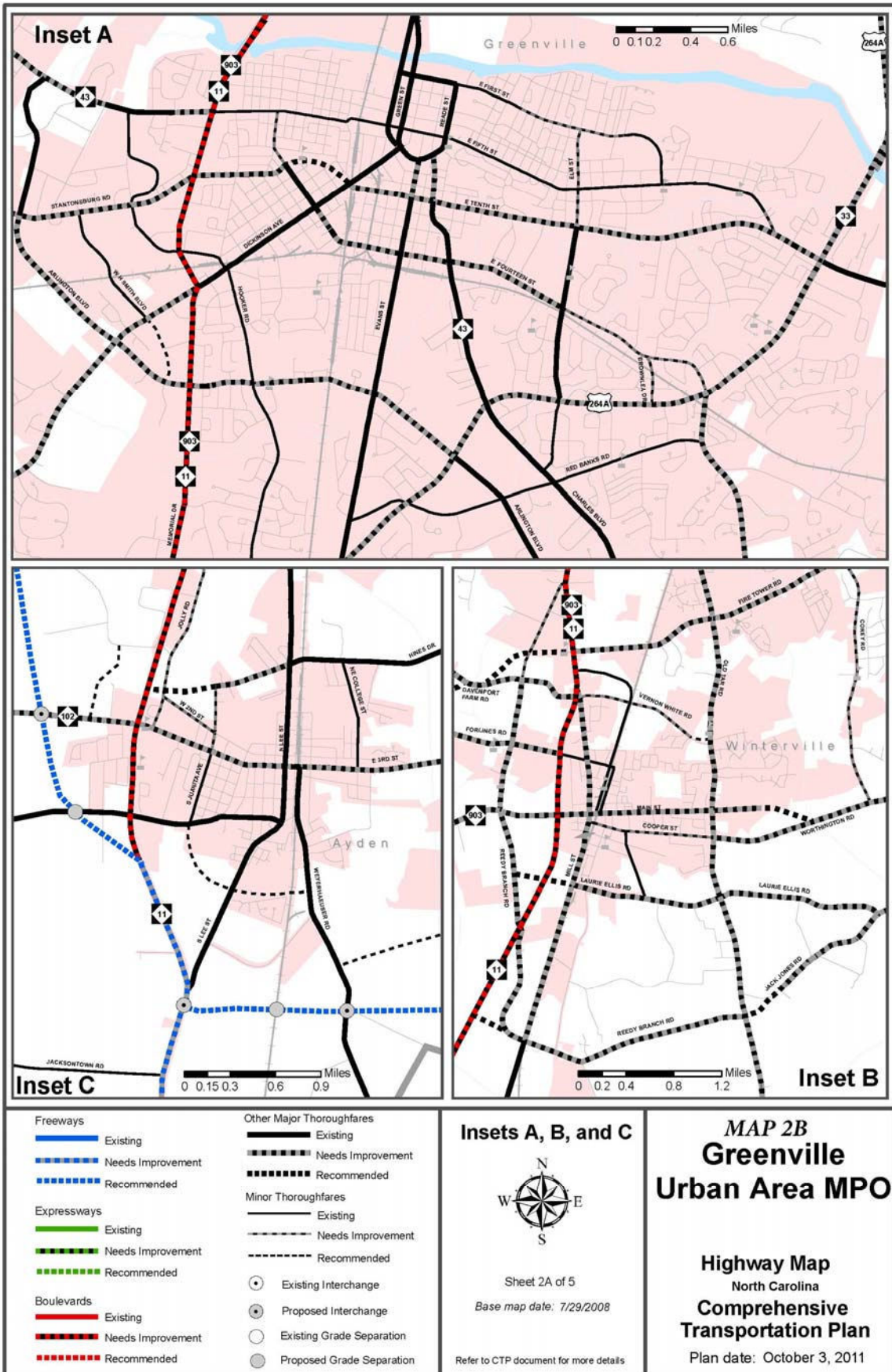
Summary

In staff's opinion, the adoption of regulations that require developers install sidewalks along major thoroughfares, minor thoroughfares and boulevards when new development of non-residential development, mixed-use developments and multifamily residential developments is built on existing lots will, in addition to the furtherance of other goals and objectives, encourage walking to help improve physical health and provide a transportation alternative to help reduce traffic congestion. It is further staff's opinion that the text amendment is in compliance with the following adopted plans and studies that support pedestrian infrastructure:

- Horizon's: Greenville's Community Plan (2009-10 Update);
- City of Greenville Strategic Plan 2014-2015;
- 2014 Citizen Survey;
- Development Code Review and Policy Gap Analysis to Improve Greenville's Health, Design and Appearance;
- Comprehensive Recreation and Parks Master Plan; and
- Horizon's: Greenville's Community Plan, 2004.



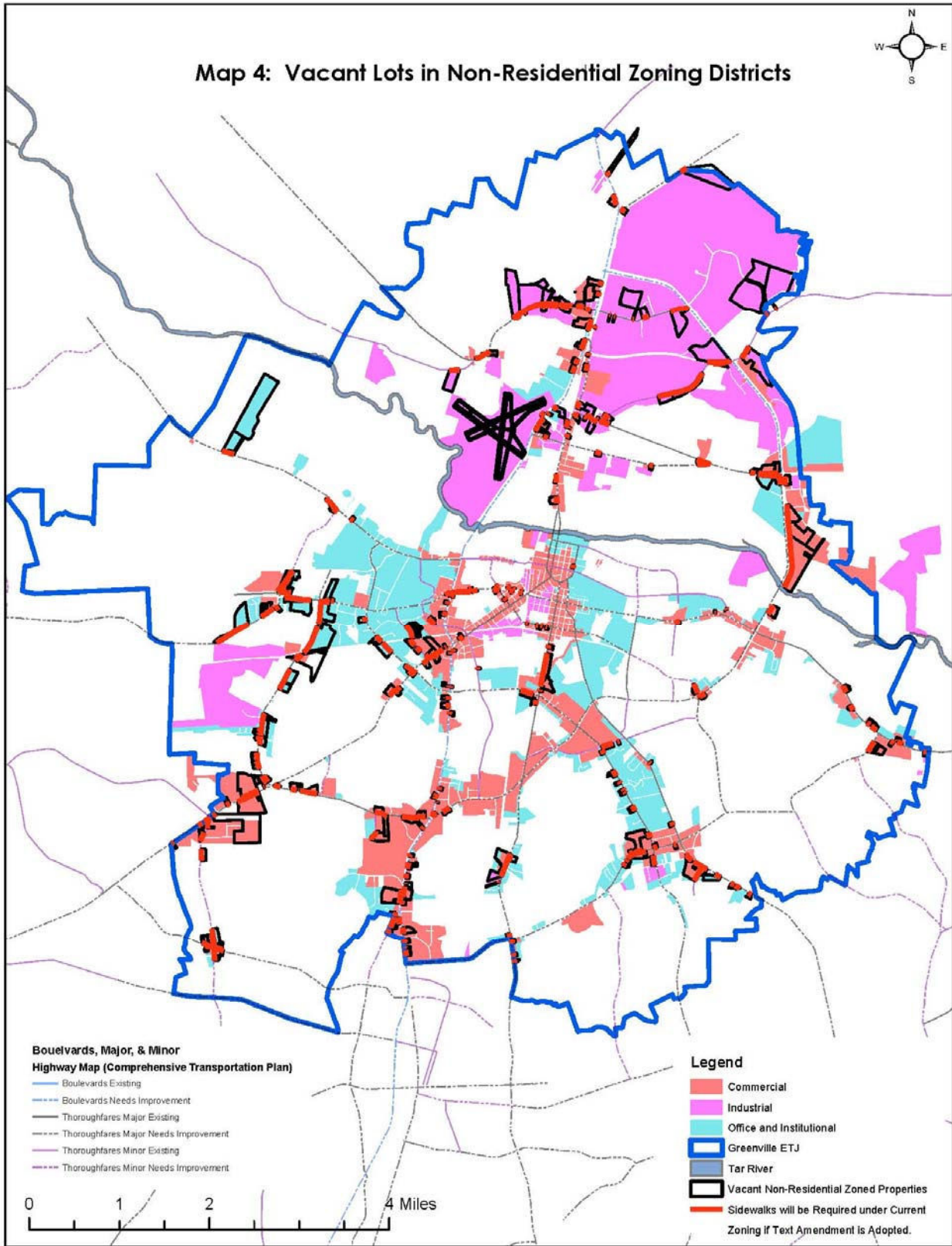


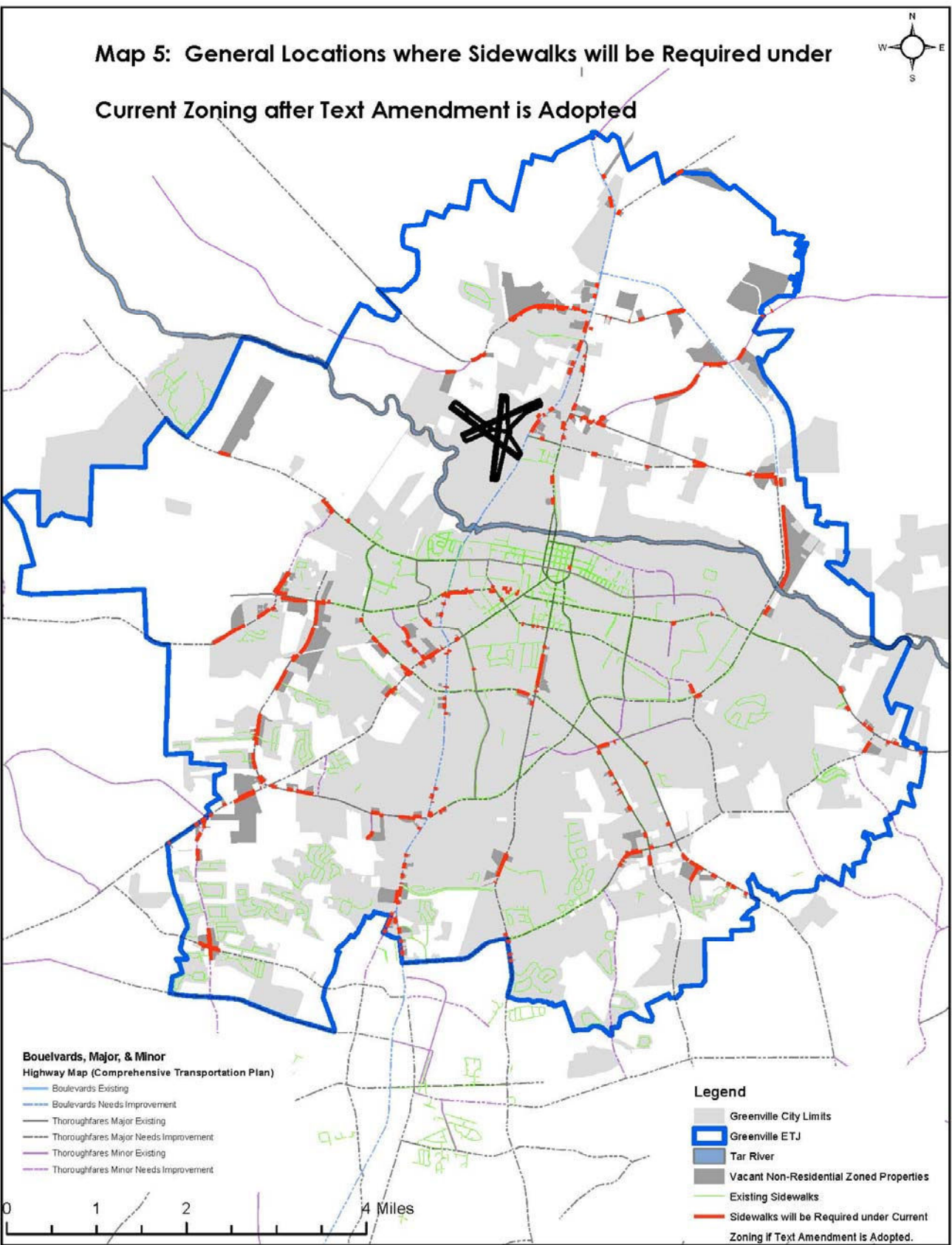


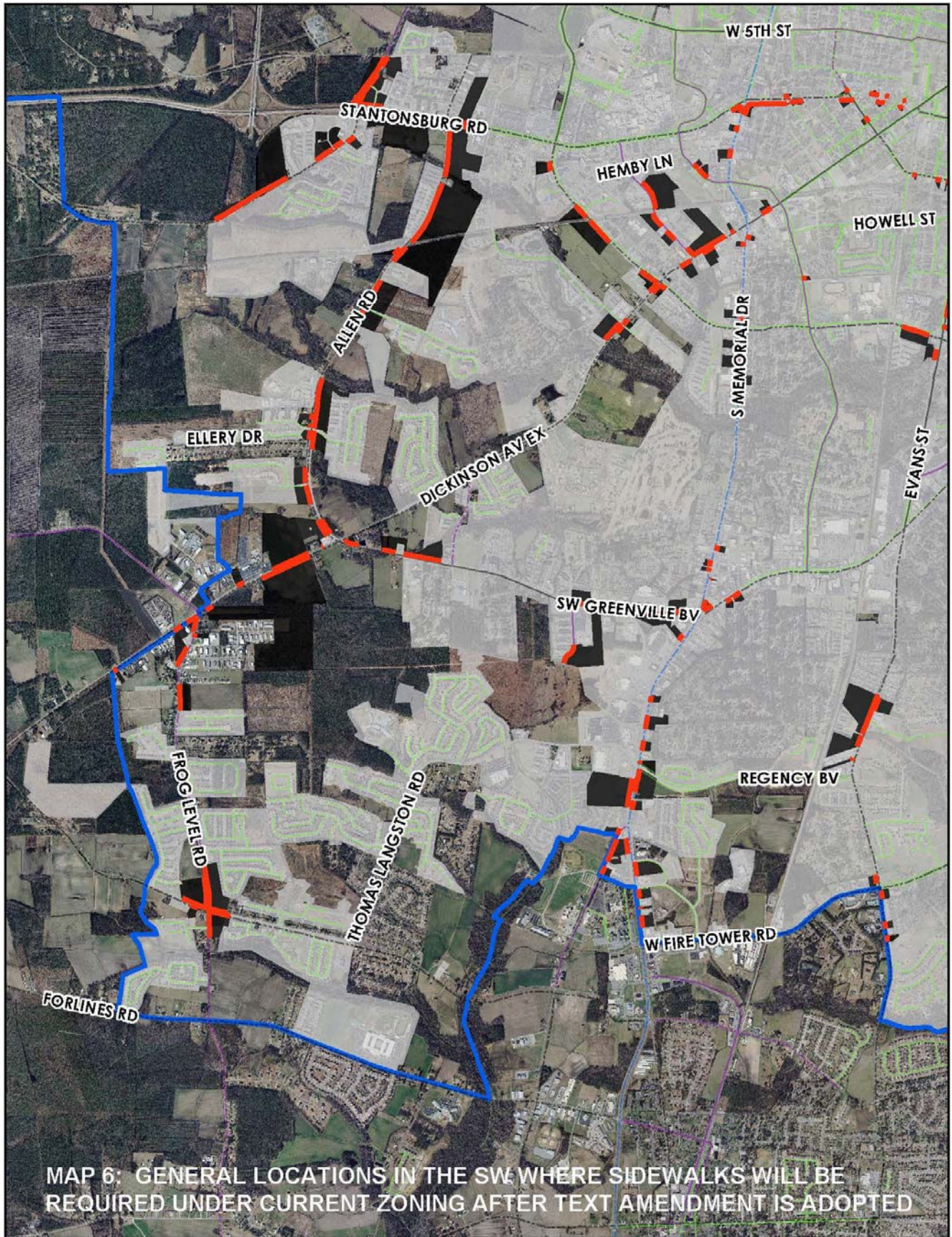


Map 3: Examples of Sidewalk Gaps

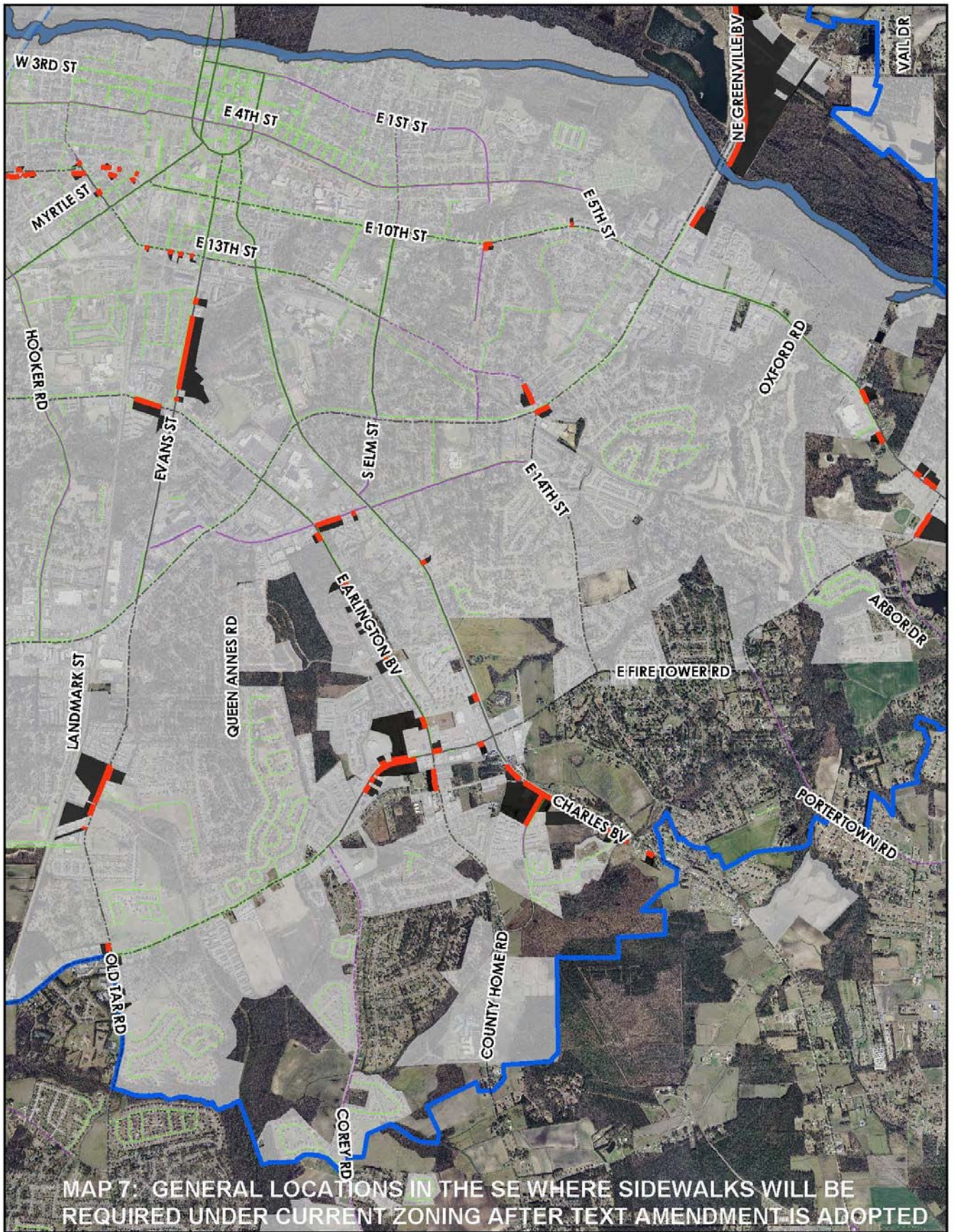


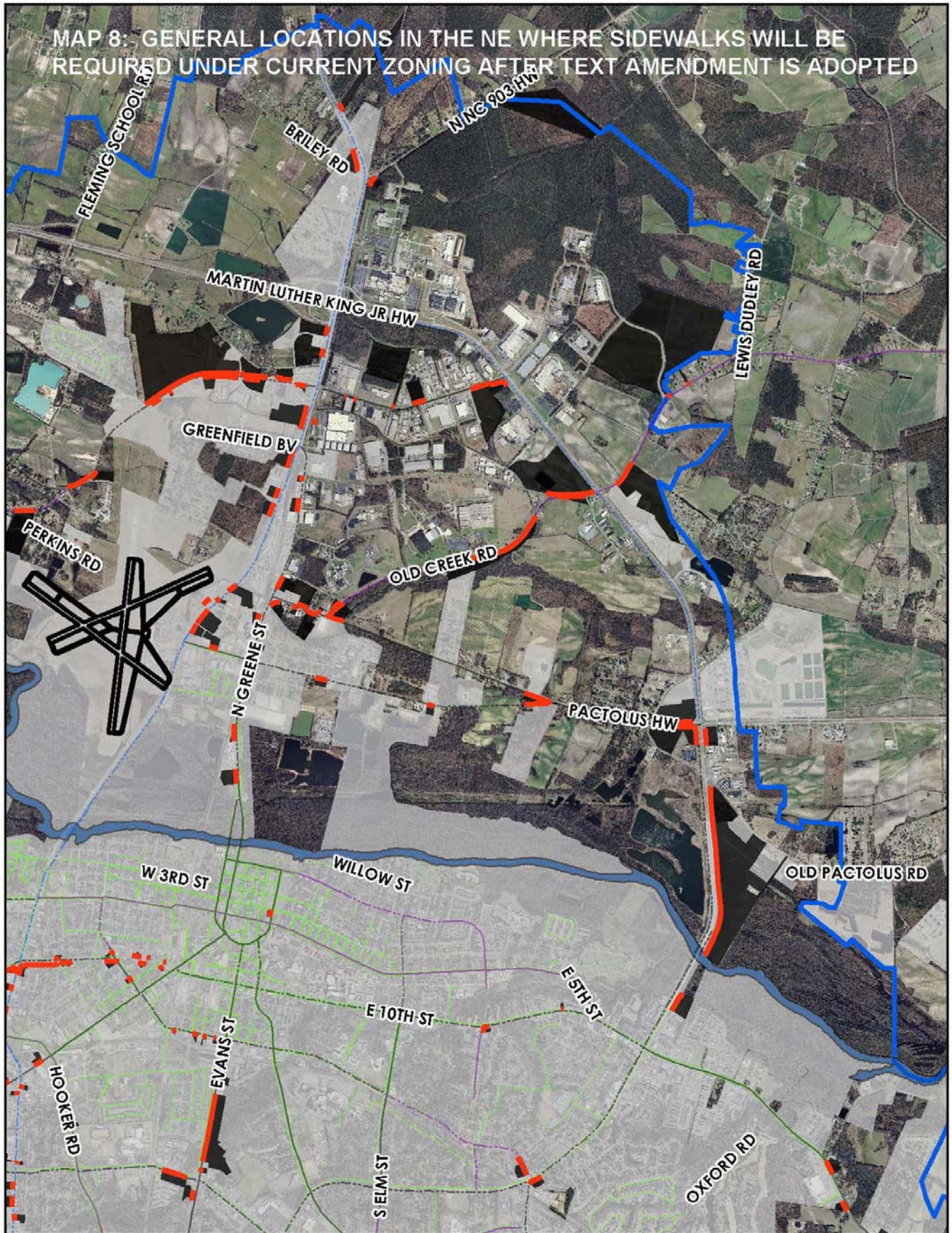






MAP 6: GENERAL LOCATIONS IN THE SW WHERE SIDEWALKS WILL BE REQUIRED UNDER CURRENT ZONING AFTER TEXT AMENDMENT IS ADOPTED





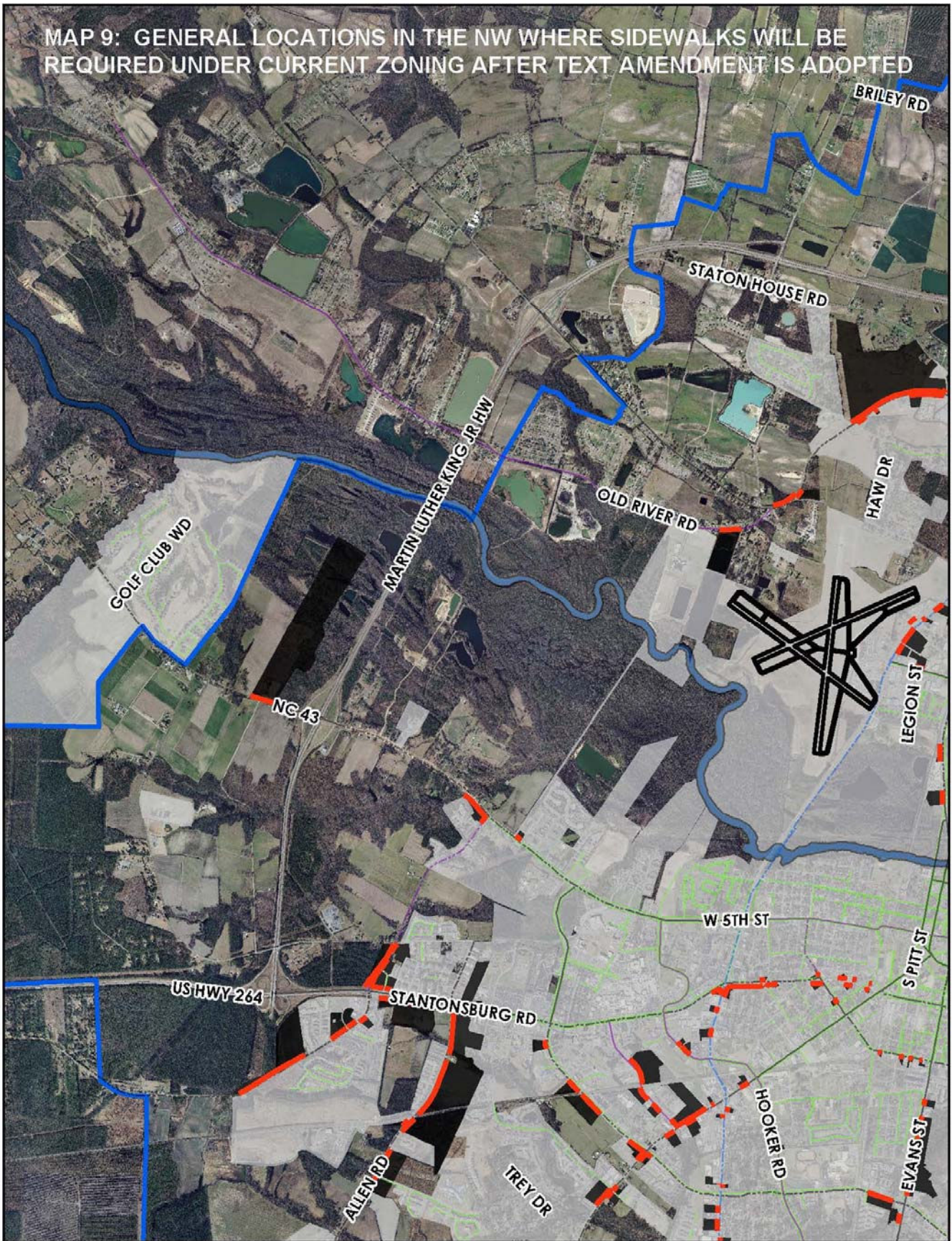


EXHIBIT A – DRAFT, Planning and Zoning Commission Meeting Minutes, Oct. 21, 2014

TEXT AMENDMENT

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING A REQUIREMENT THAT SIDEWALKS MUST BE CONSTRUCTED ALONG MAJOR THOROUGHFARES, MINOR THOROUGHFARES AND BOULEVARDS IN CONJUNCTION WITH THE CONSTRUCTION OF ANY NEW DEVELOPMENT OF NON-RESIDENTIAL DEVELOPMENTS, MIXED-USE DEVELOPMENTS AND MULTI-FAMILY DEVELOPMENTS ON EXISTING LOTS.- APPROVED

Mr. Thomas Weitnauer, Chief Planner, presented the text amendment. The Commission tabled the item so staff could respond to four suggested changes. The first suggested change was to add general standards for waivers. Staff responded by replacing the word waivers with deferment and adding standards for deferment. Added language: General standards the Director may use while considering deferment of sidewalk installation shall include, but not be limited to, pending changes to rights-of-way alignments, pending changes to roadway drainage facilities, unsafe contours or unprotected drainage facilities adjacent to the sidewalk route, or pending utility work or other construction scheduled in the area beyond the developer's control that could damage the sidewalk if installed. Special conditions which make the sidewalk construction unnecessary or undesirable shall not include personal circumstances of the developer or the lack of sidewalks on adjacent or nearby properties.

Mr. Weitnauer stated the Commission's second suggestion was to revise language regarding varying the width of sidewalks. Mr. Weitnauer stated to respond to this suggestion the word 'vary' was replaced with 'expand' and added language:...and in limited cases, reduce the required width of sidewalks to avoid obstructions, while remaining in compliance with dimensional standards of the Americans with Disabilities.

