



# Agenda

## Greenville City Council

August 9, 2007  
7:00 PM  
City Council Chambers  
200 West Fifth Street

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**I. Call Meeting To Order**

**II. Invocation - Council Member Spell**

**III. Pledge of Allegiance**

**IV. Roll Call**

**V. Approval of Agenda**

**VI. Special Recognitions**

- Cpl. Edward Mayhew Haddock, Police Department Retiree
- Officers who participated in the church fires investigation case that was initiated in January 2007

**VII. Appointments**

1. Appointments to Boards and Commissions

**VIII. Old Business**

2. Termination of agreement for the Redlight Photo Enforcement Program

**Public Hearings**

3. Ordinance, requested by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to

OR (Office-Residential [High Density Multi-family])

4. Ordinance, requested by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])
5. Ordinance to annex Augusta Trails, Section 4, containing 10.623 acres located east of Augusta Trails, Section 3, at the terminus of Masters Lane, Nicklaus Drive and Price Drive
6. Ordinance to annex Allen Ridge Subdivision, Section 2, containing 18.21 acres located north of Teakwood Subdivision at the terminus of Ellery Drive
7. Ordinance to annex Medford Pointe, containing 49.636 acres located east of Allen Road and west of Lake Ellsworth Subdivision
8. Ordinance to annex Michael J. and Christi D. DeFrees property, containing 2.54 acres located east of N. Greene Street and 750 feet south of Industrial Boulevard

### **Public Comment Period**

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

### **Other Items of Business**

9. Amendment to lease agreement with Greenville-Pitt County Chamber of Commerce, Inc.
10. Award of bid for purchase of new home at 1503 West Fifth Street
11. Award of bid for purchase of new home at 1509 West Fifth Street
12. US 264 East Land Use Plan
13. Water capital projects budget ordinance and reimbursement resolution for water system improvements in accordance with the Water Purchase Agreement between Greenville Utilities Commission and Stokes Regional Water Corporation
14. Resolution to abandon utility easements in Corey Ridge Subdivision and authorize execution of the deed of release
15. Sewer capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's Phase II Sanitary Sewer Outfall Rehabilitation Project

16. Sewer capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's Wastewater Treatment Plant electrical and supervisory control and data acquisition equipment upgrade project
17. Ordinance amending Greenville Utilities Commission's Electric Capital Projects Budget for the Bells Fork to Winterville Transmission Line
18. Budget ordinance amendment #1 to the 2007-2008 City of Greenville budget

**IX. Comments from Mayor and City Council**

**X. City Manager's Report**

**XI. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

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**Title of Item:** Appointments to Boards and Commissions

**Explanation:** City Council appointments need to be made to the Affordable Housing Loan Committee, Greenville Utilities Commission, Public Transportation and Parking Commission, and Recreation and Parks Commission. Also, a City Council nomination needs to be made to Pitt County for the Pitt-Greenville Convention and Visitors Authority.

**Fiscal Note:** No fiscal impact.

**Recommendation:** Make appointments to the Affordable Housing Loan Committee, Greenville Utilities Commission, Public Transportation and Parking Commission, and Recreation and Parks Commission, and to make a nomination for the Pitt-Greenville Convention and Visitors Authority.

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[2003 Present Appointments To Boards and Commissions City Council Meetings Agenda Deadline Material 138519](#)

# Appointments To Boards and Commissions

August 9, 2007

## Affordable Housing Loan Committee

**Council Liaison:** Council Member Rose Glover

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Robert Moore	First term	Resigned	February 2008
Gloria Pearsall	Second term	Resigned	February 2008
Tammie Carlton	First term	Resigned	February 2009

## Greenville Utilities Commission

**Council Liaison:** Council Member Chip Little

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
J. Bryant Kittrell	Second term	Ineligible	June 2007
Erma Taylor	Second term	Ineligible	June 2007

## Pitt-Greenville Convention and Visitors Authority

**Council Liaison:** Council Member Larry Spell

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Angel Savage (3) (County)	First term	Ineligible for reappointment	July 2007

3. Residents not involved in tourist or convention-related business

## Public Transportation and Parking Commission

**Council Liaison:** Mayor Pro-Tem Mildred A. Council

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Ashley Fenner	Second term	Resigned	January 2010
Margaret Dixon	Second term	Did not meet attendance requirements	January 2009

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### Recreation and Parks Commission

**Council Liaison:** Council Member Chip Little

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Lillian Outterbridge	Second term	Ineligible	June 2007

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## Applicants for Affordable Housing Loan Committee

Alice Faye Brewington 1224 Farmville Boulevard Greenville, NC 27834	752-4325	<b>Application</b>	7/17/2007
Robert Waddell 109-B Sara Lane Greenville, NC 27834	373-2909	<b>Application</b>	6/19/2007

## Applicants for Greenville Utilities Commission

Norwood Bradshaw 4099 Countrydown Drive Greenville, NC 27834	758-4872	<b>Application</b>	6/18/2007
Ronnie Christian 2608 Mulberry Lane Greenville, NC 27858		<b>Application</b>	7/6/2007
Don Edmonson 112 Berkshire Drive Greenville, NC 27858	756-7583	<b>Application</b>	7/13/2006
John E. Ferren 3010 Westview Drive Greenville, NC 27834	756-3607	<b>Application</b>	3/22/2007
Ralph W. Flanary 601 Rupert Drive Greenville, NC 27834	321-0330	<b>Application</b>	2/22/2005
Bradley J. Ingalls 601 Kempton Drive Greenville, NC 27834	353-5156	<b>Application</b>	10/11/2005
Vickie Joyner 204 N. Sylvan Drive Greenville, NC 27858	355-1718	<b>Application</b>	12/7/2006
Joseph Skinner 3605 Stillwood Drive Winterville, NC 28590	756-1966	<b>Application</b>	2/16/2005
Don M. Wilkerson 3714 Cantata Drive Greenville, NC 27834	355-7331	<b>Application</b>	2/28/2007

## *Applicant Interest Listing*

### *Convention & Visitors Authority*

<b>Brayom Anderson III</b> 1624 Black Jack Simpson Road Greenville NC 27858	Day (252) 439-0555 Evening Phone: (252) 341-2527 Fax: E-mail: brayom@tie-breakers.com Priority:	Gender: M Race White District: 3 Date Applied: 01/25/2007
Applicant's Attributes: County Planning Jurisdiction		

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	JH Rose High		
Experience	Law enforcement/deputy		
Experience	Tie Breakers Sports Bar & Grill	Owner	
Experience	US Army & Coast Guard		

<b>Joanne Askew</b> 1944 Cornerstone Drive Winterville NC 28590	Day (252) 756-5601 Evening Phone: (252) 814-6774 Fax: E-mail: gobills10@suddenlink.net Priority:	Gender: F Race White District: 5 Date Applied: 02/21/2007
Applicant's Attributes: Winterville City Limits		

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of Pennsylvania	BS - Business	
Education	Internboro High		
Experience	Onslow County	Retired HR Director	
Experience	Alamance County	Retired HR Director	
Volunteer/Prof. Associations	United Way		
Volunteer/Prof. Associations	Church Committees		
Volunteer/Prof. Associations	NC Symphony Board		
Volunteer/Prof. Associations	Meals on Wheels		

## *Applicant Interest Listing*

**Ralph Hall Jr**  
111 Hardee Street  
Greenville NC 27858

Day  
Evening Phone: (252) 756-0262  
Fax:  
E-mail: bajhall@aol.com  
Priority: 0

Gender: M  
Race White  
District: 6  
Date Applied: 02/26/2003

Applicant's Attributes: District 6  
Greenville ETJ

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of South Carolina	Civil Engineering	1955-1957
Education	Edenton High		
Experience	Phillippines Construction	Project Manager	1962-1966
Experience	Foreign Service Staff Officer	Civil Engineer	1966-1969
Experience	Odell Associates	Hospital Construction Engineer	1969-1973
Experience	PCMH	Vice-President of Facilities	1973-2001
Volunteer/Prof. Associations	N.C. Bio-Medical Association		
Volunteer/Prof. Associations	N.C. Association of Health Care		
Volunteer/Prof. Associations	American Society of Health Care		
Volunteer/Prof. Associations	American Cancer Society		
Volunteer/Prof. Associations	State Board of Directors		

Boards Assigned To

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
P. C. M. H Board Of Trustees District 2	1/12/2004 to 3/31/2008

**Karen Koch**  
2146 Sir Hugh Court  
Greenville NC 27858

Day (252) 744-5209  
Evening Phone: (252) 551-3782  
Fax: (252) 744-5229  
E-mail:  
Priority: 0

Gender: F  
Race White  
District: 3  
Date Applied: 09/15/2004

*Convention & Visitors Authority*  
Thursday, July 26, 2007

## *Applicant Interest Listing*

Applicant's Attributes: District 3  
Greenville ETJ

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of Maryland	BS-Psychology Master Socail	
Education	Centennial High		
Experience		Licensed Clinical Socail Worker	
Experience	ECU School of Social Work	Field Instructor	
Experience	Walter B. Jones Alcohol Center	Social Work Supervisor	16 yrs
Volunteer/Prof. Associations	Board of Directors		
Volunteer/Prof. Associations	NASW Local Program Unit		
Volunteer/Prof. Associations	National Ass. Of Social		

Boards Assigned To

Nursing Home Advisory Committee 11/1/2004 to 11/1/2005

**Steve Little**

3314 NC 33 W  
Greenville NC 27834

Day (910) 608-3724      Gender: M  
Evening Phone: (252) 758-2040      Race White  
Fax:      District: 2  
E-mail: slittle@nashfinch.com      Date Applied: 01/05/2007  
Priority:

Applicant's Attributes: District 2  
County Planning Jurisdiction  
North of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University		
Education	Belvoir Elementary		
Experience		NC Real Estate Broker License	
Experience	Nash Finch	Division Manager	

## *Applicant Interest Listing*

Volunteer/Prof. Associations      Pitt County Planning Board      6 years

Boards Assigned To  
ABC Board      1/23/2007 to 6/30/2009

**Joseph Skinner**  
3605 Stillwood Drive  
Winterville NC 28590

Day (252) 847-6843  
Evening Phone: (252) 756-1966  
Fax:  
E-mail:  
Priority: 0

Gender: M  
Race White  
District: 4  
Date Applied: 01/14/2005

Applicant's Attributes: District 4  
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	Organization	Description	Date(s)
Education	East Carolina University		
Education	Ralph L Fike		
Experience	S.T. Wooten Construction		
Experience	C.A. Lewis	General Contractor	15 years
Experience	Pitt County Memorial Hospital	Project Manager/Employer	2000
Volunteer/Prof. Associations	Advisory Board @ PCC		
Volunteer/Prof. Associations	University Kiwanis Club		
Volunteer/Prof. Associations	Planning & Zoning		

Boards Assigned To  
Development Commission      2/7/2005 to 12/31/2007  
Greenville Nominated

**Kelli Smith**  
3750 Langston Blvd.  
Winterville NC 28590

Day (252) 413-4368  
Evening Phone: (252) 353-2737  
Fax:  
E-mail: kpsmith@pcmh.com  
Priority: 0

Gender: F  
Race African  
District: 4  
Date Applied: 09/17/2004

## *Applicant Interest Listing*

Applicant's Attributes: District 4  
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
		MBA - Health Care Admin	
Education	East Carolina University	BS-Biology, MPH -Epidemiology	
Education	Clark Atlanta University		
Education	Beaumont School for Girls		
Experience	Alpha Kappa Alpha Inc.		1991-present
Experience	NASA -Johnson Space Center		1997-1999
Experience	Centers for Disease Control &		1995
Experience	Jefferson County Department of		1996-1997
Experience	University Health Systems	Coordinator, HA Corp Affairs	
Volunteer/Prof. Associations	Institutional Review Board for		
Volunteer/Prof. Associations	University Health Care		

### Boards Assigned To

Nursing Home Advisory Committee	11/27/2006 to 11/1/2008
Pitt County Emergency Medical Services Advisory At large	12/6/2004 to 9/16/2005

### **Linda Tripp**

4817 NC 33 E  
105 Oakmont Drive-work-use this one  
Greenville NC 27858

Day (252) 355-4700  
Evening Phone: (252) 758-3840  
Fax: (252) 355-4707  
E-mail: ltripp@greenvillenc.com  
Priority: 0

Gender: F  
Race White  
District: 3  
Date Applied: 04/25/2003

Applicant's Attributes: District 3  
Simpson ETJ  
GUC Customer  
Non Greenville Resident



## *Applicant Interest Listing*

Greenville NC 27858

Fax: (252) 328-4368

District: 3

E-mail: whitel@ecu.edu

Date Applied: 05/24/2007

Priority:

Applicant's Attributes: Greenville City Limits  
District 3

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	Florida State University	MLS	1993
Education	University of Florida	BA	1988
Education	Wildwood High		
Experience	East Carolina University	Assistant Professor, Library Program	2005-present
Experience	Washington County Public	Library Director	2002-2005
Experience	Levy County Public Library	Director of Library Operations	1999-2000
Experience	Bureau of Library Development	Library Program Specialist	1998-1999
Experience	Leon County Public Library	Library Service Supervisor	1995-1998
Volunteer/Prof. Associations	Association of Library Inf.	Member since 2005	
Volunteer/Prof. Associations	Association of Rural & Small	Member	2005-2006
Volunteer/Prof. Associations	Pitt County Citizens Academy		
Volunteer/Prof. Associations	College of Education	Member	2005-present
Volunteer/Prof. Associations	Library Admin. & Management	Member since 2003	
Volunteer/Prof. Associations	Library Science & Instructional	Member	2005-present
Volunteer/Prof. Associations	Florida Library Association	Member	2000-2002
Volunteer/Prof. Associations	North Carolina Library	Member since 2005	
Volunteer/Prof. Associations	Ohio Library Council	Member	2002-2005
Volunteer/Prof. Associations	Public Library Association	Member since 2003	
Volunteer/Prof. Associations	American Libraries Association	Member since 1993	

**Wendy Winstead**

140 Farmington Rd.  
Grimesland NC 27834  
Convention & Visitors Authority  
Thursday, July 26, 2007

Day (252) 916-8180

Evening Phone: (252) 355-8280

Fax:

Gender: F

Race White

District: 3

## *Applicant Interest Listing*

E-mail: wenwins@earthlink.net      Date Applied: 07/12/2006  
Priority: 0

Applicant's Attributes: District 5  
County Planning Jurisdiction

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University	BS in Social Studies	
Education	Fuquay-Varian Senior H.S.		
Experience	R.H.Donnallay	Sprint Yellow Pages Account	1995-present
Volunteer/Prof. Associations	Salvation Army Volunteer		
Volunteer/Prof. Associations	Michael Jordan Golf Classic		
Volunteer/Prof. Associations	Dream Factory Committee		
Volunteer/Prof. Associations	CCA-NC East Carolina Chapter		
Volunteer/Prof. Associations	Association Executives of NC		
Volunteer/Prof. Associations	March of Dimes of Eastern NC	Board of Directors, Bid for Bachelors	
Volunteer/Prof. Associations	American Cancer Society	Relay for Life Committee	
Volunteer/Prof. Associations	Greater Greenville Kiwanis Club	Board of Directors, President, Vice-	
Volunteer/Prof. Associations	Pitt-Greenville Chamber of	Ambassador, Chamber Bowling	

Boards Assigned To

ABC Board 8/31/2006 to 8/31/2009

## Applicants for Public Transportation and Parking Commission

Richard Malloy Barnes 208 South Elm Street Greenville, NC 27858	752-5278	<b>Application</b>	6/27/2007
Daniel Kozak 804 Forbes Street Greenville, NC 27834	754-2878	<b>Application</b>	2/17/2005

## Applicants for Recreation and Parks Commission

Billy All 3288 Colony Court, Apt. 606 Greenville, NC 27834	916-1545	<b>Application</b>	2/1/2007
Martha Brown 2780 Stantonsburg Rd., Apt Greenville, NC 27834	551-9921	<b>Application</b>	6/28/2007
Joseph P. Flood 1919 Sherwood Drive Greenville, NC 27834	756-0228	<b>Application</b>	5/10/2005
Theodore Arthur Graepel 317 Baytree Drive Greenville, NC 27834	756-9172	<b>Application</b>	6/10/2006
Aaron F. Lucier 1516 Thayer Drive Winterville, NC 28590	321-3910	<b>Application</b>	5/1/2006
John Newby 401 Crestline Boulevard Greenville, NC 27834	756-8318	<b>Application</b>	5/18/2006
Freddie Outterbridge 306 Pearl Drive Greenville, NC 27834	355-7981	<b>Application</b>	3/29/2007
Tony Parker 1600 Hollybriar Lane Greenville, NC 27858	355-5281	<b>Application</b>	2/26/2007
Cindy Reed 415 Kempton Drive Greenville, NC 27858	321-7952	<b>Application</b>	5/11/2005
Chad Reynolds 1604 Brownlea Drive Greenville, NC 27834	321-6311	<b>Application</b>	11/29/2005

Recreation and Parks Commission

(continued)

Joseph Skinner  
3605 Stillwood Drive  
Winterville, NC 28590

756-1966

**Application**

2/16/2005

Don M. Wilkerson  
3714 Cantata Drive  
Greenville, NC 27834

355-7331

**Application**

2/28/2007



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Termination of agreement for the Redlight Photo Enforcement Program

**Explanation:** In March 2004, the City entered into an agreement with Redflex Traffic Systems, Inc. to provide equipment and services in order for the City to monitor, identify, and enforce red light running violations. The objective of the agreement was to reduce the incidence of vehicle collisions and red light violations. The City entered into the agreement with the basic premise that it would implement a public safety program funded 100% by the violators and 0% by the taxpayers. However, a December 2004 decision involving the City of High Point jeopardized this premise by requiring that 90% of the money received from citations be paid to the county school systems. In response to this decision and to allow the court system to finally determine the issues raised in the High Point case, Redflex and the City entered into an amendment to the agreement which suspended the program until there was a final appellate determination in the High Point case.

A final appellate determination has now been made. On June 27, 2007, the North Carolina Supreme Court denied the motion by the City of High Point to review the May 16, 2006, decision of the North Carolina Court of Appeals in the case involving High Point's red light photo enforcement program. This decision means that the decision of the Court of Appeals stands. The decision means that the clear proceeds of the fines which are collected from citations issued in red light photo enforcement programs are required, by a provision in the North Carolina Constitution, to be paid to the local school system and that, as a result of this constitutional provision and a state statute, clear proceeds means not less than 90% of the fines collected.

The decision of the North Carolina Supreme Court amounts to a final appellate determination since there is no further appeal or court action available from the decision. (The issue involves an interpretation of the North Carolina Constitution and, therefore, would not be subject to appeal to the United States Supreme Court.) As a result of this being the final appellate determination, the suspension of the agreement between the City and Redflex Traffic Systems, Inc.

ceases. And, since the final appellate determination causes a result which makes it economically infeasible for the City to proceed with the program, the City is in the position where it must terminate the program. (Although the City could proceed with the program at a loss of \$42 for each citation issued – from each \$50 received for a citation, the City would have an expense of \$92 since \$45 is to be paid to the school system in accordance with the decision and \$47 is to be paid to Redflex in accordance with the contract.)

Section 6.3 of the agreement allows the City to terminate the agreement without cause at any time by giving Redflex 30 days written notice of termination. However, there is an expense to the City for terminating the agreement pursuant to this termination for convenience right. The City's expense is the amount of the expense associated with the installation of the two (2) Intersection Approaches already installed but not to exceed \$18,000 per Intersection Approach. Redflex has submitted documentation relating to the expense incurred. This documentation has been reviewed, and it has been determined that Redflex's expense for each intersection exceeded \$18,000 and, therefore, Redflex is entitled to receive \$36,000.

Although this expense will be incurred, the City is fortunate that the High Point decision came at a time prior to the City issuing citations. Those cities which were issuing citations will now be required to pay the school systems in accordance with the decision. High Point will be paying its school system approximately \$1.5 million, and Charlotte will be paying its school system approximately \$4.5 million.

**Fiscal Note:**

The expense to the City for terminating the agreement is \$36,000, which is the amount of the expense associated with the installation of the two (2) Intersection Approaches already installed but not to exceed \$18,000 per Intersection Approach. Staff recommends that these funds be appropriated from the 2007-2008 contingency account.

**Recommendation:**

It is recommended that City Council exercise the termination for convenience right provided by Section 6.3 of the agreement by approving the termination of the agreement with Redflex for the City's Redlight Photo Enforcement Program. The recommendation that the contract with Redflex be terminated can be accomplished by the approval of a motion by Council.

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# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

**Explanation:** This request involves the rezoning of 1.263 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

**Recommendation:** The subject site meets the general contextual standards for location of a neighborhood focus area, including size and spacing. In staff's opinion, the office-residential (OR) zoning would be preferred in lieu of commercial zoning. Therefore, the request is in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

The Planning and Zoning Commission, at their July 17, 2007, meeting voted to approve the request.

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

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive

plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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**Attachments / click to download**

- [📄 Locational Map](#)
  - [📄 Survey](#)
  - [📄 Certificate of Mailed Notice](#)
  - [📄 Residential Density Chart](#)
  - [📄 Bufferyard Setback and Vegetation Screening](#)
  - [📄 Edgar Denton Ordinance 694253](#)
  - [📄 Rezoning Edgar Denton 703913](#)
  - [📄 Rezoning Case 07 12 Edgar Denton 703762](#)
  - [📄 Parker s Chapel FWB Church List of Uses 706766](#)
  - [📄 Planning and Zoning Commission Minutes for Edgar Denton 696448](#)
-

ORDINANCE NO. 07-  
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 August 9, 2007 at 7:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential – Agricultural) to OR (Office-Residential).

TO WIT: Edgar Wayland Denton, Charles S. and Shirley E. Denton, and Jarvis Carl and Eunice B. Tetterton Properties.

LOCATION: Located at the southwest corner of the intersection of Dickinson Avenue and Williams Road.

DESCRIPTION: Beginning at an existing iron stake where the southern right-of-way of Dickinson Avenue (US Highway 13) intersects the western right-of-way of Williams Road (NCSR 1135). From the above described beginning, so located, running thence as follows:

With the western right-of-way of Williams Road (NCSR 1135), S 52°33'16" E, 4.04 feet and S 09°09'56" W, 303.25 feet, thence leaving the western right-of-way of Williams Road (NCSR 1135), S 87°12'44" W, 95.67 feet to an existing iron pipe, thence S 65°53'53" W, 54.24 feet to an existing iron pipe, thence N 24°06'47" W, 221.87 feet to an existing iron pipe on the southern

right-of-way of Dickinson Avenue (US Highway 13), thence with the southern right-of-way of Dickinson Avenue (US Highway 13), N 65°58'13" E, 114.84 feet, N 65°14'53" E, 50.08 feet and N 65°52'57" E, 142.92 feet to the point of beginning containing 1.263 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 9<sup>th</sup> day of August, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## 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 CONFORMING 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)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		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.

Doc # 703913

## Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

2. **Date:** June 28, 2007

3. **Requested Change:**

**Existing:** RA20 (Residential-Agricultural)

**Proposed:** OR (Office-Residential [High Density Multi-family])

**Note:** In addition to 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.

4. **Location:**

Located at the southwest corner of the intersection of Dickinson Avenue and Williams Road.

5. **Size:** 1.263 acres

6. **Comprehensive Plan:**

The Thoroughfare Plan designates Dickinson Avenue as a major thoroughfare and Williams Road as a minor thoroughfare.

The subject area is located in Vision Area E.

Under The Location of Land Uses section, the Comprehensive plan states: "Office/institutional/multi-family future land uses have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses...in addition, office, institutional and multi-family uses

have been used along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.”

The applicable Comprehensive Plan Implementation Policy Statements:

Transportation Corridors

Non-residential office and commercial uses should be restricted along residential corridors and be limited to the intersection of residential corridors, or a collector, and a major or minor connector.

Dickinson Avenue is designated as a residential corridor from Arlington Boulevard to Greenville Boulevard/Allen Road. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

The subject property is located east of a regional focus area (Dickinson Avenue and Greenville Boulevard/Allen Road) and north of an intermediate focus area (Greenville Boulevard and Williams Road).

The plan recommended spacing criteria is ¼ of a mile (1, 320 feet) between intermediate and neighborhood focus areas. The subject property is in general compliance with the recommended spacing requirements.

The Future Land Use Plan Map recommends High Density Residential in the southwest quadrant of Dickinson Avenue and Williams Road extending south to Hardees Run and west of the recognized focus area at the intersection of Dickinson Avenue and Greenville Boulevard/Allen Road.

The Future Land Use Plan Map further recommends conservation/open space to the southeast of the subject tract adjacent to Hardees Run.

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with 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 Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

**7. Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 90 trips to and from the site on Dickinson Avenue and Williams Road, which is a net increase of 60 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development. Access to the properties will also be reviewed.

**8. History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

**9. Present Land Use:**

Currently, there are three (3) single-family residences and associated outbuildings.

**10. Utilities:**

GUCO water is available along Dickinson Avenue and Williams Road. Sanitary sewer is available 500 feet south of the subject tract and within Brook Hollow Subdivision (duplexes).

**11. Historic Sites:**

There is no known effect on designated sites.

**12. Environmental Conditions/Constraints:**

There are no known environmental constraints.

**13. Surrounding Zoning and Land Uses:**

**North:** RA20 – Four (4) single-family residences and associated outbuildings

**South:** R6 – Red Oak Assisted Living

**East:** R9S – Tyson Farms Subdivision (single-family) – approved preliminary plat for 148 lots

**West:** RA20 - One (1) single-family residence with associated outbuilding and Barbara's Dog Grooming; R6 – Red Oak Assisted Living

**14. Density Estimates:**

**Gross Acreage:** 1.263 acres

**Current Zoning:** RA20 (Residential-Agricultural)

**Requested Zoning:** OR (Office-Residential [High Density Multi-family])

At the current zoning (RA20), staff would anticipate the site to yield 3 single-family lots.

At the proposed zoning (OR), staff would anticipate the tract to yield 14 multi-family units (2 & 3 bedrooms) based on similar site comparison of Sedgefield Townes.

**15. Additional Comments:**

The proposed rezoning would allow for office, service and limited commercial uses in addition to the high density residential development. The high density residential option allows up to 17 units per acre.

**RECOMMENDATION:**

The subject site meets the general contextual standards for a neighborhood focus area, including size and location. In staff's opinion, the office-residential (OR) zoning would be preferred in lieu of commercial zoning. Therefore, the request is in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

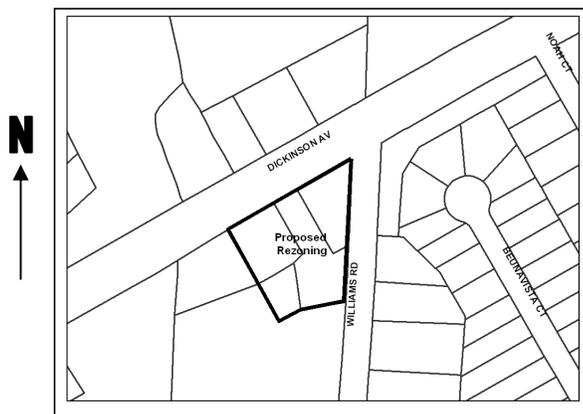
## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-12

Applicant: Edgar Denton

### Property Information

**Current Zoning:** RA-20  
**Proposed Zoning:** OR  
**Current Acreage:** 1.263 acres  
**Location:** Corner of Dickinson Ave and Williams Rd  
**Points of Access:** Dickinson Ave, Williams Rd



**Location Map**

### Transportation Background Information

#### 1.) Dickinson Avenue - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with paved shoulders	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	55	
<b>Current ADT:</b>	7,300(*)	Design ADT: 33,500 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along Dickinson Avenue that service this property.	

**Notes:** (\*) 2004 NCDOT count adjusted with a 2% growth rate for 2007  
(\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No Projects Planned.

#### 2.) Williams Road - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with paved shoulders	3-lane with curb and gutter
Right of way width (ft)	60	60
Speed Limit (mph)	35	
<b>Current ADT:</b>	3,200(*)	Design ADT: 14,000 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Minor Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along Williams Road that service this property.	

**Notes:** (\*) 2006 City count  
(\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No Projects Planned.

Case No: 07-12

Applicant: Edgar Denton

**Trips generated by proposed use/change:**

**Current Zoning:** 30 -vehicle trips/day (\*)     **Proposed Zoning:** 90 -vehicle trips/day (\*)

**Estimated Net Change:** increase of 60 -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 Dickinson Ave and Williams Rd are as follows:**

**1.) Dickinson Ave, East of Site (“No build” ADT of 7,300)**

Estimated ADT with Proposed Zoning (full build) – 7,363  
Estimated ADT with Current Zoning (full build) – 7,321  
**Net ADT change** – 42 (1% increase)

**2.) Dickinson Ave, West of Site (“No build” ADT of 7,300)**

Estimated ADT with Proposed Zoning (full build) – 7,309  
Estimated ADT with Current Zoning (full build) – 7,303  
**Net ADT change** – 6 (<1% increase)

**3.) Williams Rd, South of Site (“No build” ADT of 3,200)**

Estimated ADT with Proposed Zoning (full build) – 3,218  
Estimated ADT with Current Zoning (full build) – 3,206  
**Net ADT change** – 12 (<1% increase)

**Staff Findings/Recommendations:**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 90 trips to and from the site on Dickinson Avenue and Williams Road, which is a net increase of 60 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development. Access to the properties will also be reviewed.

## **EXISTING ZONING**

### **RA20 (Residential-Agricultural)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

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

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

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- 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

##### *(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

**RA20 (Residential-Agricultural)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

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

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

*(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

**CH (Heavy Commercial)**

***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
- g. Liquor store, state ABC

*(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)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

*(6) Recreational/ Entertainment:*

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/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
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- 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. 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]
- 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
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

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

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including 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
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- 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.
- 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
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

*(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- 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
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

\* None

**CH (Heavy Commercial)**  
***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

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

\* None

*(4) Governmental:*

\* None

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

*(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

**PROPOSED ZONING**

**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

## **Excerpt from Planning and Zoning Commission Meeting on July 17, 2007**

### REQUEST BY EDWARD DENTON – APPROVED

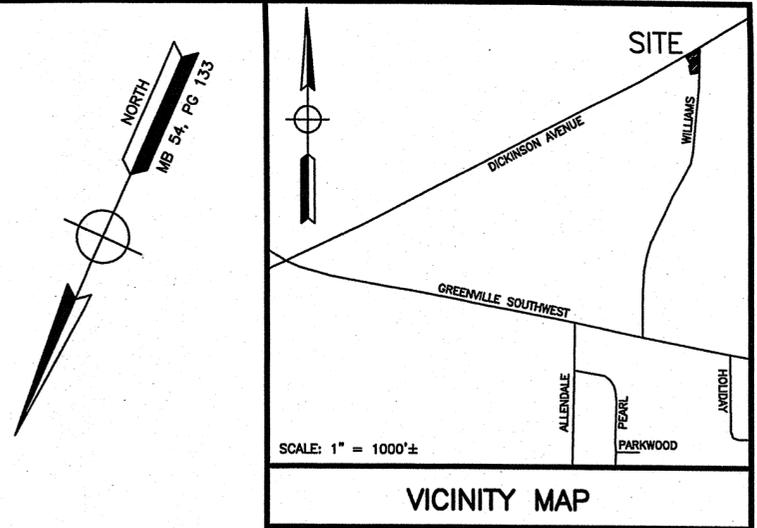
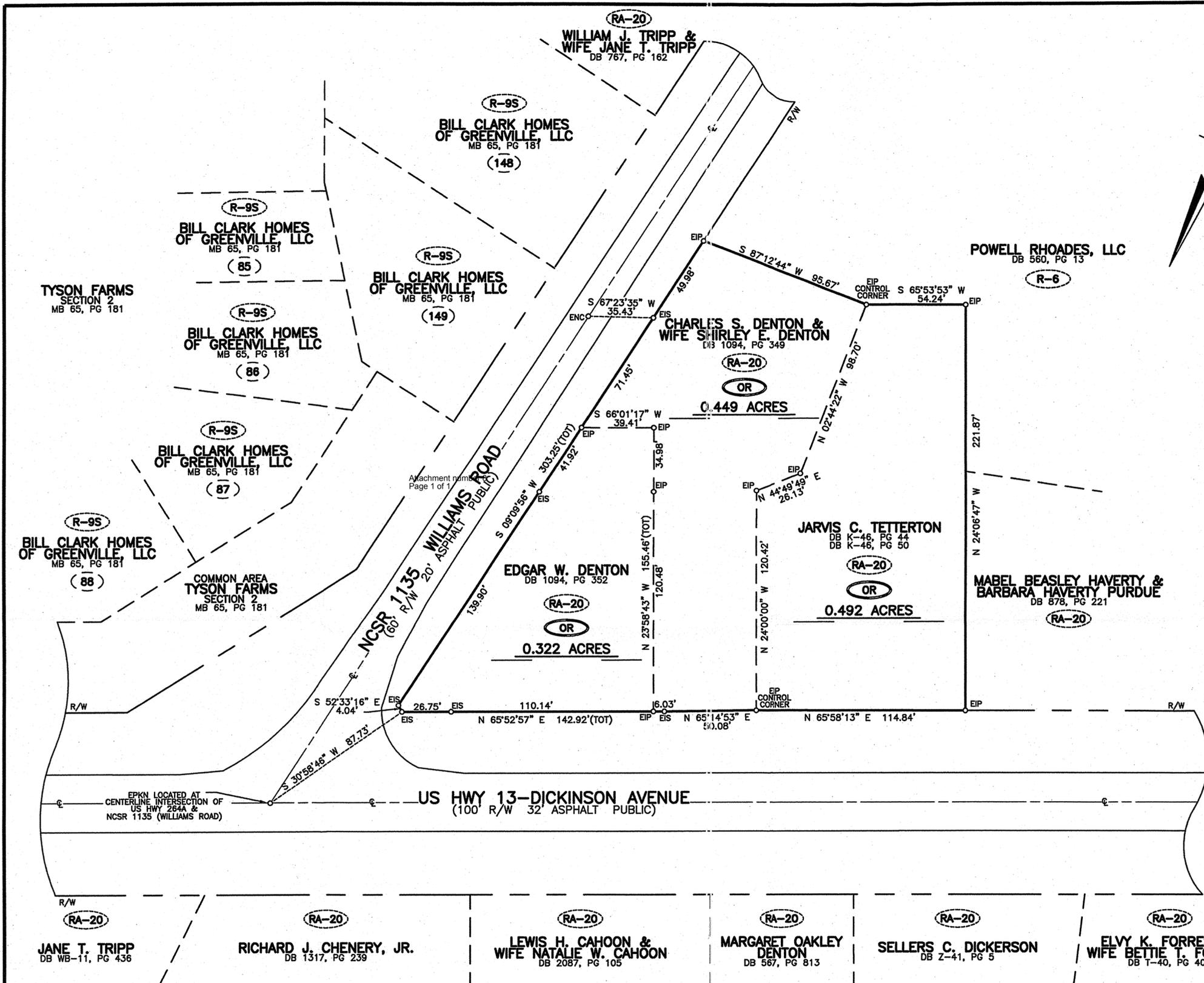
Vice Chairman Moye stated that the first item is a request by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Chantae Gooby advised that this is a request to rezone a little over an acre from residential-agricultural to office-high density, multi-family. The property is located in voting district two. It is at the intersection of Dickinson Avenue and Williams Road. Tyson Farms and Star Hill Farms subdivisions are located to the east. The red lines show proposed streets. The rezoning area consists of three separate parcels. The property currently contains 3 single-family residences. Directly to the south is the Red Oak Assisted Living Center. There is both residential and vacant property in the area. The closest multi-family development is the Brook Hollow duplex subdivision. Dickinson Avenue is considered to be a residential corridor and there are some office and retail activities that are permitted along residential corridors. There is an intermediate focus area at the other end of Williams Road and there is a regional focus area along Dickinson Avenue just beyond Greenville Boulevard and Allen Road. In 2004, at the last comprehensive plan update, these were the only two areas that were designated as focus areas, however as areas develop, additional focus areas would typically be a neighborhood focus area which is usually delineated by the red circle. These are the smallest neighborhood focus areas. Given that this area is experiencing considerable development with the single family to the east and the duplexes to the north, and it's location at an intersection of two thoroughfares, this area would meet the spacing requirements for a neighborhood focus area. This rezoning could generate a net increase of 60 trips, the majority of those would be on Dickinson Avenue, back toward town. The land use plan recommends high-density residential. The proposed OR zoning is considered high-density residential. Under the proposed zoning, the staff would anticipate that the property would yield 14 multi-family units and also allows office uses. Staff's opinion is that in lieu of commercial development, the OR district would be the preferred zoning. Therefore, it would be in compliance.