The third suggestion was to revise language relating to an escrow or funds or fees in lieu of payment. Staff's response was to add a requirement in subsection (e) for developers to pay the City for the cost of deferred sidewalks. Mr. Weitnauer read the following new language that was added to the ordinance: If approved for a circumstance where the sidewalk construction is being delayed, the cost of the installation and construction of the deferred sidewalk, as determined by the Public Works Director, shall be paid by the developer to the city and the city will construct and install the sidewalk when the circumstance for deferment no longer exists. If approved for a circumstance where the sidewalk construction will not occur, no payment for sidewalk construction will be required by the developer.

The fourth suggestion was to request Staff to formally provide remarks to the Bicycle and Pedestrian Commission's previous recommendations. Mr. Weitnauer stated he attended the BPC's October 1, 2014 meeting and presented a response to their recommendations. He stated the Bicycle and Pedestrian Commission unanimously endorsed the proposed text amendment with a caveat that the BPC's September 3, 2014 suggestions numbered one and two are addressed by other mechanisms. Mr. Weitnauer stated that their previous suggestion number one, *allow public input for waivers*, will be

addressed with the change in language that revises the word “waivers” to “deferment.” Mr. Weitnauer stated the BPC’s previous suggestion number two, *to require sidewalks when residential converts to non-residential*, will be addressed since conversions of residential to non-residential will require submittal of a site plan that will trigger a requirement to install sidewalks.

Mr. Weitnauer presented a series of maps and stated that based on an analysis of the proposed text amendment to current conditions, approximately 21 miles of sidewalks will be required along major thoroughfares, minor thoroughfares and boulevards, when any new non-residential development, mixed-use developments and multi-family developments is constructed on existing vacant lots already having non-residential zoning. Additional sidewalks will be developed as property is rezoned from residential zoning to non-residential zoning and developed.

Mr. Weitnauer stated the proposed Zoning Ordinance is in compliance with Horizons: Greenville’s Community Plan. He stated that among approximately a dozen citations he listed in the staff report, he will read two citations that are representative of the adopted plans and studies that demonstrate compliance. Mr. Weitnauer stated the proposed ordinance is in compliance with the Horizon’s Plan, Implementation Element “Transportation, Objective 3g that states “Require sidewalks and landscaping ([public] trees in particular) throughout the City and use sidewalks to connect all major activity centers within the City.” Mr. Weitnauer stated the proposed text amendment is in compliance with Development Code Review & Policy Gap Analysis to Improve Greenville’s Health, Design & Appearance, and read the following excerpt from the study, “The following regulatory language items were identified as the top five (5) priority elements having the most positive impacts on making Greenville a healthier community...” and “5. Adopt language to require commercial developments to install sidewalks.” Mr. Weitnauer repeated the Bicycle and Pedestrian Commission unanimously endorsed the proposed text amendment with an understanding that their two previous suggestions would be accomplished. He stated staff recommends approval of the proposed text amendment.

Mr. Parker thanked Mr. Weitnauer for the all the work done.

Mr. Weitnauer stated it was a group effort and appreciated the comment.

Chairwoman Basnight opened the public hearing.

No one spoke in favor or in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Parker stated that Mr. Weitnauer and City Staff have done a remarkable job and he was ready to vote.

Motion made by Mr. Parker, seconded by Mr. Weitz, 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:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requested by Rivers and Associates, Incorporated to amend Title 9, Chapter 4, Article O. Section 9-4-252 of the City Code to require a minimum of 5 parking spaces, plus 1 parking space per 100 storage units, for mini-storage warehouses

Explanation: **Abstract:** The City has received a request from Rivers and Associates, Incorporated to amend Title 9, Chapter 4, Article O. Section 9-4-252 of the City Code to change the required parking spaces for a mini-storage warehouse to a minimum of 5 parking spaces, plus 1 space per 100 units.

Explanation: The applicant proposes to change the required parking spaces for a mini-storage warehouse. Under the current code, a mini-storage warehouse requires 1 parking space per 4 storage units. The proposed amendment would require 5 parking spaces, plus 1 parking space per 100 storage units.

Survey of Other Communities

Asheville: 1 space per 10 storage units, plus 1 space per 2 employees on shift, plus 1 space per 250 square feet of office space

Goldsboro: 1 space per employee, plus 3 customer spaces

Greensboro: 5 spaces

Wilmington: 1 space per 1,000 square feet of gross floor space

Winston-Salem: 5 spaces, plus 1 additional space for each 125 storage units or fraction thereof in excess of 500 units

Parking standards for mini-storage warehouses vary among other communities of similar size/character. Staff does not anticipate any negative impacts associated with this amendment.

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 October 21, 2014 meeting.

If the City Council determines to approve the text amendment, a motion to adopt the attached text amendment 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 the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

Motion to deny the requested text amendment, to make a finding and determination that the requested text amendment is inconsistent with the comprehensive plan or other applicable plans, including, but not limited to, Objective E1 to create conditions favorable for healthy economic expansions in the area and Objective E14 to encourage healthy economic development, and further that the denial of the requested text amendment is reasonable and in the public interest due to the text amendment will not promote, in addition to the furtherance of other goals and objectives, healthy, diversified expanded economic conditions.

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Attachments / click to download

 [Ordinance Mini storage parking standards 990212](#)

 [Minutes Mini storage parking standards 990750](#)

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 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 13th day of November, 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;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable 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 other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Objective E1 to create conditions favorable for healthy economic expansions in the area and Objective E14 to encourage healthy economic development; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, provide healthy, diversified, expanded economic conditions in the City.

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

Section 1: That Title 9, Chapter 4, Article O, Section 9-4-252 of the City Code is hereby amended so that said section reads as follows:

Mini storage warehouses 5 spaces, plus 1 space per 100 units

Section 2. That 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

990212

ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

990212

Item # 10

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/21/2014)

ZONING TEXT AMENDMENT REQUESTED BY RIVERS AND ASSOCIATES, INCORPORATED TO TITLE 9, CHAPTER 4, ARTICLE O. SECTION 9-4-252 OF THE CITY CODE TO CHANGE THE REQUIRED PARKING SPACES FOR MINI-STORAGE WAREHOUSE. - APPROVED

Ms. Chantae Gooby presented the text amendment. This request is from Rivers and Associates. The request is to change the required parking spaces for mini-storage warehouse. The existing standard is 1 parking space per 4 storage units. The proposed standard would require 5 parking spaces plus 1 space per 100 storage units. Parking standards for mini-storage warehouses vary among other communities of similar size/character. She stated the change would not create a hardship or a non-conforming use. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan.

Chairwoman Basnight asked if the spaces included handicapped spaces.

Ms. Gooby stated handicapped spaces are required since it is a public building. This amendment does not affect the number of handicapped spaces.

Chairwoman Basnight opened the public hearing.

Mr. Trey Little of Rivers and Associates spoke in favor of the request. He stated the request fits in with peer communities and helps mold and accommodate standards here in Greenville.

Mr. Griffin asked if there was an existing issue with the current standard.

Mr. Little stated no but the current standard makes it harder to comply.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated he was in favor of the request and thought it was a good move. Most parking or traffic is at the actual unit of rental. The required spaces are mostly used by the resident manager or a customer stopping by to pay a bill or inquire about a lease. He stated the current standard is excessive and supports the proposed amendment.

Motion made by Mr. Weitz, seconded by Mr. Parker, 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:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 110 Contentnea Street

Explanation: **Abstract:** The Code Enforcement Officer is requesting approval of an ordinance to repair or demolish and remove the dwelling located at 110 Contentnea Street. The ordinance provides the owner 90 days to repair or demolish and remove the dwelling. If the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

Explanation: The City's Code Enforcement Officer is requesting that the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 110 Contentnea Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling. If the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on September 5, 2014, to the property owner informing the owner of the condition of abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on October 6, 2014, and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling were disconnected on May 3, 2010.

There have been 20 Code Enforcement cases/actions initiated on this property since 1996, including public nuisance and abandoned structure.

The Greenville Police Department has responded to 12 calls for service at this property since August 1991. Calls include damage to property, assault, and

breaking and entering.

The tax value on the property as of October 2014 is \$30,509. The building value is \$28,218 and the land value is \$2,291.

There is currently \$5,021.25 owed to the Pitt County Tax Collector on this property.

The estimated cost to repair the property is \$69,276.50.

Fiscal Note:

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

Recommendation:

Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 110 Contentnea Street.

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Attachments / click to download

 [110_Contentnea_DemoOrd_989808](#)

 [110Contentnea_DemoPhotos_989963](#)

ORDINANCE NO. 14-_____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 110 CONTENTNEA STREET
TAX PARCEL NUMBER 35914

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), Pearline K. Felder, of the dwelling located at 110 Contentnea Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. No building or repair permits shall be issued to the owner or representative of the owner without prior approval of the Code Enforcement Officer. Failure to comply with any approval of the Code Enforcement Officer shall result in recession of any building permit.

Section 3. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, or fails to comply with any

approval by the Code Enforcement Officer in Section 2, said dwelling being located at 110 Contentnea Street and owned by Pearline K. Felder.

Section 4. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 5. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 6. This ordinance shall become effective upon its adoption.

This the 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

110 Contentnea St.







City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 111 Vance Street

Explanation: **Abstract:** The Code Enforcement Officer is requesting approval of an ordinance to repair or demolish and remove the dwelling located at 111 Vance Street. The ordinance provides the owner 90 days to repair or demolish and remove the dwelling. If the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

Explanation: The City's Code Enforcement Officer is requesting that the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 111 Vance Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling. If the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on September 5, 2014, to the property owner informing the owner of the condition of abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on October 6, 2014, and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least 6 months. The utilities to the dwelling have been disconnected since May 13, 2009.

There have been 23 Code Enforcement cases/actions initiated on this property since 1996, including public nuisance and abandoned structure.

The Greenville Police Department has responded to 17 calls for service at this property since 1992. Calls include larceny, breaking and entering, assault and

animal complaints.

The tax value on the property as of October 10, 2014, is \$29,821. The building value is \$27,276 and the land value is \$2,545.

There are currently back taxes owed to the Pitt County Tax Department for this property in the amount of \$5,860.85.

The estimated cost to repair the property is \$83,052.

Fiscal Note:

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

Recommendation:

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 111 Vance Street

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 [111_Vance_DemoOrd_989957](#)

 [111Vance_DemoPhotos_989976](#)

ORDINANCE NO. 14-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 111 VANCE STREET
TAX PARCEL NUMBER 26077

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), Pearline K. Felder, of the dwelling located at 111 Vance Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. No building or repair permits shall be issued to the owner or representative of the owner without prior approval of the Code Enforcement Officer. Failure to comply with any approval of the Code Enforcement Officer shall result in recession of any building permit.

Section 3. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, or fails to comply with any

approval by the Code Enforcement Officer in Section 2, said dwelling being located at 111 Vance Street and owned by Pearline K. Felder.

Section 4. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 5. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 6. This ordinance shall become effective upon its adoption.

This the 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

111 Vance St.







City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 401 South Holly Street

Explanation: **Abstract:** The Code Enforcement Officer is requesting approval of an ordinance to repair or demolish and remove the dwelling located at 401 South Holly Street. The ordinance provides the owner 90 days to repair or demolish and remove the dwelling. If the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

Explanation: The City's Code Enforcement Officer is requesting that the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 401 South Holly Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling. If the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on April 10, 2014, to the property owner informing the owner of the condition of abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the action necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on July 30, 2014, and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling were disconnected on February 6, 2012.

There have been 19 Code Enforcement cases/actions initiated on this property since 2003, including public nuisance and abandoned structure. The Police Department has responded to 23 calls for service at this property since July

1992. Calls include breaking and entering, larceny, and burglary.

The tax value on the property as of October 10, 2014, is \$34,100 (the building value is \$0, the land value is \$33,750, and extra features value of \$350).

There is currently \$416.02 owed to the Pitt County Tax Collector on this property.

The estimated cost to repair the property is \$79,752.

Fiscal Note:

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

Recommendation:

Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 401 South Holly Street.

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Attachments / click to download

 [401_SouthHolly_DemoOrd_989804](#)

 [401Holly_DemoPhotos_989986](#)

ORDINANCE NO. 14-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 401 SOUTH HOLLY STREET
TAX PARCEL NUMBER 17969

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), This Is It Inc. Trustee, of the dwelling located at 401 South Holly Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. No building or repair permits shall be issued to the owner or representative of the owner without prior approval of the Code Enforcement Officer. Failure to comply with any approval of the Code Enforcement Officer shall result in recession of any building permit.

Section 3. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, or fails to comply with any

approval by the Code Enforcement Officer in Section 2, said dwelling being located at 401 South Holly Street and owned by This Is It Inc. Trustee.

Section 4. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 5. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 6. This ordinance shall become effective upon its adoption.

This the 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

401 South Holly St.







City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Resolution approving an economic development incentive agreement for the Save-a-Lot Project

Explanation: **Abstract:** The Greenville City Council adopted a Capital Investment Grant policy in April of 2013. The policy allows the City to provide limited economic development incentives for worthy projects that take place in the City's established Economic Development Investment zones as well as for certain other catalytic projects. City Council has been asked to consider such a grant for a project in the Dickinson Corridor Investment Zone.

Explanation: The City of Greenville has long sought to attract retail development, especially full service grocery operations to the urban core, an area that has been underserved for the last three decades in both categories. Save-a-Lot, a national discount food retailer has agreed to open a full service retail grocery operation at 1715 Dickinson Avenue. This location is approximately one block from the recently renovated Dream Park location and is surrounded by neighborhoods with an average poverty rate of almost 40%. Save-a-Lot has a portfolio of over 1,300 corporate and franchise stores across the United States including five stores in North Carolina. One such store in an urban location in Durham was the model for the Dickinson Avenue development project.

For Greenville's first Save-a-Lot location, the company has provided franchise rights to local developer Mack Taha who will open the store under the name of Taha's Properties, LLC. Current plans call for construction of a 20,000 square foot commercial building which will include some 16,000 square feet of grocery space along with four additional retail bays making up the additional 4,000 square feet. Construction cost for the project is expected to total \$1.45 million with an additional \$700,000 invested in equipment and stock. The Save-a-Lot store is expected to create a total of 14 jobs and will produce new tax revenue for the City of approximately \$5,900 per year.

As outlined in the attached draft agreement, the City would make grant payments to Taha's Properties, LLC in an amount not to exceed \$10,000 paid over three years. Under North Carolina state law, a public hearing is required prior to

consideration of such incentives. On the basis of objections, debate, and discussion at the hearing, changes may be made from what has been proposed.

Fiscal Note:

The proposed economic development incentive is a grant in an amount of up to \$10,000 paid over a three (3) year period. The proposed funding source for the economic development incentive is the general fund revenue of the City of Greenville with the proposed grant to be distributed in accordance with the guidelines of the City of Greenville Capital Investment Grant Program and the attached grant agreement.

Recommendation:

Staff recommends adoption of a resolution approving an economic development incentive for the Save-a-Lot project to be located at 1715 Dickinson Avenue in an amount not to exceed \$10,000.

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 [Save-a-Lot Rendering](#)

 [Resolution Authorizing and Economic Development Grant for Save A Lot Project 990542](#)

 [Economic Development Agreement Save A Lot 990544](#)

RESOLUTION NO. - 14
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE FOR THE SAVE-A-LOT
PROJECT

WHEREAS, North Carolina General Statute 158-7.1 grants the authority to the City of Greenville to make appropriations for the purposes of aiding and encouraging the location or expansion of certain business enterprises in the corporate limits of the City or for other purposes which the City Council finds, in its discretion, will increase the population, taxable property base and business prospects of the City;

WHEREAS, Taha's Properties, LLC is developing an economic development project consisting of a commercial redevelopment within one of the City's identified Economic Development Investment zones, specifically to be located in the block bounded by Dickinson Avenue on the north, Watauga Avenue on the west, CSX Railroad on the south, and Skinner Street on the east, and which is expected to increase the taxable property base and to stimulate the local economy, promote business, and provide employment opportunities;

WHEREAS, a public hearing was held to consider whether the City will participate in the economic development project by making an appropriation and expenditure of City funds for an economic development incentive; and

WHEREAS, the City Council does hereby find and determine that the proposed economic development project will tend to increase the taxable property base of the City, increase the business prospects of the City, and create additional employment opportunities, and that it is in the public interest to provide assistance, as authorized by North Carolina General Statute 158-7.1, in order to encourage Taha's Properties., LLC to develop the economic development project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the appropriation and expenditure of up to \$10,000.00 to be paid in installments not to exceed \$5,000.00 annually for a three (3) year period for the Save-A-Lot Project as an economic development incentive and does further approve an Economic Development Agreement between the City of Greenville (the "City") and Taha's Properties, LLC (the "Company") for said economic development incentive which provides, with other provisions, that the Company will develop, within the block bounded by Dickinson Avenue on the north, Watauga Avenue on the west, CSX Railroad on the south, and Skinner Street on the east (the "Property"), a commercial development to include more than 20,000 square feet of commercial space, including a grocery store and additional retail space (the "Improvements") and that for a three (3) year period, the City will provide a grant payment up to \$10,000.00 to be paid in installments with each annual installment not to exceed the lesser of (i) \$5,000.00 or (ii) 84% of the ad valorem taxes associated with the additional incremental value of capital investments made by Company as a result of the Improvements.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the Mayor and City Clerk be and are hereby authorized to execute an Economic Development Incentive Agreement for the Save-A-Lot Project.

This the 13th day of November, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

**NORTH CAROLINA
PITT COUNTY**

**ECONOMIC DEVELOPMENT
AGREEMENT**

THIS AGREEMENT is made and entered into this ____ day of November, 2014, by and between the City of Greenville, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina, Party of the First Part and hereinafter referred to as the “City”, and Taha’s Properties., LLC, a limited liability company organized and existing under the laws of the State of North Carolina, hereinafter referred to as the “Company”.

WITNESSETH:

WHEREAS, North Carolina General Statute 158-7.1 grants the authority to the City to make appropriations for the purposes of aiding and encouraging the location or expansion of certain business enterprises in the corporate limits of the City or for other purposes which the City Council of the City finds, in its discretion, will increase the population, taxable property base, and business prospects of the City;

WHEREAS, the Company is developing an economic development project consisting of a commercial development to be constructed within the corporate limits of Greenville which is expected to increase the taxable property base, stimulate the local economy, promote business, and provide employment opportunities;

WHEREAS, Company intends to construct a commercial mixed-use development within the block bounded by Dickinson Avenue on the north, Watauga Avenue on the west, CSX Railroad on the south, and Skinner Street on the east, in Greenville, North Carolina (the “Property”), and Company anticipates that it will invest in excess of two million dollars (\$2,000,000) in building and equipment to be located upon the Property (the “Improvements”), with the Improvements to be made between November 1, 2014, and October 31, 2015 (the “Improvement Period”);

WHEREAS, as an inducement to Company, the City has approved the appropriations and expenditures as hereinafter set forth for the specific purpose of making economic development grants based upon the increased tax value resulting from the Improvements actually made during the Improvement Period and taxes actually paid by Company to the City for the period beginning in calendar year 2015 and ending in calendar year 2017 (the “Grant Period”);

WHEREAS, in consideration of the economic development incentives, the Company agrees to comply with the covenants and conditions binding upon it as set forth in this Agreement; and

WHEREAS, the parties desire to reduce their agreement to written form, clearly stating their respective responsibilities under the Agreement, and setting forth provisions regarding remedies for breach of those responsibilities by Company and for recapture of sums appropriated or expended by the City upon the occurrence of events specified in the Agreement, as required by North Carolina General Statute 158-7.1(h).

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section I – The Company

1. In order to induce City to enter into this Agreement and to appropriate and expend monies for payment of economic development incentives, Company represents and warrants to City that as of the execution date hereof:

1.1 Taha’s Properties, LLC, is a limited liability company duly organized and existing under the laws of the State of North Carolina, has a place of business within the State of North Carolina, and is in good standing and authorized to do business in the State of North Carolina.

1.2 Company has the corporate power and authority to own its properties and assets and to carry on its business and has the corporate power to execute and perform this Agreement.

1.3 The undersigned Manager of the Company has the right, authority, and duty to execute this Agreement in the name and on behalf of the Company.

1.4 This Agreement (i) is a valid and binding instrument and agreement of Company, enforceable against Company in accordance with its terms; (ii) does not violate any order of any court or other agency of government binding on Company; the charter documents or operating agreement of Company; or any provision of any indenture, agreement or other instrument which Company is a party; and (iii) does not conflict with, result in a breach of, or constitute an event of default, or an event which, with notice or lapse of time, or both, would constitute an event of default, under any indenture, agreement or other instrument to which Company is a party.

1.5 There is no suit, claim, action, or litigation pending, or to the best knowledge of Company, threatened, relating to the Improvements, the use of the Improvements for their intended purpose, or any other matter contained herein.

1.6 To the best of Company's knowledge, there is no impediment to the use of the Property for the purposes contemplated by this Agreement.

1.7 Company is not engaged in a business that would be exempt from property taxes.

2. Company shall make investments in the Property and Improvements during the Improvement Period. It is expected that cumulative expenditures for said investments will meet or exceed two million dollars (\$2,000,000) by October 31, 2015, all of which will qualify and result in additional value for ad valorem tax purposes as determined by the Pitt County Tax Office. The Improvements to be made by Company on the Property shall be a commercial use development consisting of approximately 20,000 square feet of retail space to include a grocery store of approximately 16,000 square feet and four retail bays with a cumulative area of approximately 4,000 square feet. The architectural design, site plan, and elevation of the Improvements shall be consistent with the depiction shown on the conceptual drawings, site plan and elevations prepared by Dunn and Dalton

Architects entitled “Save-a-Lot Proposed Design” and dated April 30, 2014, unless otherwise approved by the City. The Company shall provide the City with the final plans for its review for consistency with said depiction and the description of the Improvements as specified herein prior to a building permit being issued. During construction of the Improvements, the Company will allow the City access onto the property so that the City may conduct inspections of the work for consistency with said depiction and the description of the Improvements as specified herein. The Improvements shall be completed and available for occupancy, as evidenced by the issuance of a certificate of occupancy, no later than October 31, 2015. Company will maintain Improvements in place, in good condition (ordinary wear and tear excepted) at least through December 31, 2025.

3. Company shall be the owner of the Property and Improvements continuously during the period from the date of this Agreement until December 31, 2025. The Property and Improvements shall not be tax exempt for property tax purposes continuously during the period from the date of this Agreement until December 31, 2025.

Section II – The City

4. Subject to the understanding that the City will only make one incentive payment in each of its fiscal years, payment of economic development incentives in accordance with this Agreement will be paid each year which payments will be based upon the completion of the Improvements during the Improvement Period, and shall be made for a three (3) year period as follows:

4.1 For the first two (2) years of the three (3) year Grant Period, the City will provide an annual grant payment equal to the lesser of (i) FIVE THOUSAND AND NO/100THS DOLLARS (\$5,000.00) or (ii) eighty-four percent (84%) of the ad valorem taxes associated with the additional incremental value of capital investments made by Company during the Improvement Period from November 1, 2014, through October 31, 2015. For the third year of the three (3) year Grant Period, the City will provide an annual grant payment only if the annual grant payment in the first year of the

three (3) year Grant Period is less than FIVE THOUSAND AND NO/100 THS DOLLARS (\$5,000.00) and, in this event, the annual grant payment for the third year of the three (3) year Grant Period shall be equal to (a) the lesser of (i) FIVE THOUSAND AND NO/100THS DOLLARS (\$5,000.00) or (ii) eighty-four percent (84%) of the ad valorem taxes associated with the additional incremental value of capital investments made by Company during the Improvement Period from November 1, 2014, through October 31, 2015 minus (b) the annual grant payment paid in the first year of the three (3) year Grant Period. In no event shall the total of the annual grant payments over the three (3) year Grant Period exceed TEN THOUSAND AND NO/100THS DOLLARS (\$10,000.00). Payment will be made after the ad valorem taxes for the Property and Improvements are paid to City in a timely manner after the tax bills are sent, for a three (3) year period, commencing with taxes payable for the tax values in January 1, 2015, and continuing with the taxes payable for the tax values in January 1 of the next two (2) years. The additional incremental value of capital investments shall be the difference in the amount of valuation for ad valorem tax purposes for the Property and Improvements as determined by the Pitt County Tax Assessor's Office as of January 1 of each year during the Grant Period from the amount of valuation for ad valorem tax purposes of the property and improvements for Pitt County Tax Parcel Number 25828 as of January 1, 2014, of \$199,949.

4.2 Said amounts shall be payable annually, beginning in calendar year 2015, and payable each year up to and including calendar year 2017, the Grant Period.

4.3 Upon payment of ad valorem taxes by Company to City, in a timely manner after the tax bills are sent, for each calendar year from 2015 through calendar year 2017, and certification by Company, in the form or substantially in the form of the certificate attached hereto as Exhibit A, of Improvements made and proof of payment of ad valorem taxes, City will, within sixty (60) days, pay to Company an economic development incentive payment in the amount determined in accordance

with the provisions of Section 4.1. This same process will be followed by City and Company in calendar year 2016 and calendar year 2017. General ad valorem tax revenue for purposes of this calculation shall only include taxes actually paid for real and business personal property taxes, and shall not include any other taxes, payments or fees made by Company for any applicable fire tax, emergency services tax, drainage district tax, interest, penalties, or otherwise.

4.4 Company shall furnish to City each calendar year, following the payment of ad valorem taxes, the certification required by this Section 3, as shown at Exhibit A, and proof of payment of all applicable taxes. If requested, Company shall provide City, at City's expense, independent certification as to such expenditures.

Section III – Additional Provisions

5. It shall be an Event of Default if any one or more of the following events shall occur for any reason whatsoever (and whether such occurrence shall be voluntary or involuntary or come about or be affected by operation of law or pursuant to or in compliance with any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

5.1 If Company shall commit a material breach of a material obligation hereunder including without limitation, the obligation to make the Improvements to the Property as specified in Section 2 by October 31, 2015, the obligation to remain the owner of the Property and Improvements at least through December 31, 2025, as specified in Section 3, and the obligation that the Property and Improvements not be tax exempt for property tax purposes at least through December 31, 2025, as specified in Section 3.

5.2 If any material representation, warranty or other statement of fact contained in this Agreement or in any writing, certificate, report, or statement furnished by Company to City in connection with the transaction described in this Agreement, shall be false or misleading in any material respect when given;

5.3 If Company shall be unable to pay its debts generally as they become due; file a petition to take advantage of any insolvency statute; make an assignment for the benefit of creditors; commence a proceeding for the appointment of a receiver, trustee, liquidator, or conservator of itself or of the whole or any substantial part of its property; file a petition or answer seeking reorganization or arrangement of similar relief under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state;

5.4 If a court of competent jurisdiction shall enter an order, judgment, or decree appointing a custodian, receiver, trustee, liquidator, or conservator of Company or of the whole or any substantial part of its property, or approve a petition filed against Company seeking reorganization or arrangement of similar relief under the federal bankruptcy laws or any other applicable law or statute; or if, under the provisions of any other law for the relief or aid of debtors, a court of competent jurisdiction shall assume custody or control of Company or of the whole or any substantial part of its property; or

5.5 If Company shall allow its taxable assets on the Property to fall below the value as of January 1, 2016, as determined by the Pitt County Tax Assessor's Office, as each of the same pertain to the Improvements contemplated by this Agreement, less any depreciation of the Improvements for property tax purposes.

5.6 Any delay in the performance of any of the duties or obligations of the Company shall not be considered a breach of this Agreement and the time required for performance shall be extended for a period equal to the lesser of (i) the period of such delay or (ii) 24 months, provided that such delay has been caused by or is the result of any acts of God; acts of the public enemy; insurrections; riots; embargoes; labor disputes, including strikes, lockouts, job actions, or boycotts; shortages of materials or energy; fires; explosions; floods; changes in laws governing this type of facility; or other unforeseeable causes beyond the control and without the fault or negligence of the

Company, which delay affects the Company. The Company shall give prompt notice to the City of such cause, and shall take whatever reasonable steps are necessary to relieve the effect of such cause as promptly as possible. No such event shall excuse the payment of any sums due and payable hereunder on the due date thereof except any payment due upon the occurrence of any act or event for which delayed performance is excused as provided above.

6. Remedy: If an Event of Default occurs, the obligation of City as set out herein shall immediately terminate. Additionally, if an Event of Default involves either (i) the Company not making the Improvements upon the Property or (ii) the Company not being the owner of the Property and the Improvements or (iii) the Property and the Improvements not being tax exempt for property tax purposes, the Company shall make a repayment to the City of 100% of the grant payments made by the City to the Company pursuant to this Agreement no later than sixty (60) days after the City provides written notice to the Company requesting repayment.