Mike Baldwin, representing Waylan Denton, Steve Denton and Jarvis Tetterton, stated that the property is in compliance with the comprehensive plan and located on a major thorough-fare. It will see a 1% increase in traffic, which is negligible. Current ADT of about 7,300 trips per day and the design ADT of 33,000 should not be applicable. It is in harmony with the surrounding uses around it.

Motion was made by Mr. Ramey, seconded by Mr. Baker 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 carried unanimously.





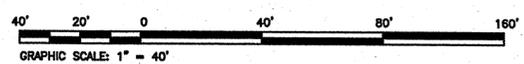
**ADDRESS OF ADJOINERS  
WITHIN 100 FEET OF SITE**

- |   |   |
|---|---|
| <b>POWELL RHOADES, LLC</b><br>C/O CLIFF WILLIAMS<br>150 MOYE CT<br>ROCKY MOUNT, NC 27803                  | <b>MABEL BEASLEY HAVERTY</b><br>3551 DICKINSON AVE<br>GREENVILLE, NC 27834                              |
| <b>SELLERS C. DICKERSON</b><br>3550 DICKINSON AVE<br>GREENVILLE, NC 27834                                 | <b>MARGARET OAKLEY DENTON</b><br>3530 DICKINSON AVE<br>GREENVILLE, NC 27834                             |
| <b>LEWIS H. CAHOON &amp;<br/>WIFE NATALIE W. CAHOON</b><br>336 STONE GATE DR<br>GREENVILLE, NC 27858      | <b>RICHARD J. CHENERY, JR.</b><br>3520 DICKINSON AVE<br>GREENVILLE, NC 27858                            |
| <b>WILLIAM J. TRIPP &amp;<br/>WIFE JANE T. TRIPP</b><br>3410 DICKINSON AVE<br>GREENVILLE, NC 27834        | <b>BILL CLARK HOMES<br/>OF GREENVILLE, LLC</b><br>200 E ARLINGTON BLVD, SUITE R<br>GREENVILLE, NC 27858 |
| <b>ELVY K. FORREST &amp;<br/>WIFE BETTIE T. FORREST</b><br>3790 DICKINSON AVE EXT<br>GREENVILLE, NC 27834 |   |

**OWNERS' ADDRESSES  
AND PHONE NUMBERS**

- |  |  |
|--|--|
| <b>EDWARD W. DENTON</b><br>3020 TRIPP LN<br>GREENVILLE, NC 27834<br>(252) 756-7977     | <b>JARVIS C. TETTERTON</b><br>3541 DICKINSON AVE<br>GREENVILLE, NC 27834<br>(252) 355-7231 |
| <b>CHARLES S. DENTON</b><br>2301 McARTHUR LN<br>GREENVILLE, NC 27834<br>(252) 756-4587 |  |

TOTAL AREA TO BE REZONED = 1.263 ACRES



TAX MAP #4667.20-90-7135, 4667.20-90-7035, 4666.08-99-6935  
PARCEL #005929, 036765, 034337

REZONING MAP FOR  
**EDGAR W. DENTON**

REFERENCE: MAP BOOK 54, PAGE 133 OF THE PITT COUNTY REGISTRY.  
**GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA**

OWNER: SEE ABOVE  
ADDRESS:  
PHONE:

<b>Baldwin and ASSOCIATES</b> ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC 27858 (252) 756-1390	SURVEYED: SB DRAWN: BAW CHECKED: MWB/SCB	APPROVED: SCB DATE: 06/06/07 SCALE: 1" = 40'
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**NOTES**

- ALL AREA BY COORDINATE GEOMETRY.
- THIS IS A SURVEY OF ANOTHER CATEGORY.

**LEGEND**

- R/W = RIGHT-OF-WAY  
EIP = EXISTING IRON PIPE  
ENC = EXISTING NAIL & CAP  
EIS = EXISTING IRON STAKE  
EPKN = EXISTING PARKER KALON NAIL  
C = CENTERLINE
- = EXISTING ZONING  
○ = PROPOSED ZONING

Item # 3

REVISED: 07/06/07 (CITY COMMENTS)(BAW)

NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

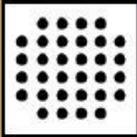
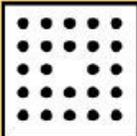
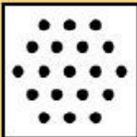
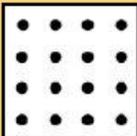
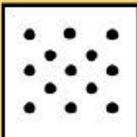
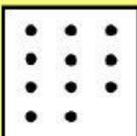
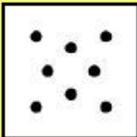
1. 07-12 - Ordinance, requested by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).
2. 07-13 - Ordinance, requested by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

7/2/07  
(P and Z)  
7/24/07  
(CC)

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
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	
<b>Medium Density</b>		
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	
<b>Low Density</b>		
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: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

**Explanation:** This request involves the rezoning of 94.25 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

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

The Planning and Zoning Commission, at their July 17, 2007 meeting, voted to approve the request.

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

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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

**Attachments / click to download**

- [📄 Locational Map](#)
  - [📄 Survey](#)
  - [📄 Certificate of Mailed Notices](#)
  - [📄 Residential Density Chart](#)
  - [📄 Bufferyard Setbacks and Vegetation Screening Chart](#)
  - [📄 Springshire Retirement LLC and David W. Ammons Ordinance 706767](#)
  - [📄 Rezoning Springshire Retirement LLC and David W. Ammons 702641](#)
  - [📄 Rezoning Case 7 13 Springshire Retirement 703784](#)
  - [📄 Planning and Zoning Commission Minutes for Springshire Ret. and David Ammons 696446](#)
  - [📄 Parker s Chapel FWB Church List of Uses 706766](#)
-

ORDINANCE NO. 07-  
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 August 9, 2007 at 7:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential – Agricultural) to OR (Office-Residential).

TO WIT:                      Springshire Retirement, LLC and David W. Ammons

LOCATION:                    Located at the north of the intersection of NC Highway 43 and Rock Springs Road.

DESCRIPTION:            All those certain tracts or parcels of land lying and being situated in Falkland Township, Pitt County, North Carolina bounded on the north by Springshire Retirement, LLC on the east by McAlister Family Properties, L.P. on the south by NC Highway 43 and on the west by Charles P. Gaskins, Heirs and being more particularly described as follows:

BEGINNING at a point in the center line of NC Highway 43 where it intersects with the centerline of Rock Springs Road (NCSR 1205) thence S 75°53'27" E, 401.46 feet to an existing iron stake in the northern right-of-way line of NC Highway 43 a common corner between the McAlister Family Properties, L.P.

described in Deed Book 1094 Page 577 and the Springshire Retirement, LLC property described in Deed Book 2289 Page 645, the TRUE POINT OF BEGINNING, thence with the northern right-of-way line of NC Highway 43 N 68°44'10" W, 693.01 feet to a point in said right-of-way, said point being a common corner between the David W. Ammons property described in Deed Book 2289 Page 648 and the Charles P. Gaskins Heirs property described in Deed Book S53 Page 87, thence leaving the northern line of NC Highway 43 and running with the eastern line of the Charles P. Gaskins Heirs property N 33°00'00" E, 5,150.0 feet to a point in said line, thence leaving the Charles P. Gaskins Heirs property and with a new line through the Springshire Retirement, LLC property S 55°57'34" E, 949.78 feet to a point in the common line between the Springshire Retirement, LLC property and the McAlister Family Properties, L.P. described in Deed Book 1094 Page 577, thence with the western line of the McAlister Family Properties, L.P. S 36°06'57" W, 4,966.0 feet to the TRUE POINT OF BEGINNING containing 94.25 acres more or less as shown on Rivers and Associates, Inc. drawing Z-2423, dated June 19, 2007, entitled Zoning Map for Springshire Retirement, LLC and David W. Ammons 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 9<sup>th</sup> day of August, 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

## 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 CONFORMING 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)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		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.

Doc # 702641

## Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

2. **Date:** June 28, 2007

3. **Requested Change:**

**Existing:** RA20 (Residential-Agricultural)

**Proposed:** OR (Office-Residential [High Density Multi-family])

**Note:** In addition to 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.

4. **Location:**

Located north of the intersection of NC Highway 43 and Rock Springs Road.

5. **Size:** 94.25 acres

6. **Comprehensive Plan:**

The property is located in Vision Area F.

NC Highway 43 is designated as a residential corridor from its intersection with Rock Springs Road and continuing northwest. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

The subject property is considered to be the western extent of the designated intermediate focus area located at the intersection of Martin Luther King, Jr. Highway (US 264) and NC Highway 43.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) as the western buffer west of the designated focus area. The Future Land Use Plan Map further recommends conservation/open space north of the subject tract to the Tar River.

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with 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 Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

7. **Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Development under the proposed rezoning could generate 2,220-vehicle trips per day, which is a net increase of 930 additional trips per day on NC Hwy 43 compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be identified. These measures may include constructing turn lanes in to the development.

8. **History/Background:**

In 2001, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

9. **Present Land Use:**

Farmland and woodlands

10. **Utilities:**

GUCO water is available along NC Highway 43 and sanitary sewer is available at the intersection of NC Highway 43 and Golf View Drive.

11. **Historic Sites:**

There is no known effect on designated sites.

12. **Environmental Conditions/Constraints:**

There is 100-year floodplain in the northern half (1/2) of the subject tract. There is floodway associated with the Tar River adjacent to the northern property line of the subject tract.

**13. Surrounding Zoning and Land Uses:**

**North:** RA20 – Floodway associated with Tar River

**South:** RA20 – Vacant – Farmland and woodlands

**East:** RA20 – Vacant - Woodlands

**West:** RA20 – One (1) single-family residence and associated outbuildings, farmland and woodlands

**14. Density Estimates:**

**Gross Acreage:** 94.25 acres (66± acres in 100-year floodplain that will used for density purposes)

**Net acreage:** 28 developable acres

**Current Zoning:** RA20 (Residential-Agricultural)

**Requested Zoning:** OR (Office-Residential [High Density Multi-family])

At the current zoning (RA20), staff would anticipate the site to yield between 130-140 single-family cluster lots based on similar site comparison of Ironwood Cluster Subdivision.

The anticipated use of the property is a retirement center with office uses along the road frontage. At the proposed zoning (OR), staff would anticipate the tract to yield 70 multi-family units (2 & 3 bedrooms). At maximum density, staff would anticipate the site to yield 336 multi-family units (2 & 3 bedrooms) based on similar site comparison of Cross Creek Townhomes at 12 units per gross acre.

**RECOMMENDATION:**

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

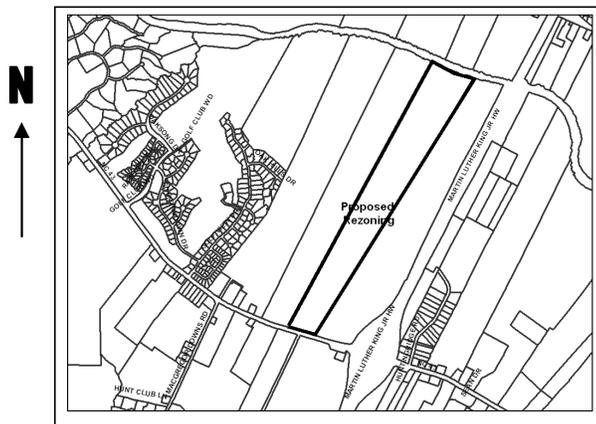
## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-13

Applicant: Springshire Retirement, LLC and David W. Ammons

### Property Information

**Current Zoning:** RA-20  
**Proposed Zoning:** OR  
**Current Acreage:** 94.25 acres  
**Location:** NC Highway 43 across from Rock Springs Rd  
**Points of Access:** NC Highway 43



**Location Map**

### Transportation Background Information

#### 1.) NC Highway 43 - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with paved shoulders	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	55	
<b>Current ADT:</b>	6,800(*)	Design ADT: 33,500 vehicles/day (**)
<b>Controlled Access</b>	<b>none</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along NC Highway 43 that service this property.	

**Notes:** (\*) 2005 NCDOT count adjusted with a 2% growth rate for 2007  
(\*\*) Traffic volume based on an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** Add two-foot paved shoulders, turn lanes, milling and shoulder reconstruction from the Edgecombe County Line to US 13-NC 11 to be completed by 12/1/2007.

#### **Trips generated by proposed use/change:**

**Current Zoning:** 1,290 -vehicle trips/day (\*) **Proposed Zoning:** 2,220 -vehicle trips/day (\*)

**Estimated Net Change:** increase of 930 -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 NC Hwy 43 are as follows:**

##### 1.) NC Hwy 43, East of Site (“No build” ADT of 6,800)

Estimated ADT with Proposed Zoning (full build) – 8,798  
Estimated ADT with Current Zoning (full build) – 7,961  
**Net ADT change** – 837 (10% increase)

Case No: 07-13

Applicant: Springshire Retirement, LLC and David W. Ammons

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**2.) NC Hwy 43, West of Site (“No build” ADT of 6,800)**

Estimated ADT with Proposed Zoning (full build) – 7,022

Estimated ADT with Current Zoning (full build) – 6,929

**Net ADT change** – 93 (1% increase)

**Staff Findings/Recommendations:**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,220 trips to and from the site on NC Hwy 43, which is a net increase of 930 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development.

**Excerpt from the Planning and Zoning Commission Meeting on July 17, 2007**

**REQUEST BY SPRINGSHIRE RETIREMENT, LLC – APPROVED**

Vice Chairman Moye stated that the second item is a request by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Chantae Gooby advised that the property is located in voting district one. It is located along Highway 43, south of Tar River, and east of Ironwood Golf Course. It is a fairly long and somewhat narrow piece of land. The property goes to the Tar River, but a portion has been left out of the rezoning since it is impacted by the floodway. The subject property and surrounding property is vacant. There are scattered duplexes just to the east. The northern half of the property is impacted by the 100 year floodplain. The top blue portion on the map, has been left out because of floodway. No development can take place in the floodway. Highway 43 is considered a gateway corridor up to its intersection with Rock Springs Rd. (currently under construction) and it transitions into a residential corridor. The proposed rezoning could generate a net increase of 930 trips, about 90% would be back toward town. The land use plan recommends office, institutional, multi-family adjacent to the focus area and recommends some conservation open space. The proposed zoning OR is considered high-density multi-family. The subject and surrounding property is zoned residential-agricultural. Under the current zoning, the site would yield approximately 135 single family cluster lots and under the proposed zoning about 70 multi-family units. It is staff opinion that the request is in compliance with the comprehensive plan.

Mr. Durk Tyson, Rivers & Associates, representing the applicant, spoke on behalf of the David Ammons of Springshire Retirement. Mr. Tyson offered to answer any questions. No questions asked.

Motion was made by Mr. Baker, seconded by Mr. Stokes 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 carried unanimously.

## **EXISTING ZONING**

### **RA20 (Residential-Agricultural)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

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

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

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- 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

##### *(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

**RA20 (Residential-Agricultural)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

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

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

*(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

**CH (Heavy Commercial)**

***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
- g. Liquor store, state ABC

*(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)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

*(6) Recreational/ Entertainment:*

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/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
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- 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. 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]
- 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
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

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

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including 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
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- 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.
- 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
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

*(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- 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
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

\* None

**CH (Heavy Commercial)**  
***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

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

\* None

*(4) Governmental:*

\* None

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

*(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

## **PROPOSED ZONING**

### **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

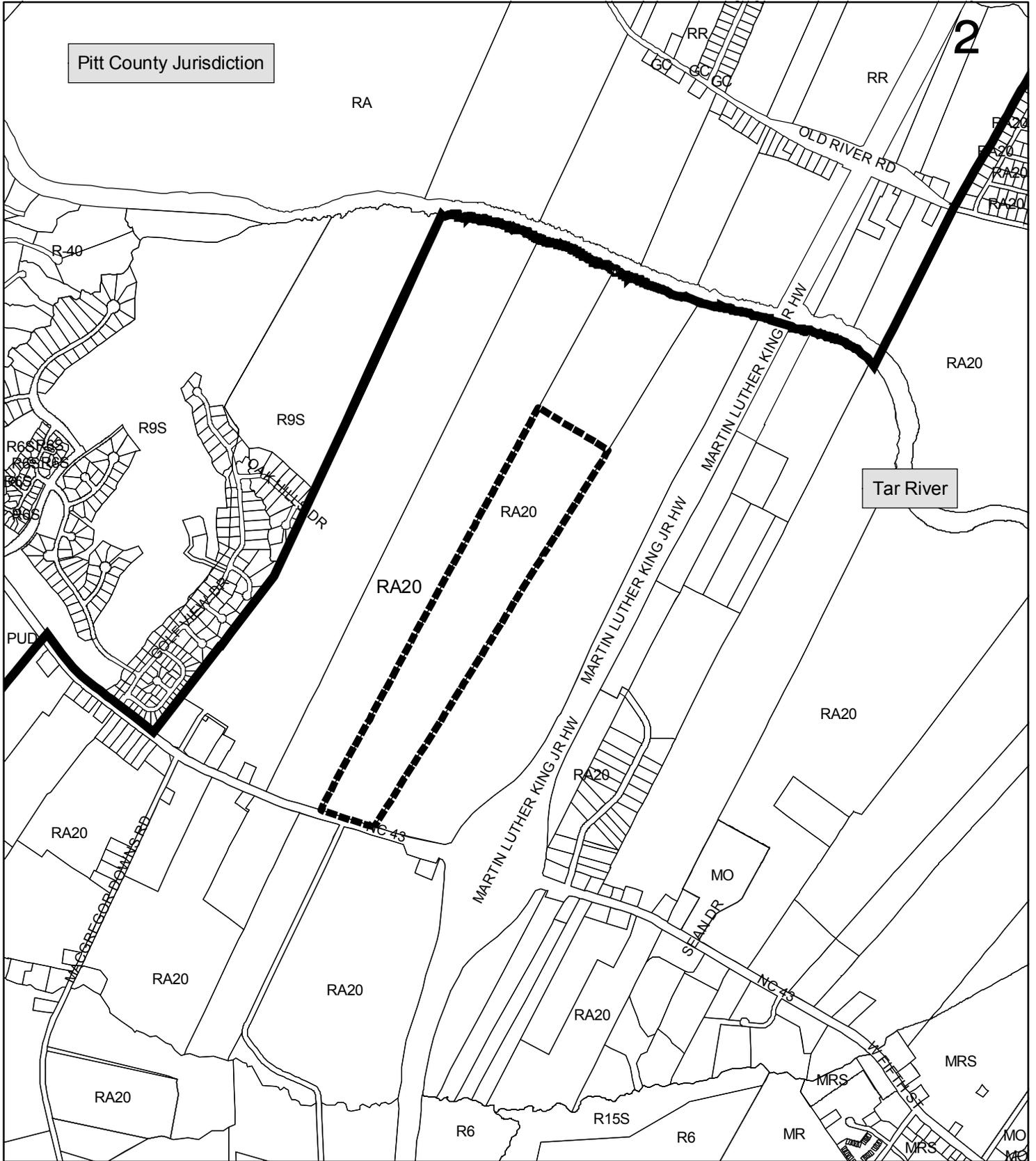
*(14) Manufacturing/ Warehousing:*

\* 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

# Springshire Retirement, LLC and David W. Ammons Request (07-13)



RA20 to OR (94.25 acres)

-  Area Requested to be Rezoned
-  Land Parcels
-  Greenville ETJ



Attachment number 8  
Page 1 of 1

(UNDEVELOPED)  
**CHARLES P. GASKINS HEIRS**  
DEED BOOK 5 53, PAGE 87  
WILL BOOK 89E, PAGE 27  
MAP BOOK 2, PAGE 219  
ZONED RA20

EXISTING ZONING: RA-20  
REQUESTED ZONING: OR  
AREA = 94.25 ACRES.

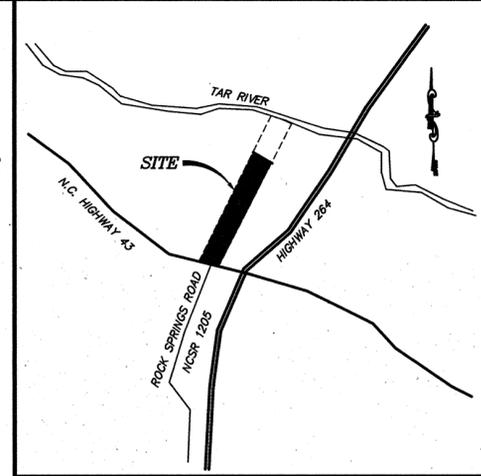
(UNDEVELOPED)  
**MCALISTER FAMILY PROPERTIES, LP, ETALS**  
DEED BOOK 1094, PAGE 577  
MAP BOOK 32, PAGE 275  
ZONED RA20

**JET, INC.**  
D.B. 684, PG. 181

**PITT CO. JURISDICTION**

**WILLIAM C. GLISSON AND NELLIE S. LIFE ESTATES**  
D.B. 278, PG. 97

**SPRINGSHIRE RETIREMENT, LLC**  
DEED BOOK 1094, PAGE 577  
ZONED RA20  
(TO REMAIN)  
FLOODWAY



**Vicinity Map**  
1" = 5000'

**NOTES**

1. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
2. THE INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM OR CALCULATED FROM RIVERS & ASSOCIATES MAP ENTITLED "WILLIAM J. EVANS, MATTIE EVANS GREINER AND NANNIE EVANS ROLES" DRAWING NO. Z-1473 DATED JANUARY 23, 1990 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
3. PITT COUNTY PARCEL 07280
4. AREA DETERMINED BY COORDINATES.
5. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
6. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
7. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.

**LEGEND**

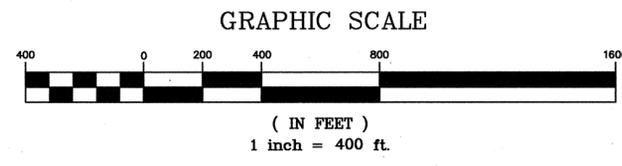
- E.I.S. = EXISTING IRON STAKE
- E.I.P. = EXISTING IRON PIPE
- E.C.M. = EXISTING CONCRETE MONUMENT
- N.P.S. = NO POINT SET
- R/W = RIGHT-OF-WAY

**SITE DATA**

TOTAL AREA = 94.25 ACRES

**REFERENCES**

- DEED BOOK 2289, PAGE 645
- DEED BOOK 2289, PAGE 648
- DEED BOOK 576, PAGE 199
- MAP BOOK 32, PAGE 275
- MAP BOOK 31, PAGE 151
- MAP BOOK 38, PAGE 68



**PENTAD, INC.**  
D.B. 278, PG. 97  
ZONED RA20

**ROCK SPRINGS ROAD**  
(S.R. 1205 - 60' R/W)  
(SOIL)

**N.C. HIGHWAY 43**  
100' R/W (PAVED)

**MAXINE A SPEIGHT**  
WILL BOOK E04, PG. 417  
ZONED RA20

**Owners :**

**DAVID W. AMMONS**  
2304 WESVILL COURT  
SUITE 310  
RALEIGH, N.C. 27607  
(919) 783-0044

**SPRINGSHIRE RETIREMENT, LLC**  
2304 WESVILL COURT  
SUITE 310  
RALEIGH, N.C. 27607  
(919) 783-0044



**Rivers & Associates, Inc.**  
Since 1918  
107 East Second Street  
Greenville, NC 27858 (252) 752-4135

6131 Falls of Neuse Road, Suite 300  
Raleigh, NC 27609 (919) 848-3347

Engineers  
Planners  
Surveyors

ZONING MAP FOR  
**SPRINGSHIRE RETIREMENT, LLC AND DAVID W. AMMONS**  
FALKLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

SURVEY	DRAFT STA	SCALE	DRAWING NO.	SHEET
DESIGN	CHECK FDT	1" = 400'	Z - 2423	1 OF 1

DATE: JULY 9, 2007

NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

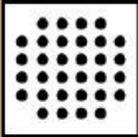
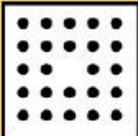
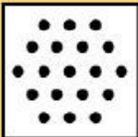
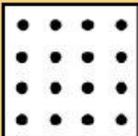
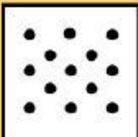
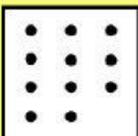
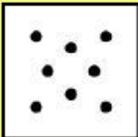
1. 07-12 - Ordinance, requested by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).
2. 07-13 - Ordinance, requested by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

7/2/07  
(P and Z)  
7/24/07  
(CC)

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
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	
<b>Medium Density</b>		
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	
<b>Low Density</b>		
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: 8/9/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Augusta Trails, Section 4, containing 10.623 acres located east of Augusta Trails, Section 3, at the terminus of Masters Lane, Nicklaus Drive and Price Drive

**Explanation:** This is a contiguous annexation. Staff anticipates the development of 33 duplexes with 66 (1,100 sq. ft.) units on this property. The estimated population at full development is 155.

**Fiscal Note:** Total estimated tax value at full development is \$7,419,345.

**Recommendation:** Approval of the ordinance to annex Augusta Trails, Section 4.

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

**Attachments / click to download**

- [Annexation Map](#)
- [Augusta\\_Trails\\_Section\\_4\\_Annexation\\_Ordinance\\_2\\_708379](#)
- [Augusta\\_Trails\\_Sec\\_4\\_Annexation\\_Profile\\_706771](#)

ORDINANCE NO.  
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 9<sup>th</sup> day of August, 2007 after due notice by publication in The Daily Reflector on the 30<sup>th</sup> day of July, 2007; 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 that certain property as shown on the annexation map entitled "Augusta Trails, Section 4" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located east of Augusta Trails, Section 3 at the terminus of Masters Lane, Nicklaus Drive and Price Drive. This annexation involves 10.623 acres.

GENERAL DESCRIPTION:

Beginning at a point on the northeastern terminus of Price Drive, said point being the southwestern corner of Lot 129B, Augusta Trails, Section 3 as recorded in Map Book 63, Page 80 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the northeastern terminus of Price Drive, N 09°45'57" E 130.00 feet, thence N 80°14'03" W 37.42 feet, thence N 25°28'49" E 138.93 feet, thence with a curve to the right having a radius of 200.00

feet and a chord bearing S 56°12'38" E 63.96 feet, thence N 42°59'25" E 184.61 feet, thence N 40°11'40" W 40.17 feet, thence N 60°10'53" W 58.14 feet, thence N 03°17'12" E 120.00 feet, thence with a curve to the right having a radius of 200.00 feet and a chord bearing S 81°28'54" E 36.47 feet, thence N 13°44'59" E 166.00 feet, thence N 89°40'05" E 176.50 feet, thence S 20°06'32" E 1,066.15 feet, thence N 80°14'03" W 867.50 feet, thence N 09°45'57" E 120.00 feet, thence S 80°14'03" E 53.82 feet, thence N 09°45'57" E 50.00 feet to the point of beginning containing 10.623 acres and being a portion of the property described in Deed Book 990, Page 825 of the Pitt County Register of Deeds 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 five. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

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

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

Section 5. This annexation shall take effect from and after the 31<sup>st</sup> day of December, 2007.

ADOPTED this 9<sup>th</sup> day of August, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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 the 9<sup>th</sup> day of August, 2007.

---

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

**ANNEXATION PROFILE**

NAME: Augusta Trails, Section 4

CASE NO. 07-31

A. SCHEDULE

1. Advertising date: July 30, 2007
2. City Council public hearing date: August 9, 2007
3. Effective date: December 31, 2007

B. CHARACTERISTICS

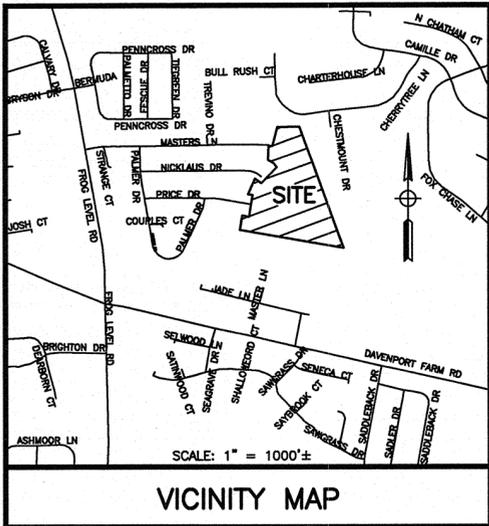
1. Relation to Primary City Limits: Contiguous
2. Acreage: 10.623 acres
3. Voting District: 5
4. Township: Winterville
5. Vision Area: E
6. Zoning District: R6A (Residential)
7. Land Use: Existing: Vacant  
Anticipated: 33 duplexes (66 units)
8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	66 units x 2.35*	155
Current Minority	-----	0
Estimated Minority at full development	155 x 25.5%**	39
Current White	-----	0
Estimated White at full development	155 - 39	116

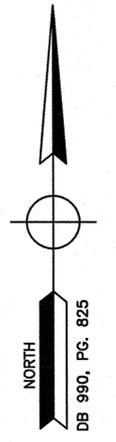
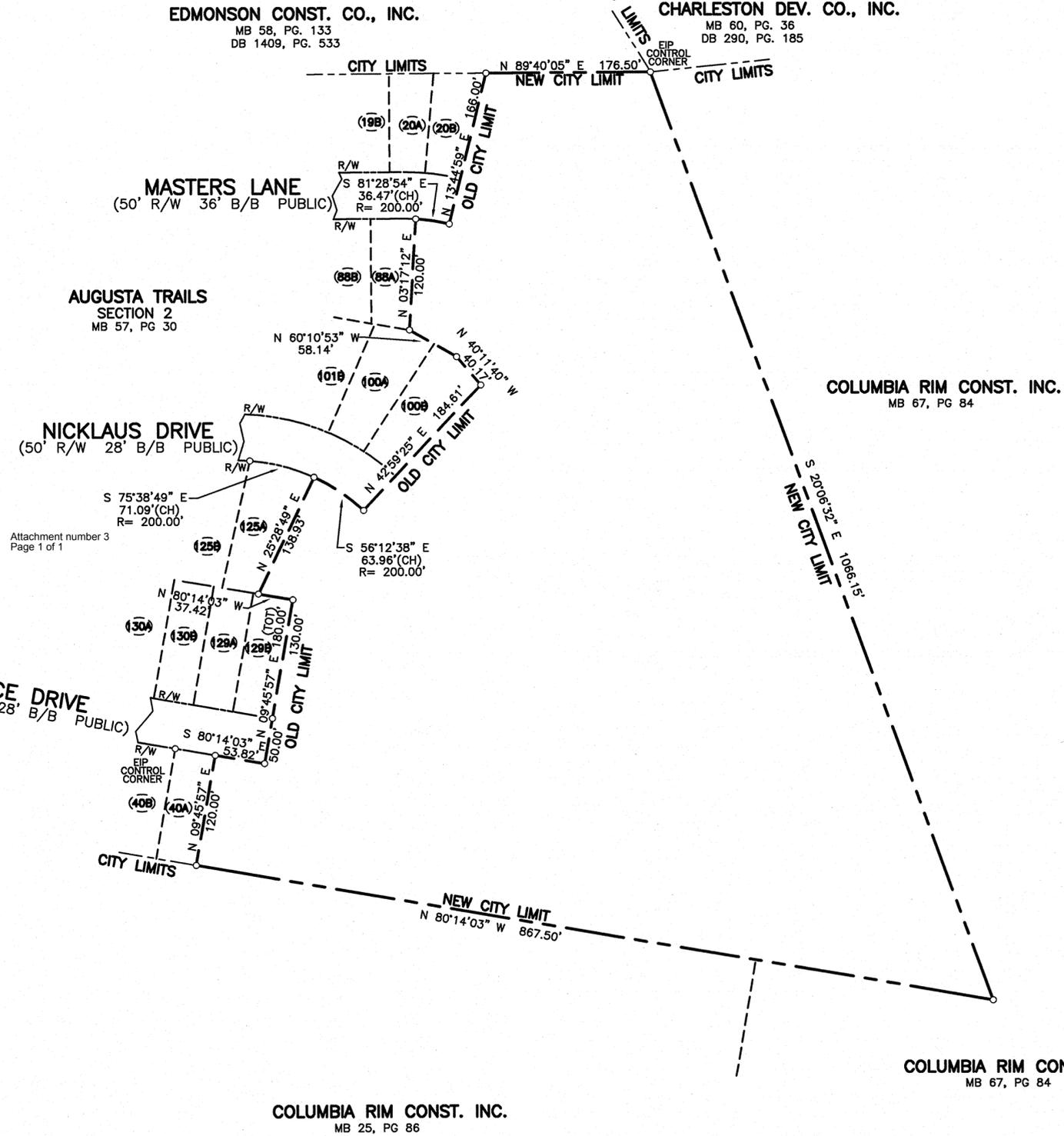
\* 2.35 Average household size in Winterville Township, based on 2000 census data

\*\* 25.5% minority population, based on 2000 census data taken from tract 13, blocks 1011, 2020, 2036

9. Rural Fire Tax District: Red Oak
10. Greenville Fire District: Station #5 (3.7 miles)
11. Present Tax Value: \$159,345 Estimated Future Tax Value: \$7,419,345



VICINITY MAP



**LEGEND**

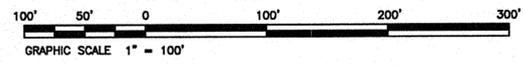
- NEW CITY LIMIT LINE = - - - - -
- OLD CITY LIMIT LINE = - - - - -
- CITY LIMITS = - - - - -

**NOTES**

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
3. REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 990, PAGE 825 OF THE PITT COUNTY REGISTRY.