7. Company and City acknowledge that any monies appropriated and expended by City for economic development incentives, as provided in this Agreement, are for a bona fide public purpose and are extended in good faith reliance on North Carolina General Statute 158-7.1. Such incentive grants may be paid by the City from any fund sources of its choice. In the event a court of competent jurisdiction, after final appeal, rules, to which either Company or City is a party, that all monies expended by City pursuant to this Agreement were not offered and accepted in good faith and in compliance with North Carolina General Statute 158-7.1 and, further, that such monies must be repaid, Company will make such repayment to City. In the event one or more lawsuits are brought against City or any City elected official, officer, agent, or employee, or Company, challenging the legality of this Agreement, then City and Company shall exercise their best efforts to defend against any and all such lawsuits.

8. All notices, certificates, or other communications required or permitted to be given or served

hereunder shall be deemed given or served in accordance with the provisions of this Agreement if the notice is (i) mailed in a sealed wrapper and is deposited in the United States mail, certified mail, return receipt requested, postage prepaid, or (ii) deposited with a national overnight courier service that retains receipts for its deliveries, properly addressed as follows:

City: City of Greenville
Attn: City Manager
P.O. Box 7207
Greenville, NC 27835

Company: Taha's Properties, LLC
Attn: Manager
1036 Sunnyfield Drive
Greenville, NC 27858

City or Company may, by notice given to the other, designate any further or other different addresses to which notices, certificates, requests, or other communications shall be sent.

9. This Agreement shall inure to the benefit of, and is binding upon, City and Company and their respective successors and assigns. However, neither this Agreement, nor any rights, privileges, or claims created by this Agreement may be transferred by Company without the prior written approval of City. An instrument shall be filed in the Office of the Register of Deeds of Pitt County which provides notice that the Property is subject to the conditions, requirements, and restrictions as contained in this Agreement. The instrument shall be indexed in the name of the Company in the grantor index.

10. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified, or altered except by written agreement of the parties.

11. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

12. This Agreement may be executed in any number of counterparts, each of which when so

executed and delivered shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such fully executed counterpart.

13. This Agreement shall be governed by and shall be construed in accordance with the laws of the State of North Carolina; venue of any action shall be in the general court of justice in Pitt County, or if in federal court, in the Eastern District of North Carolina.

14. The term of this Agreement shall commence on the date of execution and expire on January 1, 2026, unless earlier terminated as provided herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

City of Greenville

By: _____
Allen M. Thomas, Mayor

Attest:
(SEAL)

Carol L. Barwick
City Clerk

Taha's Properties, LLC

By: _____
Magdy Abdelraouf Taha, Manager

APPROVED AS TO FORM:

BY: _____
David A. Holec, City Attorney

PRE-AUDIT CERTIFICATION:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: _____
Bernita W. Demery, CPA, Director of Financial Services

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____ a Notary Public of 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 municipal corporation, and that by authority duly given and as the act of the City of Greenville, the foregoing instrument was signed in its name by its Mayor, sealed with the City Seal, and attested by herself as City Clerk.

Witness my hand and seal this the _____ day of _____, 2014.

Notary Public

My commission expires: _____

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____, Notary Public in and for the aforesaid County and State, do hereby certify that Magdy Abdelraouf Taha, Manager of Taha's Properties, LLC., a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and seal this the _____ day of _____, 2014.

Notary Public

My commission expires: _____

EXHIBIT A
ANNUAL CERTIFICATION

TO: City of Greenville
ATTN: City Manager
P.O. Box 7207
Greenville, NC 27835

This Certificate is delivered pursuant to Section 6 of the Economic Development Agreement (the "Agreement") dated November ____, 2014, between the City of Greenville ("City") and Taha's Properties, LLC ("Company"). Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Agreement. The terms of the Agreement are incorporated into this Certificate as if fully set forth herein.

I, _____, do hereby certify, for and on behalf of Company, that

- (a) The following Improvements were made during the Improvement Period from November 1, 2014, through October 31, 2015:

- (b) The amount of the personal and real property valuations of the Property and Improvements, as of January 1, 20__, are in the amount of_____.

- (c) Proof of taxes paid is attached to this certificate.

Certified this the ____ day of _____, 20__.

Taha's Properties, LLC

By: _____

Title: _____



Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014



Item # 14



Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014



Item # 14



Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014



Item # 14



Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014



Item # 14



Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014





Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014





Save - a - Lot
Proposed Design

Greenville, NC
April 30, 2014





City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Report on South Greenville Recreation Center

Explanation: **Abstract:** On June 13, 2013, City Council adopted the City's FY 14 Budget. Included in this budget was \$200,000 for planning and design of a new South Greenville Recreation Center. Staff will provide a report on the status of this project.

Explanation: On June 13, 2013, City Council adopted the City's FY 14 Budget. Included in this budget was \$200,000 for planning and design of a new South Greenville Recreation Center. Staff will provide a report on the status of this project. During the budget discussions, it was explained that Pitt County Schools has traditionally used the facility's gym to serve the students at the adjacent South Greenville Elementary School and that staff would investigate a potential partnership with Pitt County Schools on this project. The attached timeline provides a chronology of the actions taken by the City Manager to pursue said partnership.

City staff has coordinated with Pitt County Schools staff in developing a concept plan (see attachment) for the new facility that includes a total renovation of the gymnasium; demolition and reconstruction of the remainder of the facility, including an addition to the original footprint; athletic field improvements; and parking improvements at an estimated cost of \$3.1 million. The project was envisioned by both entities as a catalyst for a greater neighborhood improvement program as Pitt County Schools staff had noted concerns regarding specific locations in the neighborhood, the condition and appearance of the school and recreation center, as well as the general appearance and condition of the neighborhood.

To address some of the school's concerns, the Greenville Police Department increased patrols in the area and monitored, and in some cases, shut down nuisance uses near the school. The Community Development Department was directed to perform a neighborhood study which will be presented to the City Council at a December Council meeting, and the Public Works Department

recently achieved State funding to address certain sidewalk concerns in the area. Further, some of the design features for the proposed program for South Greenville were discussed by City and Schools staff, including continuing the current arrangement to use the gymnasium during the day, expanded use of the multipurpose room and outside fields, locker rooms, and covered walkway for the students. These elements were placed in the program design.

Relating to funding, past conversations between the City and Pitt County Schools staff was that the project would be achieved by equal sharing of the costs of the program, as the Schools would achieve expanded use of the facilities. Discussions had included the need for a memorandum of agreement/understanding to be developed prior to entering full design, as City staff sought to formalize the understandings and agreements in order to proceed. It should be noted that the primary staff representing the School system are no longer employed there.

Superintendent Ethan Lenker invited the City Manager to attend the School Board's Facilities Committee meeting on October 21, 2014, to present the concept plan. City Manager Barbara Lipscomb and Recreation and Parks Director Gary Fenton attended the meeting and made the presentation. From the discussion, it appears that the new administration and School Board may not view the design concept that has been developed as entirely eligible for School Board participation. In fact, it was discussed that approximately \$600,000 could be made available for renovation of the gymnasium for exclusive use by the Pitt County Schools during weekdays when school is open. On Monday, November 3, 2014, the Pitt County School Board voted on \$600,000 to fund the South Greenville project.

Fiscal Note:

Clarification regarding Pitt County School Board assistance in funding the South Greenville school renovation program may be provided.

Recommendation:

The City Council has requested that Superintendent Lenker attend and address the City Council on this issue at its November meeting. Dr. Lenker was extended an invitation to come, and he has advised he will attend the November 13th meeting. It is recommended that the City Council address concerns with Dr. Lenker at the meeting.

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[Timeline of City Manager Actions on South Greenville Recreation Center 987614](#)

Timeline of City Manager Actions on South Greenville Recreation Center

January 9, 2013	Met with Superintendent Beverly Emory and Aaron Beaulieu of Pitt County Schools as well as Chris Padgett and Gary Fenton
February 25, 2013	Discussion at City Council meeting of agenda item on proposed improvements to South Greenville Recreation Center
April 15, 2013	Designation of \$200,000 for South Greenville planning and design was discussed during FY 2013-2014 budget preview at City Council Budget Workshop; staff talked about the City partnering with the School System on the project.
June 17, 2013	Barbara Lipscomb, Chris Padgett, Mayor Allen Thomas, and Gary Fenton met with Interim Superintendent Michael Cowin, and Aaron Beaulieu. (Marc Whichard, School Board Chairman, was invited but did not attend.)
October 1, 2013	Met with new Pitt County Schools Superintendent Ethan Lenker
October 8, 2013	Memo sent to Mayor and City Council regarding October 1 meeting with Dr. Lenker
January 13, 2014	Phone conference with Dr. Lenker
January 13, 2014	Email to Chris Padgett, Kevin Mulligan, and Gary Fenton indicating that she spoke with Dr. Lenker today regarding estimated project cost, funding, and exclusive use of facility for school children during the school day (8 AM – 3 PM)
May 15, 2014	Email to Dr. Lenker indicating that she had spoken with him about South Greenville Recreation Center at the Managers Meeting (on May 7) and that we would like to proceed with an MOU to define the parameters of the relationship agreement regarding renovation of the recreation center
August 12, 2014	Met with Dr. Lenker
August 13, 2014	Letter sent to Dr. Lenker requesting that Pitt County Schools partner with the City on the renovation of South Greenville Recreation Center
October 15, 2014	Letter sent to Dr. Lenker requesting commitment from Pitt County School Board for funding and to attend November City Council meeting
October 21, 2014	City Manager Barbara Lipscomb and Recreation and Parks Director Gary Fenton attended Pitt County Schools Facilities Committee meeting to discuss South Greenville Recreation Center



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Financial audit for the fiscal year ended June 30, 2014

Explanation: **Abstract:** Martin Starnes & Associates, CPAs, P.A. and City staff will present the audit results for the City of Greenville as of June 30, 2014, which entails receipt of an unmodified external, independent audit opinion.

Explanation: The City's independent auditor, Martin Starnes & Associates, will present the firm's unmodified opinion on the financial statements for the fiscal year ended June 30, 2014. The attached statements are for the governmental funds and the City-managed business-type activities. Additionally, the Financial Services Director will present the financial position of the City for the 2014 fiscal year-end along with other comparative financial information.

On October 22, 2014, the City's Audit Committee received a draft of the Governmental fund financial statements (highlighting the General Fund's results) for the fiscal year ending June 30, 2014. The auditor's opinion also disclosed no material internal control weaknesses or material violations of laws and regulations relative to the City's major federal programs; however, there were material weaknesses as it pertains to overall reporting, as outlined in the attached list of findings. The auditors will discuss these findings and the changes in accounting principals, Governmental Accounting Standards Board (GASB) #63 and #65.

The final phase of the annual audit cycle includes submission of financial statements to the Local Government Commission (LGC) for review. Following LGC review and final revisions, the Comprehensive Annual Financial Report (CAFR) will be finalized and submitted to the Mayor and City Council Members.

Fiscal Note: Detailed fiscal information is contained in the audit report.

Recommendation: Accept the audit report as presented by Martin Starnes & Associates and receive the information on the results of operations for the fiscal year ended June 30, 2014, presented by the Financial Services Director.

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[Update_Final_Draft_for_Audit_FY_2014__fin_991139](#)

[FY_2014_findings__CAFR_990466](#)

[Fund_Balance__FY_2014_990568](#)

CITY OF GREENVILLE, NORTH CAROLINA
BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2014

	<u>General</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Assets:			
Cash and cash equivalents	\$ 27,702,854	\$ 9,325,310	\$ 37,028,164
Taxes receivable, net	637,693	-	637,693
Accounts receivable, net	2,611,513	1,083,310	3,694,823
Interest receivable	-	1,636	1,636
Due from other funds	2,265,635	-	2,265,635
Due from other governments	2,423,158	45,697	2,468,855
Inventories	15,661	-	15,661
Prepaid items	199,565	52,817	252,382
Restricted cash and investments	3,002,341	4,689,858	7,692,199
Total assets	<u>\$ 38,858,420</u>	<u>\$ 15,198,628</u>	<u>\$ 54,057,048</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances:			
Liabilities:			
Accounts payable and accrued liabilities	\$ 3,538,317	\$ 602,166	\$ 4,140,483
Due to other funds	118,162	711,276	829,438
Advances from grantors	-	438,624	438,624
Prepaid business licenses	293,028	-	293,028
Other liabilities	931,847	-	931,847
Total liabilities	<u>4,881,354</u>	<u>1,752,066</u>	<u>6,633,420</u>
Deferred Inflows of Resources:			
Property taxes receivable	637,693	-	637,693
Prepaid property taxes	1,611	-	1,611
Loans receivable	-	747,933	747,933
Other receivables	1,925,215	-	1,925,215
Total deferred inflows of resources:	<u>2,564,519</u>	<u>747,933</u>	<u>3,312,452</u>
Fund Balances			
Non-spendable			
Prepaid items and inventories	215,226	52,817	268,043
Restricted:			
Stabilization by State Statute	7,845,690	382,710	8,228,400
Restricted for general government	-	84,163	84,163
Restricted for streets	2,296,305	-	2,296,305
Restricted public safety	706,036	-	706,036
Restricted for economic development	-	5,334,233	5,334,233
Restricted for culture and recreation	-	101,599	101,599
Committed:			
Committed for catastrophic losses	2,276,781	-	2,276,781
Committed for general government	-	1,979,076	1,979,076
Committed for culture and recreation	-	619,909	619,909
Committed for public safety	-	139,764	139,764
Committed for economic development	-	2,872,875	2,872,875
Committed for capital outlays	-	656,255	656,255
Committed for debt service	-	442,800	442,800
Assigned:			
Assigned for subsequent years expenditures	1,964,421	36,117	2,000,538
Assigned for culture and recreation	-	485,780	485,780
Unassigned	16,108,088	(489,469)	15,618,619
Total fund balance	<u>31,412,547</u>	<u>12,698,629</u>	<u>44,111,176</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 38,858,420</u>	<u>\$ 15,198,628</u>	<u>\$ 54,057,048</u>

The notes to the financial statements are an integral part of this statement.

Exhibit D

CITY OF GREENVILLE, NORTH CAROLINA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2014

	General	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:			
Ad valorem taxes	\$ 32,255,697	\$ -	\$ 32,255,697
Other taxes	15,827,568	844,781	16,672,349
Unrestricted intergovernmental	5,847,188	-	5,847,188
Restricted intergovernmental	3,229,642	3,194,681	6,424,323
Licenses, permits, and fees	2,288,539	-	2,288,539
Sales and services	5,180,449	-	5,180,449
Investment earnings	457,877	4,713	462,590
Other revenues	1,384,983	330,260	1,715,243
Total revenues	<u>66,471,943</u>	<u>4,374,435</u>	<u>70,846,378</u>
Expenditures:			
Current:			
General government	9,405,258	926,171	10,331,429
Public safety	35,642,132	429,837	36,071,969
Public works	8,129,886	-	8,129,886
Cultural and recreational	2,234,844	2,513,579	4,748,423
Economic and physical development	7,429,094	3,156,102	10,585,196
Capital outlay	3,590,692	-	3,590,692
Reimbursement of indirect cost	(1,111,218)	-	(1,111,218)
Contribution to OPEB Trust	350,000	-	350,000
Debt Service:			
Principal retirement	-	3,341,784	3,341,784
Interest and fees	-	894,001	894,001
Total expenditures	<u>65,670,688</u>	<u>11,261,474</u>	<u>76,932,162</u>
Revenues over (under) expenditures	<u>801,255</u>	<u>(6,887,039)</u>	<u>(6,085,784)</u>
Other Financing Sources (Uses):			
Transfers from other funds	8,001,114	8,025,490	16,026,604
Transfers to other funds	(8,457,031)	(2,755,904)	(11,212,935)
Long term debt issued	-	4,997,546	4,997,546
Total other financing sources (uses)	<u>(455,917)</u>	<u>10,267,132</u>	<u>9,811,215</u>
Net change in fund balance	<u>345,338</u>	<u>3,380,093</u>	<u>3,725,431</u>
Fund Balance:			
Fund balance, beginning of year - July 1	31,067,209	9,318,536	40,385,745
Fund balance, end of year - June 30	<u>\$ 31,412,547</u>	<u>\$ 12,698,629</u>	<u>\$ 44,111,176</u>

The notes to the financial statements are an integral part of this statement.

Exhibit F

CITY OF GREENVILLE, NORTH CAROLINA

GENERAL FUND - BUDGET AND ACTUAL
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2014

	General Fund			
	Budget		Actual Amounts	Variance Over/Under
	Original	Final		
Revenues:				
Ad valorem taxes	\$ 31,673,302	\$ 31,673,302	\$ 32,255,697	\$ 582,395
Other taxes	16,023,568	16,023,568	15,827,568	(196,000)
Unrestricted intergovernmental	6,029,578	6,029,578	5,847,188	(182,390)
Restricted intergovernmental	3,216,305	3,835,281	3,229,642	(605,639)
Licenses, permits, and fees	2,685,397	2,685,397	2,288,539	(396,858)
Sales and services	5,749,380	5,749,380	5,180,449	(568,931)
Investment earnings	1,416,062	1,416,062	457,877	(958,185)
Other revenues	1,349,875	1,526,172	1,384,983	(141,189)
Total revenues	<u>68,143,467</u>	<u>68,938,740</u>	<u>66,471,943</u>	<u>(2,466,797)</u>
Expenditures:				
Current:				
General government	10,535,046	10,619,842	9,405,258	1,214,584
Public safety	36,585,300	36,707,083	35,642,132	1,064,951
Public works	10,161,840	9,422,194	8,129,886	1,292,308
Economic development	1,917,798	2,720,039	2,234,844	485,195
Cultural and recreational	7,505,763	7,645,814	7,429,094	216,720
Capital outlay	6,612,413	7,134,678	3,590,692	3,543,986
Reimbursement of indirect cost	(1,014,572)	(1,014,572)	(1,111,218)	96,646
Contribution to OPEB Trust	350,000	350,000	350,000	-
Total expenditures	<u>72,653,588</u>	<u>73,585,078</u>	<u>65,670,688</u>	<u>7,914,390</u>
Revenues over (under) expenditures	<u>(4,510,121)</u>	<u>(4,646,338)</u>	<u>801,255</u>	<u>5,447,593</u>
Other Financing Sources (Uses):				
Transfers from other funds	8,327,383	8,364,297	8,001,114	(363,183)
Transfers to other funds	(13,083,400)	(13,066,326)	(8,457,031)	4,609,295
Contingency	(200,000)	(747,538)	-	747,538
Appropriated fund balance	9,466,138	10,095,905	-	(10,095,905)
Total other financing sources (uses)	<u>4,510,121</u>	<u>4,646,338</u>	<u>(455,917)</u>	<u>(5,102,255)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>345,338</u>	<u>\$ 345,338</u>
Fund Balance:				
Fund balance, beginning of year - July 1			<u>31,067,209</u>	
Fund balance, end of year - June 30			<u>\$ 31,412,547</u>	

The notes to the financial statements are an integral part of this statement.

CITY OF GREENVILLE, NORTH CAROLINA

Exhibit G

STATEMENT OF FUND NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2014

	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Assets:			
Current assets:			
Cash and cash equivalents	\$ 3,598,170	\$ 78,719,351	\$ 11,360,454
Investments	-	-	-
Investments			
Accounts receivable, net	1,838,669	28,570,592	163,729
Notes receivable, net			
Due from other governments	-	2,117,564	258,141
Due from other funds	-	196,474	3,572
Intrafund loans	-	-	-
Inventories	-	6,462,769	-
Prepaid items	6,350	44,333	148,131
Total current assets	<u>5,443,189</u>	<u>116,111,083</u>	<u>11,934,027</u>
Non-Current assets:			
Cash and cash equivalents, restricted	-	6,964,125	-
Investments	-	2,500,000	-
Notes receivable	-	476,486	-
Land improvements and construction in progress	48,894	44,441,962	-
Other capital assets, net	8,637,525	321,035,640	12,629,281
Total non-current assets	<u>8,686,419</u>	<u>375,418,213</u>	<u>12,629,281</u>
Total assets	<u>14,129,608</u>	<u>491,529,296</u>	<u>24,563,308</u>
Deferred Outflows of Resources			
Unamortized bond refunding charges	-	1,360,672	-
Total deferred outflows of resources	<u>-</u>	<u>1,360,672</u>	<u>-</u>
Liabilities:			
Current liabilities:			
Accounts payable and accrued expenses	358,381	19,850,941	2,311,265
Accrued interest payable	-	807,654	-
Due to other governments	-	-	-
Due to other funds	667,987	949,019	781,082
Unearned revenue	-	-	-
Unearned revenue	-	377,951	-
Current portion of compensated absences	141,395	1,564,754	-
Current maturities of long-term debt	241,445	10,836,579	-
Liabilities payable from restricted assets:			
Customer deposits	-	3,514,426	-
Total current liabilities	<u>1,409,208</u>	<u>37,901,324</u>	<u>3,092,347</u>
Non-current liabilities:			
Compensated absences payable	60,598	479,830	-
Non-current portion of other post-employment benefits	1,793,761	11,753,456	-
Non-current portion of long-term debt	4,281,079	110,358,730	-
Total non-current liabilities	<u>6,135,438</u>	<u>122,592,016</u>	<u>-</u>
Total liabilities	<u>7,544,646</u>	<u>160,493,340</u>	<u>3,092,347</u>
Net Position:			
Net investment in capital assets	4,478,895	251,255,388	12,629,281
Unrestricted	2,106,067	81,141,240	8,841,680
Total net position	<u>\$ 6,584,962</u>	<u>\$ 332,396,628</u>	<u>\$ 21,470,961</u>

The notes to the financial statements are an integral part of this statement.

CITY OF GREENVILLE, NORTH CAROLINA

Exhibit H

STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2014

	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Operating Revenues:			
Charges for services	\$ 10,738,592	\$ 271,010,602	\$ 19,720,925
Other operating revenues	76,129	849,208	285,865
Total operating revenues	<u>10,814,721</u>	<u>271,859,810</u>	<u>20,006,790</u>
Operating Expenses:			
Administrative and general	126,758	16,042,410	537,361
Operations and maintenance	12,188,802	46,105,155	4,857,154
Purchased power and gas	-	179,140,595	-
Depreciation and amortization	254,313	17,819,685	1,213,927
Claims and payments to third party administrators	-	-	9,891,544
Total operating expenses	<u>12,569,873</u>	<u>259,107,845</u>	<u>16,499,986</u>
Operating Income (Loss)	<u>(1,755,152)</u>	<u>12,751,965</u>	<u>3,506,804</u>
Non-Operating Revenues (Expenses):			
Investment earnings	1,071	227,456	-
Restricted intergovernmental revenues	-	-	-
Other non-operating revenues	-	3,032,779	-
Other non-operating expenses	-	(311,435)	-
Interest expense	(192,079)	(4,283,197)	-
Loss on disposal of capital assets	-	-	-
Total non-operating revenue (expenses)	<u>(191,008)</u>	<u>(1,334,397)</u>	<u>-</u>
Income (Loss) Before Transfers and Contributions	(1,946,160)	11,417,568	3,506,804
Transfers In (Out) and Capital Contributions:			
Capital contributions	1,495,972	1,495,972	-
Transfers from other funds	588,487	588,487	783,044
Transfers to other funds	(104,920)	(5,838,396)	-
Total transfers in (out) and capital contributions:	<u>1,979,539</u>	<u>(3,753,937)</u>	<u>783,044</u>
Change in Net Position	<u>33,379</u>	<u>7,663,631</u>	<u>4,289,848</u>
Net Position:			
Beginning of year - July 1	<u>6,551,583</u>	<u>324,732,997</u>	<u>17,181,113</u>
End of year - June 30	<u>\$ 6,584,962</u>	<u>\$ 332,396,628</u>	<u>\$ 21,470,961</u>

The notes to the financial statements are an integral part of this statement.

CITY OF GREENVILLE, NORTH CAROLINA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2014

	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows From Operating Activities:			
Cash received from customers	\$ 9,985,561	\$ 269,853,229	\$ 20,081,399
Other operating receipts	-	1,597,122	-
Cash received from other governments	-	-	-
Cash paid to vendors	(6,087,756)	(212,717,278)	(13,630,729)
Cash paid to employees	(6,370,903)	(29,024,710)	(1,324,178)
Payments received on loans	-	28,862	-
Net cash provided (used) by operating activities	<u>(2,473,098)</u>	<u>29,737,225</u>	<u>5,126,492</u>
Cash Flows From Non-Capital Financing Activities:			
Transfers from other funds	588,487	588,487	783,044
Transfers to other funds	(104,920)	(5,897,215)	-
Advances to/from other funds	<u>890,305</u>	<u>890,305</u>	<u>232,035</u>
Restricted governmental operating grants	-	-	-
Noncapital contributions	-	-	-
Proceeds from operating grants	-	-	-
Net cash provided (used) by non-capital financing activities	<u>1,373,872</u>	<u>(4,418,423)</u>	<u>1,015,079</u>
Capital and Related Financing Activities:			
Activities	-	-	-
Acquisition and construction of capital assets	(193,416)	(28,888,104)	(4,390,510)
Capital grants/cash capital contributions	1,495,972	1,619,244	-
Capital related receipts from customers	-	706,768	-
Interfund transfer of capital assets	-	-	-
Proceeds from issuance of long-term debt	315,000	34,518,355	-
Redemption premium on refunded bonds	-	(326,416)	-
Repayment of principal of long-term debt	(196,539)	(29,010,338)	-
Interest and other debt related expenses	<u>(192,079)</u>	<u>(4,220,748)</u>	<u>-</u>
Net cash provided (used) by capital and related financing activities	<u>1,228,938</u>	<u>(25,601,239)</u>	<u>(4,390,510)</u>
Cash Flow From Investing Activities:			
Purchase of investments	-	-	-
Proceeds from sale and maturity of investments	-	7,500,000	-
Unrealized investment gain (loss)	-	-	-
Purchase of investments	-	-	-
Proceed from sale and maturity of investments	-	-	-
Interest received on investments	<u>1,071</u>	<u>242,788</u>	<u>-</u>
Net cash provided (used) by investing activities	<u>1,071</u>	<u>7,742,788</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents/investments	130,783	7,460,351	1,751,061
Cash and Cash Equivalents:			
Beginning of year – July 1	<u>3,467,387</u>	<u>78,223,125</u>	<u>9,609,393</u>
End of year – June 30	<u>\$ 3,598,170</u>	<u>\$ 85,683,476</u>	<u>\$ 11,360,454</u>

The notes to the financial statements are an integral part of this statement.

CITY OF GREENVILLE, NORTH CAROLINA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2014

	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating income (loss)	\$ (1,755,152)	\$ 12,751,965	\$ 3,506,804
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	254,313	17,819,685	1,213,927
Change in assets and liabilities:			
(Increase) decrease in accounts receivable	(848,563)	(1,671,558)	(292,479)
(Increase) decrease in notes receivable	-	28,862	-
(Increase) decrease in due from other governments	19,404	(922,818)	367,088
Change in due to/from other funds	-	(549,502)	-
(Increase) decrease in inventories	-	348,803	-
(Increase) decrease in prepaids	(6,000)	18,273	2,829
Increase (decrease) in unearned revenue	-	-	-
Increase (decrease) in accounts payable	42,630	(860,768)	328,323
Increase (decrease) in customer deposits	-	112,309	-
Increase (decrease) in compensated absences payable	(40,210)	59,099	-
Increase (decrease) in OPEB liability	(139,520)	766,434	-
Increase (decrease) in unearned revenue	-	(178,133)	-
Miscellaneous income (expense)	-	2,014,574	-
Net cash provided by (used in) operating activities	<u>\$ (2,473,098)</u>	<u>\$ 29,737,225</u>	<u>\$ 5,126,492</u>
Other Disclosures:			
Interest incurred	\$ -	\$ 4,027,429	\$ -
Interest paid	-	4,028,669	-
Interest capitalized	-	340,395	-
Non-Cash Investing, Capital, and Financing Activities:			
Capital contribution – transfer out accrued compensated absences	-	-	-
Capital contribution – transfer out OPEB liability	-	-	-
Transfer out of capital assets to governmental activities	-	-	-
Total non-cash investing, capital, and financing activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The notes to the financial statements are an integral part of this statement.

Exhibit J

CITY OF GREENVILLE, NORTH CAROLINA

**STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2014**

	<u>OPEB Trust Fund</u>
Assets:	
Restricted cash and cash equivalents	\$ <u>2,374,554</u>
Total assets	\$ <u>2,374,554</u>
Net Position:	
Assets held in trust for OPEB benefits	\$ <u>2,374,554</u>

The notes to the financial statements are an integral part of this statement.