**LEGEND**

- EIP = EXISTING IRON PIPE
- R/W= RIGHT-OF-WAY
- CH= CHORD
- R= RADIUS



**PRELIMINARY**  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES

SHEET 1 OF 1 A PORTION OF TAX PARCEL # 061445  
A PORTION OF TAX MAP # 4666.18-30-9334

**AUGUSTA TRAILS, SECTION 4**  
OWNER: EDMONSON CONSTRUCTION COMPANY, INC.  
1704-B EAST ARLINGTON BLVD.  
GREENVILLE, N.C. 27858  
(252) 321-1990

<b>Baldwin and ASSOCIATES</b> ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 (252) 756-1390	SURVEYED: MM	APPROVED: MWB
	DRAWN: SCB	DATE: 05/25/2007
	CHECKED: MWB	SCALE: 1 = 100'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	SURVEY FOR EDMONSON CONSTRUCTION	59	142

MAP SHOWING AREA ANNEXED BY  
**THE CITY OF GREENVILLE, N.C**  
(EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 10.623 AC.)  
\_\_\_\_\_ WINTERVILLE \_\_\_\_\_ TOWNSHIP, PITT COUNTY, N.C.

**CERTIFICATION**

I, MICHAEL WEST BALDWIN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY MIKE MAYO THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
WITNESS MY HAND AND SEAL THIS 25th DAY OF MAY, 2007

SIGNED \_\_\_\_\_  
REGISTRATION NO. L-3082

NORTH CAROLINA, PITT COUNTY  
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT MICHAEL WEST BALDWIN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 25th DAY OF MAY, 2007

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: 03/28/2009

NORTH CAROLINA, PITT COUNTY  
THE FOREGOING CERTIFICATE OF \_\_\_\_\_ IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS DAY OF \_\_\_\_\_ .M. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M. REGISTER OF DEEDS.  
BY \_\_\_\_\_ DEPUTY REGISTER OF DEEDS



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Allen Ridge Subdivision, Section 2, containing 18.21 acres located north of Teakwood Subdivision at the terminus of Ellery Drive

**Explanation:** This is a non-contiguous annexation. Staff anticipates the development of 56 (1,500 sq. ft.) single-family residences on this property. The estimated population at full development is 137.

**Fiscal Note:** Total estimated tax value at full development is \$8,673,150.

**Recommendation:** Approval of the ordinance to annex Allen Ridge Subdivision, Section 2.

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

**Attachments / click to download**

- [Annexation Map](#)
- [Annexation Map](#)
- [Allen Ridge Subdivision Sec 2 Annexation Ordinance 2 707995](#)
- [Allen Ridge Sec 2 Annexation Profile 706777](#)

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

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1, 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 9<sup>th</sup> day of August, 2007, after due notice by publication in The Daily Reflector on the 30<sup>th</sup> day of July, 2007; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Greenville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Greenville.
- c. The area described is so situated that the City of Greenville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits.
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.

WHEREAS, the City Council does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and meets all other requirements of G.S. 160A-58.1, as amended; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Greenville and of the area proposed for annexation will be best served by annexing the area described herein;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described noncontiguous territory is hereby annexed and made part of the City of Greenville:

TO WIT: Being all that certain property as shown on the annexation map entitled "Allen Ridge Subdivision, Section Two" as prepared by Bartlett Engineering and Surveying PC.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located north of Teakwood Subdivision at the terminus of Ellery Drive. This annexation involves 18.21 acres.

GENERAL DESCRIPTION:

Beginning at a point in the southeast corner of lot 12 of Allen Ridge Subdivision, Section One, recorded in MB 62, Page 82 of the Pitt County Registry, said point lying and being on the existing City of Greenville Corporate Limits and being the true point of beginning. Thence along a straight line N 88°02'55" W 2,524.00 feet to a point cornering, thence N 52°24'06" E 67.69 feet to a point cornering, thence N 05°24'11" W 197.61 feet to a point cornering, thence N 42°51'06" E 187.67 feet to a point cornering, thence S 74°00'44" E 210.00 feet to a point, thence S 88°02'55" E 900.00 feet to a point, thence S 82°11'23" E 246.16 feet to a point, thence S 88°02'55" E 241.63 feet to a point cornering, thence S 07°57'05" W 4.87 feet to a point cornering, thence S 88°02'55" E 798.00 feet to a point in the northeast corner of Lot 19, Allen Ridge, Section One, said point also lying and being on the existing City of Greenville Corporate Limits cornering, thence along said corporate limits S 01°57'05" W 113.27 feet to a point in the northern right-of-way of Ellery Road cornering, thence along said right-of-way along a curve having delta angle of 0° 46' 47" and a radius of 1,030.00' and a chord of N 85°02'28" W 14.02 feet to a point, thence S 01°57'05" W 187.47 feet to the true point of beginning containing 18.21 acres and shown on a plat entitled "Allen Ridge Subdivision, Section Two" prepared by Bartlett Engineering & Surveying, P.C.

Section 2. The 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 one. 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 one.

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 parts of the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. That 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 31<sup>st</sup> day of December, 2007.

ADOPTED this 9<sup>th</sup> day of August, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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 the 9<sup>th</sup> day of August, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

**ANNEXATION PROFILE**

NAME: Allen Ridge Subdivision, Section Two

CASE NO. 07-30

A. SCHEDULE

1. Advertising date: July 30, 2007
2. City Council public hearing date: August 9, 2007
3. Effective date: December 31, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-contiguous
2. Acreage: 18.21 acres
3. Voting District: 1
4. Township: Arthur
5. Vision Area: F
6. Zoning District: R9S (Residential Single Family)
7. Land Use: Existing: Vacant  
Anticipated: 56 Single Family Residences
8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	56 x 2.45*	137
Current Minority	-----	0
Estimated Minority at full development	137 x 11.85%**	16
Current White	-----	0
Estimated White at full development	137 - 16	121

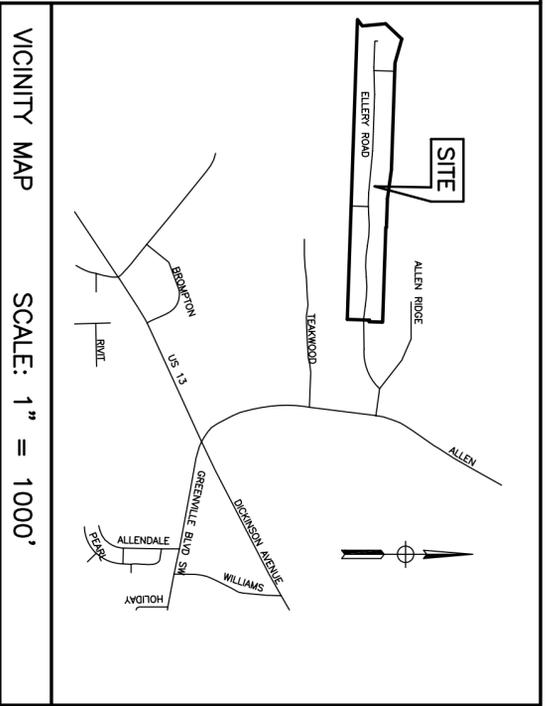
\* 2.45 Average household size in Arthur Township, based on 2000 census data

\*\* 11.85% minority population, based on 2000 census data taken from tract 16, block 2025

9. Rural Fire Tax District: Red Oak
10. Greenville Fire District: Station #5 (2.2 miles)
11. Present Tax Value: \$273,150 Estimated Future Tax Value: \$8,673,150

- NOTES
- AREAS COMPUTED BY COORDINATE CALCULATIONS
  - NO GRID MONUMENT FOUND WITHIN 2000'
  - ALL DISTANCES SHOWN ARE HORIZONTAL
  - ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
  - IRONS SET AT ALL CORNERS
  - NO CEMETERIES VISIBLE ON THIS PROPERTY
  - NO WETLANDS WERE DELINEATED ON THIS PROPERTY
  - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
  - COMMUNITY PANEL NO. 372046700 J PITT COUNTY, DATED NOVEMBER 3, 2004.
  - THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED AREA

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES OR CONVEYANCES



SHEET 1 OF 2  
ANNEXATION PLAT  
PARCEL #20522

ALLEN RIDGE SUBDIVISION

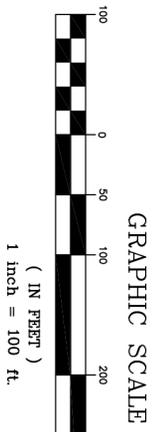
SECTION TWO

REFERENCE: MAP BOOK 62 PAGE 102 OF THE PITT COUNTY REGISTRY  
DEED BOOK 1845 PAGE 170  
GREENVILLE, PITT COUNTY, NORTH CAROLINA

OWNER: **HODGE & MORRIS, LLC.**  
ADDRESS: 1708 TRAWICK ROAD, SUITE 209  
RALEIGH, N.C. 27604  
PHONE: (919) 369-1443

**BARTLETT**  
ENGINEERING & SURVEYING, PC  
1908 NASH STREET NORTH  
WILSON, N.C. 27783-1728  
TEL: (252) 399-0704

DATE: MAY 2007	PROJECT: 04-432
SCALE: 1" = 100'	CLIENT: HODMOR
DRAWN: CEP	DWG FILE: 04432AX1
SURVEYED: KP, JB	



- LEGEND
- NEW IRON PIPE
  - EXISTING IRON PIPE

MAP SHOWING AREA ANNEXED BY  
**THE CITY OF GREENVILLE, N.C.**  
EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 18.21 ACRES  
ARTHUR \_\_\_\_\_ TOWNSHIP, PITT COUNTY, N.C.

CERTIFICATION

I, William A. Bartlett, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

I, William A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/\_\_\_\_\_ ; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_ Page \_\_\_\_\_ ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Professional Land Surveyor L-3788

NORTH CAROLINA, PITT COUNTY  
filed for registration this \_\_\_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.  
Judy Tart, Register of Deeds

By: \_\_\_\_\_  
Register of Deeds





# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Medford Pointe, containing 49.636 acres located east of Allen Road and west of Lake Ellsworth Subdivision

**Explanation:** This is a contiguous annexation. Staff anticipates the development of 95 (2,000 sq. ft.) single-family residences and 78 (1,200 sq. ft.) townhomes on this property. The estimated population at full development is 423.

**Fiscal Note:** Total estimated tax value at full development is \$21,017,389.

**Recommendation:** Approval of the ordinance to annex Medford Pointe.

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

**Attachments / click to download**

- [Annexation Map](#)
- [Medford Pointe Annexation Ordinance 2 708390](#)
- [Medford Pointe Annexation Profile 706778](#)

ORDINANCE NO. 07-  
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 9<sup>th</sup> day of August, 2007 after due notice by publication in The Daily Reflector on the 30<sup>th</sup> day of July, 2007; 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 that certain property as shown on the annexation map entitled "Medford Pointe" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located east of Allen Road and west of Lake Ellsworth Subdivision. This annexation involves 49.636 acres.

GENERAL DESCRIPTION:

Beginning at a point on the eastern right-of-way of NCSR 1203 (Allen Road), said point being located N 29°35'24" E 101.35 feet, N 28°52'38" E 188.19 feet, N 29°35'24" E 101.35 feet and N 31°04'24" E 79.29 feet as measured along the eastern right-of-way of NCSR 1203 (Allen Road) from a point at the northwestern corner of the Anne Hardee and Judith Allen Vandiford Property as described in Deed Book 5E, Page 629 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Crossing the right-of-way of NCSR 1203 (Allen Road), N 61°07'36" W 100.00 forward to a point on the western right-of-way of NCSR 1203 (Allen Road), thence with the western right-of-way of NCSR 1203 (Allen Road), N 28°52'24" E 169.98 feet, N 28°50'19" E 76.55 feet and N 28°54'02" E 651.35 feet, thence crossing the right-of-way of NCSR 1203 (Allen Road), S 61°07'36" E 100.00 feet to a point on the eastern right-of-way of NCSR 1203 (Allen Road), thence with the eastern right-of-way of NCSR 1203 (Allen Road), S 28°54'02" W 642.39 feet, S 28°50'31" W 55.38 feet and S 20°44'36" W 70.83 feet, thence leaving the eastern right-of-way of NCSR 1203 (Allen Road), S 61°07'36" E 102.33 feet to the point of curvature, thence with a curve to the left having a radius of 2,970.00 feet and a chord bearing S 64°46'41" E 378.30 feet to the point of tangency, thence S 68°25'46" E 904.40 feet to the point of curvature, thence with a curve to the right having a radius of 5,030.00 feet and a chord bearing S 65°16'38" E 553.20 feet to the point of tangency, thence S 62°07'30" E 504.44 feet to the point of curvature, thence with a curve to the left having a radius of 895.00 feet and a chord bearing S 83°20'03" E 647.58 feet to the point of tangency, thence N 75°27'45" E 13.59 feet, thence S 08°22'06" E 60.35 feet, thence S 16°21'59" E 377.53 feet, thence N 67°20'24" E 158.85 feet, thence S 24°59'30" E 569.88 feet to a point in the centerline of Green Mill Run, thence with the centerline of Green Mill Run, S 83°33'26" W 67.98 feet, S 70°06'41" W 107.33 feet, S 84°03'44" W 148.14 feet, N 68°53'59" W 41.83 feet, N 50°31'02" W 98.71 feet, N 71°21'48" W 37.21 feet, S 83°45'35" W 46.85 feet, S 71°07'01" W 90.03 feet, S 56°59'38" W 244.65 feet, S 68°42'30" W 153.47 feet, S 84°28'11" W 65.00 feet and N 85°41'21" W 180.97 feet, thence leaving the centerline of Green Mill Run, N 12°54'16" W 648.63 feet, thence N 62°07'30" W 157.00 feet, thence N 74°15'39" W 312.50 feet, thence N 73°17'25" W 509.87 feet, thence S 03°35'01" E 53.31 feet, thence N 73°17'25" W 23.39 feet to the point of curvature, thence with a curve to the right having a radius of 400.00 feet and a chord bearing N 38°26'06" W 457.20 feet, thence N 68°25'46" W 71.91 feet, thence S 88°28'07" W 75.02 feet, thence with a curve to the left having a radius of 40.00 feet and a chord bearing S 05°21'24" E 36.23 feet to the point of tangency, thence S 32°17'01" E 27.70 feet, thence S 57°42'59" W 24.00 feet, thence N 32°17'01" W 157.11 feet, thence N 57°42'59" E 24.00 feet, thence N 32°17'01" W 57.97 feet, thence N 30°32'06" E 46.40 feet, thence N 21°34'14" E 112.00 feet, thence N 68°25'46" W 243.97 feet, thence N 28°54'02" E 42.87 feet, thence N 61°05'58" W 24.00 feet, thence N 28°54'02" E 120.00 feet, thence S 61°05'58" E 24.00 feet, thence N 28°54'02" E 70.03 feet, thence N 68°25'46" W 123.53 feet to the point of curvature, thence with a curve to the right having a radius of 3,030.00 feet and a chord bearing N 64°46'41" W 385.94 feet to the point of tangency, thence N 61°07'43" W 102.36 feet, thence S 36°58'42" W 70.70 feet to the point of beginning containing 49.636 acres and being a portion of the property described in Deed Book 2187, Page 248, Deed Book 2187, Page 251 and Deed Book 2187, Page 245 all of the Pitt County Register of Deeds 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 one. 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 one.

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 31<sup>st</sup> day of December, 2007.

ADOPTED this 9<sup>th</sup> day of August, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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 the 9<sup>th</sup> day of August, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

**ANNEXATION PROFILE**

NAME: Medford Pointe

CASE NO. 07-32

A. SCHEDULE

- 1. Advertising date: July 30, 2007
- 2. City Council public hearing date: August 9, 2007
- 3. Effective date: December 31, 2007

B. CHARACTERISTICS

- 1. Relation to Primary City Limits: Contiguous
- 2. Acreage: 49.636 acres
- 3. Voting District: 1
- 4. Township: Arthur
- 5. Vision Area: F
- 6. Zoning District: R6S (Residential Single Family) & R6 (Residential)
- 7. Land Use: Existing: Vacant  
Anticipated: 95 Single Family Homes and 78 Townhomes
- 8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	173 x 2.45*	423
Current Minority	-----	0
Estimated Minority at full development	423 x 11.85%**	50
Current White	-----	0
Estimated White at full development	423 - 50	373

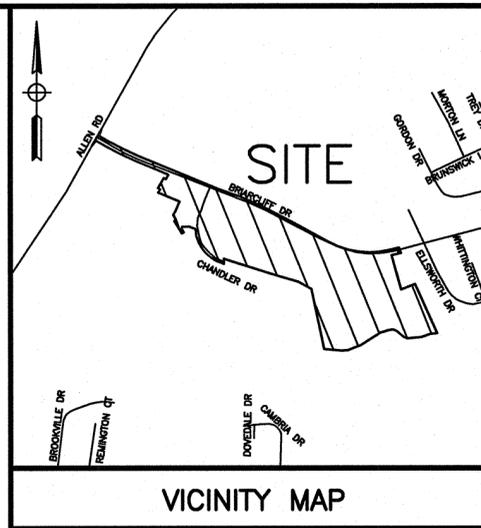
\* 2.45 Average household size in Arthur Township, based on 2000 census data

\*\* 11.85% minority population, based on 2000 census data taken from tract 16, block 2025

- 9. Rural Fire Tax District: Red Oak
- 10. Greenville Fire District: Station #2 (1.8 miles)
- 11. Present Tax Value: \$117,389 Estimated Future Tax Value: \$21,017,389

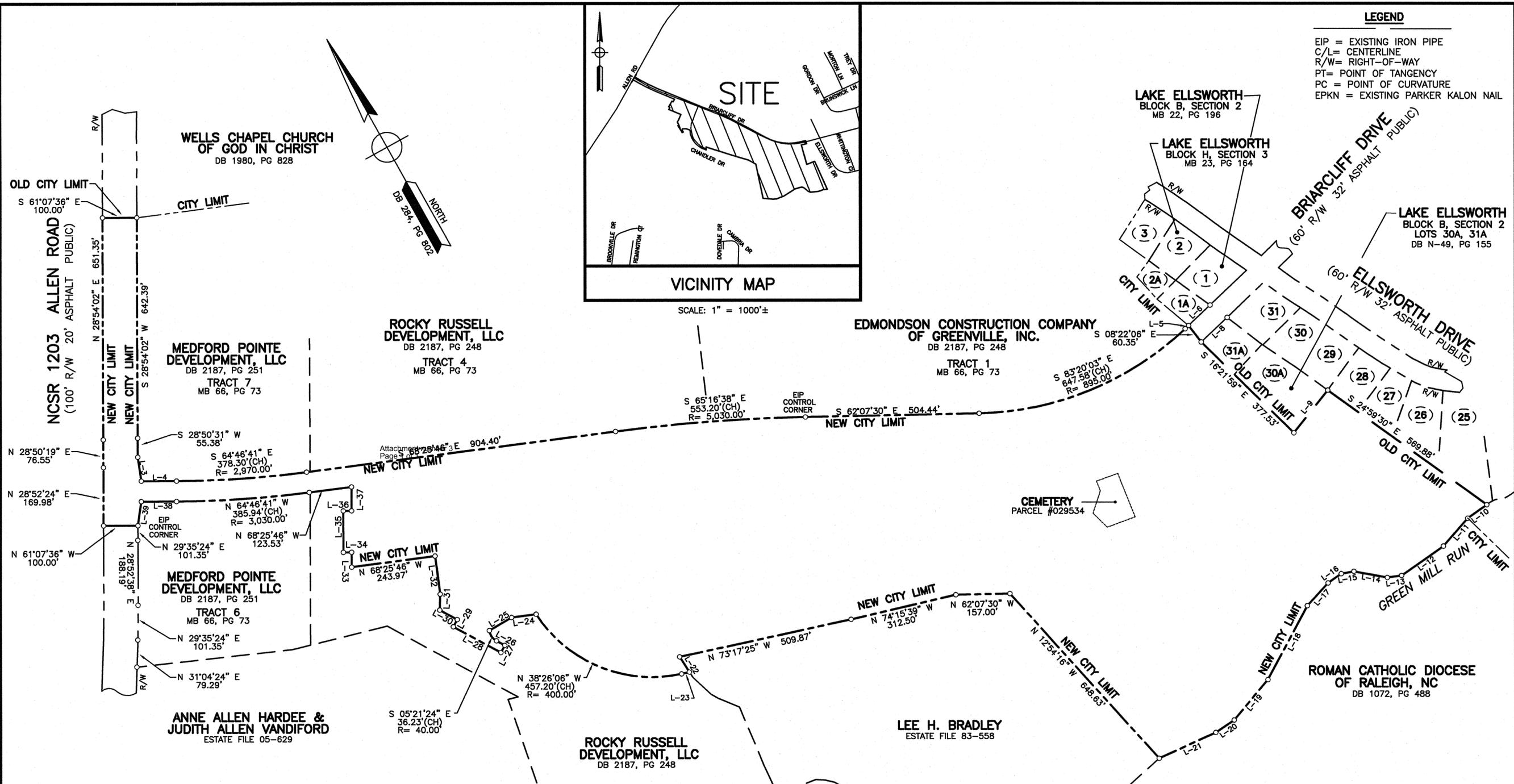
**LEGEND**

EIP = EXISTING IRON PIPE  
 C/L= CENTERLINE  
 R/W= RIGHT-OF-WAY  
 PT= POINT OF TANGENCY  
 PC = POINT OF CURVATURE  
 EPKN = EXISTING PARKER KALON NAIL



VICINITY MAP

SCALE: 1" = 1000'±



**LEGEND**

NEW CITY LIMIT LINE = - - - - -  
 OLD CITY LIMIT LINE = - - - - -  
 CITY LIMITS = - - - - -

**NOTES**

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
- REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2187, PAGE 248, DEED BOOK 2187, PAGE 251 & DEED BOOK 2187, PAGE 245 OF THE PITT COUNTY REGISTRY.
- TRACT 3 OWNER: ROCKY RUSSELL DEVELOPMENT, LLC DEED BOOK 2187, PAGE 251 OF THE PITT COUNTY REGISTER OF DEEDS.
- THE WEST SIDE RIGHT-OF-WAY OF NCSR 1203 (ALLEN ROAD) IS UN-SURVEYED, INFORMATION USED TO PRODUCE THIS PORTION OF THE THE MAP COMES FROM PITT COUNTY TAX MAPS.

**CERTIFICATION**

I, STUART C. BARWICK CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JOE PARRISH THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000±. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 30th DAY OF MAY, 2007

SIGNED \_\_\_\_\_ REGISTRATION NO. L-4461

NORTH CAROLINA, PITT COUNTY I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT MICHAEL WEST BALDWIN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 30th DAY OF MAY, 2007  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: 04/03/09  
 NORTH CAROLINA, PITT COUNTY I, JOE PARRISH IS CERTIFIED TO BE THE FOREGOING CERTIFICATE OF \_\_\_\_\_ CORRECT. FILED FOR REGISTRATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. \_\_\_\_\_ REGISTER OF DEEDS.  
 BY \_\_\_\_\_ DEPUTY REGISTER OF DEEDS

**CALL TABLE**

COURSE	BEARING	DISTANCE
L-3	S 20°44'36" W	70.83'
L-4	S 61°07'36" E	102.33'
L-5	N 75°27'45" E	13.59'
L-6	S 75°25'48" W	86.25'
L-8	S 75°28'43" W	103.82'
L-9	N 67°20'24" E	158.85'
L-10	S 83°33'26" W	67.98'
L-11	S 70°08'41" W	107.33'
L-12	S 84°03'44" W	148.14'
L-13	N 68°53'59" W	41.83'
L-14	N 50°31'02" W	98.71'
L-15	N 71°21'48" W	37.21'
L-16	S 83°45'35" W	46.85'
L-17	S 71°07'01" W	90.03'
L-18	S 56°59'38" W	244.65'
L-19	S 68°42'30" W	153.47'
L-20	S 84°28'11" W	65.00'
L-21	N 85°41'21" W	180.97'

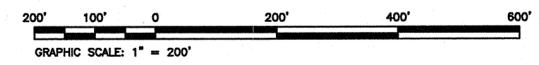
**CALL TABLE**

COURSE	BEARING	DISTANCE
L-22	S 03°35'01" E	53.31'
L-23	N 73°17'25" W	23.39'
L-24	N 68°25'46" W	71.91'
L-25	S 88°28'07" W	75.02'
L-26	S 32°17'01" E	27.70'
L-27	S 57°42'59" W	24.00'
L-28	N 32°17'01" W	157.11'
L-29	N 57°42'59" E	24.00'
L-30	N 32°17'01" W	57.97'
L-31	N 30°32'06" E	46.40'
L-32	N 21°34'14" E	112.00'
L-33	N 28°54'02" E	42.87'
L-34	N 61°05'58" W	24.00'
L-35	N 28°54'02" E	120.00'
L-36	S 61°05'58" E	24.00'
L-37	N 28°54'02" E	70.03'
L-38	N 61°07'43" W	102.36'
L-39	S 36°58'42" W	70.70'

OWNERS: EDMONDSON CONSTRUCTION COMPANY OF GREENVILLE, INC.  
 2625 CHARLES BLVD.  
 GREENVILLE, NC 27858  
 (252) 321-9904

MEDFORD POINTE DEVELOPMENT, LLC  
 2625 CHARLES BLVD.  
 GREENVILLE, NC 27858  
 (252) 321-9904

ROCKY RUSSELL DEVELOPMENT, LLC  
 3902 BACH CIRCLE  
 GREENVILLE, NC 27858  
 (252) 355-7812



SHEET 1 OF 1 PARCEL #073690, #029534 & #073691  
 A PORTION OF PARCEL #073687 & #073686

**MEDFORD POINTE**  
 OWNER: (SEE ABOVE)

Baldwin and ASSOCIATES ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 (252) 756-1390	SURVEYED: JP	APPROVED: SCB
	DRAWN: SCB	DATE: 05/30/2007
	CHECKED: SCB/MWB	SCALE: 1 = 200'
	Item # 7	

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	SURVEY FOR EDMONDSON CONSTRUCTION COMPANY OF GREENVILLE, INC & ROCKY RUSSELL BUILDERS, INC	66	73

MAP SHOWING AREA ANNEXED BY  
**THE CITY OF GREENVILLE, N.C**  
 (EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 49.636 AC.)  
 \_\_\_\_\_ TOWNSHIP, PITT COUNTY, N.C.



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Michael J. and Christi D. DeFrees property, containing 2.54 acres located east of N. Greene Street and 750 feet south of Industrial Boulevard

**Explanation:** This is a contiguous annexation. Staff anticipates the development of a 7,500 sq. ft. commercial building on this property. The estimated population at full development is 0.

**Fiscal Note:** Total estimated tax value at full development is \$795,720.

**Recommendation:** Approval of the ordinance to annex Michael J. Defrees and wife Christi D. DeFrees property.

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

**Attachments / click to download**

- [Annexation Map](#)
- [Michael and Christi DeFrees Annexation Ordinance 2 708389](#)
- [Michael and Christi DeFrees Annexation Profile 706770](#)

ORDINANCE NO. 07-  
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 9<sup>th</sup> day of August, 2007 after due notice by publication in The Daily Reflector on the 30<sup>th</sup> day of July, 2007; 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 that certain property as shown on the annexation map entitled “Michael J. DeFrees and wife Christi D. DeFrees” as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located east of N. Greene Street and 750 feet south of Industrial Boulevard. This annexation involves 2.54 acres.

GENERAL DESCRIPTION:

Beginning at an existing iron pipe, located S 09°17'24" W 88.63 feet from an existing P.K. Nail located at the centerline intersection of the North Carolina Department of Transportation (NCDOT) Secondary Road (SR) 1527 and SR 1541, The Point Of Beginning. Said point is further described as an existing pipe located on the eastern right- of-way of NCDOT SR 1572- North Greene Street; thence from the Point Of Beginning and leaving the right-of-way of NCDOT SR 1572- North Greene Street, S 76°48'57" E 460.00 feet to an existing re-bar, being a common corner of Michael J. DeFrees and wife

Christi D. DeFrees as recorded in Deed Book 2068, Page 387 and W-E Realty Investments (NC), Inc. as recorded in Deed Book 2235, Page 590; thence continuing with the line of W-E Realty Investments (NC), Inc., S 66°24'57" E 402.33 feet to an existing iron pipe, being a common corner of W-E Realty Investments (NC), Inc. and Simpson Industries, Inc. as recorded in Deed Book D-51, Page 81; thence continuing with the line of Simpson Industries, Inc., S 66°24'57" E 537.26 feet to an existing iron pipe, being a common corner of Simpson Industries, Inc. and Pitt County as recorded in Deed Book 256, Page 113; thence continuing with the line of Pitt County, S 34°49'55" W 3.95 feet to an existing iron pipe, being a common corner of Pitt County and G.J.C., LLC as recorded in Deed Book 778, Page 306; thence continuing with the line of G.J.C., LLC, N 73°46'55" W 1,384.64 feet to an existing concrete monument in the eastern right-of-way of NCDOT SR 1572- North Greene Street; thence continuing with the eastern right-of-way of NCDOT SR 1572- North Greene Street, N 13°11'03" E 100.00 feet to the Point Of Beginning, containing 2.54 acres, all as shown on map entitled: "Annexation Map For: Michael J. DeFrees and wife Christi D. DeFrees" by H.C. Harris, Jr. Engineering & Surveying, P.A. , as dated May 31, 2007.

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 one. 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 one.

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 31<sup>st</sup> day of December, 2007.

ADOPTED this 9<sup>th</sup> day of August, 2007.

---

Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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 the 9<sup>th</sup> day of August, 2007.

---

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

**ANNEXATION PROFILE**

NAME: Michael J. Defrees and wife Christi D. DeFrees

CASE NO. 07-29

A. SCHEDULE

1. Advertising date: July 30, 2007
2. City Council public hearing date: August 9, 2007
3. Effective date: December 31, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 2.54 acres
3. Voting District: 1
4. Township: Greenville
5. Vision Area: B
6. Zoning District: IU (Unoffensive Industry)
7. Land Use: Existing: Vacant  
Anticipated: 7,500 sq. ft. commercial building
8. Population:

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

9. Rural Fire Tax District: Staton House
10. Greenville Fire District: Station #4 (0.9 miles)
11. Present Tax Value: \$45,720 Estimated Future Tax Value: \$795,720

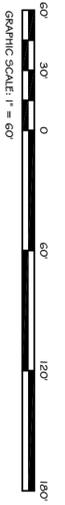
EIP  
 S 34°49'55" W ~ 3.95'  
 NEW CITY LIMITS LINE  
 PITT COUNTY  
 1717 WEST FIFTH STREET  
 GREENVILLE, NC 27834  
 PARCEL: 07735  
 DB 256, PG 113

SIMPSON INDUSTRIES, INC.  
 47603 HALYARD DR.  
 FLYMOUTH, MI 48170  
 PARCEL: 37146  
 DB 051, PG 81

W-E REALTY INVESTMENTS (NC), INC.  
 200 INDUSTRIAL BLVD.  
 GREENVILLE, NC 27834  
 PARCEL: 47534  
 DB 2235, PG 590

G.J.C., LLC  
 2026 HWY 70 W  
 GOLDSBORO, NC 27534  
 PARCEL: 17647  
 DB 778, PG 306

MICHAEL J. DEFREES & wife  
 CHRISTI DEFREES  
 C/O JEFF HARRIS  
 13023 HWY 99 #7  
 VANCOUR, VA 29666  
 PARCEL: 47581  
 DB 2060, PG 387



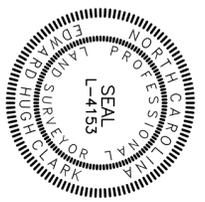
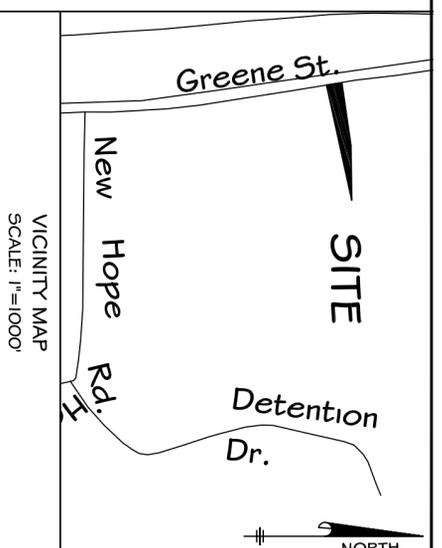
PARCEL# 48251  
 06037-JEFF HARRIS - GREENE ST BLDG IDWG/ANNEXATION.DWG

ANNEXATION MAP FOR  
**MICHAEL J. DEFREES & wife**  
**CHRISTI D. DEFREES**  
 DEED BOOK 2068, PG 387 OF THE PITT COUNTY REGISTRY  
 GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNERS  
 ADDRESS  
 MICHAEL J. DEFREES & wife CHRISTI D. DEFREES  
 C/O JEFF HARRIS  
 1737 STATION HOUSE RD.  
 GREENVILLE, NC 27834  
 (252) 258-5511

**H.C. HARRIS, JR.**  
**ENGINEERING & SURVEYING, P.A.**  
 216 MAIN STREET  
 WINTERVILLE, N.C. 28990  
 (252) 321-5807 OR 321-1794  
 FAX (252) 321-4208  
 EMAIL: hcharris@hcharris.net

**LINE LEGEND**  
 \_\_\_\_\_ NEW CITY LIMITS  
 - - - - - OLD CITY LIMITS  
 - - - - - CITY LIMITS  
**LEGEND**  
 RW = RIGHT-OF-WAY  
 EIP = EXISTING IRON PIPE  
 ER = EXISTING PARKER KALON  
 IS = IRON BAK SET  
 ERB = EXISTING REBAR



ACCEPTED FOR THE CITY OF GREENVILLE

MAYOR

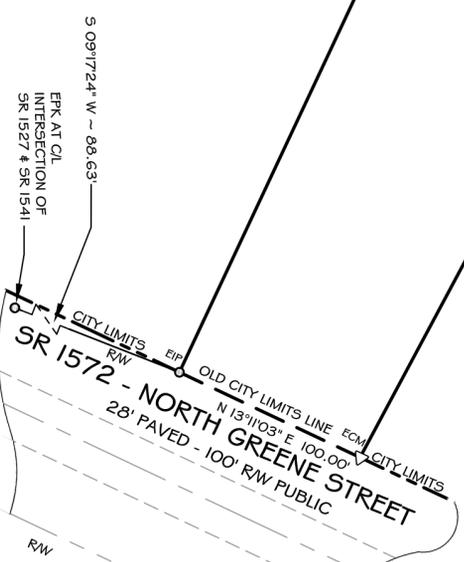
DATE

MAP SHOWING AREA ANNEXED BY:

THE CITY OF GREENVILLE, N.C.

(EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 2.54 AC.)

GREENVILLE TOWNSHIP, PITT COUNTY, N.C.



Attachment number 3  
Page 1 of 1

TAX PARCEL: 48251  
110,810 S.F.  
2.54 ACRES

**CERTIFICATE**  
 I, EDWARD HUGH CLARK, CERTIFY THAT THIS  
 PLAN WAS DRAWN UNDER MY SUPERVISION  
 FROM AN ACTUAL SURVEY MADE UNDER MY  
 SUPERVISION, (DEED DESCRIPTION RECORDED  
 IN DB 2068, PG 387) (OTHER THAT THE  
 BOUNDARIES NOT SURVEYED ARE CLEARLY  
 INDICATED AS DRAWN FROM INFORMATION  
 FOUND IN MB 64, PG 98; THAT THE RATIO OF  
 REVISION WAS CALCULATED IS 1:10,000±;  
 WITNESSES MY ORIGINAL SIGNATURE;  
 REGISTRATION SEAL THIS 31st DAY OF MAY,  
 AD, 2007.

SURVEYOR \_\_\_\_\_ REGISTRATION NUMBER \_\_\_\_\_



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

---

**Title of Item:** Amendment to lease agreement with Greenville-Pitt County Chamber of Commerce, Inc.

**Explanation:** By the attached letter, Greenville-Pitt County Chamber of Commerce Vice President of Operations Allen C. Smith requests that the lease agreement for the Fleming House be amended so that the Chamber will be able to lease all or a portion of the demised premises, for a temporary and limited duration, for meetings, banquets, receptions, and other events. Currently, the lease provides that the premises are to be used only for the offices of the Chamber and for no other commercial or other use.

As a reminder, the lease with the Chamber was extended in August 2005. The lease is for a twenty (20) year period with the Chamber paying an annual rental of \$1, being required to preserve and maintain the facility as a historical and architectural landmark, and being responsible for all expenses relating to maintenance, repair, and operation of the facility. Additionally, the Chamber was required to make substantial repairs to the building within the first two years of the lease term (these have been completed). In September 2006, City Council approved the Chamber subleasing the 3rd floor of the Fleming House to Community in Schools.

**Fiscal Note:** There is no direct cost to the City. According to the lease, the cost of the maintenance, repair, and operation of the leased property is the Chamber's responsibility.

**Recommendation:** Approval of the attached resolution will result in the approval of the amendment to the lease.

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

**Attachments / click to download**

 [Letter from Chamber](#)

 [2007 Resolution re Lease Amendment with the Chamber of Commerce 706673](#)

 [Amendment to Chamber Lease 706624](#)

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RESOLUTION NO. 07-

RESOLUTION APPROVING AMENDMENT TO LEASE AGREEMENT WITH  
GREENVILLE-PITT COUNTY CHAMBER OF COMMERCE, INC.

WHEREAS, the City of Greenville, pursuant to a Lease Agreement dated August 12, 2005, leases property to the Greenville-Pitt County Chamber of Commerce, Inc., known as the Fleming House located at 302 South Greene Street;

WHEREAS, said Lease Agreement provides that the demised premises shall be used exclusively as an office for the Lessee and for no other commercial or other use;

WHEREAS, the Pitt-Greenville Chamber of Commerce, Inc., proposes to rent all or a portion of the demised premises, on a temporary and limited duration, for meetings, banquets, receptions, or other events; and

WHEREAS, notice of the intent to authorize the amendment to the lease was published on July 30, 2007;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the Amendment to Lease Agreement with the Greenville-Pitt County Chamber of Commerce, Inc., for the Fleming House located at 302 South Greene Street, said amendment providing that all or a portion of the demised premises may be rented, for a temporary and limited duration, for meetings, banquets, receptions, or other events.

This the 9th day of August, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**NORTH CAROLINA  
COUNTY OF PITT**

**AMENDMENT  
TO  
LEASE AGREEMENT**

THIS AMENDMENT TO LEASE AGREEMENT , made and entered into this the \_\_\_\_\_ day of August, 2007, by and between the City of Greenville, a body corporate and politic of Pitt County, North Carolina, hereinafter referred to as LESSOR, and the Greenville-Pitt County Chamber of Commerce, Inc., a non-profit corporation, hereinafter referred to as LESSEE;

**WITNESSETH:**

WHEREAS, the parties hereto entered into a Lease Agreement dated August 12, 2005, relating to the lease of the property described in the deed recorded in Book D-42, Page 551, Pitt County Registry, said Lease Agreement being hereinafter referred to as the AGREEMENT; and

WHEREAS, the parties desire to amend the AGREEMENT so that the premises may be rented, for a temporary and limited duration, for meetings, banquets, receptions, and other events in addition to its use as an office;

NOW, THEREFORE, the parties hereto agree to amend the AGREEMENT as follows:

1) Paragraph 10 of the AGREEMENT is amended by revision and substitution so that it shall read as follows:

10) It is expressly agreed that the demised premises shall, during the term of this lease, be used exclusively as an office and not for any commercial or other use except that the Lessee may rent all or a portion of the demised premises, for a temporary and limited duration, for meetings, banquets, receptions, or other events.

2) All remaining terms and conditions of the AGREEMENT not amended by this Amendment to Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Lease

Agreement in duplicate originals, one of which is retained by each of the parties, as of the day and year first written above.

CITY OF GREENVILLE

BY: \_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

BY: \_\_\_\_\_  
Wanda T. Elks, City Clerk

GREENVILLE-PITT COUNTY  
CHAMBER OF COMMERCE, INC.

BY: \_\_\_\_\_  
Dorson White, Chairman

ATTEST:

BY: \_\_\_\_\_  
Susanne D. Sartelle, CCE, President

**NORTH CAROLINA  
PITT COUNTY**

I, \_\_\_\_\_, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that he/she is Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as Clerk.

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_.

**NORTH CAROLINA  
PITT COUNTY**

I, \_\_\_\_\_, a Notary Public in and for the aforesaid County and State, do hereby certify that Susanne D. Sartell, CCE, President, personally appeared before me this day and acknowledged that she is the President of the Greenville-Pitt County Chamber of Commerce, Inc., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its corporate name by its Chairman, sealed with its corporate seal, and attested by herself as President.

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_.



July 25, 2007

Greenville City Council  
P O. Box 7207  
Greenville, NC

Dear Honorable Greenville City Council:

As you may well know, the Greenville-Pitt County Chamber of Commerce has completed its renovation of the historic Fleming House. Our new facility boasts of an expanded conference room, updated yet Victorian era interior, refurbished porch and kitchen outfitted for full-scale catering service.

Per our lease with the City of Greenville, we are seeking your approval for a lease amendment that will permit the Greenville-Pitt County Chamber of Commerce to use the new facility for the hosting of meetings, banquets and receptions. Approving this amendment will allow us to offer another benefit to our current and prospective members while also increasing the number of people frequenting the uptown area.

We value our continued partnership with the City of Greenville and look forward to your final decision. Please feel free to contact me with any questions or concerns.

Sincerely,

Allen C. Smith  
Vice President, Operations  
Greenville-Pitt County Chamber of Commerce

cc: Wayne Bowers, David Holec



# City of Greenville, North Carolina

**Meeting Date: 8/9/2007**  
**Time: 7:00 PM**

**Title of Item:** Award of bid for purchase of new home at 1503 West Fifth Street

**Explanation:** The following sealed bids were received on July 6, 2007 for the purchase of City-owned property located at 1503 West Fifth Street. The new single-family structure is a three-bedroom, two-bath unit with fair market value previously set at \$96,000.

<b>Name</b>	<b>Signed Form</b>	<b>Application</b>	<b>Income</b>	<b>Lender approval</b>	<b>Bid amount</b>
<b>Carolyn Warren</b>	yes	yes	no	yes	\$100,075 waiver request
<b>Patricia Clemons</b>	yes	yes	yes	yes	\$96,500 Included a \$4,825 bid deposit.
<b>Mary Newsome</b>	yes	no - incomplete	yes	No signed GFE	\$96,525 waiver request

While Ms. Carolyn Warren's bid was the high bid, income requirements to qualify for the purchase were not met. After review of the bid packages, it was determined that Ms. Patricia Clemons' package was complete and met all requirements.

**Fiscal Note:** Proceeds from the sale will be used to reimburse the City for expenses incurred in construction of this new home.

**Recommendation:** Award bid and authorize the Community Development Director to sign the Offer to Purchase to Ms. Patricia Clemons at a sales price of \$96,500.

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Attachments / [click to download](#)

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# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Award of bid for purchase of new home at 1509 West Fifth Street

**Explanation:** The following sealed bids were received on July 6, 2007 for the purchase of City-owned property located at 1509 West Fifth Street. The new single-family structure is a three-bedroom, two-bath unit with fair market value previously established at \$94,000.

Name	Signed Form	Application	Income Eligible	Lender Approval	Bid Amount
<b>Kimberly Squires</b>	yes	yes	No	yes	\$95,500 waiver request
<b>Patricia Clemons</b>	yes	yes	yes	yes	\$94,000 waiver request
<b>Stancil &amp; Green</b>	yes	yes	yes	yes	\$94,000 waiver request

After review of the bid packages, staff determined that Ms. Patricia Clemons' and Ms. Vera Stancil/Mr. William Green's packages were complete and met all requirements. Ms. Clemons submitted bids on two homes with this bid as a "second choice". Therefore, Stancil/Green's bid is the recommended bid for award.

**Fiscal Note:** Proceeds from the sale will be used to reimburse the City for expenses incurred in construction of this new home.

**Recommendation:** Award bid and authorize the Director of Community Development to sign the Offer to Purchase to Ms. Vera Stancil and Mr. William Green at a sales price of \$94,000.

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Attachments / click to download

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# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** US 264 East Land Use Plan

**Explanation:** Since appointments were made by the two City Councils last March, the Washington-Greenville Joint Issues Committee has conducted two meetings. At the first meeting on March 19, 2007, Pitt County Planning Director James Rhodes provided a status report on the US 264 East corridor planning process. Mr. Rhodes was scheduled to attend the second Joint Issues Committee on June 18, 2007, but was unable to attend because at the same time the Pitt County Commission was meeting and was discussing the draft US 264 East Land Use Plan. At a prior meeting, the County Commission had stopped work on this planning process. On June 18, 2007, the County Commission voted to allow the County Planning staff to continue work on the US 264 East Land Use Plan.

The Washington-Greenville Joint Issues Committee also on June 18, 2007 voted to recommend to the respective City Councils that the Councils endorse the US 264 East corridor planning process and urge the Pitt County Commission to complete this important planning study. The Joint Issues Committee has taken no position on the draft Plan at this time, but recognizing the importance of the US 264 East corridor as a transportation connector between Greenville and Washington, the Committee recommends that this process be completed in order to provide a coordinated plan for development in this area.

The Joint Issues Committee will continue to monitor this planning process and provide appropriate comments to Pitt County.

**Fiscal Note:** No direct fiscal impact to the City.

**Recommendation:** The City Council authorize the Mayor to send a letter to the Pitt County Commission emphasizing the importance of the US 264 East corridor planning process to the City of Greenville and encouraging the County to complete the US 264 East Land Use Plan in a deliberate, but timely manner.

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# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Water capital projects budget ordinance and reimbursement resolution for water system improvements in accordance with the Water Purchase Agreement between Greenville Utilities Commission and Stokes Regional Water Corporation

**Explanation:** In accordance with the Water Purchase Agreement between GUC and the Stokes Regional Water Corporation (SRWC), the water system improvements project required by the agreement will be handled by GUC. As a reminder, the required water transmission main and system improvements project includes 1) construction of an 8" water main on Whichard Cherry Lane to interconnect the GUC and SRWC systems, 2) construction of a metering/booster pumping station, and 3) installation of ammonia chemical feed facilities at the existing SRWC groundwater supply well facilities.

The preliminary estimated systems improvement cost is \$578,000. Prior to award of the construction bids, SRWC will provide GUC with \$150,000 in up-front funding, and GUC will fund the remaining \$428,000 worth of infrastructure. Stokes will repay GUC for the \$428,000 investment through a fixed charge over 15 years under the supply contract.

The GUC Board, at their meeting on June 12, 2007, adopted a Water Capital Projects Budget for engineering services and recommended similar action by the City Council. In addition, the GUC Board adopted a reimbursement resolution to allow GUC to reimburse itself from future debt financing and recommended similar action by the City Council.

**Fiscal Note:** No cost to the City of Greenville.

**Recommendation:** 1) Adoption of Water Capital Projects Budget for Stokes Water Interconnection  
2) Adoption of Reimbursement Resolution

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**Attachments / click to download**

 [Capital Projects Budget Ordinance](#)

 [Reimbursement Resolution](#)

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ORDINANCE NO. \_\_\_\_\_

FOR WATER CAPITAL PROJECTS BUDGET  
STOKES WATER INTERCONNECTION

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

Section 1. Revenues. Revenues of Water Capital Project Budget, Stokes Water Interconnection, is hereby established to read as follows:

Revenue:

Debt Financing	<u>\$75,000</u>	
Total Revenue		<u><u>\$75,000</u></u>

Section 2. Expenditures. Expenditures of the Water Capital Project Budget, Stokes Water Interconnection, is hereby established to read as follows:

Expenditures:

Project Costs	<u>\$75,000</u>	
Total Expenditures		<u><u>\$75,000</u></u>

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

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**RESOLUTION NO. 07-\_\_**

**RESOLUTION DECLARING THE INTENTION OF THE  
CITY COUNCIL OF THE CITY OF GREENVILLE  
TO REIMBURSE THE CITY FROM THE PROCEEDS  
OF A DEBT FINANCING FOR CERTAIN EXPENDITURES  
MADE AND TO BE MADE IN CONNECTION WITH THE ACQUISITION  
AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, August 9, 2007, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

WHEREAS, the City Council of the City (the "City Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof to pay such expenditures in connection with the acquisition and construction of the Improvements (the "Expenditures") are available only on a temporary period and that it is necessary to reimburse the City for the Expenditures from the proceeds of an issue of debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after August 9, 2007, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to a capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the System, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City.

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is \$578,000.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain "preliminary expenditures", costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least 5 years.

Section 5. The resolution shall take effect immediately upon its passage.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2007.

---

Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

**EXHIBIT A**

**THE IMPROVEMENTS**

The Improvements referenced in the resolution include (1) construction of a 8" water main on Whichard Cherry Lane to interconnect the GUC and SRWC systems, (2) construction of a metering/booster pumping station, and (3) installation of ammonia chemical feed facilities at the existing SRWC ground water supply well facilities.



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Resolution to abandon utility easements in Corey Ridge Subdivision and authorize execution of the deed of release

**Explanation:** This agenda item involves the abandonment of an existing 2.14 acre easement and the granting of 3.04 acres of new easements to GUC in Corey Ridge Subdivision. As a part of the Southside Sanitary Sewer Improvements Project, GUC purchased a 2.14 acre easement along the northern and western property lines of an undeveloped tract of land on the west side of Corey Road in order to construct an access road to the Fork Swamp Pumping Station.

Now that the Southside Sewer Improvements Project is complete and the tract of land has been developed into Corey Ridge Subdivision, it has been determined that an exchange of the existing easements for new easements will better align to GUC's needs for access to the pumping station site as well as meet future needs for sewer extensions.

The subsequent development of Corey Ridge Subdivision has resulted in GUC having access to a developer-provided paved road (Van Gert Street) leading to GUC's pumping station site, thus eliminating the need for GUC to construct and maintain an all-weather access road through the subdivision.

GUC paid \$40,687 for the easements proposed to be abandoned. Based on the per acre price of the easements purchased in 2002, the value of easements being granted to GUC is \$57,800.

At their meeting on June 12, 2007, the GUC Board adopted a resolution abandoning the utility easement and recommending the City Council adopt a similar resolution and execute a Deed of Release.