Exhibit K

CITY OF GREENVILLE, NORTH CAROLINA

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2014**

	OPEB Trust Fund
	<u> </u>
Additions:	
Employer contributions	\$ 1,760,781
Investment income:	
Net appreciation (depreciation) in fair value of investments	<u>448,780</u>
Total additions	<u>2,209,561</u>
Deductions:	
Benefits	1,526,750
Administrative expense	<u>3,114</u>
Total deductions	<u>1,529,864</u>
Change in net position	679,697
Net position, beginning	<u>1,694,857</u>
Net position, ending	<u>\$ 2,374,554</u>

CITY OF GREENVILLE, NORTH CAROLINA

GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2014
WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2013

	2014		Variance Over/Under	2013
	Budget	Actual		Actual
Revenues:				
Ad Valorem Taxes:				
Taxes		\$ 32,506,000		\$ 30,636,793
Interest and penalties		229,021		184,568
Tax discounts		(365,886)		(404,962)
Tax refunds		(113,438)		(140,513)
Total ad valorem taxes	\$ 31,673,302	32,255,697	\$ 582,395	30,275,886
Other Taxes:				
Local options sales tax		5,590,877		5,789,231
Cable TV franchise tax		903,072		919,187
One-half percent sales tax		6,139,987		6,103,784
Medicaid Hold Harmless payment		3,074,050		2,779,426
Rental vehicle - gross receipts		119,582		118,679
Total other taxes	16,023,568	15,827,568	(196,000)	15,710,307
Unrestricted Intergovernmental:				
Other unrestricted revenues		56,620		92,095
Utilities franchise tax		5,413,757		5,441,125
Beer and wine tax		376,811		343,423
Total unrestricted intergovernmental	6,029,578	5,847,188	(182,390)	5,876,643
Restricted Intergovernmental:				
NC DOT traffic control lights		183,737		338,656
Housing Authority Drug Grant		117,076		111,088
Special Federal, State, and Local Grants		72,465		156,081
Section 104F Planning Grant		389,216		173,862
Law Enforcement Block Grant		2,825		14,939
Other restricted intergovernmental revenue		198,475		247,298
File and Rescue SAFER Grant		-		155,288
Powell Bill – State allocation payment		2,265,848		2,364,198
Total restricted intergovernmental	3,835,281	3,229,642	(605,639)	3,561,410
Licenses, Permits, and Fees:				
Privilege licenses		488,325		601,335
Inspection fees		769,488		776,267
State fire protection		393,938		396,706
Planning department fees		96,606		82,388
Police department fees		299,768		337,141
Fire and rescue department fees		169,824		169,780
Other permits and fees		70,590		93,311
Total licenses, permits, and fees	2,685,397	2,288,539	(396,858)	2,456,928

CITY OF GREENVILLE, NORTH CAROLINA

**GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2014
WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2013**

	2014		2013	
	Budget	Actual	Variance Over/Under	Actual
Sales and Services:				
Rescue fees		3,099,049		3,263,257
Recreation department programs and fees		1,106,914		1,138,645
Utilities street cuts		180,267		189,900
Rents and concessions		216,188		210,832
Other sales and services		578,031		681,716
Total sales and services	<u>5,749,380</u>	<u>5,180,449</u>	<u>(568,931)</u>	<u>5,484,350</u>
Investment earnings	<u>1,416,062</u>	<u>457,877</u>	<u>(958,185)</u>	<u>62,362</u>
Other Revenues:				
Parking violation penalty		187,362		192,902
Other revenues		1,197,621		602,692
Total other revenues	<u>1,526,172</u>	<u>1,384,983</u>	<u>(141,189)</u>	<u>795,594</u>
Total Revenues	<u>68,938,740</u>	<u>66,471,943</u>	<u>(2,466,797)</u>	<u>64,223,480</u>
Expenditures:				
General Government:				
Mayor and City Council	388,957	372,245	16,712	297,960
City Manager	1,307,015	1,103,392	203,623	1,003,757
City Clerk	273,769	234,498	39,271	232,301
City Attorney	453,843	431,871	21,972	444,252
Human Resources	2,715,853	2,412,600	303,253	2,147,256
Financial Services	2,390,652	2,207,037	183,615	2,228,036
Information Technology	<u>3,089,753</u>	<u>2,643,615</u>	<u>446,138</u>	<u>2,781,371</u>
Total general government	<u>10,619,842</u>	<u>9,405,258</u>	<u>1,214,584</u>	<u>9,134,933</u>
Public Safety:				
Fire and rescue	13,486,568	12,763,569	722,999	12,518,984
Police	<u>23,220,515</u>	<u>22,878,563</u>	<u>341,952</u>	<u>22,226,337</u>
Total public safety	<u>36,707,083</u>	<u>35,642,132</u>	<u>1,064,951</u>	<u>34,745,321</u>
Public Works:				
Other public works	7,999,519	6,999,407	1,000,112	7,366,992
Streets	<u>1,422,675</u>	<u>1,130,479</u>	<u>292,196</u>	<u>993,730</u>
Total public works	<u>9,422,194</u>	<u>8,129,886</u>	<u>1,292,308</u>	<u>8,360,722</u>
Economic and Physical Development:				
Community development	<u>2,720,039</u>	<u>2,234,844</u>	<u>485,195</u>	<u>1,633,906</u>
Total economic and physical development	<u>2,720,039</u>	<u>2,234,844</u>	<u>485,195</u>	<u>1,633,906</u>

CITY OF GREENVILLE, NORTH CAROLINA

GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2014
WITH COMPARATIVE ACTUAL AMOUNTS FOR YEAR ENDED JUNE 30, 2013

	2014		Variance Over/Under	2013
	Budget	Actual		Actual
Cultural and Recreational:				
Recreation	<u>7,645,814</u>	<u>7,429,094</u>	<u>216,720</u>	<u>7,111,553</u>
Total cultural and recreational	<u>7,645,814</u>	<u>7,429,094</u>	<u>216,720</u>	<u>7,111,553</u>
Capital outlay	<u>7,134,678</u>	<u>3,590,692</u>	<u>3,543,986</u>	<u>3,785,652</u>
Reimbursement of indirect cost	<u>(1,014,572)</u>	<u>(1,111,218)</u>	<u>96,646</u>	<u>(1,014,572)</u>
Contribution to OPEB trust	<u>350,000</u>	<u>350,000</u>	<u>-</u>	<u>300,000</u>
Total expenditures	<u>73,585,078</u>	<u>65,670,688</u>	<u>7,914,390</u>	<u>64,057,515</u>
Revenues over (under) expenditures	<u>(4,646,338)</u>	<u>801,255</u>	<u>5,447,593</u>	<u>165,965</u>
Other Financing Sources (Uses):				
Transfers from other funds:				
Greenville Utilities Commission turnover	5,704,968	5,359,687	(345,281)	5,037,771
Greenville Utilities Commission, lighting reimburs	738,495	720,593	(17,902)	695,705
Other funds	1,920,834	1,920,834	-	174,920
Transfers to other funds	(13,066,326)	(8,457,031)	4,609,295	(7,349,834)
Contingency	(747,538)	-	747,538	-
Appropriated fund balance	<u>10,095,905</u>	<u>-</u>	<u>(10,095,905)</u>	<u>-</u>
Total other financing sources (uses)	<u>4,646,338</u>	<u>(455,917)</u>	<u>(5,102,255)</u>	<u>(1,441,438)</u>
Net change in fund balance	<u>\$ -</u>	<u>345,338</u>	<u>\$ 345,338</u>	<u>(1,275,473)</u>
Fund Balance:				
Fund balance, beginning of year – July 1		<u>31,067,209</u>		<u>32,342,682</u>
Fund balance, end of year – June 30		<u>\$ 31,412,547</u>		<u>\$ 31,067,209</u>

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
JUNE 30, 2014

	Special Revenue Funds	Debt Service Fund	Capital Project Funds	Total
Assets:				
Cash and cash equivalents	\$ 1,265,700	\$ 442,800	\$ 7,616,810	\$ 9,325,310
Accounts receivable, net	732,850	-	350,460	1,083,310
Interest receivable	1,636	-	-	1,636
Due from other governments	45,697	-	-	45,697
Prepaid items and deposits	52,817	-	-	52,817
Restricted cash and investments	135,507	-	4,554,351	4,689,858
Total assets	<u>\$ 2,234,207</u>	<u>\$ 442,800</u>	<u>\$ 12,521,621</u>	<u>\$ 15,198,628</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances:				
Liabilities:				
Accounts payable and accrued liabilities	\$ 108,974	\$ -	\$ 493,192	\$ 602,166
Advances from grantors	167,842	-	270,782	438,624
Due to other funds	448,750	-	262,526	711,276
Total liabilities	<u>725,566</u>	<u>-</u>	<u>1,026,500</u>	<u>1,752,066</u>
Deferred Inflows of Resources:				
Loans receivable	403,107	-	344,826	747,933
Total deferred inflows of resources:	<u>403,107</u>	<u>-</u>	<u>344,826</u>	<u>747,933</u>
Fund Balances:				
Nonspendable:				
Prepaid items	52,817	-	-	52,817
Restricted:				
Stablization by State statute	377,076	-	5,634	382,710
Restricted for general government	-	-	84,163	84,163
Restricted for public safety	-	-	-	-
Restricted for public works	-	-	-	-
Restricted for economic development	135,507	-	5,198,726	5,334,233
Restricted for culture and recreation	101,599	-	-	101,599
Committed:				
Comitted for general government	-	-	1,979,076	1,979,076
Committed for cultural and recreational	-	-	619,909	619,909
Committed for public safety	-	-	139,764	139,764
Committed for economic development	141,723	-	2,731,152	2,872,875
Committed for capital outlays	-	-	656,255	656,255
Committed for debt service	-	442,800	-	442,800
Assigned:				
Assigned for subsequent year's expenditures	36,117	-	-	36,117
Assigned for cultural and recreational	485,780	-	-	485,780
Unassigned	(225,085)	-	(264,384)	(489,469)
Total fund balances	<u>1,105,534</u>	<u>442,800</u>	<u>11,150,295</u>	<u>12,698,629</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,234,207</u>	<u>\$ 442,800</u>	<u>\$ 12,521,621</u>	<u>\$ 15,198,628</u>

Schedule B-2

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2014

	Special Revenue Funds	Debt Service Fund	Capital Projects Funds	Total
Revenues:				
Other taxes	\$ -	\$ 565,728	\$ 279,053	\$ 844,781
Restricted intergovernmental	2,430,144	-	764,537	3,194,681
Investment earnings	1,271	143	3,299	4,713
Other revenues	290,250	-	40,010	330,260
Total revenues	<u>2,721,665</u>	<u>565,871</u>	<u>1,086,899</u>	<u>4,374,435</u>
Expenditures:				
Current:				
General government	-	-	926,171	926,171
Cultural and recreational	2,377,141	-	136,438	2,513,579
Public safety	134,870	-	294,967	429,837
Economic and physical development	2,002,599	-	1,153,503	3,156,102
Principal retirement	-	3,341,784	-	3,341,784
Interest and fees	-	894,001	-	894,001
Total expenditures	<u>4,514,610</u>	<u>4,235,785</u>	<u>2,511,079</u>	<u>11,261,474</u>
Revenues over (under) expenditures	<u>(1,792,945)</u>	<u>(3,669,914)</u>	<u>(1,424,180)</u>	<u>(6,887,039)</u>
Other Financing Sources (Uses):				
Long-term debt issued	-	-	4,997,546	4,997,546
Transfers from other funds	1,517,748	3,169,893	3,337,849	8,025,490
Transfers to other funds	(173,063)	-	(2,582,841)	(2,755,904)
Total other financing sources (uses)	<u>1,344,685</u>	<u>3,169,893</u>	<u>5,752,554</u>	<u>10,267,132</u>
Net change in fund balances	(448,260)	(500,021)	4,328,374	3,380,093
Fund Balances:				
Fund balances, beginning of year – July 1	<u>1,553,794</u>	<u>942,821</u>	<u>6,821,921</u>	<u>9,318,536</u>
Fund balances, end of year – June 30	<u>\$ 1,105,534</u>	<u>\$ 442,800</u>	<u>\$ 11,150,295</u>	<u>\$ 12,698,629</u>

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR SPECIAL REVENUE FUNDS

COMBINING BALANCE SHEET

JUNE 30, 2014

	Community Development Fund	Sheppard Memorial Library	Housing Trust Fund	Small Business Loan Program	League of Municipalities Conference
Assets:					
Cash and cash equivalents	\$ 218,309	\$ 733,358	\$ 43,743	\$ -	\$ -
Accounts receivable, net	611,311	-	9,115	20,785	-
Interest receivable	-	1,636	-	-	-
Due from other governments	-	45,697	-	-	-
Prepaid items	-	52,817	-	-	-
Restricted cash and investments	-	-	-	-	-
Total assets	<u>\$ 829,620</u>	<u>\$ 833,508</u>	<u>\$ 52,858</u>	<u>\$ 20,785</u>	<u>\$ -</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances:					
Liabilities:					
Accounts payable and accrued liabilities	\$ 95,426	\$ 8,066	\$ 45	\$ -	\$ -
Advances from grantors	-	-	-	-	-
Due to other funds	154,723	101,796	-	12,366	-
Total liabilities	<u>250,149</u>	<u>109,862</u>	<u>45</u>	<u>12,366</u>	<u>-</u>
Deferred Inflows of Resources:					
Loans receivable	371,916	-	8,940	8,419	-
Total deferred inflows of resources:	<u>371,916</u>	<u>-</u>	<u>8,940</u>	<u>8,419</u>	<u>-</u>
Fund Balances:					
Nonspendable:					
Prepaid items	-	52,817	-	-	-
Restricted:					
Stabilization by State statute	239,395	47,333	175	12,366	-
Restricted for economic and physical development	-	-	-	-	-
Restricted for cultural and recreational	-	101,599	-	-	-
Committed:					
Committed for economic and physical development	-	-	43,698	0	-
Assigned:					
Assigned for subsequent year's expenditures	-	36,117	-	-	-
Assigned for cultural and recreational	-	485,780	-	-	-
Unassigned	(31,840)	-	-	(12,366)	-
Total fund balances	<u>207,555</u>	<u>723,646</u>	<u>43,873</u>	<u>-</u>	<u>-</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 829,620</u>	<u>\$ 833,508</u>	<u>\$ 52,858</u>	<u>\$ 20,785</u>	<u>\$ -</u>

Schedule C-1

<u>Lead Based Paint Hazard Grant</u>	<u>CDBG Recovery Grant Project</u>	<u>Byrne-JAG Grant Recovery Grant</u>	<u>Energy Efficiency Recovery Grant</u>	<u>COPS Hiring Recovery Grant</u>	<u>Centralized Grant</u>	<u>Hurricane Irene FEMA Grant</u>	<u>Total</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,290	\$ -	\$ 1,265,700
-	-	-	13,832	-	77,807	-	732,850
-	-	-	-	-	-	-	1,636
-	-	-	-	-	-	-	45,697
-	-	-	-	-	-	-	52,817
-	-	-	135,507	-	-	-	135,507
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 149,339</u>	<u>\$ -</u>	<u>\$ 348,097</u>	<u>\$ -</u>	<u>\$ 2,234,207</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,423	\$ 1,014	\$ 108,974
-	-	-	-	-	167,842	-	167,842
-	288	-	-	-	-	179,577	448,750
-	288	-	-	-	172,265	180,591	725,566
-	-	-	13,832	-	-	-	403,107
-	-	-	13,832	-	-	-	403,107
-	-	-	-	-	-	-	52,817
-	-	-	-	-	77,807	-	377,076
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	101,599
-	-	-	135,507	-	-	-	135,507
-	-	-	-	-	98,025	-	141,723
-	-	-	-	-	-	-	36,117
-	-	-	-	-	-	-	485,780
-	(288)	-	-	-	-	(180,591)	(225,085)
-	(288)	-	135,507	-	175,832	(180,591)	1,105,534
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 149,339</u>	<u>\$ -</u>	<u>\$ 348,097</u>	<u>\$ -</u>	<u>\$ 2,234,207</u>

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR SPECIAL REVENUE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2014

	<u>Community Development Fund</u>	<u>Sheppard Memorial Library</u>	<u>Housing Trust Fund</u>	<u>Small Business Loan Program</u>	<u>League of Municipalities Conference</u>
Revenues:					
Restricted intergovernmental	\$ 1,340,601	\$ 1,023,759	\$ -	\$ -	\$ -
Investment earnings	-	1,271	-	-	-
Other revenues	<u>118,662</u>	<u>171,038</u>	<u>550</u>	<u>-</u>	<u>-</u>
Total revenues	<u>1,459,263</u>	<u>1,196,068</u>	<u>550</u>	<u>-</u>	<u>-</u>
Expenditures:					
Current:					
Cultural and recreational	-	2,377,141	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Economic and physical development	<u>1,702,581</u>	<u>-</u>	<u>2,460</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>1,702,581</u>	<u>2,377,141</u>	<u>2,460</u>	<u>-</u>	<u>-</u>
Revenues over (under) expenditures	<u>(243,318)</u>	<u>(1,181,073)</u>	<u>(1,910)</u>	<u>-</u>	<u>-</u>
Other Financing Sources (Uses):					
Transfers from other funds	190,124	1,149,486	-	-	7,664
Transfers to other funds	<u>(88,697)</u>	<u>-</u>	<u>-</u>	<u>(80,431)</u>	<u>-</u>
Total other financing sources (uses)	<u>101,427</u>	<u>1,149,486</u>	<u>-</u>	<u>(80,431)</u>	<u>7,664</u>
Net change in fund balances	(141,891)	(31,587)	(1,910)	(80,431)	7,664
Fund Balances:					
Fund balance, beginning of year – July 1	<u>349,446</u>	<u>755,233</u>	<u>45,783</u>	<u>80,431</u>	<u>(7,664)</u>
Fund balance, end of year – June 30	<u>\$ 207,555</u>	<u>\$ 723,646</u>	<u>\$ 43,873</u>	<u>\$ -</u>	<u>\$ -</u>

Schedule C-2

Lead Based Paint Hazard Grant	CDBG Recovery Grant Project	Byrne-JAG Grant Recovery Grant	Energy Efficiency Recovery Grant	COPS Hiring Recovery Grant	Centralized Grant	Hurricane Irene FEMA Grant	Total
\$ -	\$ -	\$ -	\$ -	\$ 65,784	\$ -	\$ -	\$ 2,430,144
-	-	-	-	-	-	-	1,271
-	-	-	-	-	-	-	290,250
-	-	-	-	65,784	-	-	2,721,665
-	-	-	-	-	-	-	2,377,141
-	-	-	-	134,870	-	-	134,870
-	-	-	-	-	-	-	-
-	-	-	123,993	-	168,631	4,934	2,002,599
-	-	-	123,993	134,870	168,631	4,934	4,514,610
-	-	-	(123,993)	(69,086)	(168,631)	(4,934)	(1,792,945)
-	-	-	-	81,474	89,000	-	1,517,748
(2,176)	-	(1,759)	-	-	-	-	(173,063)
(2,176)	-	(1,759)	-	81,474	89,000	-	1,344,685
(2,176)	-	(1,759)	(123,993)	12,388	(79,631)	(4,934)	(448,260)
2,176	(288)	1,759	259,500	(12,388)	255,463	(175,657)	1,553,794
\$ -	\$ (288)	\$ -	\$ 135,507	\$ -	\$ 175,832	\$ (180,591)	\$ 1,105,534

Schedule C-3

CITY OF GREENVILLE, NORTH CAROLINA

COMMUNITY DEVELOPMENT AND HOME FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
CDBG & Home Entitlement Program:				
Property owners matching fund	\$ 146,083	\$ 40,371	\$ 2,200	\$ 42,571
Federal grant , HUD	27,702,876	8,721,994	1,338,401	10,060,395
Consortium members	34,000	13,666	-	13,666
Loan payments	550,454	248,042	21,965	270,007
Interest income	153,215	25	-	25
Sale of acquired property	227,930	336,694	96,697	433,391
	<u>28,814,558</u>	<u>9,360,792</u>	<u>1,459,263</u>	<u>10,820,055</u>
Total revenues				
Expenditures:				
CDBG & Home Entitlement Program:				
Administration	6,390,188	1,709,775	500,560	2,210,335
Rehabilitation – third-party owned dwellings	10,486,671	3,400,868	781,772	4,182,640
Rehabilitation – rental	202,716	62,875	-	62,875
Outside agency funding	2,026,833	227,021	125,569	352,590
Acquisition dilapidated	1,282,822	108,719	216,277	324,996
Code enforcement	310,815	178,110	-	178,110
Conversion program	253,000	-	-	-
Small area revitalization	787,830	5,000	-	5,000
Demolition grants	344,259	17,970	-	17,970
Secondary mortgage	1,407,970	460,295	15,325	475,620
Economic Development Study , West Grn./Meadowbrook	626,255	178,549	45,000	223,549
Neighborhood input grants	2,964	-	-	-
Concentrated needs	1,772,299	-	-	-
Sewer Oakgrove	25,482	-	-	-
Other expenses	58,010	58,010	-	58,010
Relocation	116,920	34,478	12,003	46,481
Contribution to other consortium members	4,797,737	3,537,592	6,075	3,543,667
Capital outlay	12,403	11,834	-	11,834
Total expenditures	<u>30,905,174</u>	<u>9,991,096</u>	<u>1,702,581</u>	<u>11,693,677</u>
Revenues over (under) expenditures	<u>(2,090,616)</u>	<u>(630,304)</u>	<u>(243,318)</u>	<u>(873,622)</u>
Other Financing Sources (Uses):				
Transfers in (out):				
Transfers from other funds	3,417,505	1,647,250	190,124	1,837,374
Transfers to other funds	(1,326,889)	(667,500)	(88,697)	(756,197)
Total other financing sources (uses)	<u>2,090,616</u>	<u>979,750</u>	<u>101,427</u>	<u>1,081,177</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 349,446</u>	<u>(141,891)</u>	<u>\$ 207,555</u>
Fund Balance:				
Beginning of year – July 1			<u>349,446</u>	
End of year – June 30			<u>\$ 207,555</u>	

Schedule C-4

CITY OF GREENVILLE, NORTH CAROLINA

SHEPPARD MEMORIAL LIBRARY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2014

	<u>Budget</u>	<u>Actual</u>	<u>Variance Over/Under</u>
Revenues:			
Pitt County	\$ 549,343	\$ 549,343	\$ -
Town of Winterville	161,620	161,620	-
Town of Bethel	29,000	29,000	-
State aid	184,113	184,113	-
LSTA Grant	100,000	99,683	(317)
Fees	121,008	127,089	6,081
Interest earnings	1,000	1,271	271
Housing authority	10,692	10,692	-
Miscellaneous	32,500	33,257	757
Total revenues	<u>1,189,276</u>	<u>1,196,068</u>	<u>6,792</u>
Expenditures:			
Current:			
Cultural and recreational:			
Salaries and benefits	1,452,658	1,394,570	58,088
Other operating expenditures	506,411	513,663	(7,252)
Maintenance and repairs	242,460	233,958	8,502
Capital outlay	302,301	234,950	67,351
Total expenditures	<u>2,503,830</u>	<u>2,377,141</u>	<u>126,689</u>
Revenues over (under) expenditures	<u>(1,314,554)</u>	<u>(1,181,073)</u>	<u>133,481</u>
Other Financing Sources (Uses):			
Transfers in – City of Greenville	1,149,486	1,149,486	-
Appropriated fund balance	165,068	-	(165,068)
Total other financing sources (uses)	<u>1,314,554</u>	<u>1,149,486</u>	<u>(165,068)</u>
Net change in fund balance	<u>\$ -</u>	<u>(31,587)</u>	<u>\$ (31,587)</u>
Fund Balances:			
Beginning of year – July 1		<u>755,233</u>	
End of year – June 30		<u>\$ 723,646</u>	

Schedule C-5

CITY OF GREENVILLE, NORTH CAROLINA

HOUSING TRUST FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Grants	\$ 320,500	\$ 178,576	\$ -	\$ 178,576
Investment earnings	4,265	12,473	-	12,473
Loan payments	<u>7,210</u>	<u>26,833</u>	<u>550</u>	<u>27,383</u>
Total revenues	<u>331,975</u>	<u>217,882</u>	<u>550</u>	<u>218,432</u>
Expenditures:				
Small area revitalization	19,332	19,978	-	19,978
Rehabilitation	221,113	215,374	-	215,374
Loans made	<u>212,530</u>	<u>57,747</u>	<u>2,460</u>	<u>60,207</u>
Total expenditures	<u>452,975</u>	<u>293,099</u>	<u>2,460</u>	<u>295,559</u>
Revenues over (under) expenditures	(121,000)	(75,217)	(1,910)	(77,127)
Other Financing Sources (Uses):				
Transfers from other funds	<u>121,000</u>	<u>121,000</u>	<u>-</u>	<u>121,000</u>
Total other financing sources (uses)	<u>121,000</u>	<u>121,000</u>	<u>-</u>	<u>121,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 45,783</u>	(1,910)	<u>\$ 43,873</u>
Fund Balance:				
Beginning of year – July 1			<u>45,783</u>	
End of year – June 30			<u>\$ 43,873</u>	

Schedule C-6

CITY OF GREENVILLE, NORTH CAROLINA

SMALL BUSINESS LOAN PROGRAM
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Other revenues:				
Bank contribution	\$ 546,029	\$ 448,243	\$ -	\$ 448,243
Loan payments	377,362	483,385	-	483,385
Application fees	2,000	15,408	-	15,408
Investment earnings	<u>1,706</u>	<u>5,817</u>	<u>-</u>	<u>5,817</u>
Total revenues	<u>927,097</u>	<u>952,853</u>	<u>-</u>	<u>952,853</u>
Expenditures:				
Administration	2,000	658	-	658
Payments to banks	328,068	488,784	-	488,784
Loans made	475,000	448,242	-	448,242
Loan loss reserve	<u>142,500</u>	<u>6,209</u>	<u>-</u>	<u>6,209</u>
Total expenditures	<u>947,568</u>	<u>943,893</u>	<u>-</u>	<u>943,893</u>
Revenues over (under) expenditures	<u>(20,471)</u>	<u>8,960</u>	<u>-</u>	<u>8,960</u>
Other Financing Sources (Uses):				
Appropriated fund balance	29,431	-	-	-
Transfers from other funds	142,500	142,500	-	142,500
Transfers to other funds	<u>(151,460)</u>	<u>(71,029)</u>	<u>(80,431)</u>	<u>(151,460)</u>
Total other financing sources (uses)	<u>20,471</u>	<u>71,471</u>	<u>(80,431)</u>	<u>(8,960)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 80,431</u>	<u>(80,431)</u>	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>80,431</u>	
End of year – June 30			<u>\$ -</u>	

Schedule C-7

CITY OF GREENVILLE, NORTH CAROLINA

LEAGUE OF MUNICIPALITIES CONFERENCE
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Other – donations	\$ 150,000	\$ 85,970	\$ -	\$ 85,970
Total revenues	<u>150,000</u>	<u>85,970</u>	<u>-</u>	<u>85,970</u>
Expenditures:				
Administration	30,000	9,085	-	9,085
Contracted services	80,000	74,018	-	74,018
Supplies and materials	<u>69,394</u>	<u>39,925</u>	<u>-</u>	<u>39,925</u>
Total expenditures	<u>179,394</u>	<u>123,028</u>	<u>-</u>	<u>123,028</u>
Revenues over (under) expenditures	(29,394)	(37,058)	-	(37,058)
Other Financing Sources (Uses):				
Transfers from other funds	<u>29,394</u>	<u>29,394</u>	<u>7,664</u>	<u>37,058</u>
Total other financing sources (uses)	<u>29,394</u>	<u>29,394</u>	<u>7,664</u>	<u>37,058</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (7,664)</u>	7,664	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>(7,664)</u>	
End of year – June 30			<u>\$ -</u>	

Schedule C-8

CITY OF GREENVILLE, NORTH CAROLINA

LEAD BASED PAINT HAZARD GRANT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Recovery lead-based paint grant	\$ 1,922,370	\$ 1,650,580	\$ -	\$ 1,650,580
Total revenues	<u>1,922,370</u>	<u>1,650,580</u>	<u>-</u>	<u>1,650,580</u>
Expenditures:				
Administration	216,894	193,856	-	193,856
Operations	<u>1,705,476</u>	<u>1,454,548</u>	<u>-</u>	<u>1,454,548</u>
Total expenditures	<u>1,922,370</u>	<u>1,648,404</u>	<u>-</u>	<u>1,648,404</u>
Revenues over (under) expenditures	<u>-</u>	<u>2,176</u>	<u>-</u>	<u>2,176</u>
Other Financing Sources (Uses):				
Appropriated fund balance	2,176	-	-	-
Transfer to other funds	<u>(2,176)</u>	<u>-</u>	<u>(2,176)</u>	<u>(2,176)</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(2,176)</u>	<u>(2,176)</u>
	<u>\$ -</u>	<u>\$ 2,176</u>	<u>(2,176)</u>	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>2,176</u>	
End of year – June 30			<u>\$ -</u>	

Schedule C-9

CITY OF GREENVILLE, NORTH CAROLINA

**CDBG RECOVERY GRANT PROJECT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
CDBG recovery grant	\$ 216,580	\$ 216,580	\$ -	\$ 216,580
Total revenues	<u>216,580</u>	<u>216,580</u>	<u>-</u>	<u>216,580</u>
Expenditures:				
Administration	21,650	21,386	-	21,386
Public service	30,000	29,302	-	29,302
Operations	<u>164,930</u>	<u>166,180</u>	<u>-</u>	<u>166,180</u>
Total expenditures	<u>216,580</u>	<u>216,868</u>	<u>-</u>	<u>216,868</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (288)</u>	<u>-</u>	<u>\$ (288)</u>
Fund Balance:				
Beginning of year – July 1			<u>(288)</u>	
End of year – June 30			<u>\$ (288)</u>	

Schedule C-10

CITY OF GREENVILLE, NORTH CAROLINA

**BYRNE-JAG GRANT RECOVERY
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Byrne-JAG recovery grant	\$ 490,323	\$ 490,323	\$ -	\$ 490,323
Investment earnings	<u>-</u>	<u>33</u>	<u>-</u>	<u>33</u>
Total revenues	<u>490,323</u>	<u>490,356</u>	<u>-</u>	<u>490,356</u>
Expenditures:				
Operating	63,193	61,331	-	61,331
Capital outlay	<u>427,130</u>	<u>427,266</u>	<u>-</u>	<u>427,266</u>
Total expenditures	<u>490,323</u>	<u>488,597</u>	<u>-</u>	<u>488,597</u>
Revenues over (under) expenditures	-	1,759	-	1,759
Other Financing Sources (Uses):				
Transfer to other funds	<u>(1,759)</u>	<u>-</u>	<u>(1,759)</u>	<u>-</u>
Total other financing sources (uses)	<u>(1,759)</u>	<u>-</u>	<u>(1,759)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,759</u>	(1,759)	<u>\$ 1,759</u>
Fund Balance:				
Beginning of year – July 1			<u>1,759</u>	
End of year – June 30			<u>\$ -</u>	

Schedule C-11

CITY OF GREENVILLE, NORTH CAROLINA

ENERGY EFFICIENCY RECOVERY GRANT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Energy efficiency recovery grant	\$ 777,600	\$ 492,972	\$ -	\$ 492,972
Investment income	-	17	-	17
Total revenues	<u>777,600</u>	<u>492,989</u>	<u>-</u>	<u>492,989</u>
Expenditures:				
Administration	25,000	1,773	-	1,773
Operations	<u>752,600</u>	<u>231,716</u>	<u>123,993</u>	<u>355,709</u>
Total expenditures	<u>777,600</u>	<u>233,489</u>	<u>123,993</u>	<u>357,482</u>
Revenues over (under) expenditures	<u>-</u>	<u>259,500</u>	<u>(123,993)</u>	<u>135,507</u>
Other Financing Sources (Uses):				
Transfers from other funds	275,000	275,000	-	275,000
Transfers to other funds	<u>(275,000)</u>	<u>(275,000)</u>	<u>-</u>	<u>(275,000)</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 259,500</u>	<u>(123,993)</u>	<u>\$ 135,507</u>
Fund Balance:				
Beginning of year – July 1			<u>259,500</u>	
End of year – June 30			<u>\$ 135,507</u>	

Schedule C-12

CITY OF GREENVILLE, NORTH CAROLINA

COPS HIRING RECOVERY PROGRAM GRANT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
COPS hiring recovery grant	\$ 1,239,280	\$ 1,582,872	\$ 65,784	\$ 1,648,656
Investment income	-	1	-	1
Total revenues	<u>1,239,280</u>	<u>1,582,873</u>	<u>65,784</u>	<u>1,648,657</u>
Expenditures:				
Operations	<u>1,730,131</u>	<u>1,595,261</u>	<u>134,870</u>	<u>1,730,131</u>
Total expenditures	<u>1,730,131</u>	<u>1,595,261</u>	<u>134,870</u>	<u>1,730,131</u>
Revenues over (under) expenditures	(490,851)	(12,388)	(69,086)	(81,474)
Other Financing Sources (Uses):				
Transfers from other funds	<u>490,851</u>	-	<u>81,474</u>	<u>81,474</u>
Total other financing sources (uses)	<u>490,851</u>	-	<u>81,474</u>	<u>81,474</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (12,388)</u>	12,388	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>(12,388)</u>	
End of year – June 30			<u>\$ -</u>	

Schedule C-13

CITY OF GREENVILLE, NORTH CAROLINA

CENTRALIZED GRANT PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal and State grants	\$ 1,547,971	\$ 746,387	\$ -	\$ 746,387
Investment income	-	1	-	1
Other revenue	-	2,100	-	2,100
Total revenues	<u>1,547,971</u>	<u>748,488</u>	<u>-</u>	<u>748,488</u>
Expenditures:				
Operating	1,401,963	561,127	157,131	718,258
Capital outlay	<u>305,294</u>	<u>11,184</u>	<u>11,500</u>	<u>22,684</u>
Total expenditures	<u>1,707,257</u>	<u>572,311</u>	<u>168,631</u>	<u>740,942</u>
Revenues over (under) expenditures	(159,286)	176,177	(168,631)	7,546
Other Financing Sources (Uses):				
Transfers from other funds	<u>159,286</u>	<u>79,286</u>	<u>89,000</u>	<u>168,286</u>
Total other financing sources (uses)	<u>159,286</u>	<u>79,286</u>	<u>89,000</u>	<u>168,286</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 255,463</u>	(79,631)	<u>\$ 175,832</u>
Fund Balance:				
Beginning of year – July 1			<u>255,463</u>	
End of year – June 30			<u>\$ 175,832</u>	

Schedule C-14

CITY OF GREENVILLE, NORTH CAROLINA

HURRICANE IRENE FEMA GRANT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
FEMA grant funds	\$ 1,264,112	\$ 987,261	\$ -	\$ 987,261
NCEM grant funds	538,688	338,389	-	338,389
Other revenues	-	267,188	-	267,188
Total revenues	<u>1,802,800</u>	<u>1,592,838</u>	<u>-</u>	<u>1,592,838</u>
Expenditures:				
Debris removal	1,044,544	1,053,634	4,934	1,058,568
Property and casualty loss	<u>500,000</u>	<u>456,590</u>	<u>-</u>	<u>456,590</u>
Total expenditures	<u>1,544,544</u>	<u>1,510,224</u>	<u>4,934</u>	<u>1,515,158</u>
Revenues over (under) expenditures	258,256	82,614	(4,934)	77,680
Other Financing Sources (Uses):				
Transfers from other funds	<u>(258,256)</u>	<u>(258,271)</u>	<u>-</u>	<u>(258,271)</u>
Total other financing sources (uses)	<u>(258,256)</u>	<u>(258,271)</u>	<u>-</u>	<u>(258,271)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (175,657)</u>	(4,934)	<u>\$ (180,591)</u>
Fund Balance:				
Beginning of year – July 1			<u>(175,657)</u>	
End of year – June 30			<u>\$ (180,591)</u>	

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR CAPITAL PROJECTS FUNDS
COMBINING BALANCE SHEET
JUNE 30, 2014

	Cemetery Development Fund	Affordable Housing Project	West Greenville Revitalization	Center City Revitalization	Stantonsburg Road/10th St Connector	South Tar River Greenway	Way Finding Community Development	Thomas Langston Road Extension Project	Intermodal Transportation Center Project
Assets:									
Cash and cash equivalents	\$ -	\$ 475,303	\$ 249,646	\$ 922,838	\$ 408,474	\$ 14,069	\$ 47,871	\$ 125,857	\$ 607,079
Accounts receivable, net	-	344,826	399	-	-	-	-	-	4,787
Restricted cash and investments	-	-	-	-	-	-	-	-	-
Total assets	\$ -	\$ 820,129	\$ 250,045	\$ 922,838	\$ 408,474	\$ 14,069	\$ 47,871	\$ 125,857	\$ 611,866
Liabilities, Deferred Inflows of Resources, and Fund Balances									
Liabilities:									
Accounts payable and accrued liabilities	\$ -	\$ 33,804	\$ 7,242	\$ 1,533	\$ -	\$ -	\$ -	\$ 65,743	\$ -
Advances from grantors	-	-	-	-	-	9,369	-	-	-
Due to other funds	-	-	-	-	-	-	-	-	-
Total liabilities	-	33,804	7,242	1,533	-	9,369	-	65,743	-
Deferred Inflows of Resources:									
Loans receivable	-	344,826	-	-	-	-	-	-	-
Total deferred inflows of resources:	-	344,826	-	-	-	-	-	-	-
Fund Balances:									
Restricted:									
Stabilization by State statute	-	-	399	-	-	-	-	-	4,787
Restricted for general government	-	-	-	-	-	-	-	-	-
Restricted for economic development	-	-	-	644,375	-	-	-	-	-
Committed for general government	-	-	-	-	-	-	-	-	-
Committed for cultural and recreational	-	-	-	-	-	4,700	-	-	-
Committed for public safety	-	-	-	-	-	-	-	-	-
Committed for economic development	-	441,499	242,404	276,930	408,474	-	47,871	60,114	607,079
Committed for capital outlays	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-
Total fund balances	-	441,499	242,803	921,305	408,474	4,700	47,871	60,114	611,866
Total liabilities, deferred inflows of resources, and fund balances	\$ -	\$ 820,129	\$ 250,045	\$ 922,838	\$ 408,474	\$ 14,069	\$ 47,871	\$ 125,857	\$ 611,866

Employee Parking Lot Expansion Project	Convention Center Expansion Project	Community			Emergency Operations Center Project	Drew Steele Center	Capital Reserve Fund	King		Dream Park Capital Project	Energy Savings Equipment Project	Downtown Parking Deck
		Oriented Policing Service Project	Technology for Public Safety Project	George Bridge Capital Project				Green Mill Greenway Project				
\$ 122	\$ 71,194	\$ -	\$ 241,084	\$ 28,553	\$ 1,802	\$ 656,255	\$ 220,989	\$ 780,093	\$ -	\$ 84,163	\$ 24,880	
-	-	-	-	362	-	-	-	13	58	-	15	
-	-	-	-	-	-	-	-	-	-	-	4,554,351	
<u>\$ 122</u>	<u>\$ 71,194</u>	<u>\$ -</u>	<u>\$ 241,084</u>	<u>\$ 28,915</u>	<u>\$ 1,802</u>	<u>\$ 656,255</u>	<u>\$ 220,989</u>	<u>\$ 780,106</u>	<u>\$ 58</u>	<u>\$ 84,163</u>	<u>\$ 4,579,246</u>	
\$ 122	\$ -	\$ 1,830	\$ 129,873	\$ -	\$ 1,802	\$ -	\$ -	23,473	\$ -	\$ -	\$ 24,895	
-	-	-	-	-	-	-	119,989	141,424	-	-	-	
-	-	261,138	-	-	-	-	-	-	1,388	-	-	
<u>122</u>	<u>-</u>	<u>262,968</u>	<u>129,873</u>	<u>-</u>	<u>1,802</u>	<u>-</u>	<u>119,989</u>	<u>164,897</u>	<u>1,388</u>	<u>-</u>	<u>24,895</u>	
-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	362	-	-	-	13	58	-	15	
-	-	-	-	-	-	-	-	-	-	84,163	-	
-	-	-	-	-	-	-	-	-	-	-	4,554,351	
-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	615,209	-	-	-	
-	-	-	111,211	28,553	-	-	-	-	-	-	-	
-	71,194	-	-	-	-	-	101,000	-	-	-	-	
-	-	-	-	-	-	656,255	-	-	-	-	-	
-	-	(262,968)	-	-	-	-	-	(13)	(1,388)	-	(15)	
<u>-</u>	<u>71,194</u>	<u>(262,968)</u>	<u>111,211</u>	<u>28,915</u>	<u>-</u>	<u>656,255</u>	<u>101,000</u>	<u>615,209</u>	<u>(1,330)</u>	<u>84,163</u>	<u>4,554,351</u>	
<u>\$ 122</u>	<u>\$ 71,194</u>	<u>\$ -</u>	<u>\$ 241,084</u>	<u>\$ 28,915</u>	<u>\$ 1,802</u>	<u>\$ 656,255</u>	<u>\$ 220,989</u>	<u>\$ 780,106</u>	<u>\$ 58</u>	<u>\$ 84,163</u>	<u>\$ 4,579,246</u>	

Schedule D-1

ERP Capital Project	CVA Expansion Phase III	Total
\$ 2,179,731	\$ 476,807	\$ 7,616,810
-	-	350,460
-	-	4,554,351
<u>\$ 2,179,731</u>	<u>\$ 476,807</u>	<u>\$ 12,521,621</u>

\$ 200,655	\$ 2,220	\$ 493,192
-	-	270,782
-	-	262,526
<u>200,655</u>	<u>2,220</u>	<u>1,026,500</u>

-	-	344,826
-	-	344,826

-	-	5,634
-	-	84,163
-	-	5,198,726
1,979,076	-	1,979,076
-	-	619,909
-	-	139,764
-	474,587	2,731,152
-	-	656,255
-	-	(264,384)
<u>1,979,076</u>	<u>474,587</u>	<u>11,150,295</u>

<u>\$ 2,179,731</u>	<u>\$ 476,807</u>	<u>\$ 12,521,621</u>
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CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR CAPITAL PROJECTS FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2014

	Cemetery Development Fund	Affordable Housing Project	West Greenville Revitalization	Center City Revitalization	Stantonsburg Road/ 10th Street Connector	South Tar River Greenway	Way Finding Community Development	Thomas Langston Road Extension Project	Intermodal Transportation Center Project	Employee Parking Lot Expansion Project
Revenues:										
Restricted intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,879	\$ 23,411	\$ -
Other taxes and licenses	-	-	-	-	-	-	-	-	-	-
Investment earnings	-	-	1,343	1,542	4	-	-	363	-	-
Other revenues	-	103,219	(63,209)	-	-	-	-	-	-	-
Total revenues	-	103,219	(61,866)	1,542	4	-	-	256,242	23,411	-
Expenditures:										
Current:										
General government	-	-	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-	-	-	-
Cultural and recreational	-	-	-	-	-	-	-	-	-	-
Economic and physical development	9,131	121,745	48,734	438,624	-	-	2,964	-	25,014	-
Total expenditures	9,131	121,745	48,734	438,624	-	-	2,964	-	25,014	-
Revenues over (under) expenditures	(9,131)	(18,526)	(110,600)	(437,082)	4	-	(2,964)	256,242	(1,603)	-
Other Financing Sources (Uses):										
Long-term debt issued	-	-	-	-	-	-	-	-	-	-
Transfers from other funds	-	-	-	-	-	-	-	-	-	-
Transfer to other funds	-	-	-	-	-	-	-	-	-	(3,548)
Total other financing sources (uses)	-	-	-	-	-	-	-	-	-	(3,548)
Net change in fund balances	(9,131)	(18,526)	(110,600)	(437,082)	4	-	(2,964)	256,242	(1,603)	(3,548)
Fund Balances:										
Beginning of year – July 1	9,131	460,025	353,403	1,358,387	408,470	4,700	50,835	(196,128)	613,469	3,548
End of year – June 30	\$ -	\$ 441,499	\$ 242,803	\$ 921,305	\$ 408,474	\$ 4,700	\$ 47,871	\$ 60,114	\$ 611,866	\$ -

Schedule D-2

Convention Center Expansion Project	Community Oriented Policing Service Project	Technology for Public Safety Project	Emergency Operations Center Project	Drew Steele Center	Capital Reserve Fund	King George Bridge Capital Project	Green Mill Greenway Project	Dream Park Capital Project	Energy Savings Equipment Project	Downtown Parking Deck	ERP Capital Project	CVA Expansion Phase III	Total
\$ -	\$ -	\$ -	\$ 447,768	\$ -	\$ -	\$ -	\$ 37,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 764,537
201,076	-	-	-	-	-	-	-	-	-	-	-	77,977	279,053
-	-	-	-	-	-	-	-	-	47	-	-	-	3,299
-	-	-	-	-	-	-	-	-	-	-	-	-	40,010
201,076	-	-	447,768	-	-	-	37,479	-	47	-	-	77,977	1,086,899
-	-	-	-	-	-	-	-	-	405,247	-	520,924	-	926,171
-	-	183,160	111,807	-	-	-	-	-	-	-	-	-	294,967
-	-	-	-	-	-	-	136,438	-	-	-	-	-	136,438
4,472	-	-	-	1,894	-	-	-	54,340	-	443,195	-	3,390	1,153,503
4,472	-	183,160	111,807	1,894	-	-	136,438	54,340	405,247	443,195	520,924	3,390	2,511,079
196,604	-	(183,160)	335,961	(1,894)	-	-	(98,959)	(54,340)	(405,200)	(443,195)	(520,924)	74,587	(1,424,180)
-	-	-	-	-	-	-	-	-	-	4,997,546	-	-	4,997,546
-	-	-	-	-	415,487	-	12,556	9,806	-	-	2,500,000	400,000	3,337,849
(790,487)	-	-	-	(9,806)	(1,779,000)	-	-	-	-	-	-	-	(2,582,841)
(790,487)	-	-	-	(9,806)	(1,363,513)	-	12,556	9,806	-	4,997,546	2,500,000	400,000	5,752,554
(593,883)	-	(183,160)	335,961	(11,700)	(1,363,513)	-	(86,403)	(44,534)	(405,200)	4,554,351	1,979,076	474,587	4,328,374
665,077	(262,968)	294,371	(307,046)	11,700	2,019,768	101,000	701,612	43,204	489,363	-	-	-	6,821,921
\$ 71,194	\$ (262,968)	\$ 111,211	\$ 28,915	\$ -	\$ 656,255	\$ 101,000	\$ 615,209	\$ (1,330)	\$ 84,163	\$ 4,554,351	\$ 1,979,076	\$ 474,587	\$ 11,150,295

Schedule D-3

CITY OF GREENVILLE, NORTH CAROLINA

CEMETERY DEVELOPMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Special Federal/State/local grants	\$ 107,520	\$ 107,521	\$ -	\$ 107,521
Interest earnings	<u>12,243</u>	<u>12,344</u>	<u>-</u>	<u>12,344</u>
Total revenues	<u>119,763</u>	<u>119,865</u>	<u>-</u>	<u>119,865</u>
Expenditures:				
Capital improvements	<u>404,763</u>	<u>395,734</u>	<u>9,131</u>	<u>404,865</u>
Total expenditures	<u>404,763</u>	<u>395,734</u>	<u>9,131</u>	<u>404,865</u>
Revenues over (under) expenditures	<u>(285,000)</u>	<u>(275,869)</u>	<u>(9,131)</u>	<u>(285,000)</u>
Other Financing Sources (Uses):				
Bonds issued	75,000	75,000	-	75,000
Transfer to General Fund	(10,000)	(10,000)	-	(10,000)
Transfer from General Fund	<u>220,000</u>	<u>220,000</u>	<u>-</u>	<u>220,000</u>
Total other financing sources (uses)	<u>285,000</u>	<u>285,000</u>	<u>-</u>	<u>285,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 9,131</u>	(9,131)	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>9,131</u>	
End of year – June 30			<u>\$ -</u>	

Schedule D-4**CITY OF GREENVILLE, NORTH CAROLINA****AFFORDABLE HOUSING CAPITAL PROJECT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Interest earnings	\$ 180,500	\$ 190,930	\$ -	\$ 190,930
Loan payments	492,100	270,078	21,272	291,350
Sale of property	<u>1,706,000</u>	<u>1,714,049</u>	<u>81,947</u>	<u>1,795,996</u>
Total revenues	<u>2,378,600</u>	<u>2,175,057</u>	<u>103,219</u>	<u>2,278,276</u>
Expenditures:				
Bond administration cost	6,349	6,349	-	6,349
Home ownership	2,421,151	2,132,693	3,422	2,136,115
Land banking	1,083,000	845,929	118,323	964,252
Rehabilitation	<u>393,100</u>	<u>255,536</u>	<u>-</u>	<u>255,536</u>
Total expenditures	<u>3,903,600</u>	<u>3,240,507</u>	<u>121,745</u>	<u>3,362,252</u>
Revenues over (under) expenditures	<u>(1,525,000)</u>	<u>(1,065,450)</u>	<u>(18,526)</u>	<u>(1,083,976)</u>
Other Financing Sources (Uses):				
Bonds issued	1,000,000	1,000,475	-	1,000,475
Transfer from General Fund	<u>525,000</u>	<u>525,000</u>	<u>-</u>	<u>525,000</u>
Total other financing sources (uses)	<u>1,525,000</u>	<u>1,525,475</u>	<u>-</u>	<u>1,525,475</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 460,025</u>	(18,526)	<u>\$ 441,499</u>
Fund Balance:				
Beginning of year – July 1			<u>460,025</u>	
End of year – June 30			<u>\$ 441,499</u>	

Schedule D-5

CITY OF GREENVILLE, NORTH CAROLINA

WEST GREENVILLE REVITALIZATION
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Other income	\$ 439,817	\$ 431,062	\$ -	\$ 431,062
Sales and services	382,020	486,365	(63,209)	423,156
Interest earnings	203,058	124,525	1,343	125,868
Total revenues	<u>1,024,895</u>	<u>1,041,952</u>	<u>(61,866)</u>	<u>980,086</u>
Expenditures:				
Acquisition	2,830,367	2,625,107	5,168	2,630,275
Demolition	404,279	404,280	6,327	410,607
Construction	605,175	580,175	-	580,175
Infrastructure	1,404,015	1,321,164	37,065	1,358,229
Development financing	194,266	193,661	-	193,661
Relocation assistance	268,518	269,149	-	269,149
Owner occupied rehabilitation	213,035	213,617	174	213,791
Furnishings	44,968	44,968	-	44,968
Bond administration	60,272	60,271	-	60,271
Total expenditures	<u>6,024,895</u>	<u>5,712,392</u>	<u>48,734</u>	<u>5,761,126</u>
Revenues over (under) expenditures	<u>(5,000,000)</u>	<u>(4,670,440)</u>	<u>(110,600)</u>	<u>(4,781,040)</u>
Other Financing Sources (Uses):				
Premium received on debt issue	-	23,843	-	23,843
Bonds issued	5,000,000	5,000,000	-	5,000,000
Total other financing sources (uses)	<u>5,000,000</u>	<u>5,023,843</u>	<u>-</u>	<u>5,023,843</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 353,403</u>	<u>(110,600)</u>	<u>\$ 242,803</u>
Fund Balance:				
Beginning of year – July 1			<u>353,403</u>	
End of year – June 30			<u>\$ 242,803</u>	

Schedule D-6

CITY OF GREENVILLE, NORTH CAROLINA

CENTER CITY REVITALIZATION
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Restricted intergovernmental	\$ 32,500	\$ 25,250	\$ -	\$ 25,250
Interest earnings	273,013	275,388	1,542	276,930
Total revenues	<u>305,513</u>	<u>300,638</u>	<u>1,542</u>	<u>302,180</u>
Expenditures:				
Acquisition	935,000	869,133	-	869,133
Infrastructure	3,851,015	2,700,263	378,624	3,078,887
Construction	223,112	88,107	-	88,107
Development financing	269,896	239,895	60,000	299,895
Bond administration	<u>51,394</u>	<u>69,757</u>	<u>-</u>	<u>69,757</u>
Total expenditures	<u>5,330,417</u>	<u>3,967,155</u>	<u>438,624</u>	<u>4,405,779</u>
Revenues over (under) expenditures	<u>(5,024,904)</u>	<u>(3,666,517)</u>	<u>(437,082)</u>	<u>(4,103,599)</u>
Other Financing Sources (Uses):				
Premium received on debt issue	24,904	24,904	-	24,904
Bonds issued	<u>5,000,000</u>	<u>5,000,000</u>	<u>-</u>	<u>5,000,000</u>
Total other financing sources (uses)	<u>5,024,904</u>	<u>5,024,904</u>	<u>-</u>	<u>5,024,904</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,358,387</u>	(437,082)	<u>\$ 921,305</u>
Fund Balance:				
Beginning of year – July 1			<u>1,358,387</u>	
End of year – June 30			<u>\$ 921,305</u>	

Schedule D-7

CITY OF GREENVILLE, NORTH CAROLINA

STANTONSBURG ROAD / 10TH STREET CONNECTOR
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Restricted intergovernmental revenue	\$ 4,000,000	\$ 3,050,002	\$ -	\$ 3,050,002
Interest earnings	22,000	2,225	4	2,229
Other income	-	44,850	-	44,850
Total revenues	<u>4,022,000</u>	<u>3,097,077</u>	<u>4</u>	<u>3,097,081</u>
Expenditures:				
Bond administration cost	22,000	55,610	-	55,610
Engineering	<u>6,000,000</u>	<u>5,601,734</u>	-	<u>5,601,734</u>
Total expenditures	<u>6,022,000</u>	<u>5,657,344</u>	<u>-</u>	<u>5,657,344</u>
Revenues over (under) expenditures	<u>(2,000,000)</u>	<u>(2,560,267)</u>	<u>4</u>	<u>(2,560,263)</u>
Other Financing Sources (Uses):				
Transfers from other funds	-	943,000	-	943,000
Bonds issued	<u>2,000,000</u>	<u>2,025,737</u>	-	<u>2,025,737</u>
Total other financing sources (uses)	<u>2,000,000</u>	<u>2,968,737</u>	<u>-</u>	<u>2,968,737</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 408,470</u>	<u>4</u>	<u>\$ 408,474</u>
Fund Balance:				
Beginning of year – July 1			<u>408,470</u>	
End of year – June 30			<u>\$ 408,474</u>	

Schedule D-8**CITY OF GREENVILLE, NORTH CAROLINA****SOUTH TAR RIVER GREENWAY PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal and State grants	\$ 1,480,000	\$ 1,435,516	\$ -	\$ 1,435,516
Other income	<u>-</u>	<u>3,700</u>	<u>-</u>	<u>3,700</u>
Total revenues	<u>1,480,000</u>	<u>1,439,216</u>	<u>-</u>	<u>1,439,216</u>
Expenditures:				
Construction	1,268,000	1,265,284	-	1,265,284
Engineering	163,000	171,113	-	171,113
Right of way	<u>50,000</u>	<u>(881)</u>	<u>-</u>	<u>(881)</u>
Total expenditures	<u>1,481,000</u>	<u>1,435,516</u>	<u>-</u>	<u>1,435,516</u>
Revenues over (under) expenditures	<u>(1,000)</u>	<u>3,700</u>	<u>-</u>	<u>3,700</u>
Other Financing Sources (Uses):				
Transfers from other funds	<u>1,000</u>	<u>1,000</u>	<u>-</u>	<u>1,000</u>
Total other financing sources (uses)	<u>1,000</u>	<u>1,000</u>	<u>-</u>	<u>1,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 4,700</u>	<u>-</u>	<u>\$ 4,700</u>
Fund Balance:				
Beginning of year – July 1			<u>4,700</u>	
End of year – June 30			<u>\$ 4,700</u>	

Schedule D-9

CITY OF GREENVILLE, NORTH CAROLINA

**WAY FINDING COMMUNITY DEVELOPMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Interest earnings	\$ 2,536	\$ 2,537	\$ -	\$ 2,537
Expenditures:				
Construction	271,142	220,308	2,964	223,272
Total expenditures	<u>271,142</u>	<u>220,308</u>	<u>2,964</u>	<u>223,272</u>
Revenues over (under) expenditures	<u>(268,606)</u>	<u>(217,771)</u>	<u>(2,964)</u>	<u>(220,735)</u>
Other Financing Sources (Uses):				
Transfers to other funds	(40,000)	(40,000)	-	(40,000)
Transfers from other funds	<u>308,606</u>	<u>308,606</u>	<u>-</u>	<u>308,606</u>
Total other financing sources (uses)	<u>268,606</u>	<u>268,606</u>	<u>-</u>	<u>268,606</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 50,835</u>	(2,964)	<u>\$ 47,871</u>
Fund Balance:				
Beginning of year – July 1			<u>50,835</u>	
End of year – June 30			<u>\$ 47,871</u>	

Schedule D-10

CITY OF GREENVILLE, NORTH CAROLINA

THOMAS LANGSTON ROAD EXTENSION PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal and State grants	\$ 705,968	\$ 52,667	\$ 255,879	\$ 308,546
Interest earnings	11,440	5,994	363	6,357
Other income	-	104,167	-	104,167
Total revenues	<u>717,408</u>	<u>162,828</u>	<u>256,242</u>	<u>419,070</u>
Expenditures:				
Engineering	615,299	508,976	-	508,976
Bond administration expense	36,803	38,886	-	38,886
Construction	<u>3,328,745</u>	<u>3,075,912</u>	<u>-</u>	<u>3,075,912</u>
Total expenditures	<u>3,980,847</u>	<u>3,623,774</u>	<u>-</u>	<u>3,623,774</u>
Revenues over (under) expenditures	<u>(3,263,439)</u>	<u>(3,460,946)</u>	<u>256,242</u>	<u>(3,204,704)</u>
Other Financing Sources (Uses):				
Bonds issued	2,896,803	2,896,803	-	2,896,803
Transfers from other funds	<u>366,636</u>	<u>368,015</u>	<u>-</u>	<u>368,015</u>
Total other financing sources (uses)	<u>3,263,439</u>	<u>3,264,818</u>	<u>-</u>	<u>3,264,818</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (196,128)</u>	256,242	<u>\$ 60,114</u>
Fund Balance:				
Beginning of year – July 1			<u>(196,128)</u>	
End of year – June 30			<u>\$ 60,114</u>	

Schedule D-11

CITY OF GREENVILLE, NORTH CAROLINA

INTERMODAL TRANSPORTATION CENTER PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal Transit Administration Grant	\$ 950,500	\$ 319,348	\$ 23,411	\$ 342,759
Interest earnings	<u>-</u>	<u>113</u>	<u>-</u>	<u>113</u>
Total revenues	<u>950,500</u>	<u>319,461</u>	<u>23,411</u>	<u>342,872</u>
Expenditures:				
Construction	<u>1,685,618</u>	<u>358,827</u>	<u>25,014</u>	<u>383,841</u>
Total expenditures	<u>1,685,618</u>	<u>358,827</u>	<u>25,014</u>	<u>383,841</u>
Revenues over (under) expenditures	(735,118)	(39,366)	(1,603)	(40,969)
Other Financing Sources (Uses):				
Transfers from other funds	<u>735,118</u>	<u>652,835</u>	<u>-</u>	<u>652,835</u>
Total other financing sources (uses)	<u>735,118</u>	<u>652,835</u>	<u>-</u>	<u>652,835</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 613,469</u>	(1,603)	<u>\$ 611,866</u>
Fund Balance:				
Beginning of year – July 1			<u>613,469</u>	
End of year – June 30			<u>\$ 611,866</u>	

Schedule D-12

CITY OF GREENVILLE, NORTH CAROLINA

EMPLOYEE PARKING LOT EXPANSION PROJECT
SCHEDULE OF REVENUES, EXPENDITURES AND ,
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Interest earnings	\$ 1,486	\$ 1,487	\$ -	\$ 1,487
Total revenues	<u>1,486</u>	<u>1,487</u>	<u>-</u>	<u>1,487</u>
Expenditures:				
Renovations	<u>168,880</u>	<u>165,332</u>	<u>-</u>	<u>165,332</u>
Total expenditures	<u>168,880</u>	<u>165,332</u>	<u>-</u>	<u>165,332</u>
Revenues over (under) expenditures	<u>(167,394)</u>	<u>(163,845)</u>	<u>-</u>	<u>(163,845)</u>
Other Financing Sources (Uses):				
Appropriated fund balance	3,548	-	-	-
Sale of property	175,500	175,500	-	175,500
Transfers from other funds	266,894	266,893	-	266,893
Transfers to other funds	<u>(278,548)</u>	<u>(275,000)</u>	<u>(3,548)</u>	<u>(278,548)</u>
Total other financing sources (uses)	<u>167,394</u>	<u>167,393</u>	<u>(3,548)</u>	<u>163,845</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 3,548</u>	<u>(3,548)</u>	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>3,548</u>	
End of year – June 30			<u>\$ -</u>	

Schedule D-13

CITY OF GREENVILLE, NORTH CAROLINA

CONVENTION CENTER EXPANSION PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal and State grants	\$ 30,000	\$ 30,000	\$ -	\$ 30,000
Occupancy taxes	1,062,202	1,616,737	201,076	1,817,813
Interest earnings	-	1,070	-	1,070
Other revenue	-	45,342	-	45,342
Total revenues	<u>1,092,202</u>	<u>1,693,149</u>	<u>201,076</u>	<u>1,894,225</u>
Expenditures:				
Allocation to Convention & Visitor Authority	495,354	223,566	-	223,566
Construction	<u>2,766,119</u>	<u>2,573,777</u>	<u>4,472</u>	<u>2,578,249</u>
Total expenditures	<u>3,261,473</u>	<u>2,797,343</u>	<u>4,472</u>	<u>2,801,815</u>
Revenues over (under) expenditures	<u>(2,169,271)</u>	<u>(1,104,194)</u>	<u>196,604</u>	<u>(907,590)</u>
Other Financing Sources (Uses):				
Transfers from other funds	1,769,271	1,769,271	-	1,769,271
Transfer to other funds	(390,487)	-	(790,487)	(790,487)
Appropriated fund balance	<u>790,487</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>2,169,271</u>	<u>1,769,271</u>	<u>(790,487)</u>	<u>978,784</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 665,077</u>	<u>(593,883)</u>	<u>\$ 71,194</u>
Fund Balance:				
Beginning of year – July 1			<u>665,077</u>	
End of year – June 30			<u>\$ 71,194</u>	

Schedule D-14

CITY OF GREENVILLE, NORTH CAROLINA

COMMUNITY ORIENTED POLICING SERVICES (COPS) PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal and State grants	\$ 3,308,159	\$ 3,033,284	\$ -	\$ 3,033,284
Interest earnings	-	1,862	-	1,862
Total revenues	<u>3,308,159</u>	<u>3,035,146</u>	<u>-</u>	<u>3,035,146</u>
Expenditures:				
Administration	2,369,790	2,280,964	-	2,280,964
Capital outlay	1,600,000	1,678,781	-	1,678,781
Total expenditures	<u>3,969,790</u>	<u>3,959,745</u>	<u>-</u>	<u>3,959,745</u>
Revenues over (under) expenditures	<u>(661,631)</u>	<u>(924,599)</u>	<u>-</u>	<u>(924,599)</u>
Other Financing Sources (Uses):				
Transfers from other funds	661,631	661,631	-	661,631
Total other financing sources (uses)	<u>661,631</u>	<u>661,631</u>	<u>-</u>	<u>661,631</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (262,968)</u>	<u>-</u>	<u>\$ (262,968)</u>
Fund Balance:				
Beginning of year – July 1			<u>(262,968)</u>	
End of year – June 30			<u>\$ (262,968)</u>	

Schedule D-15

CITY OF GREENVILLE, NORTH CAROLINA

NEW TECHNOLOGY FOR PUBLIC SAFETY PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Interest earnings	\$ -	\$ 6,184	\$ -	\$ 6,184
Other revenue	-	120	-	120
Total revenues	<u>-</u>	<u>6,304</u>	<u>-</u>	<u>6,304</u>
Expenditures:				
Testing	2,093,957	1,886,427	129,873	2,016,300
Capital outlay	<u>710,043</u>	<u>547,576</u>	<u>53,287</u>	<u>600,863</u>
Total expenditures	<u>2,804,000</u>	<u>2,434,003</u>	<u>183,160</u>	<u>2,617,163</u>
Revenues over (under) expenditures	<u>(2,804,000)</u>	<u>(2,427,699)</u>	<u>(183,160)</u>	<u>(2,610,859)</u>
Other Financing Sources (Uses):				
Transfers to other funds	(680,000)	(761,930)	-	(761,930)
Transfers from other funds	<u>3,484,000</u>	<u>3,484,000</u>	<u>-</u>	<u>3,484,000</u>
Total other financing sources (uses)	<u>2,804,000</u>	<u>2,722,070</u>	<u>-</u>	<u>2,722,070</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 294,371</u>	(183,160)	<u>\$ 111,211</u>
Fund Balance:				
Beginning of year – July 1			<u>294,371</u>	
End of year – June 30			<u>\$ 111,211</u>	

Schedule D-16

CITY OF GREENVILLE, NORTH CAROLINA

EMERGENCY OPERATIONS CENTER
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Revenues:				
Homeland Security Grant	\$ 600,000	\$ 152,232	\$ 447,768	\$ 600,000
Total revenues	<u>600,000</u>	<u>152,232</u>	<u>447,768</u>	<u>600,000</u>
Expenditures:				
Construction	1,048,700	907,978	111,807	1,019,785
Total expenditures:	<u>1,048,700</u>	<u>907,978</u>	<u>111,807</u>	<u>1,019,785</u>
Revenues over (under) expenditures	(448,700)	(755,746)	335,961	(419,785)
Other Financing Sources (Uses):				
Transfers from other funds	448,700	448,700	-	448,700
Total other financing sources (uses)	<u>448,700</u>	<u>448,700</u>	<u>-</u>	<u>448,700</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (307,046)</u>	335,961	<u>\$ 28,915</u>
Fund Balance:				
Beginning of year – July 1			<u>(307,046)</u>	
End of year – June 30			<u>\$ 28,915</u>	

Schedule D-17

CITY OF GREENVILLE, NORTH CAROLINA

DREW STEELE CENTER
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Revenues:				
PARTF Grant	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
Investment earnings	-	60	-	60
Other revenue - donations	<u>500,000</u>	<u>467,547</u>	-	<u>467,547</u>
Total revenues	<u>1,000,000</u>	<u>967,607</u>	-	<u>967,607</u>
Expenditures:				
Construction	<u>1,442,349</u>	<u>1,398,256</u>	<u>1,894</u>	<u>1,400,150</u>
Total expenditures	<u>1,442,349</u>	<u>1,398,256</u>	<u>1,894</u>	<u>1,400,150</u>
Revenues over (under) expenditures	<u>(442,349)</u>	<u>(430,649)</u>	<u>(1,894)</u>	<u>(432,543)</u>
Other Financing Sources (Uses):				
Appropriated fund balance	9,806	-	-	-
Transfers from other funds	467,349	467,349	-	467,349
Transfers to other funds	<u>(34,806)</u>	<u>(25,000)</u>	<u>(9,806)</u>	<u>(34,806)</u>
Total other financing sources (uses)	<u>442,349</u>	<u>442,349</u>	<u>(9,806)</u>	<u>432,543</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 11,700</u>	(11,700)	<u>\$ -</u>
Fund Balance:				
Beginning of year – July 1			<u>11,700</u>	
End of year – June 30			<u>\$ -</u>	

Schedule D-18

CITY OF GREENVILLE, NORTH CAROLINA

**CAPITAL RESERVE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Over/Under</u>
Other Financing Sources (Uses):			
Appropriated fund balance	1,779,000	-	(1,779,000)
Transfers from other funds	415,487	415,487	-
Transfers to other funds	<u>(2,194,487)</u>	<u>(1,779,000)</u>	<u>415,487</u>
Total other financing sources (uses)	<u>-</u>	<u>(1,363,513)</u>	<u>(1,363,513)</u>
 Net change in fund balance	 <u>\$ -</u>	 <u>(1,363,513)</u>	 <u>\$ (1,363,513)</u>
 Fund Balance:			
Beginning of year - July 1		<u>2,019,768</u>	
 End of year - June 30		 <u>\$ 656,255</u>	

Schedule D-19

CITY OF GREENVILLE, NORTH CAROLINA

**KING GEORGE BRIDGE
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal Highway Administration Grant	\$ 403,999	\$ 244	\$ -	\$ 244
Total revenues	<u>403,999</u>	<u>244</u>	<u>-</u>	<u>244</u>
Expenditures:				
Construction	<u>504,999</u>	<u>244</u>	<u>-</u>	<u>244</u>
Total expenditures:	<u>504,999</u>	<u>244</u>	<u>-</u>	<u>244</u>
Revenues over (under) expenditures	(101,000)	-	-	-
Other Financing Sources (Uses):				
Transfers from other funds	<u>101,000</u>	<u>101,000</u>	<u>-</u>	<u>101,000</u>
Total other financing sources (uses)	<u>101,000</u>	<u>101,000</u>	<u>-</u>	<u>101,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 101,000</u>	<u>\$ -</u>	<u>\$ 101,000</u>
Fund Balance:				
Beginning of year - July 1			<u>101,000</u>	
End of year - June 30			<u>\$ 101,000</u>	

Schedule D-20

CITY OF GREENVILLE, NORTH CAROLINA

GREEN MILL GREENWAY
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues:				
Federal Highway Administration Grant	\$ 2,332,009	\$ 108,188	\$ 37,479	\$ 145,667
Other revenue - donations	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>50,000</u>
Total revenues	<u>2,332,009</u>	<u>158,188</u>	<u>37,479</u>	<u>195,667</u>
Expenditures:				
Construction	<u>2,983,857</u>	<u>158,188</u>	<u>136,438</u>	<u>294,626</u>
Total expenditures:	<u>2,983,857</u>	<u>158,188</u>	<u>136,438</u>	<u>294,626</u>
Revenues over (under) expenditures	(651,848)	-	(98,959)	(98,959)
Other Financing Sources (Uses):				
Transfers from other funds	<u>651,848</u>	<u>701,612</u>	<u>12,556</u>	<u>714,168</u>
Total other financing sources (uses)	<u>651,848</u>	<u>701,612</u>	<u>12,556</u>	<u>714,168</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 701,612</u>	(86,403)	<u>\$ 615,209</u>
Fund Balance:				
Beginning of year - July 1			<u>701,612</u>	
End of year - June 30			<u>\$ 615,209</u>	

Schedule D-21

CITY OF GREENVILLE, NORTH CAROLINA

**DREAM PARK CAPITAL PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Expenditures:				
Construction	\$ 819,647	\$ 766,637	\$ 54,340	\$ 820,977
Total expenditures:	<u>819,647</u>	<u>766,637</u>	<u>54,340</u>	<u>820,977</u>
Revenues over (under) expenditures	(819,647)	(766,637)	(54,340)	(820,977)
Other Financing Sources (Uses):				
Transfers from other funds	<u>819,647</u>	<u>809,841</u>	<u>9,806</u>	<u>819,647</u>
Total other financing sources (uses)	<u>819,647</u>	<u>809,841</u>	<u>9,806</u>	<u>819,647</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 43,204</u>	(44,534)	<u>\$ (1,330)</u>
Fund Balance:				
Beginning of year - July 1			<u>43,204</u>	
End of year - June 30			<u>\$ (1,330)</u>	

Schedule D-22

CITY OF GREENVILLE, NORTH CAROLINA

ENERGY SAVINGS EQUIPMENT PROJECT
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Revenues:				
Investment earnings	\$ -	\$ 727	\$ 47	\$ 774
Total revenues	<u>-</u>	<u>727</u>	<u>47</u>	<u>774</u>
Expenditures:				
Administration	-	20,000	-	20,000
Construction	2,591,373	2,082,736	405,247	2,487,983
Total expenditures:	<u>2,591,373</u>	<u>2,102,736</u>	<u>405,247</u>	<u>2,507,983</u>
Revenues over (under) expenditures	(2,591,373)	(2,102,009)	(405,200)	(2,507,209)
Other Financing Sources (Uses):				
Long-term debt issued	2,591,373	2,591,372	-	2,591,372
Total other financing sources (uses)	<u>2,591,373</u>	<u>2,591,372</u>	<u>-</u>	<u>2,591,372</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 489,363</u>	(405,200)	<u>\$ 84,163</u>
Fund Balance:				
Beginning of year - July 1			<u>489,363</u>	
End of year - June 30			<u>\$ 84,163</u>	

Schedule D-23

CITY OF GREENVILLE, NORTH CAROLINA

**UPTOWN PARKING DECK
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Expenditures:				
Construction	\$ 4,997,546	\$ -	\$ 443,195	\$ 443,195
Total expenditures:	<u>4,997,546</u>	<u>-</u>	<u>443,195</u>	<u>443,195</u>
Revenues over (under) expenditures	<u>(4,997,546)</u>	<u>-</u>	<u>(443,195)</u>	<u>(443,195)</u>
Other Financing Sources (Uses):				
Long-term debt issued	<u>4,997,546</u>	<u>-</u>	<u>4,997,546</u>	<u>4,997,546</u>
Total other financing sources (uses)	<u>4,997,546</u>	<u>-</u>	<u>4,997,546</u>	<u>4,997,546</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	4,554,351	<u>\$ 4,554,351</u>
Fund Balance:				
Beginning of year - July 1			<u>-</u>	
End of year - June 30			<u>\$ 4,554,351</u>	

Schedule D-24

CITY OF GREENVILLE, NORTH CAROLINA

**ERP CAPITAL PROJECT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014**

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Expenditures:				
General government:				
ERP system and implementation	\$ 2,500,000	\$ -	\$ 520,924	\$ 520,924
Total expenditures:	<u>2,500,000</u>	<u>-</u>	<u>520,924</u>	<u>520,924</u>
Revenues over (under) expenditures	<u>(2,500,000)</u>	<u>-</u>	<u>(520,924)</u>	<u>(520,924)</u>
Other Financing Sources (Uses):				
Transfers from other funds	<u>2,500,000</u>	<u>-</u>	<u>2,500,000</u>	<u>2,500,000</u>
Total other financing sources (uses)	<u>2,500,000</u>	<u>-</u>	<u>2,500,000</u>	<u>2,500,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	1,979,076	<u>\$ 1,979,076</u>
Fund Balance:				
Beginning of year - July 1			<u>-</u>	
End of year - June 30			<u>\$ 1,979,076</u>	

Schedule D-25

CITY OF GREENVILLE, NORTH CAROLINA

CVA EXPANSION PHASE III
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>
Revenues:				
Occupancy taxes	\$ -	\$ -	\$ 77,977	\$ 77,977
Total revenues	<u>-</u>	<u>-</u>	<u>77,977</u>	<u>77,977</u>
Expenditures:				
Construction	\$ 4,480,000	\$ -	\$ 3,390	\$ 3,390
Total expenditures:	<u>4,480,000</u>	<u>-</u>	<u>3,390</u>	<u>3,390</u>
Revenues over (under) expenditures	<u>(4,480,000)</u>	<u>-</u>	<u>74,587</u>	<u>74,587</u>
Other Financing Sources (Uses):				
Transfers from other funds	400,000	-	400,000	400,000
Long-term debt issued	<u>4,080,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>4,480,000</u>	<u>-</u>	<u>400,000</u>	<u>400,000</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	474,587	<u>\$ 474,587</u>
Fund Balance:				
Beginning of year - July 1			<u>-</u>	
End of year - June 30			<u>\$ 474,587</u>	

Schedule E-1

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2014

	2014		
	Budget	Actual	Variance Over/Under
Revenues:			
Other taxes	\$ 508,173	\$ 565,728	\$ 57,555
Investment earnings	-	143	143
Total revenues	<u>508,173</u>	<u>565,871</u>	<u>57,698</u>
Expenditures:			
Current:			
Principal retirement	3,577,233	3,341,784	235,449
Interest and fees	926,527	894,001	32,526
Total expenditures	<u>4,503,760</u>	<u>4,235,785</u>	<u>267,975</u>
Revenues over (under) expenditures	<u>(3,995,587)</u>	<u>(3,669,914)</u>	<u>325,673</u>
Other Financing Sources (Uses):			
Transfers from other funds	<u>3,995,587</u>	<u>3,169,893</u>	<u>(825,694)</u>
Total other financing sources (uses)	<u>3,995,587</u>	<u>3,169,893</u>	<u>(825,694)</u>
Net change in fund balance	<u>\$ -</u>	<u>(500,021)</u>	<u>\$ (500,021)</u>
Fund Balance:			
Beginning of year - July 1		<u>942,821</u>	
End of year - June 30		<u>\$ 442,800</u>	

Schedule F-5

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF FUND NET POSITION
JUNE 30, 2014

	Public Transportation Fund	Stormwater Utility Fund	Sanitation Fund	Total
Assets:				
Current Assets:				
Cash and cash equivalents	\$ 214,328	\$ 3,383,842	\$ -	\$ 3,598,170
Accounts receivable, net	256,659	548,215	1,033,795	1,838,669
Due from other governments	-	-	-	-
Due from other funds	-	-	-	-
Prepaid items	<u>350</u>	<u>-</u>	<u>6,000</u>	<u>6,350</u>
Total current assets	<u>471,337</u>	<u>3,932,057</u>	<u>1,039,795</u>	<u>5,443,189</u>
Non-Current Assets:				
Land and construction in progress	-	48,894	-	48,894
Other capital assets, net of depreciation	<u>887,470</u>	<u>7,605,044</u>	<u>145,011</u>	<u>8,637,525</u>
Total non-current assets	<u>887,470</u>	<u>7,653,938</u>	<u>145,011</u>	<u>8,686,419</u>
Total assets	<u>1,358,807</u>	<u>11,585,995</u>	<u>1,184,806</u>	<u>14,129,608</u>
Liabilities:				
Current Liabilities:				
Accounts payable and accrued liabilities	68,191	144,024	146,166	358,381
Due to other funds	-	-	667,987	667,987
Current portion of compensated absences	30,459	-	110,936	141,395
Current maturities of long-term debt	<u>-</u>	<u>196,445</u>	<u>45,000</u>	<u>241,445</u>
Total current liabilities	<u>98,650</u>	<u>340,469</u>	<u>970,089</u>	<u>1,409,208</u>
Non-Current Liabilities:				
Non-current portion of compensated absences	13,054	-	47,544	60,598
Non-current portion of other post-employment benefits	313,473	539,870	940,418	1,793,761
Non-current portion of long-term debt	<u>-</u>	<u>4,011,079</u>	<u>270,000</u>	<u>4,281,079</u>
Total non-current liabilities	<u>326,527</u>	<u>4,550,949</u>	<u>1,257,962</u>	<u>6,135,438</u>
Total liabilities	<u>425,177</u>	<u>4,891,418</u>	<u>2,228,051</u>	<u>7,544,646</u>
Net Position:				
Net investment in capital assets	887,470	3,446,414	145,011	4,478,895
Unrestricted	<u>46,160</u>	<u>3,248,163</u>	<u>(1,188,256)</u>	<u>2,106,067</u>
Total net position	<u>\$ 933,630</u>	<u>\$ 6,694,577</u>	<u>\$ (1,043,245)</u>	<u>\$ 6,584,962</u>

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED JUNE 30, 2014

	Transportation Fund	Stormwater Utility Fund	Sanitation Fund	Total
Operating Revenues:				
Changes for services	\$ 329,857	\$ 3,670,013	\$ 6,738,722	\$ 10,738,592
Other operating revenues	465	-	75,664	76,129
Total operating revenue	<u>330,322</u>	<u>3,670,013</u>	<u>6,814,386</u>	<u>10,814,721</u>
Operating Expenses:				
Administrative and general	126,758	-	-	126,758
Operations and maintenance	2,135,977	2,743,073	7,309,752	12,188,802
Depreciation and amortization	195,925	9,798	48,590	254,313
Total operating expenses	<u>2,458,660</u>	<u>2,752,871</u>	<u>7,358,342</u>	<u>12,569,873</u>
Operating income (loss)	<u>(2,128,338)</u>	<u>917,142</u>	<u>(543,956)</u>	<u>(1,755,152)</u>
Non-Operating Revenues (Expenses):				
Investment earnings	-	1,051	20	1,071
Interest expense	-	(192,079)	-	(192,079)
Total non-operating revenue (expenses)	<u>-</u>	<u>(191,028)</u>	<u>20</u>	<u>(191,008)</u>
Income (Loss) Before Contributions and Transfers	<u>(2,128,338)</u>	<u>726,114</u>	<u>(543,936)</u>	<u>(1,946,160)</u>
Transfers In (Out) and Capital Contributions:				
Capital contributions	1,425,349	-	70,623	1,495,972
Transfers to other funds	-	-	(104,920)	(104,920)
Transfers from other funds	214,889	-	373,598	588,487
Total transfers in (out) and capital contributions:	<u>1,640,238</u>	<u>-</u>	<u>339,301</u>	<u>1,979,539</u>
Change in net position	(488,100)	726,114	(204,635)	33,379
Net position, beginning of year – July 1	<u>1,421,730</u>	<u>5,968,463</u>	<u>(838,610)</u>	<u>6,551,583</u>
Net position, end of year – June 30	<u>\$ 933,630</u>	<u>\$ 6,694,577</u>	<u>\$ (1,043,245)</u>	<u>\$ 6,584,962</u>

CITY OF GREENVILLE, NORTH CAROLINA

NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2014

	Public Transportation Fund	Stormwater Utility Fund	Sanitation Fund	Total
Cash Flows From Operating Activities:				
Cash received from customers	\$ 378,353	\$ 3,357,441	\$ 6,249,767	\$ 9,985,561
Cash paid to vendors	(1,268,932)	(1,069,957)	(3,748,867)	(6,087,756)
Cash paid to employees	(1,004,865)	(1,574,849)	(3,791,189)	(6,370,903)
Net cash provided (used) by operating activities	<u>(1,895,444)</u>	<u>712,635</u>	<u>(1,290,289)</u>	<u>(2,473,098)</u>
Cash From Non-Capital Financing Activities:				
Repayments to/from other funds	-	222,318	667,987	890,305
Transfers from other funds	214,889	-	373,598	588,487
Transfers to other funds	-	-	(104,920)	(104,920)
Net cash provided (used) by non-capital financing activities	<u>214,889</u>	<u>222,318</u>	<u>936,665</u>	<u>1,373,872</u>
Cash From Capital and Related Financing Activities:				
Repayment of principal of long-term debt	-	(196,539)	-	(196,539)
Proceeds from issuance of debt	-	-	315,000	315,000
Interest paid	-	(192,079)	-	(192,079)
Capital contributions	1,425,349	-	70,623	1,495,972
Acquisition and construction of capital assets	-	(118,024)	(75,392)	(193,416)
Net cash provided (used) by capital and related financing activities	<u>1,425,349</u>	<u>(506,642)</u>	<u>310,231</u>	<u>1,228,938</u>
Cash From Investing Activities:				
Interest received on investments	-	1,051	20	1,071
Net cash provided (used) by investing activities	<u>-</u>	<u>1,051</u>	<u>20</u>	<u>1,071</u>
Net increase (decrease) in cash and cash equivalents	(255,206)	429,362	(43,373)	130,783
Cash and Cash Equivalents:				
Beginning of year – July 1	469,534	2,954,480	43,373	3,467,387
End of year – June 30	<u>\$ 214,328</u>	<u>\$ 3,383,842</u>	<u>\$ -</u>	<u>\$ 3,598,170</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	\$ (2,128,338)	\$ 917,142	\$ (543,956)	\$ (1,755,152)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation	195,925	9,798	48,590	254,313
Change in assets and liabilities:				
(Increase) decrease in accounts receivable	45,521	(329,465)	(564,619)	(848,563)
(Increase) decrease in due from other government	2,511	16,893	-	19,404
(Increase) decrease in inventories	-	-	-	-
(Increase) decrease in prepaids	-	-	(6,000)	(6,000)
Increase (decrease) in unearned revenue	-	-	-	-
Increase (decrease) in accounts payable	(9,268)	70,634	(18,736)	42,630
Increase (decrease) in compensated absences payable	(1,316)	-	(38,894)	(40,210)
Increase (decrease) in OPEB liability	(479)	27,633	(166,674)	(139,520)
Net cash provided (used) by operating activities	<u>\$ (1,895,444)</u>	<u>\$ 712,635</u>	<u>\$ (1,290,289)</u>	<u>\$ (2,473,098)</u>
Non-Cash Investing, Capital, and Financing Activities:				
Capital contribution – transfer out accrued compensated absences	\$ -	\$ -	\$ -	\$ -
Capital contribution – transfer out OPEB liability	-	-	-	-
Transfer out of capital assets to governmental activities	-	-	-	-
Total non-cash investing, capital, and financing activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Schedule F-8

CITY OF GREENVILLE, NORTH CAROLINA

PUBLIC TRANSPORTATION ENTERPRISE FUND
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)
FOR THE YEAR ENDED JUNE 30, 2014
WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2013

	2014		2013	
	Budget	Actual	Variance Over/Under	Over/Under
Revenues:				
Charges for services	\$ 279,996	\$ 329,857	\$ 49,861	\$ 326,919
Public transportation planning and operating grants	1,927,627	1,425,349	(502,278)	1,421,223
Other operating revenues	225	465	240	31,767
Total operating revenue	<u>2,207,848</u>	<u>1,755,671</u>	<u>(452,177)</u>	<u>1,779,909</u>
Expenditures:				
Administrative and general	-	126,758	126,758	40,288
Operations and maintenance	-	659,929	659,929	740,625
Salaries and benefits	-	1,003,070	1,003,070	1,006,239
Capital outlay	-	474,773	474,773	312,074
Total operating expenses	<u>3,731,188</u>	<u>2,264,530</u>	<u>1,466,658</u>	<u>2,099,226</u>
Revenues over (under) expenditures	<u>(1,523,340)</u>	<u>(508,859)</u>	<u>1,014,481</u>	<u>(319,317)</u>
Other Financing Sources (Uses):				
Appropriated fund balance	1,308,451	-	(1,308,451)	-
Transfers from General Fund	214,889	214,889	-	84,804
Total other financing sources (uses)	<u>1,523,340</u>	<u>214,889</u>	<u>(1,308,451)</u>	<u>84,804</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>(293,970)</u>	<u>\$ (293,970)</u>	<u>\$ (234,513)</u>
Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:				
Depreciation		(195,925)		(391,734)
Capital outlay		-		85,828
Change in OPEB liability		479		(97,207)
Change in accrued compensated absences		1,316		2,900
Change in net position		<u>\$ (488,100)</u>		<u>\$ (634,726)</u>

Schedule F-9

CITY OF GREENVILLE, NORTH CAROLINA

STORMWATER UTILITY FUND

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL (NON-GAAP)

FOR THE YEAR ENDED JUNE 30, 2014

WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2013

	2014			2013
	Budget	Actual	Variance Over/Under	Actual
Revenues:				
Charges for services	\$ 3,710,491	\$ 3,670,013	\$ (40,478)	\$ 3,117,169
Total operating revenues	<u>3,710,491</u>	<u>3,670,013</u>	<u>(40,478)</u>	<u>3,117,169</u>
Expenditures:				
Operations and maintenance	-	403,209	403,209	406,057
Salaries and benefits	-	1,602,482	1,602,482	1,696,696
Capital outlay	-	134,342	134,342	660,388
Retirement of long-term debt	-	196,539	196,539	166,457
Interest paid	-	192,079	192,079	167,002
Indirect cost reimbursement	-	265,531	265,531	265,531
Total operating expenses	<u>7,975,609</u>	<u>2,794,182</u>	<u>5,181,427</u>	<u>3,362,131</u>
Revenues over (under) expenditures	<u>(4,265,118)</u>	<u>875,831</u>	<u>5,140,949</u>	<u>(244,962)</u>
Other Financing Sources (Uses):				
Long term debt issued	5,300,000	-	(5,300,000)	-
Transfer to other funds	(4,250,000)	(3,675,669)	574,331	-
Transfers from other funds	976,000	1,243	(974,757)	1,363,214
Appropriated fund balance	<u>2,239,118</u>	<u>-</u>	<u>(2,239,118)</u>	<u>-</u>
Total other financing sources (uses)	<u>4,265,118</u>	<u>(3,674,426)</u>	<u>(7,939,544)</u>	<u>1,363,214</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>(2,798,595)</u>	<u>\$ (2,798,595)</u>	<u>\$ 1,118,252</u>
Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:				
Depreciation		(9,798)		(6,573)
Transfer from capital projects		(1,243)		(1,363,214)
Transfer to capital projects		3,675,669		-
Capital project interest earnings		1,051		1,143
Capital contributions - capital project funds grant revenue		-		400,000
Non-capitalizable expense from capital project funds		(427,900)		(163,933)
Capital outlay		118,024		509,625
Change in OPEB liability		(27,633)		(47,206)
Payment of debt principal		196,539		166,457
Change in net position		<u>\$ 726,114</u>		<u>\$ 614,551</u>

Schedule F-10

CITY OF GREENVILLE, NORTH CAROLINA

STORMWATER DRAINAGE CAPITAL PROJECT
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON-GAAP)
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>	<u>Variance Over/Under</u>
Revenues:					
Restricted intergovernmental	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ -
Interest earnings	204,000	309,794	1,051	310,845	106,845
Other revenue	-	600	-	600	600
Total revenues	<u>604,000</u>	<u>710,394</u>	<u>1,051</u>	<u>711,445</u>	<u>107,445</u>
Expenditures:					
Stormwater drainage projects	<u>6,476,232</u>	<u>6,144,917</u>	<u>-</u>	<u>6,144,917</u>	<u>331,315</u>
Total expenditures	<u>6,476,232</u>	<u>6,144,917</u>	<u>-</u>	<u>6,144,917</u>	<u>331,315</u>
Revenues over (under) expenditures	<u>(5,872,232)</u>	<u>(5,434,523)</u>	<u>1,051</u>	<u>(5,433,472)</u>	<u>438,760</u>
Other Financing Sources (Uses):					
Appropriated fund balance	379,892	-	-	-	(379,892)
Premium received on debt issue	-	22,607	-	22,607	22,607
Bonds issued	5,100,000	5,100,000	-	5,100,000	-
Transfers to other funds	(379,892)	(379,892)	(1,243)	(381,135)	(1,243)
Transfers from other funds	<u>772,232</u>	<u>692,000</u>	<u>-</u>	<u>692,000</u>	<u>(80,232)</u>
Total other financing sources (uses)	<u>5,872,232</u>	<u>5,434,715</u>	<u>(1,243)</u>	<u>5,433,472</u>	<u>(438,760)</u>
Revenues and other financing sources over (under)					
expenditures and other financing uses	<u>\$ -</u>	<u>\$ 192</u>	<u>\$ (192)</u>	<u>\$ -</u>	<u>\$ -</u>

Schedule F-11

CITY OF GREENVILLE, NORTH CAROLINA

STORMWATER DRAINAGE MAINTENANCE IMPROVEMENT CAPITAL PROJECT
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON-GAAP)
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>	<u>Variance Over/Under</u>
Revenues:					
Interest earnings	\$ -	\$ 156	\$ -	\$ 156	156
Total revenues	<u>-</u>	<u>156</u>	<u>-</u>	<u>156</u>	<u>156</u>
Expenditures:					
Stormwater drainage projects	199,828	122,397	2,214	124,611	75,217
Total expenditures	<u>199,828</u>	<u>122,397</u>	<u>2,214</u>	<u>124,611</u>	<u>75,217</u>
Revenues over (under) expenditures	<u>(199,828)</u>	<u>(122,241)</u>	<u>(2,214)</u>	<u>(124,455)</u>	<u>75,373</u>
Other Financing Sources (Uses):					
Transfers to other funds	(1,081,172)	(1,081,172)	-	(1,081,172)	-
Transfers from other funds	1,281,000	1,231,000	50,000	1,281,000	-
Total other financing sources (uses)	<u>199,828</u>	<u>149,828</u>	<u>50,000</u>	<u>199,828</u>	<u>-</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>\$ 27,587</u>	<u>\$ 47,786</u>	<u>\$ 75,373</u>	<u>\$ 75,373</u>

Schedule F-12

CITY OF GREENVILLE, NORTH CAROLINA

TOWN CREEK CULVERT STORMWATER CAPITAL PROJECT
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON-GAAP)
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>	<u>Variance Over/Under</u>
Expenditures:					
Stormwater drainage projects	9,262,500	-	425,669	425,669	8,836,831
Total expenditures	<u>9,262,500</u>	<u>-</u>	<u>425,669</u>	<u>425,669</u>	<u>8,836,831</u>
Revenues over (under) expenditures	<u>(9,262,500)</u>	<u>-</u>	<u>(425,669)</u>	<u>(425,669)</u>	<u>8,836,831</u>
Other Financing Sources (Uses):					
Long-term debt issued	8,262,500	-	-	-	(8,262,500)
Transfers from other funds	1,000,000	-	425,669	425,669	(574,331)
Total other financing sources (uses)	<u>9,262,500</u>	<u>-</u>	<u>425,669</u>	<u>425,669</u>	<u>(8,836,831)</u>
Revenues and other financing sources over (under)					
expenditures and other financing uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Schedule F-13

CITY OF GREENVILLE, NORTH CAROLINA

WATERSHED MASTERPLAN CAPITAL PROJECT
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON-GAAP)
FROM INCEPTION AND FOR THE YEAR ENDED JUNE 30, 2014

	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>	<u>Variance Over/Under</u>
Expenditures:					
Stormwater drainage projects	3,200,000	-	17	17	3,199,983
Total expenditures	<u>3,200,000</u>	<u>-</u>	<u>17</u>	<u>17</u>	<u>3,199,983</u>
Revenues over (under) expenditures	<u>(3,200,000)</u>	<u>-</u>	<u>(17)</u>	<u>(17)</u>	<u>3,199,983</u>
Other Financing Sources (Uses):					
Transfers from other funds	3,200,000	-	3,200,000	3,200,000	-
Total other financing sources (uses)	<u>3,200,000</u>	<u>-</u>	<u>3,200,000</u>	<u>3,200,000</u>	<u>-</u>
Revenues and other financing sources over (under)					
expenditures and other financing uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,199,983</u>	<u>\$ 3,199,983</u>	<u>\$ 3,199,983</u>

CITY OF GREENVILLE, NORTH CAROLINA

SANITATION FUND

SCHEDULE OF REVENUES AND EXPENDITURES

BUDGET AND ACTUAL (NON-GAAP)

FOR THE YEAR ENDED JUNE 30, 2014

WITH COMPARATIVE ACTUAL AMOUNTS FOR THE YEAR ENDED JUNE 30, 2013

	2014		2013	
	Budget	Actual	Variance Over/Under	Actual
Operating Revenues:				
Charges for services	\$ 7,071,868	\$ 6,738,722	\$ (333,146)	\$ 6,470,029
Grant revenue	-	70,623	70,623	20,287
Investment earnings	-	20	20	-
Other revenue	150,745	75,664	(75,081)	160,427
Total operating revenues	<u>7,222,613</u>	<u>6,885,029</u>	<u>(337,584)</u>	<u>6,650,743</u>
Operating Expenditures:				
Operations and maintenance	-	2,699,961	-	2,154,897
Salaries and benefits	-	3,585,621	-	3,730,024
Capital outlay	-	556,089	-	56,287
Indirect cost reimbursement	-	749,041	-	749,041
Total operating expenses	<u>8,070,716</u>	<u>7,590,712</u>	<u>480,004</u>	<u>6,690,249</u>
Revenues over (under) expenditures	<u>(848,103)</u>	<u>(705,683)</u>	<u>142,420</u>	<u>(39,506)</u>
Other Financing Sources (Uses):				
Appropriated fund balance	264,426	-	(264,426)	-
Long-term debt issued	315,000	315,000	-	-
Transfers from General Fund	373,597	373,598	1	139,163
Transfers to General Fund	(104,920)	(104,920)	-	(104,920)
Total other financing sources (uses)	<u>848,103</u>	<u>583,678</u>	<u>(264,425)</u>	<u>34,243</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>(122,005)</u>	<u>\$ (122,005)</u>	<u>(5,263)</u>
Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:				
Depreciation		(48,590)		(50,518)
Installment note proceeds		(315,000)		-
Change in accrued compensation absences		38,894		(8,889)
Change in OPEB liability		166,674		(42,083)
Capital outlay		75,392		-
Change in net position		<u>\$ (204,635)</u>		<u>\$ (106,753)</u>

Schedule G-1

CITY OF GREENVILLE, NORTH CAROLINA

INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF FUND NET POSITION
JUNE 30, 2014

	<u>Vehicle Replacement Fund</u>	<u>Health Insurance Fund</u>	<u>Fleet Maintenance Fund</u>	<u>Total</u>
Assets:				
Current Assets:				
Cash, cash equivalents, and investments	\$ 6,247,234	\$ 5,113,220	\$ -	\$ 11,360,454
Accounts receivable	-	155,982	7,747	163,729
Due from other funds	-	3,572	-	3,572
Prepaid items	-	-	148,131	148,131
Due from other governments	-	342	257,799	258,141
Inventories	-	-	-	-
Total current assets	<u>6,247,234</u>	<u>5,273,116</u>	<u>413,677</u>	<u>11,934,027</u>
Non-Current Assets:				
Capital assets, net	<u>12,629,281</u>	-	-	<u>12,629,281</u>
Total assets	<u>18,876,515</u>	<u>5,273,116</u>	<u>413,677</u>	<u>24,563,308</u>
Liabilities:				
Current Liabilities:				
Accounts payable	14,580	2,106,038	190,647	2,311,265
Due to other funds	-	-	781,082	781,082
Total current liabilities	<u>14,580</u>	<u>2,106,038</u>	<u>971,729</u>	<u>3,092,347</u>
Net Position:				
Net investment in capital assets	12,629,281	-	-	12,629,281
Unrestricted	<u>6,232,654</u>	<u>3,167,078</u>	<u>(558,052)</u>	<u>8,841,680</u>
Total net position	<u>\$ 18,861,935</u>	<u>\$ 3,167,078</u>	<u>\$ (558,052)</u>	<u>\$ 21,470,961</u>

Schedule G-2

CITY OF GREENVILLE, NORTH CAROLINA

INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED JUNE 30, 2014

	<u>Vehicle Replacement Fund</u>	<u>Health Insurance Fund</u>	<u>Fleet Maintenance Fund</u>	<u>Total</u>
Operating Revenues:				
Charges for services	\$ 3,597,338	\$ 12,187,601	\$ 3,935,986	\$ 19,720,925
Other operating revenues	<u>285,865</u>	<u>-</u>	<u>-</u>	<u>285,865</u>
Total operating revenues	<u>3,883,203</u>	<u>12,187,601</u>	<u>3,935,986</u>	<u>20,006,790</u>
Operating Expenses:				
Administration	-	537,361	-	537,361
Operations and maintenance	533,833	-	4,323,321	4,857,154
Depreciation	1,213,927	-	-	1,213,927
Claims and payments to third party administrators	<u>-</u>	<u>9,891,544</u>	<u>-</u>	<u>9,891,544</u>
Total operating expenses	<u>1,747,760</u>	<u>10,428,905</u>	<u>4,323,321</u>	<u>16,499,986</u>
Operating income (loss)	<u>2,135,443</u>	<u>1,758,696</u>	<u>(387,335)</u>	<u>3,506,804</u>
Operating income (Loss) Before Contributions and Transfers	<u>2,135,443</u>	<u>1,758,696</u>	<u>(387,335)</u>	<u>3,506,804</u>
Transfers In (Out) and Capital Contributions:				
Transfers from other funds	<u>-</u>	<u>783,044</u>	<u>-</u>	<u>783,044</u>
Total transfers in (out) and capital contributions	<u>-</u>	<u>783,044</u>	<u>-</u>	<u>783,044</u>
Change in net position	<u>2,135,443</u>	<u>2,541,740</u>	<u>(387,335)</u>	<u>4,289,848</u>
Net Position:				
Beginning of year - July 1	<u>16,726,492</u>	<u>625,338</u>	<u>(170,717)</u>	<u>17,181,113</u>
End of year - June 30	<u>\$ 18,861,935</u>	<u>\$ 3,167,078</u>	<u>\$ (558,052)</u>	<u>\$ 21,470,961</u>

Schedule G-3

CITY OF GREENVILLE, NORTH CAROLINA

INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2014

	Vehicle Replacement Fund	Health Insurance Fund	Fleet Maintenance Fund	Total
Cash Flows Operating Activities:				
Cash received from customers	\$ 3,908,803	\$ 12,130,412	\$ 4,042,184	\$ 20,081,399
Cash paid to vendors	(519,253)	(10,157,863)	(2,953,613)	(13,630,729)
Cash paid to employees	-	-	(1,324,178)	(1,324,178)
Net cash provided (used) by operating activities	<u>3,389,550</u>	<u>1,972,549</u>	<u>(235,607)</u>	<u>5,126,492</u>
Cash Flows From Non-Capital Financing Activities:				
Transfers from other funds	-	783,044	-	783,044
Advances to/from other funds	-	(3,572)	235,607	232,035
Net cash provided (used) by non-capital financing activities	<u>-</u>	<u>779,472</u>	<u>235,607</u>	<u>1,015,079</u>
Cash Flows From Capital and Related Financing Activities:				
Acquisition and construction of capital assets	(4,390,510)	-	-	(4,390,510)
Net cash provided (used) by capital and related financing activities	<u>(4,390,510)</u>	<u>-</u>	<u>-</u>	<u>(4,390,510)</u>
Net increase (decrease) in cash and cash equivalents	(1,000,960)	2,752,021	-	1,751,061
Cash and Cash Equivalents				
Beginning of year - July 1	<u>7,248,194</u>	<u>2,361,199</u>	<u>-</u>	<u>9,609,393</u>
End of year - June 30	<u>\$ 6,247,234</u>	<u>\$ 5,113,220</u>	<u>\$ -</u>	<u>\$ 11,360,454</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	\$ 2,135,443	\$ 1,758,696	\$ (387,335)	\$ 3,506,804
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation	1,213,927	-	-	1,213,927
Change in assets and liabilities:				
(Increase) decrease in accounts receivable	25,600	(57,201)	(260,878)	(292,479)
(Increase) decrease in due from other government	-	12	367,076	367,088
(Increase) decrease in prepaids	-	-	2,829	2,829
Increase (decrease) in accounts payable	<u>14,580</u>	<u>271,042</u>	<u>42,701</u>	<u>328,323</u>
Net cash provided (used) by operating activities	<u>\$ 3,389,550</u>	<u>\$ 1,972,549</u>	<u>\$ (235,607)</u>	<u>\$ 5,126,492</u>

Schedule G-4

CITY OF GREENVILLE, NORTH CAROLINA

VEHICLE REPLACEMENT INTERNAL SERVICE FUND
SCHEDULE OF REVENUES AND EXPENDITURES
FINANCIAL PLAN AND ACTUAL (NON-GAAP)
FOR THE YEAR ENDED JUNE 30, 2014

	<u>2014</u>		
	<u>Financial Plan</u>	<u>Actual</u>	<u>Variance Over/Under</u>
Operating Revenues:			
Charges for services	\$ 3,772,949	\$ 3,597,338	\$ (175,611)
Other operating revenues	-	285,865	285,865
Total operating revenues	<u>3,772,949</u>	<u>3,883,203</u>	<u>110,254</u>
Operating Expenditures:			
Capital outlay	<u>5,867,712</u>	<u>4,924,343</u>	<u>943,369</u>
Total operating expenditures			
Revenues over (under) expenditures	<u>(2,094,763)</u>	<u>(1,041,140)</u>	<u>1,053,623</u>
Other Financing Sources (Uses):			
Fund balance appropriated	2,431,712	-	(2,431,712)
Contingency	<u>(336,949)</u>	<u>-</u>	<u>336,949</u>
Total other financing sources (uses)	<u>2,094,763</u>	<u>-</u>	<u>(2,094,763)</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>(1,041,140)</u>	<u>\$ (1,041,140)</u>
Reconciliation From Financial Plan Basis (Modified Accrual) to Full Accrual:			
Depreciation		(1,213,927)	
Capital outlay		<u>4,390,510</u>	
Change in net position		<u>\$ 2,135,443</u>	

Schedule G-5

CITY OF GREENVILLE, NORTH CAROLINA

HEALTH INSURANCE INTERNAL SERVICE FUND
SCHEDULE OF REVENUES AND EXPENDITURES
FINANCIAL PLAN AND ACTUAL (NON-GAAP)
FOR THE YEAR ENDED JUNE 30, 2014

	2014		
	<u>Financial Plan</u>	<u>Actual</u>	<u>Variance Over/Under</u>
Operating Revenues:			
Charges for services	\$ 12,604,626	\$ 12,187,601	\$ (417,025)
Total operating revenues	<u>12,604,626</u>	<u>12,187,601</u>	<u>(417,025)</u>
Operating Expenditures:			
Administration	-	537,361	-
Payment to third party administrator	-	9,891,544	-
Total operating expenditures	<u>13,387,670</u>	<u>10,428,905</u>	<u>2,958,765</u>
Revenues over (under) expenditures	<u>(783,044)</u>	<u>1,758,696</u>	<u>2,541,740</u>
Other Financing Sources (Uses):			
Transfers from other funds	<u>783,044</u>	<u>783,044</u>	<u>-</u>
Total other financing sources (uses)	<u>783,044</u>	<u>783,044</u>	<u>-</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>2,541,740</u>	<u>\$ 2,541,740</u>
Reconciliation From Financial Plan Basis (Modified Accrual) to Full Accrual:			
		<u>-</u>	
Change in net position		<u>\$ 2,541,740</u>	

Schedule G-6

CITY OF GREENVILLE, NORTH CAROLINA

FLEET MAINTENANCE INTERNAL SERVICE FUND
SCHEDULE OF REVENUES AND EXPENDITURES
FINANCIAL PLAN AND ACTUAL (NON-GAAP)
FOR THE YEAR ENDED JUNE 30, 2014

	2014		
	<u>Financial Plan</u>	<u>Actual</u>	<u>Variance Over/Under</u>
Operating Revenues:			
Charges for services	\$ 4,492,056	\$ 3,935,986	\$ (556,070)
Total operating revenues	<u>4,492,056</u>	<u>3,935,986</u>	<u>(556,070)</u>
Operating Expenditures:			
Salaries and benefits	-	1,324,178	-
Operating and maintenance	-	2,982,845	-
Capital outlay	-	<u>16,298</u>	-
Total operating expenditures	<u>4,672,803</u>	<u>4,323,321</u>	<u>349,482</u>
Revenues over (under) expenditures	<u>(180,747)</u>	<u>(387,335)</u>	<u>(206,588)</u>
Other Financing Sources (Uses):			
Appropriated fund balance	<u>180,747</u>	-	<u>(180,747)</u>
Total other financing sources (uses)	<u>180,747</u>	-	<u>(180,747)</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>\$ (387,335)</u>	<u>\$ (387,335)</u>
Reconciliation From Financial Plan Basis (Modified Accrual) to Full Accrual:			
Change in net position		<u>\$ (387,335)</u>	

Section II. Financial Statements Findings:

Finding 2014-001

Criteria: Management should have a system in place to reduce the likelihood of errors in financial reporting and compliance with bond covenants.

Condition: Upon review of the Electronic Municipal Market Access System (EMMA), the City did not submit the required annual financial information as required by the continuing discloser terms of their bond documents by the January 31, 2014 deadline. The failure to file timely is a breach of the contract which was signed when the debt was issued. It is also considered a material event.

Context: The City received a letter from the NC Department of State Treasurer's office regarding concerns that the required EMMA information was not submitted by the City by the required deadline.

Effect: Failure to file the EMMA required annual financial information is a breach of the contract that was signed when debt was issued.

Cause: Inadequate monitoring of the required reporting requirements based on the terms of the City's bond documents.

Recommendation: Create a recurring reminding the City to submit the EMMA required annual financial information by the January 31st annual deadline and ensure that it is completed and submitted.

Contact Person: Bernita Demery, Director of Financial Services

Views of Responsible Officials and Planned Corrective Actions: Management concurs with finding and will ensure that the EMMA required annual financial information is filed before the January 31st annual deadline.

Finding 2014-002

Criteria: North Carolina General Statutes preclude units from having funds that operate in a deficit.

Condition: In the current year, there were violations of the General Statutes regarding deficit fund balance and fund equity in various funds.

Context: During our audit procedures, we noted violations of the General Statutes noted above.

Effect: The City was in violation of a North Carolina General Statute.

Cause: The City adopted a balance budget; however, revenues were insufficient to cover the cost of operations in multiple funds.

Recommendation: The City should reevaluate the cost of providing services and adjust charges to ensure that revenues cover all related costs.

Contact Person: Bernita Demery, Director of Financial Services

Views of Responsible Officials and Planned Corrective Actions: Several funds identified to have operated in the deficit. In some cases this deficiency is directly related to grant activity (i.e., these funds are reimbursed after spending has occurred). Therefore, there is a timing difference between spending and reimbursement. In other cases there were overspending based on budgetary constraints that were not adjusted and therefore will be cleaned up during fiscal year 2015. As such, staff will continue to review these grant funds (in particular) routinely with departments to ensure billing (for reimbursement) occurs prior to year-end, and budgets are being monitored throughout the life of the grant(s). Other funds identified will be adjusted based on future charges from customers. Management concurs with the condition and the recommendation. Management also adds that procedures and long-term plans have been put in place to further monitor current charges to ensure that revenues cover all related costs.

Finding 2014-003

Criteria: North Carolina General Statutes prohibits appropriated fund balance in any fund to exceed the sum of prior fiscal year cash and investments minus the sum of prior fiscal year liabilities, encumbrances, and unearned revenues and deferred inflows, arising from cash receipts.

Condition: In the current year, there were violations of the General Statutes regarding appropriated fund balance in the Fleet Maintenance Internal Service Fund and the Convention Center Expansion Capital Project Fund.

Context: During our audit procedures, we noted violations of the General Statutes noted above.

Effect: The City was in violation of a North Carolina General Statute.

Cause: The City adopted a balance budget; however, appropriated fund balance was budgeted in excess of the amount allowed by State Statutes.

Recommendation: The City should evaluate the financial position of all funds during the budgeting process to ensure that appropriated fund balance is budgeted in accordance to State Statutes.

Contact Person: Bernita Demery, Director of Financial Services

Views of Responsible Officials and Planned Corrective Actions: As noted two funds were found to have appropriated fund balance in excess of the beginning fund balance that was available. In the case of the Convention Center Expansion Project staff was appropriating the fund balance that had accumulated in the fund in an effort to close the project fund; however since this was an ongoing project, the fund balance amount that should have been used was the amount reported at the end of the prior fiscal year end as opposed to the cumulative one on the city's books.

The appropriated fund balance for the fleet fund was an attempt to re-appropriate an amount that was appropriated during the prior year, but not used. The funds should have been set up as a transfer from another fund with available funding. Since this is an internal fund largely supported by the General Fund, it would have been a transfer from the General Fund.

Management concurs with the condition and the recommendation. Management also adds that procedures have been put in place to further monitor all aspects of the city's fund budgets.

Report on Fund Balance: FY 14 Year-End

Contents:

- Section I. Report Purpose – Page 1
- Section II. Fund Balance Classifications and Descriptions – Page 1
- Section III. Review of FY 14 Fund Balance Details – Page 4
- Section IV. Review of Applicable Financial Policies – Page 9

**Report Developed by the City of Greenville
City Manager's Office and Financial Services Department
November 4, 2014**



Find yourself in good company

SECTION I – Report Purpose

The purpose of this report is to explain the categories of fund balance for the City of Greenville’s General Fund and Non-major Governmental Funds; the amounts of fund balance in these various categories as of June 30, 2014; and City financial policies relative to fund balance. It should be recognized that the data provided depicts fund balance levels reflected in the most recent audited financial statements (June 30, 2014).

SECTION II – Fund Balance Classifications and Descriptions

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent. The governmental fund types classify fund balances as follows:



Nonspendable fund balance: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The City’s Nonspendable fund balance consists of the following:

Prepaid items: portion of fund balance that is not an available resource because it represents certain payments to vendors applicable to future accounting periods and is, therefore, not in spendable form.

Inventories: portion of fund balance that is not an available resource because it represents the year-end balance of ending inventories, which are not spendable resources.

Restricted fund balance: This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law. The City's Restricted fund balance consists of the following:

Restricted for Stabilization by State statute: portion of fund balance which is not available for appropriation under State law [G.S. 159-8(a)].

Restricted for general government: portion of fund balance that is restricted by revenue source for general government purposes.

Restricted for streets: portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures.

Restricted for public safety: portion of fund balance that is restricted by revenue source for public safety expenditures.

Restricted for economic development: portion of fund balance that is restricted by revenue sources for economic development expenses.

Restricted for culture and recreation: portion of fund balance that is restricted by revenue sources for culture and recreation expenses.

Committed fund balance: This classification represents the portion of fund balance that can only be used for specific purposes determined by a formal action of City Council. The City's committed fund balance consists of the following:

Committed for catastrophic losses: portion of fund balance committed by the City Council in its financial policy guidelines for insurance loss reserves for self-insured amounts that exceed insurance coverage.

Committed for general government: portion of fund balance committed by the City Council in its financial policy guidelines for general government purposes.

Committed for Culture and Recreation: portion of fund balance that is committed by City Council for cultural and recreation construction expenses in various Special Revenue and Capital Project funds.

Committed for Public Safety: portion of fund balance that is committed by City Council for law enforcement equipment and operational activities in various Special Revenue and Capital Project funds.

Committed for Economic Development: portion of fund balance that is committed by City Council for economic development construction and activities in various Special Revenue and Capital Project funds.

Committed for capital outlays: portion of fund balance committed by the City Council for the construction of specific assets held in the Capital Reserve Fund.

Committed for debt service: portion of fund balance committed by the City Council to pay for future debt expenditures accounted for in the City's Debt Service Fund.

Assigned fund balance: This classification represents the portion of fund balance that the City of Greenville intends to use for specific purposes. The City's Assigned fund balance consists of the following:

Assigned for subsequent year's expenditures: portion of total fund balance that is appropriated in the next year's budget that is not classified as restricted or committed.

Assigned for culture and recreation: portion of total fund balance that has been budgeted by Council for library operations.

Unassigned fund balance: This classification represents the portion of fund balance that has not been restricted, committed or assigned to specific purposes or other funds.

Note: The categories and sub-categories listed above are dictated by the Governmental Accounting Standards Board (GASB) requirements.

SECTION III – Review of FY 14 Fund Balance Details

The excerpt below from the City of Greenville’s FY 2014 financial statements depicts that at the end of FY 14, the General Fund’s fund balance was \$31.4 million and the fund balance for Non-major Governmental Funds was \$12.7 million. Adding these two fund balances together results in a fund balance for Total Governmental Funds of \$44.1 million. In an effort to provide greater clarity regarding the various fund balance designations depicted below, staff has developed the detail sheets on the four pages that follow. These detail sheets identify the specific projects / activities and their associated funding for each fund balance category.

Excerpt from FY 14 Financial Statements

CITY OF GREENVILLE, NORTH CAROLINA			
BALANCE SHEET - GOVERNMENTAL FUNDS			
JUNE 30, 2014			
		Nonmajor	Total
		Governmental	Governmental
	General	Funds	Funds
Fund Balances			
Non-spendable			
Prepaid items and inventories	215,226	52,817	268,043
Restricted:			
Stabilization by State Statute	7,845,690	382,710	8,228,400
Restricted for general government	-	84,163	84,163
Restricted for streets	2,296,305	-	2,296,305
Restricted public safety	706,036	-	706,036
Restricted for economic development	-	5,334,233	5,334,233
Restricted for culture and recreation	-	101,599	101,599
Committed:			
Committed for catastrophic losses	2,276,781	-	2,276,781
Committed for general government	-	1,979,076	1,979,076
Committed for culture and recreation	-	619,909	619,909
Committed for public safety	-	139,764	139,764
Committed for economic development	-	2,872,875	2,872,875
Committed for capital outlays	-	656,255	656,255
Committed for debt service	-	442,800	442,800
Assigned:			
Assigned for subsequent years expenditures	1,964,421	36,117	2,000,538
Assigned for culture and recreation	-	485,780	485,780
Unassigned	16,108,088	(489,469)	15,618,619
Total fund balance	<u>31,412,547</u>	<u>12,698,629</u>	<u>44,111,176</u>

General Fund – FY 14 Year-End Fund Balance Details

	Amount	Description
Nonspendable:		
Prepaid items and inventories	\$215,226	Portion of fund balance that is not an available resource because it represents certain payments to vendors applicable to future accounting periods and the year-end balance of ending inventories, which are not spendable resources.
Restricted:		
Stabilization by State Statute	\$7,845,690	Portion of fund balance which is not available for appropriation under State law [G.S. 159-8(a)]. This amount is usually comprised of accounts receivable and inter-fund receivables, which have not been offset by deferred revenues.
Restricted for streets	\$2,296,305	Powell Bill funds - use restricted by source
Restricted for public safety	\$706,036	Federal Forfeiture and Controlled Substance funds - use restricted by source
Committed:		
Committed for catastrophic losses	\$2,276,781	These funds are used to cover liability exposures and workers compensation claims in excess of budget and stop-loss insurance coverage. The City has a financial policy dictating that this <i>reserve will be maintained at no less than \$2.0 million.</i>
Assigned:		
Assigned for subsequent years expenditures	\$1,964,421	These funds were budgeted for expenditure in the FY 15 budget (as Appropriated Fund Balance). Some of these funds have already been expended and it is expected that all will spent within the next 12-months.
Unassigned:		
	\$16,108,088	This is the portion of the fund balance that has not been restricted, committed or assigned to specific purposes.
TOTAL GENERAL FUND BALANCE	\$31,412,547	

Non-major Governmental Funds – FY 14 Year-End Fund Balance Details

	Amount	Description
Nonspendable:		
Prepaid items and inventories	\$52,817	Portion of fund balance that is not an available resource because it represents certain payments to vendors applicable to future accounting periods and the year-end balance of ending inventories, which are not spendable resources.
Restricted:		
Stabilization by State Statute	\$382,710	Portion of fund balance which is not available for appropriation under State law [G.S. 159-8(a)]
Restricted for general government	\$84,163	Energy Savings Capital Project Bond funds - use restricted by source. To be closed in FY 15 after project is complete.
Restricted for economic development	\$5,334,233	-Center City Revitalization Capital Project Bond funds \$644,375. - Energy Efficiency Recovery Grant - \$135,507 -Uptown Parking Deck - \$4,554,351
Restricted for culture and recreation	\$101,599	Sheppard Memorial Library's restricted donations.
Committed:		
Committed for general government	\$1,979,076	-ERP Capital Project
Committed for culture and recreation	\$619,909	-Greenmill Run Greenway Capital Project - \$615,209 -South Tar River Greenway - \$4,700
Committed for public safety	\$139,764	-Emergency Operations Center - \$28,553 -Public Safety Technology Capital Project - \$111,211

<p>Committed for economic development</p>	<p>\$2,872,875</p>	<p>-Housing program funds for acquisitions, rehabilitations and clearance activities. - \$43,698</p> <p>--Centralized Grant Fund --various ongoing grants - \$98,025</p> <p>-Affordable Housing revolving funds to be used for additional affordable home construction and affordable housing loans and projects. - \$441,499</p> <p>-West Greenville Revitalization Capital Project Fund. Funds budgeted for W. 5th Street Streetscape, property acquisition and Small Business Plan competition were not spent by June 30, 2014. - \$242,404</p> <p>-Center City Revitalization Capital Project Fund. Funds budgeted for Evans St. Gateway, theater repairs and parking pay station project were not spent by June 30, 2014. - \$276,930</p> <p>-10th Street Connector Capital Project local cost for project - \$408,474</p> <p>-Way Finding Capital Project Fund. One gateway sign remaining to be constructed. - \$47,871</p> <p>-Thomas Langston Rd. Extension - \$60,114</p> <p>-Greenville Transportation Activity Center local match- \$607,079</p> <p>-Convention Center – Phase 2 Capital Project Fund. This fund was closed in FY 14; however the estimate used to close the project left residual funds. These funds will be transferred to the Phase 3 project during fiscal year 2015. The new Capital Project Fund was established for the upcoming Convention Center Expansion / Improvement Project - \$71,194</p> <p>-King George Bridge Capital Project local match - \$101,000</p> <p>-Convention Center – Phase III Capital Project Fund- 474,587.</p>
<p>Committed for capital outlays</p>	<p>\$656,255</p>	<p>Capital Reserve Fund. \$390,487 to be used for an HVAC system at Convention Center. \$25,000 on reserve for the Capital Investment Grant. The remaining funds, approximately \$187k, are reserved</p>

		for open space land banking and sidewalks.
Committed for debt service	\$442,800	Debt Service Fund
Assigned:		
Assigned for subsequent years expenditures	\$36,117	Sheppard Memorial Library's appropriated fund balance approved in FY 14 budget.
Assigned for culture and recreation	\$485,780	Sheppard Memorial Library's fund balance.
Unassigned:		
	\$(489,469)	
TOTAL NON-MAJOR GOVERNMENTAL FUNDS - FUND BALANCE	\$12,698,629	

SECTION IV – Review of Applicable Financial Policies

The City of Greenville’s Financial Policy Guidelines contain two policies that are directly relevant to any discussion regarding fund balance. These two policies are outlined below.

Policy 1:

The City will strive to maintain an Unassigned General Fund balance at the close of each fiscal year of at least 14.0% of the total annual operating budget.

This policy has the effect of the City retaining approximately 1.6 months of annual expenditures unassigned, meaning that 1.6 months of operating funds are available and not designated for other purposes.

The Unassigned General Fund balance as of the close of FY 14 was \$16,108,088, or \$5,537,579 above the 14% policy amount of \$10,570,509 which was calculated as follows:

Total Original FY 15 General Fund Budget less Powell Bill x 14%

\$75,503,636 x 14% = \$10,570,509

It should be recognized that of the \$5,537,579 above the 14% policy, over half (\$2,810,221) has been allocated by budget amendments approved by City Council through October of FY 15. This would leave \$2,727,358 available, above the 14% policy threshold for allocation. There continues to be an allocated amount of interest within the Capital Reserve Fund. After including the Capital Reserve Fund’s interest, there is \$2,781,323 that is available for allocation.

Policy 2:

The City will establish and maintain an Insurance Loss Reserve to pay for needs caused by unforeseen emergencies. This reserve will be maintained at no less than \$2.0 million.

The City has established a program to manage its financial risks through a self-funded arrangement in combination with purchased insurance related to workers compensation and general liability. As such, liability exposures and workers compensation claims are addressed in the self – funded program. Excess insurance (specific stop-loss coverage) is purchased through third party sources to cover large claims (over \$600,000 for workers compensation and over \$250,000 for general liability). The Insurance Loss Reserve, categorized as the Committed for Catastrophic Losses, is used to cover claims in excess of budget and stop-loss insurance coverage. The specific amount in this fund at the end of FY 14 was the same as the previous year-end, \$2,276,781.



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Fiscal Year 2015-2016 Budget Schedule

Explanation: **Abstract:** City Council is asked to review and approve the budget schedule for fiscal year 2015-2016.

Explanation: Attached is the proposed budget schedule for fiscal year 2015-2016. The schedule sets a work plan for the fiscal year 2015-2016 operating plan that was adopted as part of the biennial budget to be reviewed, updated, and presented to City Council. This process will result in the adoption of the fiscal year 2015-2016 budget.

Fiscal Note: No cost to adopt the budget schedule.

Recommendation: Approve the proposed fiscal year 2015-2016 budget schedule.

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

Attachments / click to download

 [Council_Budget_Schedule_991525](#)

City of Greenville, NC
Proposed Budget Schedule
Fiscal Year 2015 - 2016
DRAFT

Thursday	November 13, 2014	Budget Schedule presented to City Council
Friday & Saturday	January 23-24, 2015	City Council Planning Session
Monday	April 6, 2015	City Council Budget Preview
Thursday	April 9, 2015	City Council discussion of Proposed City budget (optional)
Monday	April 20, 2015	Joint City Council-Greenville Utilities Commission Meeting
Wednesday	May 6, 2015	Proposed City, GUC, SML and CVA budgets distributed to City Council
Monday	May 11, 2015	Proposed City budget presented to City Council
Thursday	May 14, 2015	Proposed GUC, SML and CVA budgets presented to City Council
Friday	May 22, 2015	Public display of balanced budgets prior to the Public Hearing
Monday	June 8, 2015	Public Hearing - Fiscal Year 2015 - 2016 Budget
Thursday	June 11, 2015	Adoption of the Fiscal Year 2015 - 2016 Budget



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: West Greenville Historic Survey Update

Explanation: **Abstract:** City staff published a request for qualifications (RFQ) to solicit consultants for the West Greenville Historic Survey Update. Heather Wagner-Slane was chosen as the consultant. The updated historic survey makes note of the new construction and demolition that has occurred in the area over the past ten (10) years that affects potential eligible historic districts. Moreover, it documents all of the contributing structures within these areas.

Explanation: The City of Greenville is an entitlement community and a recipient of HOME and CDBG federal funds. As a result, all federally funded activities must comply with the National Environmental Policy Act (NEPA). Historic preservation is one of many components requiring the City's compliance through this act.

City staff members have met with the State Historic Preservation Office (SHPO) on multiple occasions to discuss the future of West Greenville with regards to historic preservation. The most recent discussion that staff had with SHPO pertained to a property that the City conveyed to a non-profit at 901 Douglas Avenue. This property lies within an eligible national register historic district – Perkins Town-Cherry View. The non-profit's intent was to rehab the structure.

Although the non-profit owned the home, the City granted them federal funds to assist with the rehabilitation of the structure. When the rehab began, it became clear that the costs would greatly outweigh the value of the structure. Therefore, a rehab was no longer a viable alternative.

The non-profit agency operates as a proxy of the City, and they have the responsibility to be good stewards of public funds. Therefore, staff made the decision that demolishing and rebuilding the structure was the best option. SHPO allowed the City to demolish the structure after several rounds of negotiation. As a result, there was a Memorandum of Understanding (MOU) put in place between SHPO and the City. As specified in the MOU, the City hired a consultant to perform a second historic survey of both the Perkins Town-Cherry

View and Skinnerville areas. The initial surveys of these areas were completed in 2004 and 2005.

In July 2014, the second survey was completed as required. The updated historic survey makes note of the new construction and demolition that has occurred in the area over the past ten (10) years that affects potential eligible historic districts.

Heather Wagner-Slane, the consultant who completed the survey, believes that there is a potential for Perkins Town-Cherry View to become a single boundary national register district. However, the consultant also proposed an option of three small historic districts: Cherry View, Perkins Town, and Higgstown. Architecturally, the three smaller historic districts are closely related. Moreover, the consultant noted in her research that the Skinnerville national register district is completely intact.

Staff presented the findings to the Historic Preservation Commission (HPC) in both September and October. At the September HPC meeting, staff presented the background information and delivered the report to the commission for their review. At the October HPC meeting, staff presented the summary of the survey and the findings. As a result, the HPC made a recommendation to accept the updated survey and forward it to City Council for approval. The commission further recommended that City Council should accept the single district option, and that staff should begin to investigate the process of recognizing the Perkins Town-Cherry View area as a national register historic district.

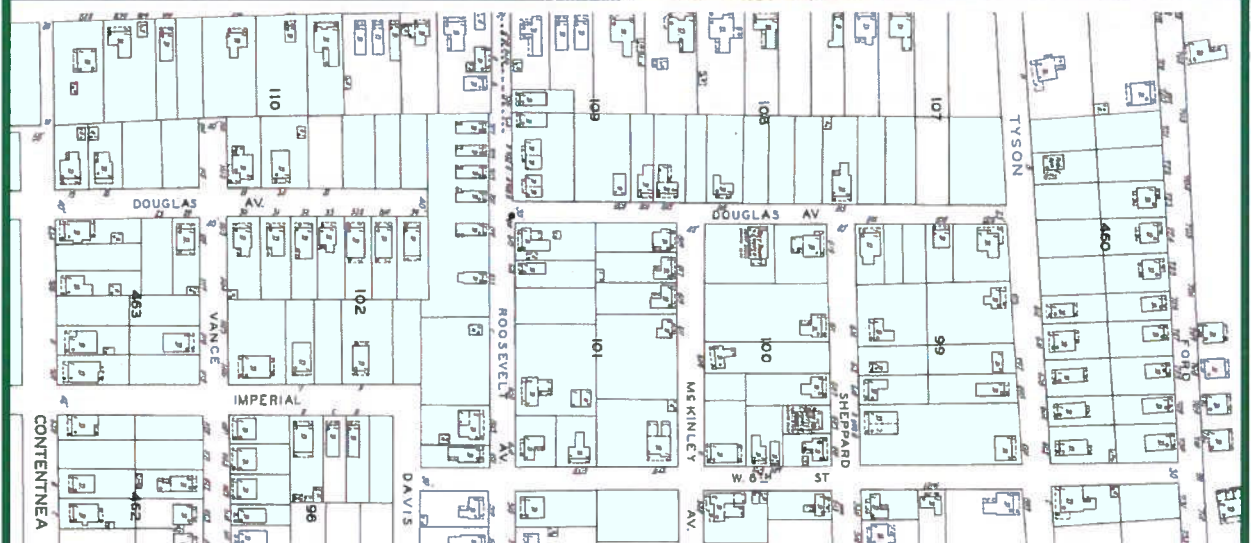
If the Perkins Town-Cherry View area is listed on a national register historic district, the homeowners in the area would be eligible for federal historic tax credits when historic compliant renovations are made. Currently, the homeowners in the Skinnerville area are eligible for the same tax credits. Therefore, the creation of a national register historic district will not have any significant impact on the residents of the area. However, if there were a local historic district put in place, there would be additional standards implemented within the district.

Fiscal Note: The survey costs were \$16,335.

Recommendation: Staff recommends that the City Council accept the West Greenville Historic Survey Update, and approve the single district option.

Attachments / click to download

 [Historic Survey - Project Overview](#)



**FINAL REPORT:
SKINNERVILLE-GREENVILLE HEIGHTS HISTORIC DISTRICT &
PERKINS TOWN-CHERRY VIEW POTENTIAL HISTORIC DISTRICT
RESURVEYS**

PREPARED BY:
HEATHER M. SLANE & SUNNY STEWART



FOR:
THE CITY OF GREENVILLE, NORTH CAROLINA
JULY 2014

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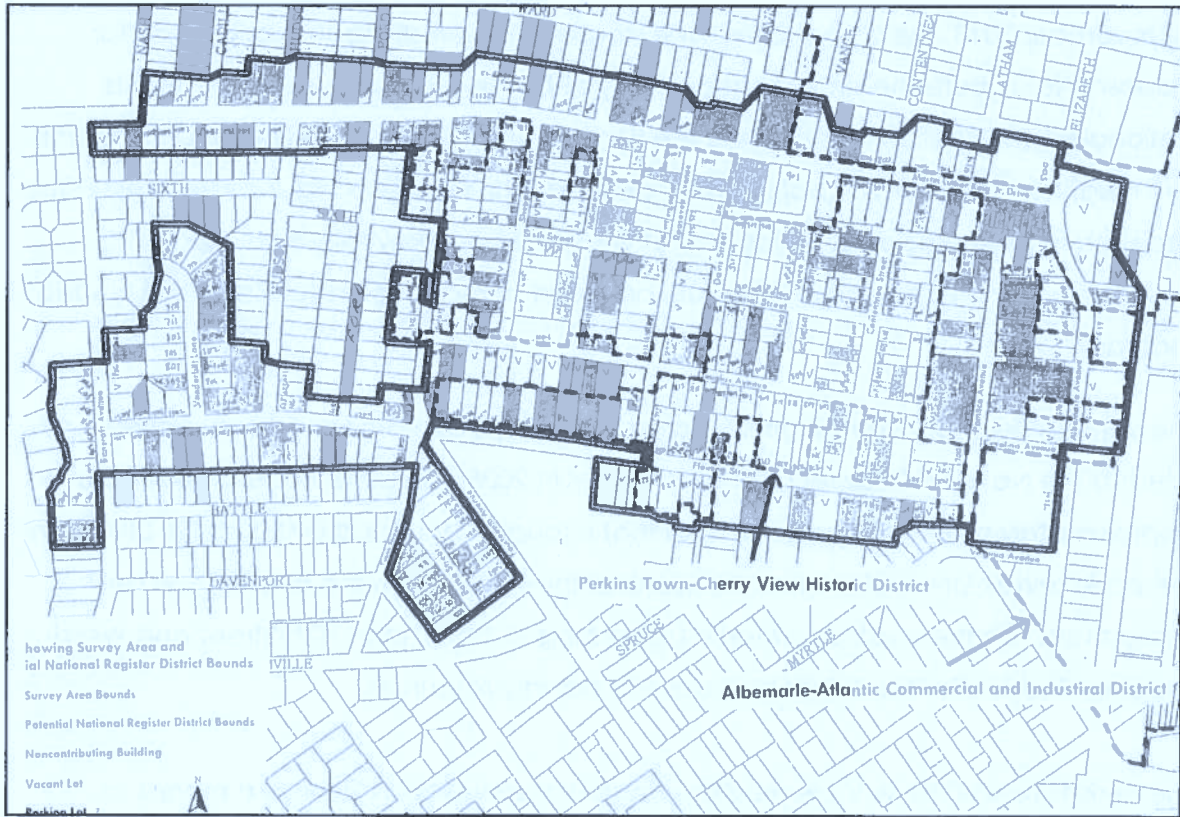
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PROJECT OVERVIEW

In November 2013, the City of Greenville Housing Division distributed a Request for Proposals to update the architectural survey of the Skinnerville-Greenville Heights National Register Historic District and the Perkins Town-Cherry View Neighborhood. The two neighborhoods, which adjoin each other at Martin Luther King Jr. Drive/West Fifth Street have been targeted by the City of Greenville as a Revitalization Area and, according to the Request for Proposals, are "part of a concentrated federally funded program."

The Skinnerville-Greenville Heights Neighborhood was comprehensively surveyed and listed to the National Register of Historic Places in 2005. The district boundaries include approximately ninety-five acres of land that is roughly bounded by South Pitt Street on the east, Fairfax Street and the south bank of the Tar River on the north, Tyson and White streets on the west, and Martin Luther King Jr. Drive/West Fifth Street and Ward Street on the south. The district includes 271 primary resources.

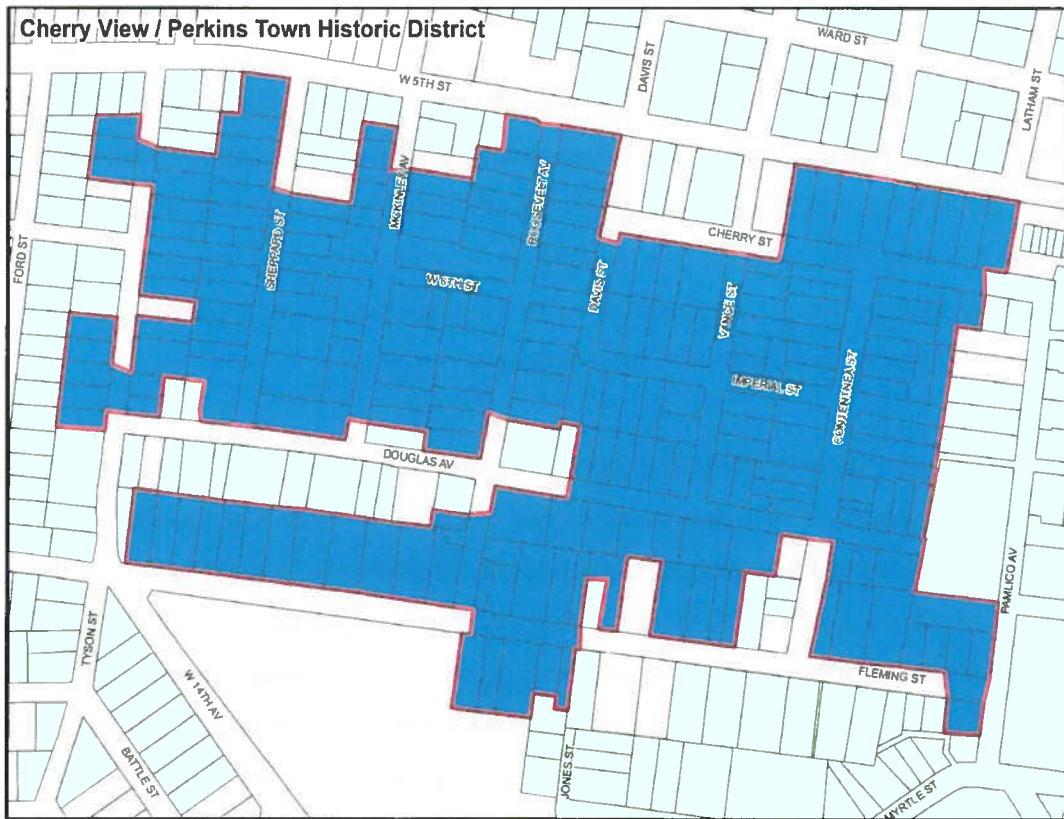
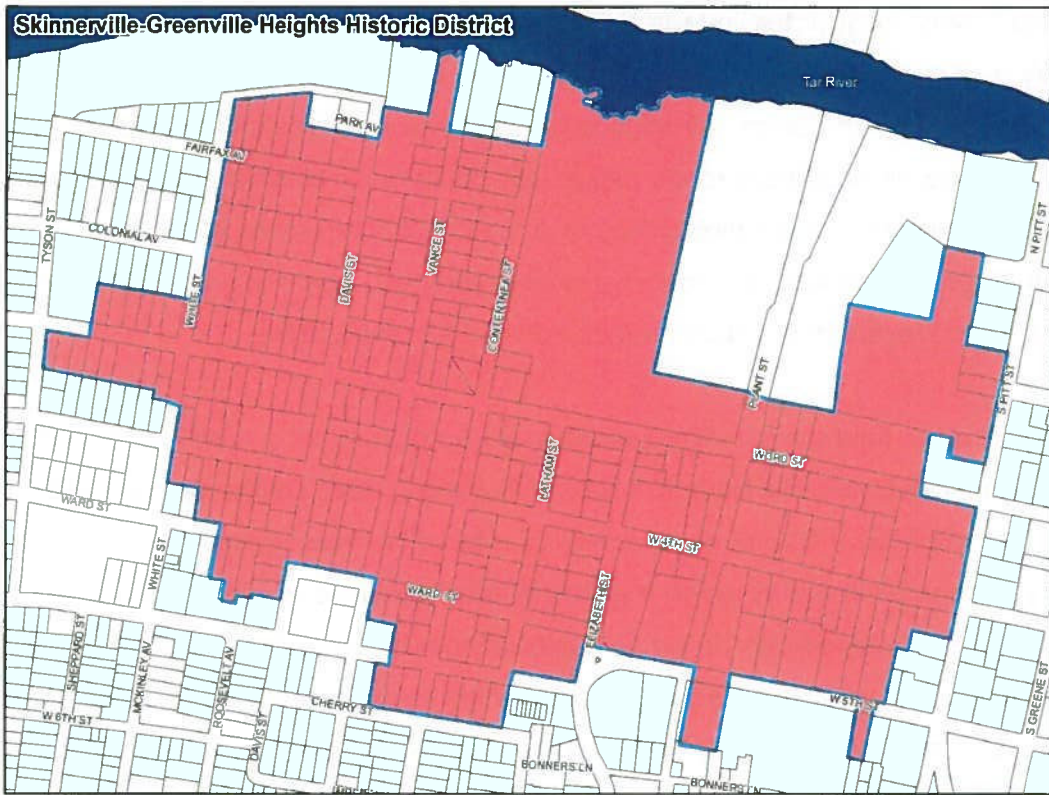
The Perkins Town-Cherry View neighborhood was surveyed in 2004 as a means to document and evaluate the buildings located within a forty-five block area slated for revitalization by the City of Greenville. The study area was roughly bounded by Albemarle Avenue on the east, Martin Luther King Jr. Drive (W. Fifth Street) on the north, Tyson Street on the west, and Fleming Street on the south (see map on page 4). While approximately 400 resources were evaluated as part of this survey, the proposed historic district boundary encompassed only 203 resources. Additionally, eight properties in the 700 and 800 blocks of Martin Luther King Jr. Drive were later included within the boundary of the Skinnerville-Greenville Heights National Register Historic District. Thus, they were re-evaluated as part of that district and excluded from the re-evaluation of the Perkins Town-Cherry View potential district. The remaining 195 resources were re-evaluated as part of this survey.



In January 2014, hmwPreservation entered into a contract with the City of Greenville to update the architectural survey of these two districts. Included in this report are the methodology and scope of work for the survey, as well as the findings of the field survey, and recommendations for listing on the National Register of Historic Places.

Scope and Methodology

Properties surveyed include all properties within the existing Skinnerville-Greenville Heights National Register Historic District boundary as well as those properties within the previously "determined eligible" Perkins Town-Cherry View district boundary. The boundaries of the survey area are shown on the maps on page 5. The resurvey included updated photography of all resources, complete Microsoft Access database files for each resource, and updated written descriptions of all properties.



The field survey, conducted in March 2014, included updated digital photography of all primary and secondary resources within the study areas as well as representative streetscapes of each district. All photographs were sorted and labeled according to North Carolina Historic Preservation Office standards and have been submitted digitally to the State Historic Preservation Office and the City of Greenville. Additionally, black and white proof sheets of all photos have been printed, labeled, and submitted to the State Historic Preservation Office for inclusion in their physical files.

Additionally, the field survey utilized existing written descriptions, created as part of the 2005 Skinnerville-Greenville Heights National Register Historic District documentation and the 2004 Perkins Town-Cherry View survey, as a baseline against which to measure and record changes to the properties. The Skinnerville-Greenville Heights National Register Historic District included comprehensive descriptions of all structures, allowing for significant changes to be noted as an addendum to the existing descriptions. Written descriptions for the Perkins Town-Cherry View district were cursory; for this district, entirely new descriptions were written for all properties [See Appendix A].

"Shell" databases for each district, were provided to hmwPreservation by the staff of the State Historic Preservation Office. These database files included only blockface files for each district, though the Skinnerville-Greenville Heights Historic District did include individual building files for some of the district's most prominent resources. Blockface entries were deleted from the database with the blockface numbers moved to a separate blockface field within the new property records.

All properties were given individual survey site numbers and separate records within the new database. For those properties recorded in the Skinnerville-Greenville Heights National Register Historic District, all properties recorded in 2005 were given individual survey site numbers with the database entries noting the properties as demolished when appropriate, but retaining the records for archival purposes. Additionally, several properties construction since 2005 were given new survey site numbers and marked as newly constructed. Because of the significant number of demolished resources in the

Perkins Town-Cherry View district, only those properties that are currently standing were assigned individual survey site numbers.

Parcel data for every property was pulled from the Pitt County GIS system and those parcel numbers were added to the Access database records to allow for the mapping of the districts by the State Historic Preservation Office and the City of Greenville as needed.

The Access database fields were fully completed for all extant properties in both districts. Locational data, building condition, architectural classifications, and survey history were added for all properties. Written descriptions for the Skinnerville-Greenville Heights Historic District were pulled directly from the National Register nomination for that district, with changes occurring since the 2005 survey noted at the end of each entry. New written descriptions for the Perkins Town-Cherry View district were created as part of this project and have been inserted into the database.



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Consideration of capital projects funding

Explanation: Council Member Marion Blackburn requested to add to the November 13th City Council agenda an item regarding consideration of capital projects funding.

Fiscal Note: No cost to discuss the issue.

Recommendation: Discuss capital projects funding as requested by Council Member Blackburn.

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Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date:
11/13/2014
Time: 7:00 PM

Title of Item: Presentation by Pet Food Pantry

Explanation: Council Member Marion Blackburn requested an item be added to the November City Council agenda for a presentation from the Pet Food Pantry on food, spay and neutering services, and animal awareness.

Fiscal Note: No cost to hear the presentation

Recommendation: Hear the presentation from the Pet Food Pantry as requested by Council Member Blackburn.

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