**Fiscal Note:** No cost to the City of Greenville.

**Recommendation:** Adopt the resolution to abandon the utility easement and execute the deed of release

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 [Resolution Abandoning Utility Easement](#)

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RESOLUTION \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF GREENVILLE, NORTH CAROLINA,  
ABANDONING APPROXIMATELY 30 FOOT WIDE ACCESS/UTILITY  
EASEMENTS ACROSS PROPERTY OF CHARIS PROPERTIES, LLC  
AS SHOWN ON MAP BOOK 56, AT PAGE 148,  
AND MAP BOOK 59, AT PAGE 39,  
AND MAP BOOK 56, AT PAGE 148,  
AND MAP BOOK 63, AT PAGE 109,  
PITT COUNTY PUBLIC REGISTRY

Attachment number 1  
Page 1 of 3

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission") heretofore obtained a 30 foot wide access easement for ingress, egress, and regress to and from a pump station site as hereinafter described across a strip or parcel of land, all as is shown as to be abandoned on a plat which appears of record in Map Book 56, at Page 148, Pitt County Public Registry; and in Grant of All Utilities Easement appearing of record in Book 1246, at Page 424, Pitt County Public Registry, and as shown in Map Book 60, at Page 145, Pitt County Public Registry, and as shown in Map Book 63, at Page 109, Pitt County Public Registry; and

WHEREAS, Commission has recently obtained a new access easement for ingress, egress, and regress, and a utilities easement across the subject property from the current owner to and from such pump station site, which pump station site is more particularly described in that certain Deed dated January 7, 2002, from Victor Thomas Corey to the City of Greenville for the use and benefit of Commission, which appears of record in Book 1245, at Page 842, Pitt County Public Registry; and in Grant of All Utilities Easement appearing of record in Book 1246, at Page 424, Pitt County Public Registry, and as shown in Map Book 56, at Page 145, Pitt County Public Registry; and

WHEREAS, Commission therefore has no use or need now or in the future for the said approximately 30 foot wide access utilities easements for ingress, egress, and regress which are to be abandoned; and

WHEREAS, the current owner of such property subject to the said original approximately 30 foot wide access utilities easements has requested the City of Greenville, and Greenville Utilities Commission to abandon such easements, and has requested the City of Greenville to acknowledge such abandonments and releases, and to execute a Deed of Release in favor of the owner for same; and

WHEREAS, Greenville Utilities Commission deems such abandonment to be reasonable and in the best interests of the Commission and all parties, and has requested the City of Greenville and Commission to abandon such easement, and has requested the City of Greenville to acknowledge such abandonments and releases of: (i) an approximately 30 foot wide access/utilities easement containing 93,241 sq. ft. (2.14 acres, more or less), all as shown on the

plat of same, which appears of record in Map Book 56, at Page 148, Pitt County Public Registry; and (ii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1519 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 59, at Page 39, Pitt County Public Registry; and (iii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1516 acres, more or less, all as shown on the plat of same, which appears of record in Map 60, at Page 145, Pitt County Public Registry; and (iv) an approximately 30 foot wide ingress, egress, access, and utility easement containing 2.0272 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 63, at Page 109, Pitt County Public Registry, as shown on such plats to be abandoned as hereinabove described; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, in Regular Session held in the Council Chambers of City Hall of the City of Greenville, North Carolina, on the \_\_\_\_ day of \_\_\_\_\_, 2007, as follows:

1. That the City Council of the City of Greenville does hereby abandon (i) an approximately 30 foot wide access/utilities easement containing 93,241 sq. ft. (2.14 acres, more or less), all as shown on the plat of same, which appears of record in Map Book 56, at Page 148, Pitt County Public Registry; and (ii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1519 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 59, at Page 39, Pitt County Public Registry; and (iii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1516 acres, more or less, all as shown on the plat of same, which appears of record in Map 60, at Page 145, Pitt County Public Registry; and (iv) an approximately 30 foot wide ingress, egress, access, and utility easement containing 2.0272 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 63, at Page 109, Pitt County Public Registry, as described on such revised plats as to be abandoned.

2. That the appropriate City officials be and they are hereby empowered to make, execute, and deliver to the current owner of the property encumbered by (i) an approximately 30 foot wide access/utilities easement containing 93,241 sq. ft. (2.14 acres, more or less), all as shown on the plat of same, which appears of record in Map Book 56, at Page 148, Pitt County Public Registry; and (ii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1519 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 59, at Page 39, Pitt County Public Registry; and (iii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1516 acres, more or less, all as shown on the plat of same, which appears of record in Map 60, at Page 145, Pitt County Public Registry; and (iv) an approximately 30 foot wide ingress, egress, access, and utility easement containing 2.0272 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 63, at Page 109, Pitt County Public Registry, all as shown on the plats hereinabove described, an instrument in a form suitable for recording releasing whatever interests the City might have in and to (i) an approximately 30 foot wide access/utilities easement containing 93,241 sq. ft. (2.14 acres,

more or less), all as shown on the plat of same, which appears of record in Map Book 56, at Page 148, Pitt County Public Registry; and (ii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1519 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 59, at Page 39, Pitt County Public Registry; and (iii) an approximately 30 foot wide ingress, egress, access and utility easement containing 2.1516 acres, more or less, all as shown on the plats of same, which appears of record in Map 60, at Page 145, Pitt County Public Registry; and (iv) an approximately 30 foot wide ingress, egress, access, and utility easement containing 2.0272 acres, more or less, all as shown on the plat of same, which appears of record in Map Book 63, at Page 109, Pitt County Public Registry, as described on such plats as to be abandoned.

Attachment number 1  
Page 3 of 3

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
ROBERT D. PARROTT, MAYOR

ATTEST:

\_\_\_\_\_  
WANDA T. ELKS, CITY CLERK

[SEAL]

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# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Sewer capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's Phase II Sanitary Sewer Outfall Rehabilitation Project

**Explanation:** In March 2005, the GUC Board authorized the award of a \$1.78 million construction contract for the Phase I rehabilitation of portions of the Green Mill Run, Tar River, and Parker's Creek outfall sewers. That contract, completed in the spring of 2006, marked the first phase of a multi-phased, multi-year effort approved earlier by the GUC Board to rehabilitate the deteriorated and failure-prone portions of GUC's existing trunk sewer system. Staff has been pursuing a phased approach to rehabilitate the aging concrete sewers since the completion of an engineering evaluation in December 1997. Thus far, two major capital projects totaling approximately \$3 million have been completed, resulting in the rehabilitation of more than 16,000 linear feet of the most significantly corroded and sensitively located portions of the major outfall sewers.

Since the completion of Phase I last spring, staff has worked with the consultant, URS Corporation, to complete a Sanitary Sewer Evaluation Survey (SSES) of the remaining portions of the Green Mill Run, Tar River, and Parker's Creek outfalls. The SSES is a systematic evaluation of the sewers and uses the information gathered from closed-circuit TV inspections and field investigations to develop a prioritized schedule of planned rehabilitation. In addition, completion of the SSES is the first requirement in seeking the Phase II rehabilitation funding through the NC State Revolving Fund (SRF) low-interest loan program. Staff has just recently submitted the SSES to the State for their review and consideration for \$1,126,500 in funding eligibility.

In order to move forward with Phase II of the rehabilitation work and be in the most favorable position to receive funding through the SRF program, it is necessary to begin the design phase. At their meeting on July 17, 2007, the GUC Board adopted a Sewer Capital Projects Budget for Phase II of this project and recommended similar action by the City Council. In addition, the GUC Board adopted a reimbursement resolution allowing GUC to reimburse itself from future debt financing and recommended similar action by the City Council.

**Fiscal Note:** No cost to the City of Greenville.

**Recommendation:** 1) Adopt Sewer Capital Projects Budget  
2) Adopt reimbursement resolution

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**Attachments / click to download**

 [Sewer Capital Projects Ordinance](#)

 [Reimbursement Resolution - Sewer Outfall Project - Phase II](#)

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ORDINANCE NO. \_\_\_\_\_

FOR SEWER CAPITAL PROJECT BUDGET  
SANITARY SEWER OUTFALL REHABILITATION PROJECT - PHASE II

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

Section 1. Revenues. Revenues of Sewer Capital Project, Sanitary Sewer Outfall Rehabilitation Project - Phase II, is hereby established to read as follows:

Revenues

Debt Financing	<u>\$126,479</u>	
Total Revenue		<u><u>\$126,479</u></u>

Section 2. Expenditures. Expenditures of the Sewer Capital Project Budget, Sanitary Sewer Outfall Rehabilitation Project - Phase II, is hereby established to read as follows:

Expenditures

Project Costs	<u>\$126,479</u>	
Total Expenditures		<u><u>\$126,479</u></u>

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

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**RESOLUTION NO. 07-\_\_**

**RESOLUTION DECLARING THE INTENTION OF THE  
CITY COUNCIL OF THE CITY OF GREENVILLE  
TO REIMBURSE THE CITY FROM THE PROCEEDS  
OF A DEBT FINANCING FOR CERTAIN EXPENDITURES  
MADE AND TO BE MADE IN CONNECTION WITH THE ACQUISITION  
AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, August 9, 2007, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

WHEREAS, the City Council of the City (the "City Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof to pay such expenditures in connection with the acquisition and construction of the Improvements (the "Expenditures") are available only on a temporary period and that it is necessary to reimburse the City for the Expenditures from the proceeds of an issue of debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after August 9, 2007, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the System, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City.

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is \$1,126,500.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are

available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects of at least 5 years.

Section 5. The resolution shall take effect immediately upon its passage.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

**EXHIBIT A**

**THE IMPROVEMENTS**

The Improvements referenced in the resolution include the rehabilitation of the remaining portions of the Green Mill Run, Tar River, and Parker's Creek outfalls.



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Sewer capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's Wastewater Treatment Plant electrical and supervisory control and data acquisition equipment upgrade project

**Explanation:** The original Wastewater Treatment Plant (WWTP) electrical and supervisory control and data acquisition (SCADA) equipment has been in service for 22 years and is nearing the end of its useful service life. The WWTP electrical distribution system was designed as a single-line radial system with no internal redundancy provided in the event that a major electrical component failed. The lack of redundancy in the existing electrical distribution system provides poor reliability and increases the risk of regulatory non-compliance with WWTP discharge permit limits in the event of equipment failure. When the system was installed 22 years ago, design standards at that time provided for limited redundant systems. The upgrade will provide increased redundancy for the electrical distribution system in accordance with current industry standards.

Preliminary design work has been completed and reviewed. This preliminary design included confirmation of the existing WWTP electrical configuration and loadings and the evaluation of options for a plant-wide electrical system upgrade to provide complete redundancy for all critical equipment, 100% standby generator capability, and an upgrade of the SCADA system at the WWTP and 31 remote pump station sites. Based on the report, a preliminary estimate of project costs was developed that indicates a range of \$9.6 to \$10.8 million. The estimate of project costs will be updated following completion of final design.

In order to move forward with the WWTP Electrical and SCADA Upgrade Project, it is necessary to amend the Sewer Capital Projects Budget to include final design and bid services. At their meeting on June 12, the GUC Board amended the Sewer Capital Projects Budget and recommended similar action by the City Council. The GUC Board also adopted a reimbursement resolution to allow GUC to reimburse itself from future debt financing and recommended similar action by the City Council.

**Fiscal Note:** No cost to the City of Greenville.

**Recommendation:** 1) Amend Sewer Capital Projects Budget  
2) Adopt reimbursement resolution

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 [Sewer Capital Projects Budget Ordinance](#)

 [Reimbursement Resolution - WWTP Electrical & SCADA Upgrade](#)

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ORDINANCE NO \_\_\_\_\_  
AMENDING ORDINANCE NO. 07-26  
FOR SEWER CAPITAL PROJECTS BUDGET  
WASTEWATER TREATMENT PLANT ELECTRICAL AND SCADA UPGRADE PROJECT

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

Section 1. The Sewer Capital Projects Budget is amended, so that as amended, it shall read as follows:

	<u>Current Budget</u>	<u>Change</u>	<u>Proposed Revised</u>
Revenue:			
Operating Transfer	\$229,500	\$0	\$229,500
Debt Financing	<u>\$0</u>	<u>\$807,500</u>	<u>\$807,500</u>
	\$229,500	\$807,500	\$1,037,000
Expenditures:			
Project Cost	<u>\$229,500</u>	<u>\$807,500</u>	<u>\$1,037,000</u>
	\$229,500	\$807,500	\$1,037,000

Section 2. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**RESOLUTION NO. 07-\_\_**

**RESOLUTION DECLARING THE INTENTION OF THE  
CITY COUNCIL OF THE CITY OF GREENVILLE  
TO REIMBURSE THE CITY FROM THE PROCEEDS  
OF A DEBT FINANCING FOR CERTAIN EXPENDITURES  
MADE AND TO BE MADE IN CONNECTION WITH THE ACQUISITION  
AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, August 9, 2007, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

WHEREAS, the City Council of the City (the "City Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof to pay such expenditures in connection with the acquisition and construction of the Improvements (the "Expenditures") are available only on a temporary period and that it is necessary to reimburse the City for the Expenditures from the proceeds of an issue of debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after August 9, 2007, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the System, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City.

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is \$10,800,000.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are

available for certain "preliminary expenditures", costs of issuance, certain de minimis amounts, expenditures by "small issuers" based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least 5 years.

Section 5. The resolution shall take effect immediately upon its passage.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

**EXHIBIT A**

**THE IMPROVEMENTS**

The Improvements referenced in the resolution include the design and construction of the Wastewater Treatment Plant Electrical and SCADA Upgrade Project.



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

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- Title of Item:** Ordinance amending Greenville Utilities Commission's Electric Capital Projects Budget for the Bells Fork to Winterville Transmission Line
- Explanation:** At their meeting on June 12, 2007, the GUC Board amended the attached Electric Capital Projects Budget for the Bells Fork to Winterville 115KV Transmission Line Project. The project will increase system reliability, satisfy the load requirements in that area, and accommodate the NCDOT Fire Tower Road widening project. The original funding for the project included \$800,000 from the NCDOT for relocating GUC's transmission lines. This project has now been completed and the final reimbursement from NCDOT is \$1,471,582.
- Fiscal Note:** No cost to the City of Greenville.
- Recommendation:** Approve ordinance amending GUC Electric Capital Projects Budget for the Bells Fork to Winterville Transmission Line
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[Electric Capital Projects Ordinance](#)

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ORDINANCE NO \_\_\_\_\_  
AMENDING ORDINANCE NO. 02-134  
FOR ELECTRIC CAPITAL PROJECTS BUDGET  
BELLS FORK TO WINTERVILLE 115KV TRANSMISSION PROJECT

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

Section 1. The Electric Capital Projects Budget is amended, so that as amended, it shall read as follows:

	Current Budget	Change	Proposed Budget
Revenue:			
Bond Proceeds - 2005 Series	\$1,500,000	\$0	\$1,500,000
NC Dept of Transportation Reimb.	800,000	671,582	1,471,582
	\$2,300,000	\$671,582	\$2,971,582
Expenditures:			
Project Costs	\$2,300,000	\$658,059	\$2,958,059
Bond Expenses	\$0	\$13,523	\$13,523
	\$2,300,000	\$671,582	\$2,971,582

Section 2. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/9/2007  
Time: 7:00 PM

**Title of Item:** Budget ordinance amendment #1 to the 2007-2008 City of Greenville budget

**Explanation:** Attached is an amendment to the 2007-2008 budget ordinance for consideration at the August meeting. For ease of reference, a footnote has been added to each line item of the budget which corresponds to the explanation below:

**A** To carry over unused City funds previously appropriated and funds received from Uptown improvements in Uptown Greenville.

**B** To allocate contingency funds to reimburse Redflex for the installation of red light camera approaches (Memorial @ Westhaven and Memorial @ Arlington). The City is obligated to fund the intersection approach for direct material and labor costs.

**C** To appropriate additional funds received by the City for the Community Development Housing Program. The receipt of these additional federal funds requires a transfer from the general fund contingency.

**Fiscal Note:** The budget ordinance amendment affects the following funds: increase General Fund by \$29,356 and Community Development Housing Program Fund by \$217,703.

<b><u>Fund Name</u></b>	<b><u>Original Adopted Budget</u></b>	<b><u>Proposed Amendment</u></b>
General Fund	\$65,723,108	\$ 29,356
Community Development Housing Fund	\$ 1,834,135	\$217,703

**Recommendation:** Approve budget ordinance amendment #1 to the 2007-2008 City of Greenville budget

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 [Budget Amendments 2007 2008 FY 707984](#)

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ORDINANCE NO. 07-\_\_\_\_\_  
CITY OF GREENVILLE, NORTH CAROLINA  
ORDINANCE (#1) AMENDING ORDINANCE NO. 07-93

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

Section I. Estimated Revenues. General Fund, of Ordinance 07-93, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Appropriated Fund Balance <sup>A</sup>	\$1,082,700	\$29,356	\$1,112,056

Section II. Appropriations. General Fund, of Ordinance 07-93, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Community Development <sup>A</sup>	\$1,912,447	\$29,356	\$1,941,803
Public Works <sup>B</sup>	\$17,859,047	\$36,000	\$17,895,047
Transfer to Other Funds <sup>C</sup>	\$6,647,805	\$45,130	\$6,692,935

Section III. Appropriations. General Fund, of Ordinance 07-93, is hereby amended by decreasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Contingency <sup>B&amp;C</sup>	\$183,500	(\$81,130)	\$102,370

Section IV. Estimated Revenues. Community Development Housing Fund, of Ordinance 07-93, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
HUD CDBG Entitlement Grant 2007-2008 <sup>C</sup>	\$734,000	\$88,811	\$822,811
HUD City of Greenville <sup>C</sup>	\$754,098	\$83,762	\$837,860
Transfer from General Fund <sup>C</sup>	\$346,037	\$45,130	\$391,167
Total			\$2,051,838

Section V. Appropriations. Community Development Housing Fund, of Ordinance 07-93, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Community Development Housing Program Fund <sup>C</sup>	\$1,834,135	\$217,703	\$2,051,838

Section VI. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section VII. This ordinance will become effective upon its adoption.

Adopted this 9th day of August, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk