



Agenda

Greenville City Council

October 11, 2007
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Council Member Glover

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Fire Safety Clowns

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance requested by Ward Holdings, LLC to amend the Land Use Plan Map for the area located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category
3. Ordinance requested by Ward Holdings, LLC to rezone 1.52 acres located at the southeast corner of the intersection of Greenville Boulevard and 14th Street from R9S (Residential - Single-Family

[Medium Density Residential]) to CH (Heavy Commercial)

4. Ordinance requested by Randy Coley DBA East Coast Sales to rezone 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial)
5. Ordinance requested by KMRT Properties, LLC to rezone 25.892 acres located 850± feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120± feet south of Herman Garris Road from RR (Rural Residential-County's Jurisdiction) to R9S (Residential - Single-family [Medium Density Residential])
6. Ordinance requested by Reggie Spain Construction, LLC to rezone 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential-County's Jurisdiction) to R6 (Residential [High Density Multi-Family]) and R9S (Residential - Single-Family [Medium Density Residential])
7. Ordinance to annex CBH Properties, LLC property containing 25.892 acres located east of NC Highway 43 and south of Herman Garris Road
8. Ordinance to annex Reggie Spain Construction, LLC property containing 46.583 acres located east of NC Highway 43 and south of Herman Garris Road
9. Ordinance to annex Shenandoah Investment Group, LLC property containing 4.980 acres located north of Fire Tower Road and west of Victory Lane
10. Ordinance requiring the repair or the demolition and removal of the dwelling located at 422 Cadillac Street
11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1017 Chestnut Street
12. Ordinance requiring the repair or the demolition and removal of the dwelling located at 901 West 4th Street

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

13. Greenville Urban Area Metropolitan Planning Organization 2007-2008 Draft Transportation

Improvement Priorities

14. Update on City of Greenville Employee Homebuyer Incentive Program for the University Area
15. Budget ordinance amendment #3 to the 2007-2008 City of Greenville budget and an ordinance establishing the capital project budget for the Convention Center Expansion Project

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments or reappointments need to be made to the Affordable Housing Loan Committee, Public Transportation and Parking Commission, and Sheppard Memorial Library Board; a City Council nomination needs to be made to Pitt County for the Pitt-Greenville Convention and Visitors Authority; and Mayor Pro-Tem Council and Council Members Craft and Little need to announce appointments to the Police Community Relations Committee.

Fiscal Note: No fiscal impact.

Recommendation: To make appointments or reappointments to the Affordable Housing Loan Committee, Public Transportation and Parking Commission, and Sheppard Memorial Library; to make a nomination to Pitt County for the Pitt-Greenville Convention and Visitors Authority; and Mayor Pro-Tem Council and Council Members Craft and Little to announce their appointments to the Police Community Relations Committee.

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Attachments / click to download

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

Appointments To Boards and Commissions

October 11, 2007

Affordable Housing Loan Committee

Council Liaison: Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Vacancy (Alternate)	Filling unexpired term	Eligible	February 2009

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Larry Spell

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

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

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Shante' Leggette (District #1)	First term	Eligible	October 2007
Ronald Mullis, Sr. (District #4)	First term	Eligible	October 2007
John Reed (District #5)	First term	Eligible	October 2007

Public Transportation and Parking Commission

Council Liaison: Mayor Pro-Tem Mildred A. Council

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

Sheppard Memorial Library

Council Liaison: Mayor Pro-Tem Mildred A. Council

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Brian Cooper	First term	Eligible	October 2007
Edna English	First term	Eligible	October 2007

Applicants for Affordable Housing Loan Committee

Don M. Anderson 400 Glenwood Avenue Greenville, NC 27834	258-3720	Application Date: 9/12/2007
Lisa Faison-Simmons 1231A Westridge Court Greenville, NC 27834	864-7206	Application Date: 9/12/2007
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	367-3690	Application Date: 9/24/2007
Robert Waddell 109-B Sara Lane Greenville, NC 27834	373-2909	Application Date: 6/19/2007

Applicant Interest Listing

Convention & Visitors Authority

Brayom Anderson III 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
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Applicant's Attributes: County Planning Jurisdiction

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

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

Joanne Askew 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
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Applicant's Attributes: Winterville City Limits

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

	Organization	Description	Date(s)
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.)

	Organization	Description	Date(s)
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

Applicant Interest Listing

Applicant's Attributes: District 3
Greenville ETJ

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

	Organization	Description	Date(s)
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
Evening Phone: (252) 758-2040
Fax:
E-mail: slittle@nashfinch.com
Priority:

Gender: M
Race White
District: 2
Date Applied: 01/05/2007

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

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

	Organization	Description	Date(s)
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.)

	Organization	Description	Date(s)
		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

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

	Organization	Description	Date(s)
Education	South Georgia College		
Education	East Carolina University	BUED,MAED	
Education	Pitt Community College	Real Estate Broker's License	
Education	Patterson High		
Experience	Carolina Court Reporters, Inc.	President & CEO	1992-present
Experience	State of North Carolina	Division of Water Quality	1972-1979
Experience	Tripp Diet Centers, Inc.	President & CEO	1979-1992
Volunteer/Prof. Associations	East Carolina University	Pirate Club/Vice-President	
Volunteer/Prof. Associations	Pitt Community College		
Volunteer/Prof. Associations	Jockey Club Advisory Board		
Volunteer/Prof. Associations	East Carolina University	Network for Advancement	
Volunteer/Prof. Associations	Various Church Committees &		
Volunteer/Prof. Associations	East Carolina University	Performing Arts/Vice-President	
Volunteer/Prof. Associations	American Heart Association	Gala Chairperson	
Volunteer/Prof. Associations	American Cancer Society	Hope Gala Committee	
Volunteer/Prof. Associations	Greenville Museum of Art	Benefactor	
Volunteer/Prof. Associations	East Carolina University	Art Enthusiasts Committee	
Volunteer/Prof. Associations	East Carolina University	Chancellor's Society	
Volunteer/Prof. Associations	East Carolina University	Friends of Theater-Director	
Volunteer/Prof. Associations	Health Education Foundation		
Volunteer/Prof. Associations	Ironwood Golf Board		

Boards Assigned To

Pitt - Greenville Airport Authority
County

7/9/2007 to 6/30/2011

Larry White

1804 Old Mill Court

Convention & Visitors Authority
Tuesday, September 25, 2007

Day (252) 328-2315
Evening Phone: (252) 353-2665

Gender: M
Race White

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.)

	Organization	Description	Date(s)
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

Tuesday, September 25, 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.)

	Organization	Description	Date(s)
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

Board/Commission: Police Community Relations Committee

Don M. Anderson
400 Glenwood Avenue
Greenville, NC 27834
Application Date: 09/12/2007
Home Phone: 258-3720 **District:** 2

Norwood Bradshaw
4099 Countrydown Drive
Greenville, NC 27834
Application Date: 06/18/2007
Home Phone: 758-4872 **District:** 1

Terry King
1310 Thomas Langston Rd., Unit 7
Greenville, NC 27834
Application Date: 09/10/2007
Home Phone: 321-6996 **District:** 5

Aaron F. Lucier
1516 Thayer Drive
Winterville, NC 28590
Application Date: 5/1/2006
Home Phone: 321-3910 **District:** 5

Bari Muhammed
302 Sedgefield Drive
Greenville, NC 27834
Application Date: 09/24/2007
Home Phone: 301 367-3690 **District:** 2

Chad Reynolds
104 Marion Drive
Greenville, NC 27858
Application Date: 9/18/2007
Home Phone: 321-6311 **District:** 5

Donald Walter
1917 Fairview Way
Greenville, NC 27858
Application Date: 02/16/2005
Home Phone: 756-0781 **District:** 4

Wayne Whipple
3102 Cleere Court
Greenville, NC 27858
Application Date: 07/18/2007
Home Phone: 321-0611 **District:** 4

Applicants for Public Transportation and Parking Commission

Don M. Anderson 400 Glenwood Avenue Greenville, NC 27834	258-3720	Application Date: 9/12/2007
Edna Atkinson 202 Haw Road Greenville, NC 27834	752-1468	Application Date: 9/13/2007
Richard Malloy Barnes 208 South Elm Street Greenville, NC 27858	752-5278	Application Date: 6/27/2007
Lisa Faison-Simmons 1231A Westridge Court Greenville, NC 27834	864-7206	Application Date: 9/12/2007

Applicants for Sheppard Memorial Library Board

Jennifer Brezina 608 Winstead Road Greenville, NC 27834	355-5707	Application Date: 8/1/2007
Tony Parker 1600 Hollybriar Lane Greenville, NC 27858	355-5281	Application Date: 2/26/2007
Chad Reynolds 104 Marion Drive Greenville, NC 27858	321-6311	Application Date: 9/18/2007
Stuart Rosenstein 407 Winchester Drive Greenville, NC 27834	321-8436	Application Date: 11/18/2006
Ralph Lee Scott 309 South Library Street Greenville, NC 27858	830-0263	Application Date: 8/21/2007



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requested by Ward Holdings, LLC to amend the Land Use Plan Map for the area located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category

Explanation: This request involves amending the Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres (66,000 square feet) from an "Office/Institutional/Multi-family" category to a "Commercial" category. Please see the attached Land Use Plan Map amendment request.

Fiscal Note: No cost to the City.

Recommendation: Staff would not recommend expansion of commercial development in the area adjacent to the Eastwood Subdivision. The current office/institutional/multi-family designation will afford transitional use of houses while minimizing negative impacts.

This request is in conjunction with the Ward Holdings, LLC rezoning request.

The Planning and Zoning Commission, at their August 21, 2007, meeting voted to approve the request.

Attachments / click to download

- [📄 Current Zoning and Existing Land Use](#)
 - [📄 Future Land Use Plan Map Comparison](#)
 - [📄 Ordinance Amending Land Use Plan Map Ward Holdings 694260](#)
 - [📄 Land Use Plan Map Amendment Ward Holdings LLC 709114](#)
 - [📄 Land Use Plan Amendment 7 03 709592](#)
 - [📄 Planning and Zoning Commission Minutes Ward 713739](#)
-

ORDINANCE NO. 07-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on September 13, 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 amending the Future Land Use Plan Map for the following described territory and at said meeting City Council continued the consideration of the amendment and the public hearing to its October 11, 2007 meeting; and,

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

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

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

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

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

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from an "Office/Institutional/Multi-family" category to a "Commercial" category for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan 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 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc # 709114

Future Land Use Plan Map Amendment 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 Ward Holdings, LLC, to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres (66,000 square feet) from an “Office/Institutional/Multi-family” category to a “Commercial” category.

**This request is in conjunction with the Ward Holdings LLC Rezoning Case # 07-19, which requests CH (Heavy Commercial) for the subject area.

2. **Date:** July 30, 2007

3. **Requested Change:**

Existing Land Use Plan Category: Office/Institutional/Multi-family (OIMF)

Proposed Land Use Plan Category: Commercial (C)

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.

6. **History/Background:**

The current Future Land Use Plan Map was adopted February 12, 2004.

In 1969, the subject property was zoned R9 (single-family and duplex).

In 1990, the owners of eight (8) lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard requested their property to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request however, the commission recommended denial at the public meeting. A valid protest petition (91.7% of the adjoining property owners) was filed by the owners of property within 100 feet of the request. The City Council, at their February 1990 public hearing, unanimously voted to deny the request.

In 2006, the subject property was contained within the Eastwood Subdivision area that was rezoned to R9S (Residential-Single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations.

7. Comprehensive Plan

The subject area is located in Vision Area C.

The Future Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of Greenville Boulevard, east of the Norfolk Southern Railroad and adjacent to the neighborhood focus area at the intersection of Greenville Boulevard and Eastbrook Drive.

There are designated neighborhood focus areas at the intersections of Greenville Boulevard and 14th Street and Greenville Boulevard and Eastbrook Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

Greenville Boulevard is designated as a connector corridor from its intersection at 14th Street and continuing north. Connector corridors are anticipated to contain a variety of higher intensity activities and uses whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Comprehensive Plan states: “Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.”

The Comprehensive Plan states that “location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted. In addition, as the commercial nodes of outlying areas of the City’s planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known”.

8. Environmental Conditions/Constraints:

There are no known environmental constraints.

9. Surrounding Land Uses:

North: CG – Trade/Wilco Convenience Store

South: R9S – Eastwood Subdivision (single-family)

East: R6 – Eastwood Subdivision (single-family)

West: CN – Professional office building

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

Development under the proposed land use plan amendment could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined and access to the properties will also be reviewed.

Detailed Report Included

Note : This is not a rezoning request.

Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council in accordance with standard procedures.

This request is in conjunction with the Ward Holdings, LLC Rezoning Case #07-19, which requests CH (Heavy Commercial) for the subject area.

RECOMMENDATION:

Staff would not recommend expansion of commercial development in the area adjacent to the Eastwood Subdivision. The current office/institutional/multi-family designation will afford transitional use of houses while minimizing negative impacts.

Attachments:

- Current Zoning Map
- Existing Land Use Inventory Map
- Current Future Land Use Map
- Proposed Future Land Use Map

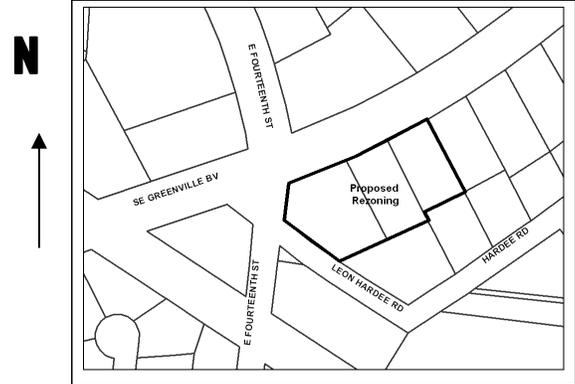
LAND USE PLAN MAP AMENDMENT/TRAFFIC VOLUME REPORT

Case No: 07-03

Applicants: Ward Holdings, LLC

Property Information

Current Land Use: Office/Institutional/Multi-Family
Proposed Use: Commercial
Current Acreage: 1.52 acres
Location: Corner of Greenville Blvd & 14th St
Points of Access: Greenville Blvd



Location Map

Transportation Background Information

1.) Greenville Blvd - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	East of Site: 38,200(*) West of Site: 24,400(*)	Design ADT: 45,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Greenville Boulevard that service this property.	

Notes: (*) 2004 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: No Projects Planned.

2.) 14th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	60	90
Speed Limit (mph)	35	
Current ADT:	North of Site: 9,800(*) South of Site: 17,500(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along 14 th Street that service this property.	

Notes: (*) 2004 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: No Projects Planned.

Case No: 07-03

Applicant: Ward Holdings, LLC

Trips generated by proposed use/change:

Current Use: 30 -vehicle trips/day (*) **Proposed Use:** 3380 -vehicle trips/day (*)

Estimated Net Change: increase of 3350 -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 use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Greenville Blvd and 14th St are as follows:

1.) Greenville Blvd, East of Site (“No build” ADT of 38,200)

Estimated ADT with Proposed Use (full build) – 39,552
Estimated ADT with Current Use (full build) – 38,212
Net ADT change – 1340 (4% increase)

2.) Greenville Blvd, West of Site (“No build” ADT of 24,400)

Estimated ADT with Proposed Use (full build) – 25,414
Estimated ADT with Current Use (full build) – 24,409
Net ADT change – 1005 (4% increase)

3.) 14th St, North of Site (“No build” ADT of 9,800)

Estimated ADT with Proposed Use (full build) – 10,138
Estimated ADT with Current Use (full build) – 9,803
Net ADT change – 335 (4% increase)

3.) 14th St, South of Site (“No build” ADT of 17,500)

Estimated ADT with Proposed Use (full build) – 18,176
Estimated ADT with Current Use (full build) – 17,506
Net ADT change – 670 (4% increase)

Staff Findings/Recommendations:

Development under the proposed land use plan amendment could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined. Access to the properties will also be reviewed.

Excerpt from the August 21, 2006 Planning and Zoning Commission Meeting

Note: There was one staff presentation and one public input hearing for the related requests.

REQUEST BY WARD HOLDING, LLC FOR A LAND USE AMENDMENT- APPROVED AND A REQUEST FOR REZONING – APPROVED

Chairman Tozer stated that the next items is a request for a Land Use Plan Amendment by Ward Holdings, LLC request to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

Ms. Chantae Gooby advised that the Land Use Plan Amendment submitted by Ward Holdings, LLC is in conjunction a rezoning request, therefore, the Commission would need to vote on the two requests separately. Ms. Gooby stated that the Land Use Plan Amendment is to change the designation from Office/Institutional/Multi-family to Commercial. Ms. Gooby stated that the rezoning request is for Heavy Commercial. The property is located within the eastern section of the city at the intersection of Greenville Boulevard and 14th Street. The property contains three separate parcels with a single-family dwelling on each parcel. There is a recognized focus area at the intersection of Greenville Boulevard and 14th Street. This request could generate a net increase of 3,300 trips with the majority of the trips being distributed onto Greenville Boulevard. Ms. Gooby stated that in 1990 eight (8) property owners along Greenville Boulevard, between 14th Street and Adams Boulevard, requested to rezone their property from single-family/duplex to office. The owners requested that the Planning and Zoning Commission sponsor the request, which it did, however the Commission recommended denial of the request. Ms. Gooby stated that a valid protest petition was filed by 90% of the adjoining property owners against the request. City Council unanimously denied the request at their February 1990 public hearing. In 2006, the property was rezoned to R9S (single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations. Ms. Gooby explained that due to the 1990 rezoning request it was recognized that the houses fronting Greenville Boulevard had long-term livability issues and therefore the Land Use Plan Amendment recommends Office/Institutional/ Multi-family along Greenville Boulevard. The OIMF designation allows serves as a buffer to the interior homes and prevents linear commercial expansion along Greenville Boulevard. If the Land Use Plan is amended there would no longer be any buffer to the interior homes and it would open the door for further commercial expansion. Ms. Gooby stated that staff would recommend denial of the Land Use Plan Amendment and the Rezoning request.

Mr. Jim Ward, petitioner of both requests, stated that staff’s position on the requests is of no surprise because it is incumbent upon staff to make recommendations that are consistent with the existing Land Use Plan regardless whether they feel the request is reasonable. Mr. Ward stated that he has spoken with most of the adjoining property

owners and there is no opposition to the request. Mr. Ward stated that by removing the homes at the intersection it would become safer because the number of driveway cuts would be reduced based on the design of the development. Mr. Ward stated that he hoped the Commission would agree that the request is practical and best serves the area and asked the Commission to forward this request and the subsequent rezoning request to City Council with the Commission's approval.

No one spoke in opposition.

Mr. Holec reminded the Commission they are not to take any representation made as to what the development may be. Mr. Holec stated that the Commission may hear further from staff as to their recommendation of denial.

Ms. Gooby explained that the houses along Greenville Boulevard are designated as Office/Institutional/Multi-family in order to buffer the interior homes from what is at the opposite corner and across the street. Ms. Gooby stated that staff recognizes that the homes along Greenville Boulevard have long-term livability issues.

There was discussion in relation to the tax base if the property was rezoned.

Mr. Ward stated the request is practical for this location. Mr. Ward stated that the adjoining land owners are experiencing significant problems because of the quality of tenants occupying the homes. Mr. Ward stated that the property owners he spoke with are excited about the possibility of something new, fresh and something that will compliment the area.

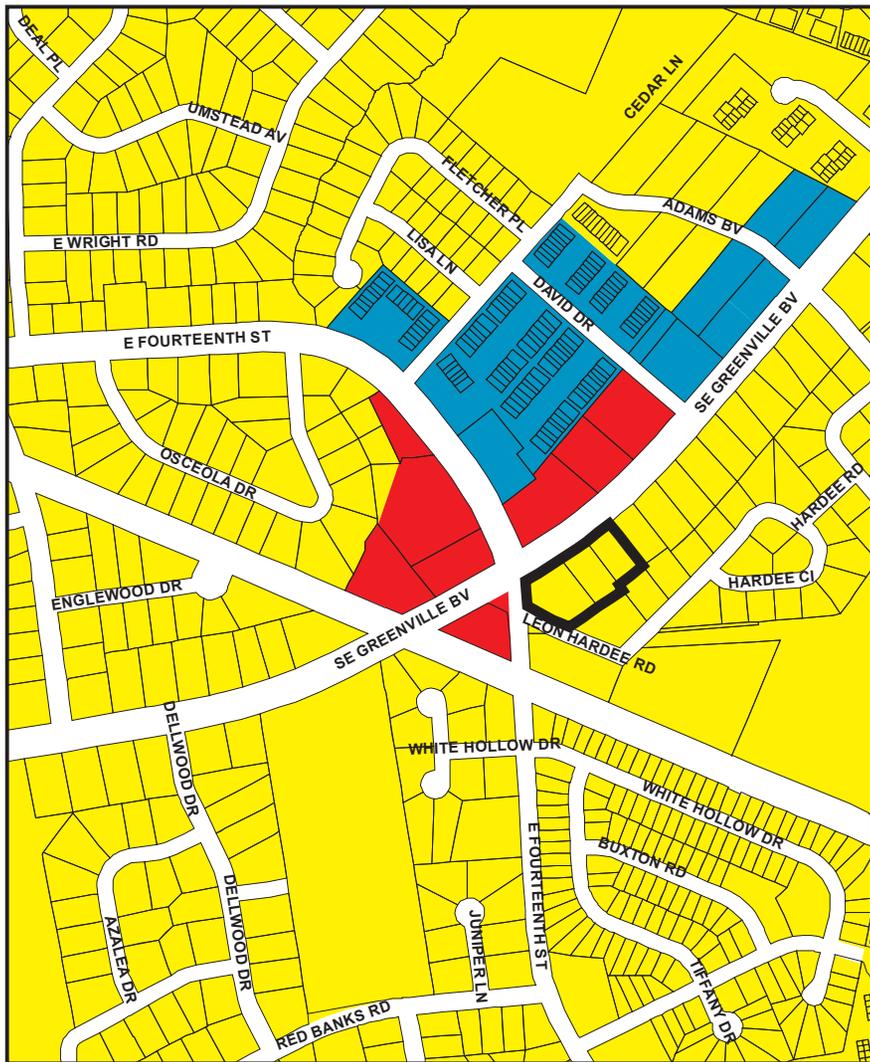
Mr. Holec reminded the Commission that two votes are required. A motion for the Land Use Plan amendment and a motion for the Rezoning request.

Motion was made by Mr. Baker, seconded by Mr. Ramey, to approve the Land Use Plan Amendment. Those voting in favor: Baker, Ramey, Gordon, Randall, Lehman and Stokes. Those voting in opposition: Wilson and Moye. Motion carried.

Motion was made by Mr. Baker, seconded by Mr. Ramey, 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. Those voting in favor: Baker, Ramey, Gordon, Randall, Lehman and Stokes. Those voting in opposition: Wilson and Moye. Motion carried.

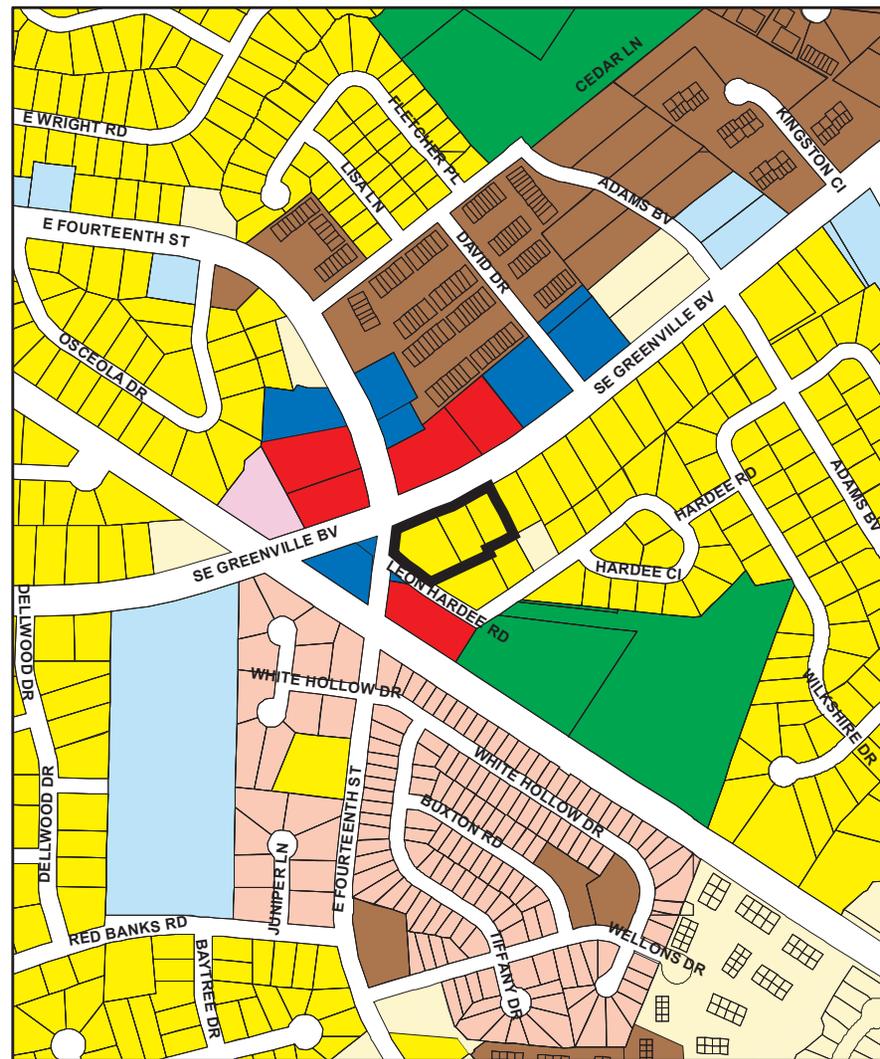
Ward Holdings, LLC Future Land Use Plan Admendment

Zoning Patterns Map



- | | | |
|---------------|------------------------|----------------------------|
| Rezoning Site | Industrial | Residential |
| Commercial | Office & Institutional | Residential / Agricultural |

Existing Land Use Map



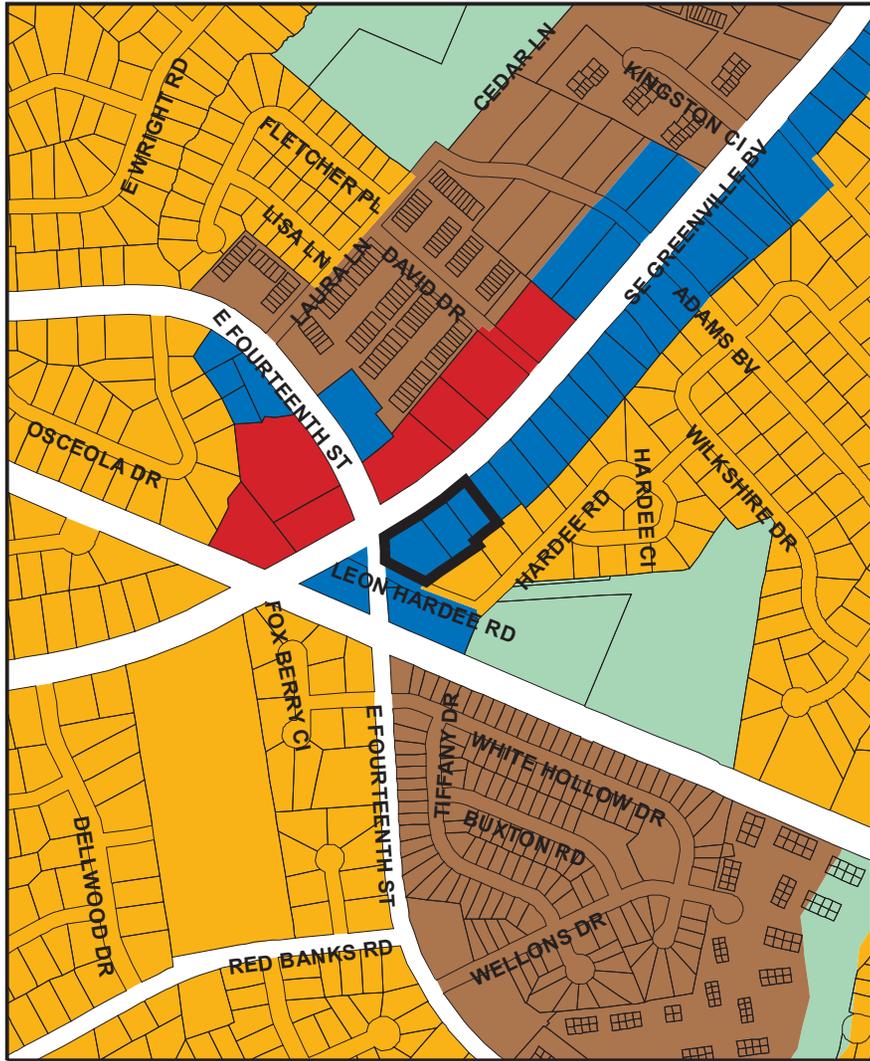
- | | | | |
|---------------|---------------|------------------|---------------|
| Rezoning Site | Industrial | Mobile Home Park | Recreation |
| Cemetery | Institutional | Multi-Family | Single Family |
| Commercial | Landfill | Office | Utility |
| Duplex | Mobile Home | Public Parking | Vacant |

Item # 2

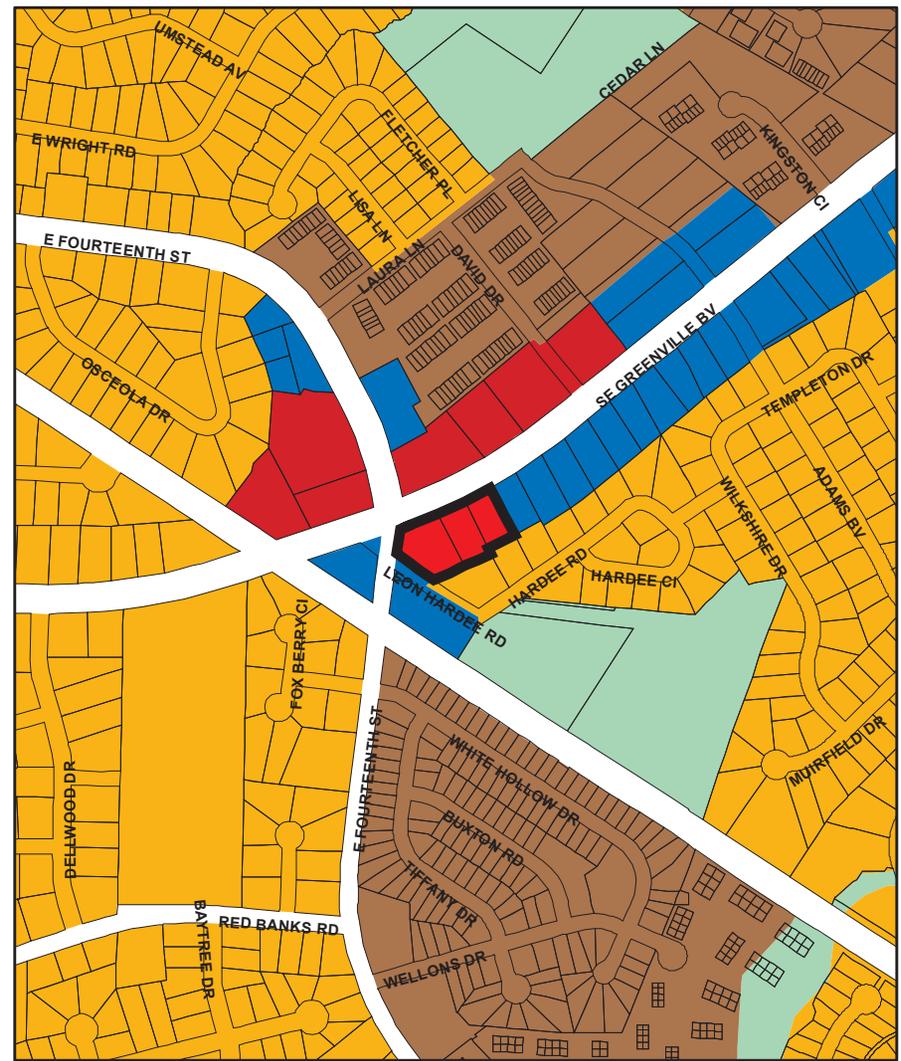
Created:
8/9/07

Ward Holdings, LLC Future Land Use Plan Admendment

Current (Future Land Use Plan Map)



Proposed (Future Land Use Plan Map)



- | | | | | |
|---------------|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |
| Commercial | Medical Transition | High Density Residential | Very Low Density Residential | |

Item #2

Created:
8/9/07



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requested by Ward Holdings, LLC to rezone 1.52 acres located at the southeast corner of the intersection of Greenville Boulevard and 14th Street from R9S (Residential - Single-Family [Medium Density Residential]) to CH (Heavy Commercial)

Explanation: This request involves the rezoning of 1.52 acres (66,000+ square feet) located at the southeast corner of the intersection of Greenville Boulevard and 14th Street from R9S (Residential-Single-Family [Medium Density Residential]) to CH (Heavy Commercial). Please see the attached rezoning request report.

Fiscal Note: No cost to the City.

Recommendation: This request is in conjunction with the Ward Holdings, LLC Future Land Use Plan Map Amendment.

In staff's opinion, the request **is not in** compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. Therefore, denial of the request is recommended.

If the Future Land Use Plan Map is amended as proposed by the Planning and Zoning Commission, staff would recommend CN (Neighborhood Commercial) in lieu of the proposed CH (Heavy Commercial) zoning due to the lack of a buffer between the subject tract and the adjacent single-family dwellings. This recommended zoning pattern is the same pattern between the Osceola Subdivision and the CN zoning at the opposite corner on the intersection from the subject property.

The Planning and Zoning Commission, at their August 21, 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.

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

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Residential Density Chart](#)
 - [📄 Bufferyard Setbacks and Vegetation Screening Chart](#)
 - [📄 Certificate of Mailed Notices](#)
 - [📄 Ordinance for Ward Holdings Rezoning 712174](#)
 - [📄 Rezoning Ward Holdings LLC 710737](#)
 - [📄 Rezoning Case 07 19 Ward Holdings LLC 709346](#)
 - [📄 Planning and Zoning Commission Minutes Ward 713739](#)
 - [📄 Ward Holdings LLC List of Uses 683195](#)
-

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 September 13, 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 and at said meeting City Council continued the consideration of the rezoning and the public hearing to its October 11, 2007 meeting; and,

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 R9S (Residential-Single-family) to CH (Heavy Commercial).

TO WIT: Ward Holdings, LLC Property.

LOCATION: Located at the southeast corner of the intersection of Greenville Boulevard and 14th Street.

DESCRIPTION: Being all that property identified at Pitt County Tax Parcels 18819, 10771 and 23209, owned by Ward Holdings, LLC recorded in Deed Book 2350, Page 817 and Page 829, located in City of Greenville, Greenville Township, Pitt County, North Carolina, bounded on the south by Bertha H. Jackson and Beulah L. Harrington and Julius Ervin Daniels, on the east by Rhonda Bailey Adams and Randy Josh Manning, on the north by SE Greenville Boulevard (US Highway 264 Bypass), on the west by East 14th Street Extension (NCSR 1704) and Hardee Road, and being more particularly described as follows:

BEGINNING AT A POINT located at the intersection of Hardee Road and East 14th Street Extension (NCSR 1704) said point being the most westerly corner of the Ward Holdings, LLC Tract recorded in Deed Book 2350, Page 817, thence along the western right-of-way line of East 14th Street Extension (NCSR1704) N 13°51'00" E, 23.00 feet to a point; thence N 39°26'00" E, 102.80 feet to a point in the southern right-of-way line of SE Greenville Boulevard (US Highway 264 Bypass); thence continuing along the southern right-of-way line of SE Greenville Boulevard (US Highway 264 Bypass) the following three (3) calls: (1) N 74°02'50" E, 74.52 feet to a point, (2) N 71°15'00" E, 100.00 feet to a point and (3) N 68°45'00" E, 100.00 feet to a point, the northwestern corner of the property of Randy Josh Manning recorded in Deed Book 1887, Page 229; thence continuing with the Manning property S 21°15'00" E, 185.00 feet to a point, the northeastern corner of Julius E. Daniels, recorded in Deed Book 2291, Page 219; thence S 68°45'00" W, 100.00 feet to a point, the northwestern corner of the aforementioned Daniels property; thence S 21°04'00" E, 15.00 feet to a point, the northeastern corner of Bertha Jackson and Beulah Harrington, recorded in Deed Book A49, Page 76; thence S 71°15'00" W, 99.95 feet to a point; thence S 71°12'00" W, 100.00 feet to a point in the easterly right-of-way line of Hardee Road; thence continuing along the easterly right-of-way line of Hardee Road N 51°17'00" W, 154.15 feet to the POINT OF BEGINNING, containing 1.52 acres more or less and being all of Pitt County Parcels 18819, 10771 and 23209, recorded in Deed Book 2350, Page 817 and 829, property of Ward Holdings, LLC, and shown on a rezoning map, Rivers drawing number Z-2425.

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 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

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. 07-14 - Ordinance, requested by Parker's Chapel Free Will Baptist Church, to rezone 19.53+ acres located at the southwest corner of the intersection of Pactolus Highway and Greenville Boulevard from RA20 (Residential-Agricultural) and CH (Heavy Commercial) to OR (Office-Residential [High Density Multi-Family]).
2. 07-15 - Ordinance, requested by Tucker Farms, Inc., to rezone 7.1822 acres for the property located along the western right-of-way of County Home Road, 200± feet south of Piccadilly Drive and 160± feet east of Royal Drive from R6 (Residential [High Density Multi-family]) to O (Office) and R9S (Residential-Single-family [Medium Density Residential]).
3. 07-16 - Ordinance, requested by Dr. Ledyard Ross, to rezone 0.4021 acres (17,515 square feet) located along the northern right-of-way of Arlington Boulevard, 320+ feet east of Seaboard Coastline Railroad, 815+ feet west of Evans Street from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
4. 07-18 - Ordinance, requested by Allen Thomas, to rezone 7.737 acres located at the northwest corner of Arlington Boulevard and Dickinson Avenue from RA20 (Residential-Agricultural) and O (Office) to MO (Medical-Office).
5. 07-19 - Ordinance, requested by Ward Holdings, LLC, to rezone 1.52 acres (66,000+ square feet) for the property located at the southeast corner of the intersection of Greenville Boulevard and 14th Street from R9S (Residential-Single-family [Medium Density Residential]) to CH (Heavy Commercial).
6. 07-20 - Ordinance, requested by Sherryl Tipton, to rezone 0.66 acres located at the northeast corner of the intersection of Plaza Drive and Carlton Street from CG (General Commercial) to O (Office).

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

8/07/07
(P and Z)

8/28/07
(CC)

Doc # 710737

Rezoning Request Analysis

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 Ward Holdings, LLC, to rezone 1.52 acres (66,000± square feet) for the property located at the southeast corner of the intersection of Greenville Boulevard and 14th Street from R9S (Residential-Single-family [Medium Density Residential]) to CH (Heavy Commercial).

** This request is in conjunction with the Ward Holdings, LLC Land Use Plan Map Amendment request.

2. **Date:** July 30, 2007

3. **Requested Change:**

Existing: R9S (Residential-Single-family [Medium Density Residential])

Proposed: CH (Heavy Commercial)

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. **Comprehensive Plan:**

The subject area is located in Vision Area C.

The Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of Greenville Boulevard, east of the Norfolk Southern Railroad and adjacent to the neighborhood focus area at the intersection of Greenville Boulevard and Eastbrook Drive.

There are designated neighborhood focus areas at the intersections of Greenville Boulevard and 14th Street and Greenville Boulevard and Eastbrook Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

Greenville Boulevard is designated as a connector corridor from its intersection at 14th Street and continuing north. Connector corridors are anticipated to contain a variety of higher intensity activities and uses whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Comprehensive Plan states: “Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.”

The Comprehensive Plan states that “location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted. In addition, as the commercial nodes of outlying areas of the City’s planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known”.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined and access to the properties will also be reviewed.

Detail Report Attached

6. History/Background:

In 1969, the subject property was zoned R9 (single-family and duplex).

In 1990, the owners of eight (8) lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard requested their property to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request however, the commission recommended denial at the public hearing. A valid protest petition (91.7% of the adjoining property owners) was filed by the owners of property within 100 feet of the request. The City Council, at their February 1990 public hearing, unanimously voted to deny the request.

In 2006, the subject property was contained within the Eastwood Subdivision area that was rezoned to R9S (Residential-Single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations.

7. Present Land Use:

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

8. **Utilities:**

Sewer and sanitary sewer are available to the subject property.

9. **Historic Sites:**

There is no known effect on designated sites.

10. **Environmental Conditions/Constraints:**

There are no known environmental constraints on the property.

11. **Surrounding Land Uses:**

North: CG – Trade/Wilco Convenience Store

South: R9S – Eastwood Subdivision (single-family)

East: R6 – Eastwood Subdivision (single-family)

West: CN – Professional office building

12. **Density Estimates**

Gross Acreage: 1.52 acres

Current Zoning: R9S (Residential-Single-family [Medium Density])

Requested Zoning: CH (Heavy Commercial)

Under the current zoning (R9S), the site contains 3 single-family homes.

At the requested zoning (CH), staff would anticipate the site to contain similar size and type development as the Trade/Wilco Convenience Store located at the opposite corner. The CH district does not contain a residential option.

The anticipated build-out is 1-2 years.

RECOMMENDATION

In staff's opinion, the request **is not** in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. Therefore, denial of the request is recommended.

If the Future Land Use Plan Map is amended, as proposed, staff would **recommend CN (Neighborhood Commercial) in lieu of the proposed CH (Heavy Commercial) zoning** due to the lack of a buffer between the subject tract and the adjacent single-family dwellings. This recommended zoning pattern is the same pattern between the Osceola Subdivision and the CN zoning at the opposite corner on the intersection from the subject property.

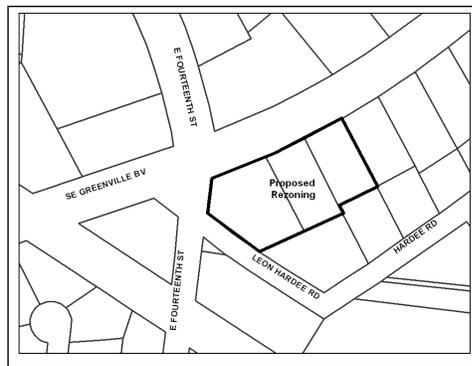
REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-19

Applicant: Ward Holdings, LLC

Property Information

Current Zoning: R9S
Proposed Zoning: CH
Current Acreage: 1.52 acres
Location: Corner of Greenville Blvd & 14th St
Points of Access: Greenville Blvd



Location Map

Transportation Background Information

1.) Greenville Blvd - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	East of Site: 38,200(*) West of Site: 24,400(*)	Design ADT: 45,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Greenville Boulevard that service this property.	

Notes: (*) 2004 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: No Projects Planned.

2.) 14th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	60	90
Speed Limit (mph)	35	
Current ADT:	North of Site: 9,800(*) South of Site: 17,500(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along 14 th Street that service this property.	

Notes: (*) 2004 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: No Projects Planned.

Trips generated by proposed use/change:

Current Zoning: 30 -vehicle trips/day (*) **Proposed Zoning:** 3380 -vehicle trips/day (*)

Estimated Net Change: increase of 3350 -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 Greenville Blvd and 14th St are as follows:

1.) Greenville Blvd, East of Site (“No build” ADT of 38,200)

Estimated ADT with Proposed Zoning (full build) –	39,552
Estimated ADT with Current Zoning (full build) –	<u>38,212</u>
Net ADT change –	1340 (4% increase)

2.) Greenville Blvd, West of Site (“No build” ADT of 24,400)

Estimated ADT with Proposed Zoning (full build) –	25,414
Estimated ADT with Current Zoning (full build) –	<u>24,409</u>
Net ADT change –	1005 (4% increase)

3.) 14th St, North of Site (“No build” ADT of 9,800)

Estimated ADT with Proposed Zoning (full build) –	10,138
Estimated ADT with Current Zoning (full build) –	<u>9,803</u>
Net ADT change –	335 (4% increase)

3.) 14th St, South of Site (“No build” ADT of 17,500)

Estimated ADT with Proposed Zoning (full build) –	18,176
Estimated ADT with Current Zoning (full build) –	<u>17,506</u>
Net ADT change –	670 (4% increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Access to the properties will also be reviewed.

Excerpt from the August 21, 2006 Planning and Zoning Commission Meeting

Note: There was one staff presentation and one public input hearing for the related requests.

REQUEST BY WARD HOLDING, LLC FOR A LAND USE AMENDMENT- APPROVED AND A REQUEST FOR REZONING – APPROVED

Chairman Tozer stated that the next items is a request for a Land Use Plan Amendment by Ward Holdings, LLC request to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

Ms. Chantae Gooby advised that the Land Use Plan Amendment submitted by Ward Holdings, LLC is in conjunction a rezoning request, therefore, the Commission would need to vote on the two requests separately. Ms. Gooby stated that the Land Use Plan Amendment is to change the designation from Office/Institutional/Multi-family to Commercial. Ms. Gooby stated that the rezoning request is for Heavy Commercial. The property is located within the eastern section of the city at the intersection of Greenville Boulevard and 14th Street. The property contains three separate parcels with a single-family dwelling on each parcel. There is a recognized focus area at the intersection of Greenville Boulevard and 14th Street. This request could generate a net increase of 3,300 trips with the majority of the trips being distributed onto Greenville Boulevard. Ms. Gooby stated that in 1990 eight (8) property owners along Greenville Boulevard, between 14th Street and Adams Boulevard, requested to rezone their property from single-family/duplex to office. The owners requested that the Planning and Zoning Commission sponsor the request, which it did, however the Commission recommended denial of the request. Ms. Gooby stated that a valid protest petition was filed by 90% of the adjoining property owners against the request. City Council unanimously denied the request at their February 1990 public hearing. In 2006, the property was rezoned to R9S (single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations. Ms. Gooby explained that due to the 1990 rezoning request it was recognized that the houses fronting Greenville Boulevard had long-term livability issues and therefore the Land Use Plan Amendment recommends Office/Institutional/ Multi-family along Greenville Boulevard. The OIMF designation allows serves as a buffer to the interior homes and prevents linear commercial expansion along Greenville Boulevard. If the Land Use Plan is amended there would no longer be any buffer to the interior homes and it would open the door for further commercial expansion. Ms. Gooby stated that staff would recommend denial of the Land Use Plan Amendment and the Rezoning request.

Mr. Jim Ward, petitioner of both requests, stated that staff’s position on the requests is of no surprise because it is incumbent upon staff to make recommendations that are consistent with the existing Land Use Plan regardless whether they feel the request is reasonable. Mr. Ward stated that he has spoken with most of the adjoining property

owners and there is no opposition to the request. Mr. Ward stated that by removing the homes at the intersection it would become safer because the number of driveway cuts would be reduced based on the design of the development. Mr. Ward stated that he hoped the Commission would agree that the request is practical and best serves the area and asked the Commission to forward this request and the subsequent rezoning request to City Council with the Commission's approval.

No one spoke in opposition.

Mr. Holec reminded the Commission they are not to take any representation made as to what the development may be. Mr. Holec stated that the Commission may hear further from staff as to their recommendation of denial.

Ms. Gooby explained that the houses along Greenville Boulevard are designated as Office/Institutional/Multi-family in order to buffer the interior homes from what is at the opposite corner and across the street. Ms. Gooby stated that staff recognizes that the homes along Greenville Boulevard have long-term livability issues.

There was discussion in relation to the tax base if the property was rezoned.

Mr. Ward stated the request is practical for this location. Mr. Ward stated that the adjoining land owners are experiencing significant problems because of the quality of tenants occupying the homes. Mr. Ward stated that the property owners he spoke with are excited about the possibility of something new, fresh and something that will compliment the area.

Mr. Holec reminded the Commission that two votes are required. A motion for the Land Use Plan amendment and a motion for the Rezoning request.

Motion was made by Mr. Baker, seconded by Mr. Ramey, to approve the Land Use Plan Amendment. Those voting in favor: Baker, Ramey, Gordon, Randall, Lehman and Stokes. Those voting in opposition: Wilson and Moye. Motion carried.

Motion was made by Mr. Baker, seconded by Mr. Ramey, 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. Those voting in favor: Baker, Ramey, Gordon, Randall, Lehman and Stokes. Those voting in opposition: Wilson and Moye. Motion carried.

EXISTING ZONING

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)
Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

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

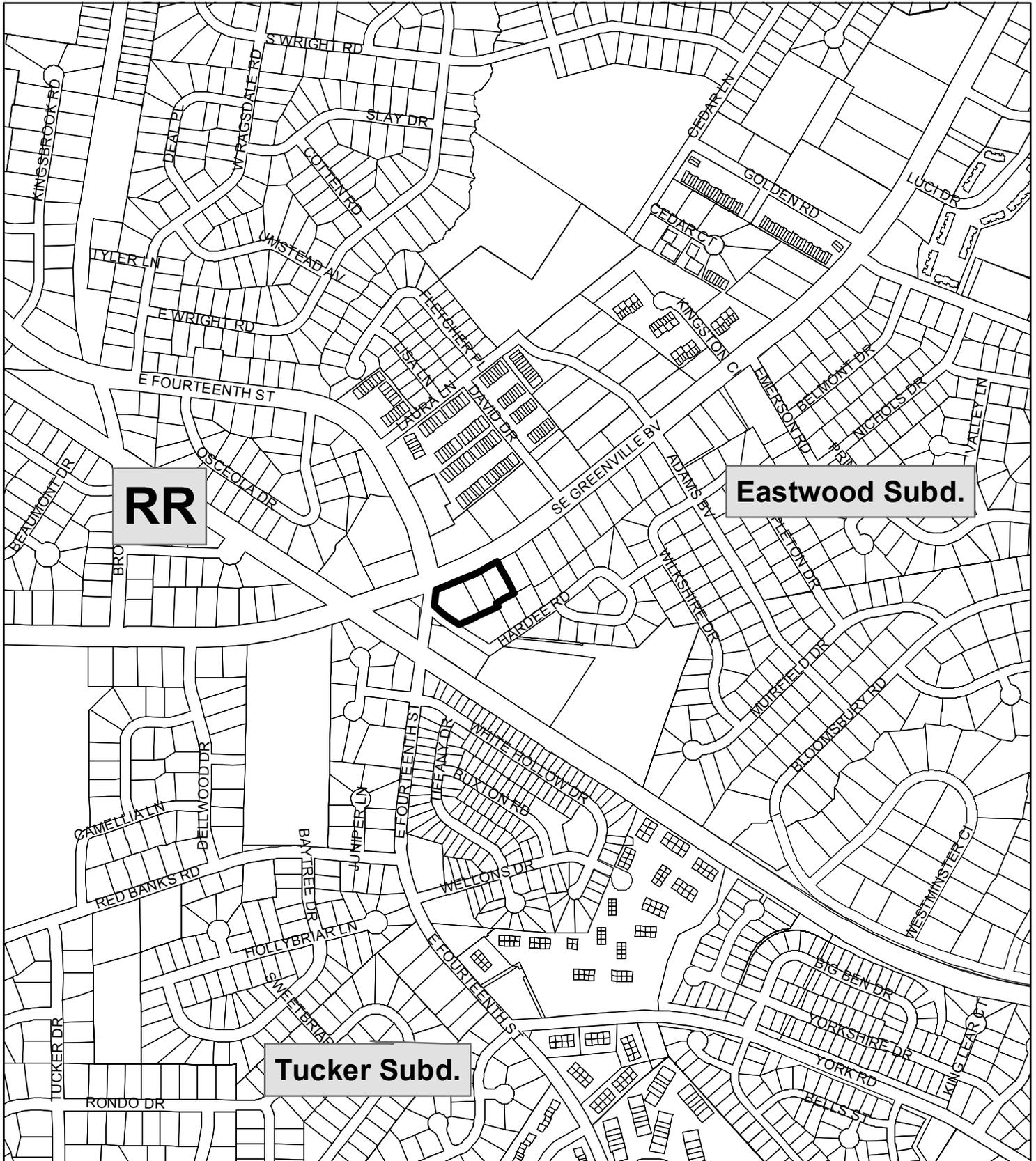
(14) Manufacturing/ Warehousing:

- 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

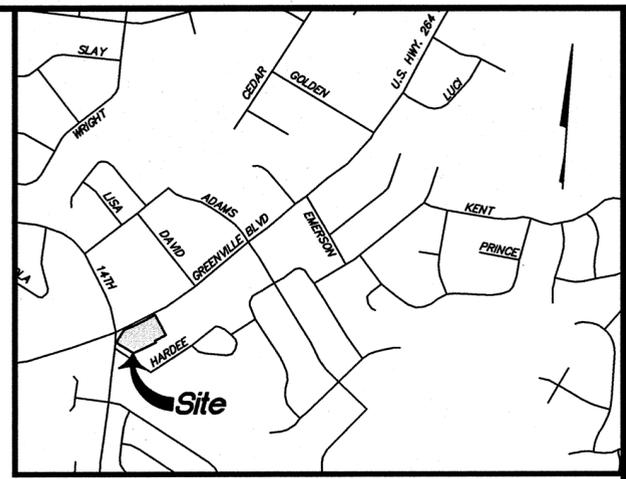
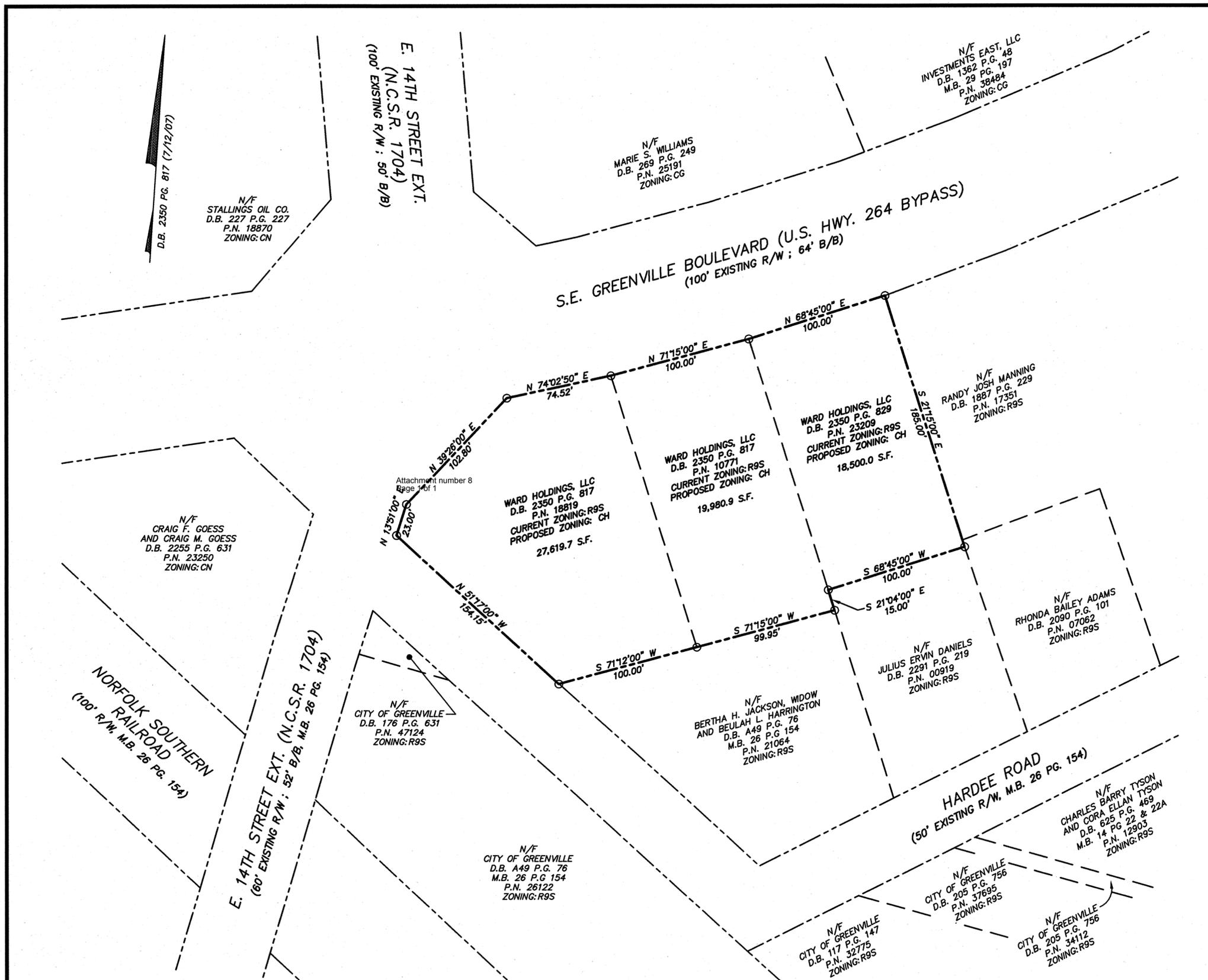
Ward Holdings, LLC Rezoning Request 07-19



R9S to CH (1.517 acres)

-  Area Requested to be Rezoned
-  Land Parcels

Created
Item # 3 7/25/07



VICINITY MAP
SCALE: 1" = 1000'

REZONED AREA

TOTAL = 66,118.31 S.F. (1.52 AC.)

LEGEND

P.N.	PARCEL NUMBER
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
B/B	BACK TO BACK

REFERENCES

- D.B. 2350 P.G. 817
- D.B. 2350 P.G. 829
- P.N. 18819
- P.N. 10771
- P.N. 23209
- M.B. 26 PG. 154
- STATE HIGHWAY BOOK 1 PG. 10-D

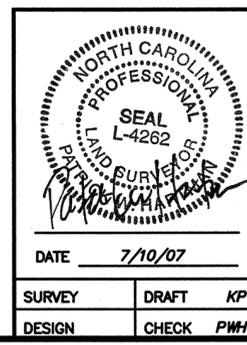
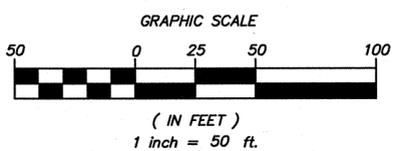
CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM (DEED DESCRIPTION RECORDED IN BOOK , PAGE); THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)d. AS TO THE FOLLOWING; 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. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 10TH DAY OF JULY, 2007.

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

NOTES

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
5. EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
6. BOUNDARY INFORMATION DRAWN FROM SUBJECT DEED BOOK AND REFERENCED MAPS. NO FIELD SURVEYING WAS PERFORMED UNDER MY SUPERVISION FOR THE PREPARATION OF THIS MAP.
7. STREET SECTION WIDTHS WERE TAKEN FROM THE GREENVILLE URBAN AREA THOROUGHFARE STREET INVENTORY.



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) 848-3447

REZONING MAP FOR
WARD HOLDINGS, LLC

CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

DATE 7/10/07

SURVEY	DRAFT	KP	SCALE	DRAWING NO.	SHEET
DESIGN	CHECK	PWH	1" = 50'	Z-2425	1 OF 1

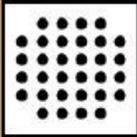
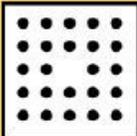
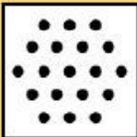
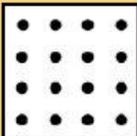
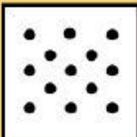
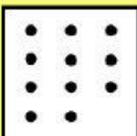
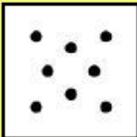
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts

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.



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requested by Randy Coley DBA East Coast Sales to rezone 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial)

Explanation: This request involves the rezoning of 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial). 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 Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

The Planning and Zoning Commission, at their September 18, 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.

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

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Bufferyard Setbacks and Vegetation Screening Chart](#)
 - [📄 Certificate of Mailed Notices](#)
 - [📄 Ordinance Randy Coley 716183](#)
 - [📄 Rezoning Randy Coley dba East Coast Sales 713759](#)
 - [📄 Rezoning Case 07_23 Randy Coley dba East Coast Sales 716046](#)
 - [📄 Planning and Zoning Commission Minutes Randy Coley 696439](#)
 - [📄 Randy Coley List of Uses 718055](#)
-

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 October 11, 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 IU (Unoffensive Industry) to CH (Heavy Commercial).

TO WIT: Carolina Model Home Corporation Property.

LOCATION: Located between North Memorial Drive and the Seaboard Coastline Railroad, south of North Greene Street and 2,050± feet north of West Belvoir Road.

DESCRIPTION: All that certain tract or parcel of land lying and being situated in the City of Greenville, Pitt County, North Carolina, bounded on the east by Seaboard Coastline Railroad right-of-way, on the south by Lonnie J. McRoy property and on the west by Memorial Drive (NC Highway 11) right-of-way and being described by metes and bounds as follows:

BEGINNING at a point in the easterly right-of-way line of Memorial Drive (NC Highway 11), said beginning point being the northwest corner of Lot No. 1, Section 1 of Wilcar Division record in Map Book 26, Page 101 of the Pitt County Registry; thence

running N 26°26'30" E along the right-of-way line of the aforesaid highway, a distance of 1,027.14 feet to a point in the Seaboard Coastline Railroad; thence running S 21°44'48" W along the westerly right-of-way line of the Seaboard Coastline Railroad, a distance of 977.00 feet to a point; thence continuing along the railroad right-of-way line, S 21°09'46" W, 47.23 feet to a point; thence leaving the Railroad right-of-way and along the northern line of Wilcar Subdivision, Section 1, the following courses and distances: N 68°22'00" W, 6.36 feet; N 68°15'00" W, 71.87 feet; N 63°15'00" W, 6.34 feet to the POINT OF BEGINNING containing 0.99 acres more or less as shown on Rivers and Associates, Inc. drawing Z-2433, dated August 20, 2007 entitled Rezoning Map For Randy Coley dba East Coast Sales, 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 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Rezoning Request Analysis

Prepared by Greenville's Planning and Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507
Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Rezoning requested by Randy Coley dba East Coast Sales, for 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

2. **Date:** August 23, 2007

3. **Requested Change:**

Existing: IU (Unoffensive Industrial)

Proposed: CH (Heavy Commercial)

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. **Comprehensive Plan:**

The subject property is located in Vision Area "B".

The Future Land Use Plan Map recommends commercial for the area between North Memorial Drive and the Seaboard Coastline Railroad just south of North Greene Street.

There is a neighborhood focus area near the intersection of North Memorial Drive and Springfield Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

North Memorial Drive is designated as a gateway corridor from its intersection with West Third Street and continuing north. Gateway corridors serve as primary entranceways into the City and help define community character.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 730 trips to and from the site on N. Memorial Dr, which is a net increase of 510 trips per day.

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

Detailed Report Attached

6. **History/Background:**

In 1969, the subject property was zoned IU (Unoffensive Industry).

7. **Present Land Use:**

Former site of Carolina Model Homes Dealership.

8. **Utilities:**

GUCO water and sanitary sewer are available to the subject site.

9. **Historic Sites:**

There are no known effects on historic sites.

10. **Environmental Conditions/Constraints:**

The subject property is impacted by the 500-year floodplain.

11. **Surrounding Land Uses:**

North: IU – North Greene Street

South: CH – Warren’s Hot Dogs Restaurant

East: IU – Warehouse and Vacant; CH – Warehouse and Vacant

West: CH – Ron Ayers Motor Sports, Day Care, Vacant

Recommendation:

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

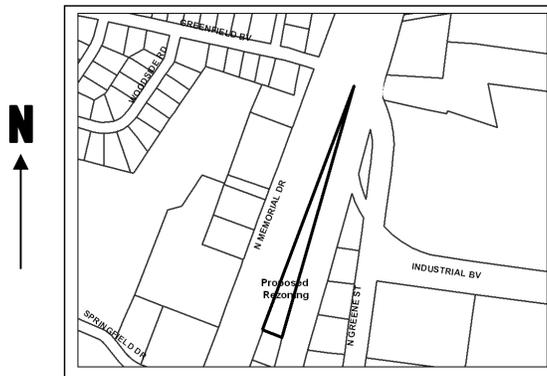
REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-23

Applicant: Randy Coley dba East Coast Sales

Property Information

Current Zoning: IU
Proposed Zoning: CH
Current Acreage: 0.99 acres
Location: N. Memorial Dr, south of Greenfield Blvd
Points of Access: N. Memorial Dr

**Location Map****Transportation Background Information****1.) N. Memorial Dr - State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided with grass median	4-lane divided with grass median
Right of way width (ft)	200	200
Speed Limit (mph)	50	
Current ADT:	21,400(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along N. Memorial Dr that service this property.	

Notes: (*) 2006 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: No Projects Planned.

Trips generated by proposed use/change:

Current Zoning: 220 -vehicle trips/day (*) **Proposed Zoning:** 730 -vehicle trips/day (*)

Estimated Net Change: increase of 510 -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 N. Memorial Dr are as follows:

1.) N. Memorial Dr, North of Site (“No build” ADT of 21,400)

Estimated ADT with Proposed Zoning (full build) – 21,692

Estimated ADT with Current Zoning (full build) – 21,488

Net ADT change – 204 (1% increase)

Case No: 07-23**Applicant: Randy Coley dba East Coast Sales**

2.) N. Memorial Dr, South of Site (“No build” ADT of 21,400)

Estimated ADT with Proposed Zoning (full build) – 21,838

Estimated ADT with Current Zoning (full build) – 21,532**Net ADT change** – 306 (1% increase)**Staff Findings/Recommendations:**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 730 trips to and from the site on N. Memorial Dr, which is a net increase of 510 trips per day.

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

Excerpt from Planning and Zoning Commission Meeting on September 18, 2007

REQUEST BY RANDY COLEY DBA EAST COAST SALES – APPROVED

Chairman Tozer stated that the next item of business is a request by Randy Coley, DBA East Coast Sales. Randy Coley dba East Coast Sales, to rezone 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

Ms. Chantae Gooby delineated the area on the map. Ms. Gooby stated that this request is to rezone property from Unoffensive Industry to Heavy Commercial. The property is located in the northern section of the city and contains 0.99 acres. It is located north of the Tar River and across the street from Ron Ayers Motor Sports. Ms. Gooby presented a photograph of the property. The property is the former site of Carolina Model Homes. There is commercial zoning to the south and west of this property. The property is impacted by the 500-year floodplain. There is a neighborhood focus area at the location of this property. The request could generate a net increase of 510 trips per day. The Future Land Use Plan Map recommends commercial zoning. Ms. Gooby stated that the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

No one spoke in favor or against the request.

Motion was made by Mr. Ramey, seconded by Mr. Gordon, 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

IU (Unoffensive Industry)

Permitted Uses

(1) General:

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

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)

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

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not
 otherwise listed

- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

IU (Unoffensive Industry)

Special Uses

(1) *General:*

* None

(2) *Residential:*

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

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

* None

(4) *Governmental:*

* None

(5) *Agricultural/ Mining:*

* None

(6) *Recreational/ Entertainment:*

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

(7) *Office/ Financial/ Medical:*

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

(8) *Services:*

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

(9) *Repair:*

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

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) *Construction:* * None

(13) *Transportation:*

- c. Taxi and limousine service

(14) *Manufacturing/ Warehousing:*

- z. Metallurgy, steel fabrication, welding

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

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

PROPOSED ZONING

CG (General Commercial)

Permitted Uses

(1) *General:*

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

(2) *Residential:* * None

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

*None

(4) *Governmental:*

- b. City of Greenville municipal government building or use. (See also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) *Agricultural/ Mining:*

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

(6) *Recreational/ Entertainment:*

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

(7) *Office/ Financial/ Medical:*

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

(8) *Services:*

- c. Funeral home

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

(9) Repair:

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

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

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

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

* None

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

* None

CG (General Commercial)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

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

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

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

(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

Randy Coley dba East Coast Sales (07-23)



IU to CH (0.99 acres)

 Area Requested to be Rezoned
 Land Parcels

Created
8/22/07

Item # 4

NOTES:

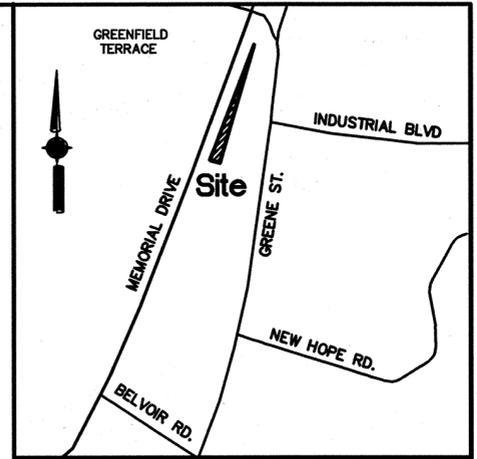
1. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
2. PITT COUNTY PARCEL 17645.
3. AREA DETERMINED BY COORDINATES.
4. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
5. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
6. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
7. BOUNDARY INFORMATION TAKEN FROM REFERENCED INFORMATION SHOWN HEREON. THIS IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN AND IS NOT TO BE USED FOR SALES OR CONVEYANCES.
8. NO FIELD SURVEYING UNDER MY SUPERVISION WAS PERFORMED FOR THE PREPARATION OF THIS MAP.
9. IMPROVEMENTS SHOWN WERE TAKEN FROM RIVERS AND ASSOCIATES' DRAWING NO. W-2402 ENTITLED "SITE PLAN - CAROLINA MODEL HOMES" REVISED 05/08/00.

SITE DATA

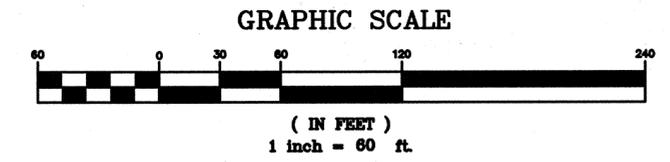
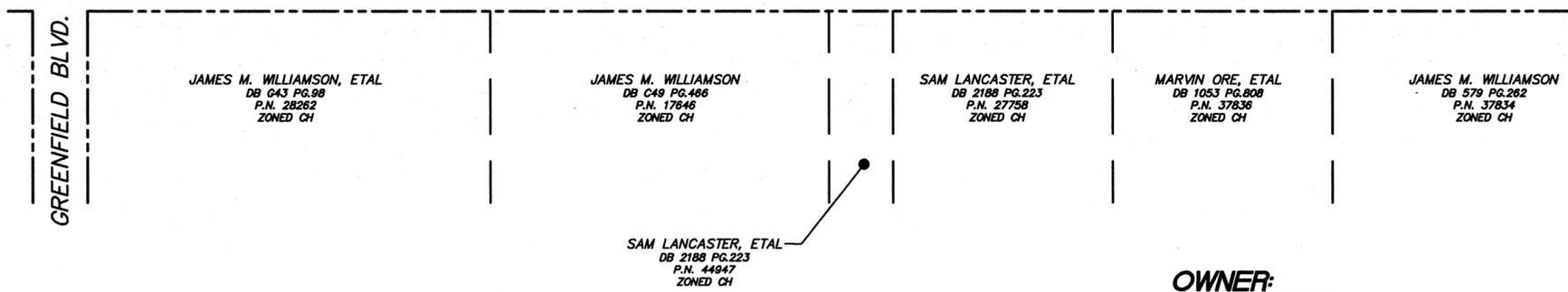
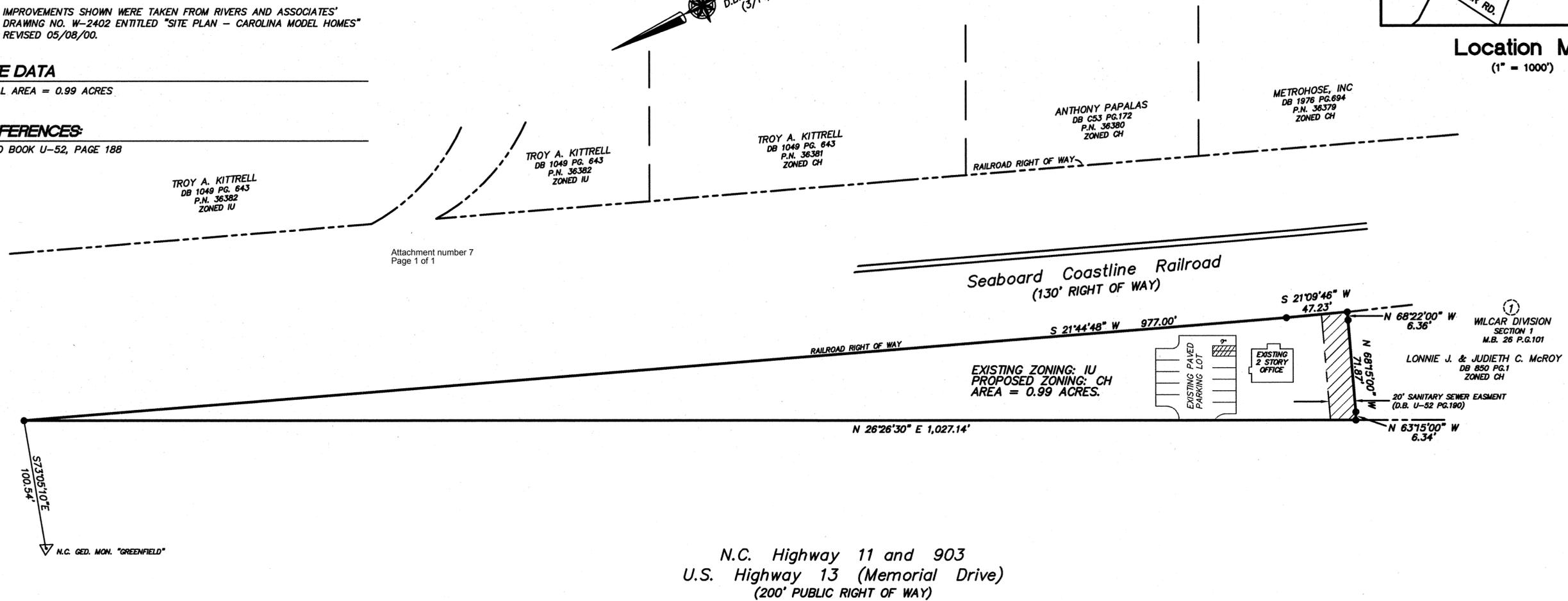
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REFERENCES:

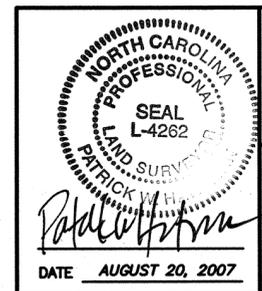
DEED BOOK U-52, PAGE 188



Location Map
(1" = 1000')



OWNER:
CAROLINA MODEL HOMES CORPORATION
P.O. BOX 469
GREENVILLE, NC 27834
PHONE (252) 758-3171



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
**RANDY COLEY DBA
EAST COAST SALES**
CAROLINA TOWNSHIP, PITT COUNTY, NORTH CAROLINA

SURVEY	DRAFT STA	SCALE	DRAWING NO.	SHEET
DESIGN	CHECK FDT	1" = 60'	Z-2433	1 OF 1

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.

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. 07-21 - Ordinance, requested by KMRT Properties, LLC, to rezone 25.892 acres located 850+ feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120+ feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential – Single-family [Medium Density Residential]).
2. 07-22 - Ordinance, requested by Reggie Spain Construction, LLC, to rezone 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R6 (Residential [High Density Multi-family]) and R9S (Residential – Single-family [Medium Density Residential]).
3. 07-23 - Ordinance, requested by Randy Coley dba East Coast Sales, to rezone 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

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

9/4/07

(P and Z)

9/25/07

(CC)



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requested by KMRT Properties, LLC to rezone 25.892 acres located 850+ feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120+ feet south of Herman Garris Road from RR (Rural Residential-County's Jurisdiction) to R9S (Residential - Single-family [Medium Density Residential])

Explanation: This request involves the rezoning of 25.892 acres located 850+ feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120+ feet south of Herman Garris Road from RR (Rural Residential-County's Jurisdiction) to R9S (Residential-Single-Family [Medium Density Residential]). 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 September 18, 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.

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

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Residential Density Chart](#)
 - [📄 Bufferyard Setbacks and Vegetation Screening Chart](#)
 - [📄 Certificate of Mailed Notices](#)
 - [📄 Ordinance_KMRT_Properties_LLC_716171](#)
 - [📄 Rezoning_KMRT_Properties_LLC_713757](#)
 - [📄 Rezoning_Case_07_21_KMRT_Properties_LLC_714351](#)
 - [📄 Planning_and_Zoning_Commission_Minutes_for_KMRT_Prop_and_Reggie_Spain_Const._696441](#)
 - [📄 KMRT_Properties_LLC_List_of_Uses_692206](#)
-

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 October 11, 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 RR (Rural Residential – County’s Jurisdiction) to R9S (Residential-Single-family).

TO WIT: CBH Properties, LLC Property (Tract 1).

LOCATION: Located 850± feet northeast of NC Highway 43, adjacent to Oak Farm and Oak Farm East Subdivision, and 120± feet south of Herman Garris Road.

DESCRIPTION: Beginning at a point on the southern line of the Charis Properties, LLC Property as described in Deed Book 2234, Page 316 of the Pitt County Register of Deeds Office, said point being located S 46°40'10" E, 561.26 feet, S 33°06'36" E, 191.11 feet, N 24°37'21" E, 131.38 feet, N 22°10'18" E, 27.20 feet, S 89°59'08" E, 1.17 feet, N 57°51'52" E, 11.50 feet, N 79°11'06" E, 23.38 feet, N 81°27'45" E, 123.90 feet, N 85°03'54" E, 135.40 feet, N 78°59'11" E, 89.31 feet, N 66°54'20" E, 138.57 feet, N 39°08'01" E, 107.59 feet, and N 30°16'26" E, 85.51 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43 and Bell’s Fork Road.

From the above described beginning, so located, running thence as follows:

N 30°16'26" E, 0.90 feet, thence N 18°26'18" E, 62.56 feet, thence N 26°24'55" E, 90.96 feet, thence N 42°26'22" E, 93.06 feet, thence N 75°34'02" E, 109.27 feet, thence N 48°40'05" E, 62.66 feet, thence N 82°35'15" E, 24.83 feet, thence N 65°53'41" E, 35.04 feet, thence N 63°32'18" E, 80.20 feet, thence N 56°50'33" E, 37.78 feet, thence N 34°27'25" E, 85.71 feet, thence N 39°01'18" E, 71.81 feet, thence N 39°35'58" E, 51.03 feet, thence N 49°32'18" E, 81.65 feet, thence N 41°25'58" E, 118.81 feet, thence N 47°51'23" E, 105.69 feet, thence N 29°50'18" E, 100.31 feet, thence N 35°47'01" E, 107.35 feet, thence N 28°13'25" E, 172.41 feet, thence N 80°15'17" E, 65.10 feet, thence N 87°02'28" E, 16.07 feet, thence S 01°16'46" E, 14.35 feet, thence S 13°35'33" E, 61.27 feet, thence S 09°57'25" W, 60.46 feet, thence S 44°03'12" E, 19.26 feet, thence N 85°42'33" E, 17.65 feet, thence S 41°32'05" E, 30.55 feet, thence S 34°56'19" E, 47.59 feet, thence S 79°49'13" E, 10.78 feet, thence N 75°10'42" E, 86.65 feet, thence S 76°57'15" E, 28.88 feet, thence S 08°31'34" W, 15.49 feet, thence S 20°25'39" E, 26.65 feet, thence S 55°03'14" E, 58.77 feet, thence S 70°16'46" E, 43.79 feet, thence S 43°42'34" W, 1,494.91 feet, N 47°51'11" W, 438.16 feet to the point of beginning containing 13.911 acres and being a portion of the property described in Deed Book 889, Page 3 of the Pitt County Register of Deeds Office.

Section 2. That the following described territory is rezoned from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential-Single-family).

TO WIT: CBH Properties, LLC Property (Tract 2).

LOCATION: Located 1,140± feet east of NC Highway 43, adjacent to Oak Hill East Subdivision, and 1,460± feet southwest of Portertown Road.

DESCRIPTION: Beginning at an iron pipe at the northwestern corner of the Danny W. Qualliotine Property as described in Deed Book 1867, Page 127 of the Pitt County Register of Deeds Office, said iron pipe being located S 46°40'10" E, 561.26 feet, S 33°06'36" E, 191.11 feet, N 24°37'21" E, 131.38 feet, N 22°10'18" E, 27.20 feet, S 89°59'08" E, 1.17 feet, N 57°51'52" E, 11.50 feet, N 79°11'06" E, 23.38 feet, N 81°27'45" E, 123.90 feet, N 85°03'54" E, 135.40 feet, N 78°59'11" E, 89.31 feet, N 66°54'20" E, 138.57 feet, N 39°08'01" E, 107.59 feet, N 30°16'26" E, 85.51 feet, S 45°42'36" E, 381.98 feet and S 48°41'26" E, 378.69 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43

and Bell's Fork Road. From the above described beginning, so located, running thence as follows:

N 48°56'59" E, 852.94 feet, thence N 74°41'21" E, 142.91 feet, thence N 50°57'39" E, 235.39 feet, thence N 48°33'19" E, 172.38 feet, thence S 46°09'11" E, 336.00 feet, thence S 49°08'10" W, 1,372.95 feet, thence N 47°39'09" W, 402.00 feet to the point of beginning containing 11.981 acres and being a portion of the property described in Deed Book 889, Page 3 of the Pitt County Register of Deeds Office.

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

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

Section 5. That this ordinance shall become effective upon its adoption for the property located within the City of Greenville and within the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina and shall become effective upon annexation for property located outside of the City of Greenville and outside of the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina.

ADOPTED this 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

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. 07-21 - Ordinance, requested by KMRT Properties, LLC, to rezone 25.892 acres located 850+ feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120+ feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential – Single-family [Medium Density Residential]).
2. 07-22 - Ordinance, requested by Reggie Spain Construction, LLC, to rezone 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R6 (Residential [High Density Multi-family]) and R9S (Residential – Single-family [Medium Density Residential]).
3. 07-23 - Ordinance, requested by Randy Coley dba East Coast Sales, to rezone 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

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

9/4/07

(P and Z)

9/25/07

(CC)

Doc # 713757

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:** Rezoning requested by KMRT Properties, LLC, for 25.892 acres located 850± feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivision, and 120± feet south of Herman Garris Road from RR (Rural Residential – County's Jurisdiction) to R9S (Residential – Single-family [Medium Density Residential]).

2. **Date:** August 23, 2007

3. **Requested Change:** (In conjunction with a voluntary annexation request)

Existing: RR (Rural Residential – County's Jurisdiction)

Proposed: R9S (Residential – Single-family [Medium Density Residential])

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.

5. **Comprehensive Plan:**

NC Highway 43 is designated as a gateway corridor beginning at its intersection with Fire Tower Road and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character.

The subject property is located to the north of the Tull Road intermediate focus area.

The Future Land Use Plan Map recommends Office/Institutional/Multi-family (OIMF) along the northern right-of-way of Highway 43 and medium density residential on the interior areas. The Future Land Use Plan Map further recommends conservation/open space along Hardee Creek which forms the eastern property lines of the subject tracts.

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.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification for both tracts could generate a combined total of 525 trips to and from the site on NC Hwy 43, which is a net increase of 210 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.

Detailed Report Attached

7. History/Background:

The subject property is currently within the County's Jurisdiction and is proposed for annexation and will be incorporated into the city limits (zoning jurisdiction) by separate action prior to the rezoning/initial zoning.

8. Present Land Use:

Tract 1: One (1) single-family residence and associated outbuildings
Tract 2: Farmland

9. Utilities:

The water provider is Eastern Pines Water Corporation. Sanitary sewer is available via the proposed Hardee Creek outfall.

10. Historic Sites:

There is no known effect on designated sites.

11. Environmental Conditions/Constraints:

Along the northeast property lines, both subject tracts are marginally impacted by the floodway, 100 and 500-year floodplains associated with Hardee Creek.

ELEVATION STANDARDS

Use	Elevation
Non-residential, single-family lots over 20,000 square feet	Base Flood Elevation (BFE) plus 1 foot
Duplexes, multi-family, single-family lots less than 20,000 square feet	BFE plus 1 foot or 500-year floodplain elevation, whichever is greater
Manufactured Homes	BFE plus 2 feet

12. Surrounding Zoning and Land Uses: (note: “RR” is a Pitt County zoning district)

Tract 1

North: RR – Oak Hill Farm Subdivision (single-family)

South: RR – Vacant (currently proposed to be rezoned to R9S - Reggie Spain Construction, LLC Rezoning Case# 07-22)

East: RR – Vacant (currently proposed to be rezoned to R9S - Reggie Spain Construction, LLC Rezoning Case# 07-22)

West: RR – One (1) single-family residence, Vacant

Tract 2

North: RR – Oak Hill East Subdivision (single-family)

South: RR – Vacant

East: RR – Vacant

West: RR – Vacant (currently proposed to be rezoned to R9S - Reggie Spain Construction, LLC Rezoning Case# 07-22)

13. Density Estimates:

Tract 1

Gross Acreage: 13.911 acres

Current Zoning: RR (Rural-Residential) – County’s Jurisdiction

Requested Zoning: R9S (Residential-Single-family [Medium Density Residential])

At the current zoning (RR), staff would anticipate the site to yield between 15-18 single-family lots based on similar site comparison of Queensland Subdivision. The minimum lot size is 25,000 square feet.

At the proposed zoning (R9S), staff would anticipate the tract to yield between 20-30 cluster single-family lots. The minimum lot size is 9,000 square feet.

Tract 2

Gross Acreage: 11.981 acres

Current Zoning: RR (Rural-Residential) – County’s Jurisdiction

Requested Zoning: R9S (Residential-Single-family [Medium Density Residential])

At the current zoning (RR), staff would anticipate the site to yield between 12-15 single-family lots based on similar site comparison of Queensland Subdivision. The minimum lot size is 25,000 square feet.

At the proposed zoning (R9S), staff would anticipate the tract to yield between 20-25 cluster single-family lots based on similar site comparison of Southberry Village at Ironwood. The minimum lot size is 9,000 square feet.

The anticipated build-out is 2-5 years.

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: 07-21

Applicant: KMRT Properties, LLC

Property Information

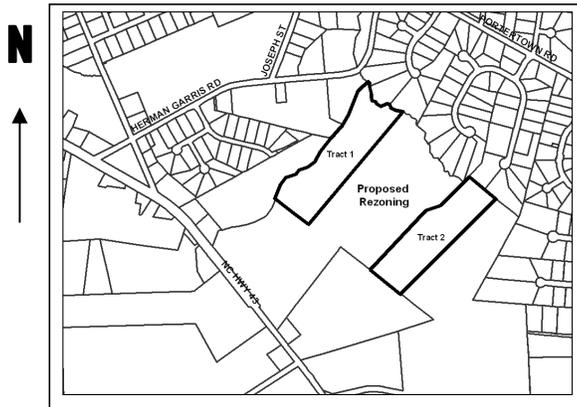
Current Zoning: Tract 1: RR
Tract 2: RR

Proposed Zoning: Tract 1: R9S
Tract 2: R9S

Current Acreage: Tract 1: 13.911 acres
Tract 2: 11.981 acres
Total: 25.892 acres

Location: NC Hwy 43, south of Herman Garris Rd

Points of Access: NC Hwy 43



Location Map

Transportation Background Information

1.) NC Hwy 43 - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with ditches	4-lane divided with raised median – curb & gutter
Right of way width (ft)	60	100
Speed Limit (mph)	55	
Current ADT:	12,250(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along NC Hwy 43 that service this property.	

Notes: (*) 2006 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: No Projects Planned.

Trips generated by proposed use/change:

Current Zoning: 315 -vehicle trips/day (*) **Proposed Zoning:** 525 -vehicle trips/day (*)

Estimated Net Change: increase of 210 -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, North of Site (“No build” ADT of 12,250)

Estimated ADT with Proposed Zoning (full build) – 12,723
Estimated ADT with Current Zoning (full build) – 12,534
Net ADT change – 189 (2% increase)

Case No: 07-21

Applicant: KMRT Properties, LLC

2.) NC Hwy 43, South of Site (“No build” ADT of 12,250)

Estimated ADT with Proposed Zoning (full build) – 12,302

Estimated ADT with Current Zoning (full build) – 12,281

Net ADT change – 21 (<1% increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification for both tracts could generate a combined total of 525 trips to and from the site on NC Hwy 43, which is a net increase of 210 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.

Excerpt from the Planning and Zoning Commission Meeting on September 18, 2007

Note: There was one staff presentation and one public input hearing for both rezoning requests due to the properties being contiguous.

REQUEST BY KMRT PROPERTIES, LLC - APPROVED

REQUEST BY REGGIE SPAIN CONSTRUCTION, LLC - APPROVED

Chairman Tozer stated that the next items are requests by KMRT Properties, LLC to rezone 25.892 acres located 850± feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120± feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential – Single-family [Medium Density Residential]) and a request by Reggie Spain Construction, LLC to rezone 43.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential County’s Jurisdiction) to R6 (Residential [High Density Multi-family]) and R9S (Residential – Single-family [Medium Density Residential]).

Ms. Gooby stated that there will be one presentation for both requests due to the properties being contiguous. Ms. Gooby explained that the Commission will vote separately on each request. These properties are located outside the city’s ETJ and are in conjunction with voluntary annexation requests. The properties are located in the southeast quadrant of the city. Ms. Gooby identified the two requests on a map. Ms. Gooby stated that Tract 1 of the Reggie Spain Construction, LLC request is for R6 (multi-family) and the remaining tracts request R9S (single-family). Ms. Gooby indicated on the KMRT Properties, LLC survey that the two tracts are adjacent to terminal subdivisions and there will be no interconnectivity to the subdivisions to the rear. Ms. Gooby presented the Reggie Spain Construction, LLC survey illustrating that both requests are contiguous. Ms. Gooby presented photographs of the properties. Ms. Gooby stated that the properties rear property lines are somewhat impacted by the floodplain and floodway associated with Hardee Creek. There is an intermediate focus area to the south at the intersection of Tull Road and NC Highway 43. There would be a net increase of 210 trips per day associated with the KMRT Properties, LLC request and a net increase of 1,500 trips per day associated with the Reggie Spain Construction, LLC request. The Future Land Use Plan Map recommends Office/Institutional/Multi-family along NC Highway 43 and transitions into Medium Density Residential to the interior areas. The requested R6 for Tract 1 is considered High Density Residential and the requested R9S for the remaining tracts is considered Medium Density Residential. Ms. Gooby explained that all properties are currently within the County’s jurisdiction and zoned Rural-Residential. Ms. Gooby presented a comparison of the number of developable units under the county’s jurisdiction and the number of developable units under the requested zoning in the city’s jurisdiction. Ms. Gooby stated that in staff’s opinion the requests are in compliance with Horizons: Greenville’s Community Plan and the Future Land Use Plan Map.

Mr. Mike Baldwin, Baldwin and Associates, representing both applicants, spoke on behalf of the requests. Mr. Baldwin advised that Reggie Spain Construction, LLC and KMRT Properties, LLC are one in the same. Mr. Baldwin explained that Mr. Spain has requested sewer extension from GUC for this property. Mr. Baldwin explained that it is their intention not to have high yield multi-family at the front of the property. Mr. Baldwin stated there will be a means for interconnectivity to the adjoining properties.

Ms. Wendy Davis, resident of Oak Hill East, stated she believes there is a difference between development and over-development and feels this request will create over-development. Ms. Davis explained that she believes the development will have an environmental impact on the surrounding area, noise pollution, loss of trees and animals, and wetlands. Ms. Davis disagrees with the traffic pattern as stated. Ms. Davis stated that currently there is an increase in traffic to the point that residents have problems getting on NC Highway 43. Ms. Davis asked that the request be denied for the reasons stated.

Chairman Tozer advised Ms. Davis that when the property is annexed into the city sidewalks will be provided. Chairman Tozer advised Ms. Davis of the requirements and regulations for stormwater run-off.

Ms. Davis reiterated her concerns and feels the development will impact the environment.

Mr. Baldwin rebutted by stating that wetland studies have been conducted on this property. Mr. Baldwin stated that the wetlands and floodway will buffer the adjoining properties.

No one spoke in opposition to rebuttal.

KMRT Properties, LLC Request

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

Reggie Spain Construction, LLC Request

Motion was made by Mr. Gordon, seconded by Mr. Ramey, 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

Rural Residential (RR) (Per Zoning Permit and By-Right subject to standards)
List of Uses (Pitt County Zoning)

Agricultural Production
Forestry
Bed and Breakfast Inn
Family Care Home
Manufactured Home on Individual Lot
Manufactured Home Park, 5 or more lots (special use)
Manufactured Home Park, 5 or less lots
Modular Home
Multi-family Dwelling, less than 5 units
Single-family Dwelling
Duplex Dwelling
Caretaker Dwelling
Communication Tower, under 60' in height
Emergency Shelter
Home Occupation
Rural Family Occupation
Athletic Field
Civic, Social and Fraternal Associations
Country Club with Golf Course
Golf Course
Private Campground/RV Park
Private Club or Recreational Facility, Other
Public Club or Recreational Facility, Other
Riding Academy
Swim and Tennis Club
Cemetery or Mausoleum on same property as Church
Cemetery or Mausoleum not on same property as Church
Church or other Place of Worship
College, University, Technical Institute (special use)
Day Care Center, Adult and Child
Elementary or Secondary School
Fire Station/Emergency Medical Service
Library
Nursing and Convalescent Home
Orphanage
Law Enforcement Substation
Retreat/Conference Center
Tutoring/Mentoring Center, less than 5 students
Veterinary Clinic
Radio, Television or Communication Tower, over 60' in height
Sewage Treatment Plant (conditional use)
Utility Lines
Utility Related Appurtenances
Water Treatment Plant (conditional use)
Arts and Crafts Shows
Automobile Parking on same lot as principal use
Christmas Tree Sales
Emergency Shelter
Horse Shows
Outdoor Fruit and Vegetable Markets
Outdoor Religious Events

Shopping Center
Special Temporary Event
Subdivision
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office
Temporary Emergency, Construction, and Repair Residence

PROPOSED ZONING

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

b. Home occupation; excluding barber and beauty shops

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

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

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

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

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

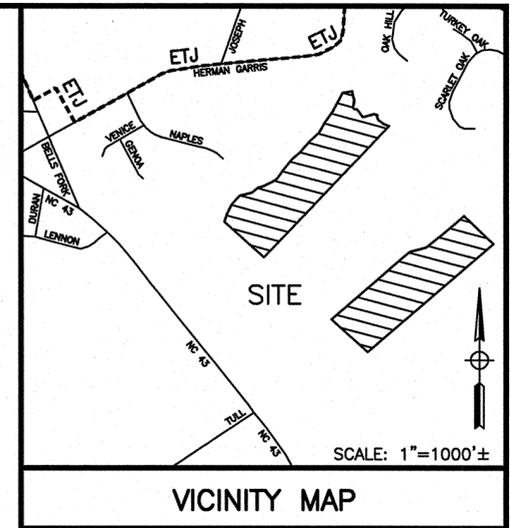
(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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



CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 24°37'21" E	131.38'
L-2	N 22°10'18" E	27.20'
L-3	S 89°59'08" E	1.17'
L-4	N 57°51'02" E	11.50'
L-5	N 79°11'06" E	23.38'
L-6	N 81°27'45" E	123.90'
L-7	N 85°03'54" E	135.40'
L-8	N 78°59'11" E	89.31'
L-9	N 66°54'20" E	138.55'
L-10	N 39°08'01" E	107.55'
L-11	N 30°16'26" E	85.50'
L-12	N 30°16'26" E	0.90'
L-13	N 18°26'18" E	62.56'
L-14	N 26°24'55" E	90.96'
L-15	N 42°26'22" E	93.06'
L-16	N 75°34'02" E	109.27'
L-17	N 48°40'05" E	62.66'
L-18	N 82°35'15" E	24.83'
L-19	N 65°53'41" E	35.04'
L-20	N 63°32'18" E	80.20'
L-21	N 56°50'33" E	37.78'
L-22	N 34°27'25" E	85.71'
L-23	N 39°01'18" E	71.81'
L-24	N 39°35'58" E	51.03'
L-25	N 49°32'18" E	81.65'
L-26	N 41°25'58" E	118.81'
L-27	N 47°51'23" E	105.69'
L-28	N 29°50'18" E	100.31'
L-29	N 35°47'01" E	107.35'
L-30	N 28°13'25" E	172.41'
L-31	N 80°15'17" E	65.10'
L-32	N 87°02'28" E	16.07'
L-33	S 01°16'46" E	14.35'
L-34	S 13°35'33" E	61.27'
L-35	S 09°57'25" W	60.46'
L-36	S 44°03'12" E	19.26'
L-37	N 85°42'33" E	17.65'
L-38	S 41°32'05" E	30.55'
L-39	S 34°56'19" E	47.59'
L-40	S 79°49'13" E	10.78'
L-41	N 75°10'42" E	86.65'
L-42	S 76°57'15" E	28.88'
L-43	S 08°31'34" W	15.49'
L-44	S 20°25'39" E	26.65'
L-45	S 55°03'14" E	58.77'
L-46	S 70°16'46" E	43.79'

LEGEND

- EIP = EXISTING IRON PIPE
- EIA = EXISTING IRON AXLE
- SIP = SET IRON PIPE
- R/W = RIGHT-OF-WAY
- B/B = BACK OF CURB TO BACK OF CURB
- = NOT TO SCALE
- ⊕ = CENTERLINE
- EPKN = EXISTING PARKER KALON NAIL
- = EXISTING ZONING
- = PROPOSED ZONING

BELL'S FORK RD.

CONTROL CORNER EPKN
LOCATED AT CENTERLINE INTERSECTION
OF NC HWY 43 & BELL'S FORK RD.

Item # 5

RR
GERALD D. SAKOWSKI, II
& DARLYNN S. SAKOWSKI
DB 1665, PG 68
MB 57, PG 155

RR
PETER MICHAEL SIESEL
& DIANA MARIE SIESEL
DB 1770, PG 854
MB 57, PG 155

RR
HAROLD REGINALD GARRIS
LIFE ESTATE
KIMBERLY GARRIS
REMAINDER, ETAL
DB 2210, PG 473

Attachment number 8
RR
HAROLD REGINALD GARRIS
LIFE ESTATE
KIMBERLY GARRIS
REMAINDER, ETAL
DB 2210, PG 473
MB 331, PG 33

RR
CHARIS PROPERTIES, LLC
DB 2234, PG 316

GC
VICTOR T. COREY
DB 2234, PG 310

TRACT 1
13.911 ACRES

RR
R-9S
CBH PROPERTIES, LLC
DB 889, PG 3

RR
BRUCE S. KINTZ, ETAL
DB 1316, PG 726
MB 1, PG 36
CURRENTLY PROPOSED TO
BE REZONED TO R-9S

RR
BRUCE S. KINTZ, ETAL
DB 1316, PG 726
MB 1, PG 36
CURRENTLY PROPOSED TO
BE REZONED TO R-6

NC HWY 43
(100' R/W PUBLIC)

RR
PAUL S. RANDOLPH
DB 1832, PG 105
MB 57, PG 155

RR
PAMELA S. COLVIN
DB 1972, PG 2
MB 61, PG 47

RR
PAMELA S. COLVIN
DB 1941, PG 751
MB 61, PG 47

RR
CHARIS PROPERTIES, LLC
DB 2135, PG 709
MB 65, PG 117

RR
RANDOLPH ENTERPRISES
OF PITT COUNTY, INC.
DB 2134, PG 177
MB 65, PG 117

RR
BRUCE S. KINTZ, ETAL
DB 1316, PG 726
MB 1, PG 36
CURRENTLY PROPOSED TO
BE REZONED TO R-9S

RR
R-9S
CBH PROPERTIES, LLC
DB 889, PG 3

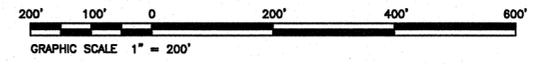
RR
DANNY W. QUALLIOTINE
DB 1867, PG 127
MB 1, PG 36

RR
ALVA LEE EVANS
& HAZEL EVANS
DB U-20, PG 25
MB 43, 193

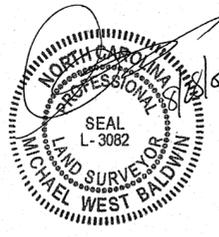
TOTAL AREA TO BE REZONED= 25.892 ACRES

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.



PARCEL #02123 & # 02124
TAX MAP #4696.20-90-3708
TAX MAP #4696.20-81-3565



REZONING MAP FOR
KMRT PROPERTIES, LLC
REFERENCE: DEED BOOK 899, PAGE 3 OF THE PITT COUNTY REGISTER OF DEEDS.
CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: **CBH PROPERTIES, LLC**
ADDRESS: 214 WILSON POINT ROAD
GREENVILLE, NC 27858
PHONE: (252) 756-0461

Baldwin and ASSOCIATES ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC 27858 (252) 756-1390	SURVEYED: WP	APPROVED: MWB
	DRAWN: BAW	DATE: 07/16/07
	CHECKED: SCB	SCALE: 1" = 200'

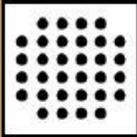
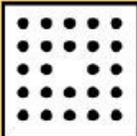
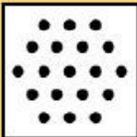
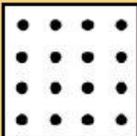
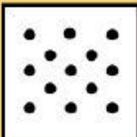
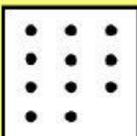
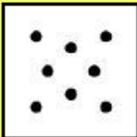
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts

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.



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requested by Reggie Spain Construction, LLC to rezone 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential-County's Jurisdiction) to R6 (Residential [High Density Multi-Family]) and R9S (Residential - Single-Family [Medium Density Residential])

Explanation: This request involves the rezoning for 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential-County's Jurisdiction) to R6 (Residential [High Density Multi-Family]) and R9S (Residential - Single-Family [Medium Density Residential]). 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 Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

The Planning and Zoning Commission, at their September 18, 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.

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

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Residential Density Chart](#)
 - [📄 Bufferyard Setbacks and Vegetation Screening Chart](#)
 - [📄 Certificate of Mailed Notices](#)
 - [📄 Ordinance_Reggie_Spain_Construction_LLC_716178](#)
 - [📄 Rezoning_Reggie_Spain_Construction_LLC_713758](#)
 - [📄 Rezoning_Case_07_22_Reggie_Spain_Construction_LLC_714352](#)
 - [📄 Planning_and_Zoning_Commission_Minutes_for_KMRT_Prop_and_Reggie_Spain_Const._696441](#)
 - [📄 Reggie_Spain_Construction_LLC_List_of_Uses_716201](#)
-

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 October 11, 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 RR (Rural Residential – County’s Jurisdiction) to R6 (Residential).

TO WIT: Reggie Spain Construction, LLC Property (Tract 1).

LOCATION: Along the eastern right-of-way of NC Highway 43, 1,260± feet south of Herman Garris Road, and 350± feet northeast of Tull Road.

DESCRIPTION: Beginning at a point on the eastern right-of-way of NC Highway 43, said point being the southwestern corner of the Victor T. Corey Property as described in Deed Book 2234, Page 316 of the Pitt County Register of Deeds Office, said point also being located S 46°40'10" E, 561.26 feet and S 33°06'36" E, 191.11 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43 and Bell’s Fork Road. From the above described beginning, so located, running thence as follows:

Leaving the eastern right-of-way of NC Highway 43, N 24°37'21" E, 131.38 feet, thence N 22°10'18" E, 27.20 feet, thence S 89°59'08" E, 1.17 feet, thence N 57°51'52" E, 11.50 feet, thence N

79°11'06" E, 23.38 feet, thence N 81°27'45" E, 123.90 feet, thence N 85°03'54" E, 135.40 feet, thence N 78°59'11" E, 89.31 feet, thence N 66°54'20" E, 17.87 feet, thence S 33°04'08" E, 871.48 feet, thence S 42°39'34" W, 373.92 feet, thence S 42°58'39" W, 141.81 feet to a point on the eastern right-of-way of NC Highway 43, thence with the eastern right-of-way of NC Highway 43, N 33°04'08" W, 1,073.73 feet to the point of beginning containing 11.770 acres and being a portion of the property described in Deed Book 2362, Page 113 of the Pitt County Register of Deeds Office.

Section 2. That the following described territory is rezoned from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential-Single-family).

TO WIT: Reggie Spain Construction, LLC Property (Tract 2).

LOCATION: Located 500± feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 1,220± feet southeast of Portertown Road.

DESCRIPTION: Beginning at a point located S 46°40'10" E, 561.26 feet, S 33°06'36" E, 191.11 feet, N 24°37'21" E, 131.38 feet, N 22°10'18" E, 27.20 feet, S 89°59'08" E, 1.17 feet, N 57°51'52" E, 11.50 feet, N 79°11'06" E, 23.38 feet, N 81°27'45" E, 123.90 feet, N 85°03'54" E, 135.40 feet, N 78°59'11" E, 89.31 feet and N 66°54'20" E, 17.87 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43 and Bell’s Fork Road. From the above described beginning, so located, running thence as follows:

N 66°54'20" E, 120.70 feet, thence N 39°08'01" E, 107.59 feet, thence N 30°16'26" E, 85.50 feet, thence S 47°51'11" E, 438.16 feet, thence N 43°42'34" E, 1,494.91 feet, thence S 70°16'46" E, 30.64 feet, thence S 57°19'20" E, 48.43 feet, thence S 63°50'30" E, 13.48 feet, thence S 21°35'34" E, 16.12 feet, thence S 55°06'10" E, 67.07 feet, thence S 32°36'05" E, 12.12 feet, thence S 20°33'39" W, 39.12 feet, thence S 41°48'46" E, 100.91 feet, thence S 58°52'01" E, 28.77 feet, thence S 17°13'08" W, 57.50 feet, thence S 07°15'21" W, 19.99 feet, thence S 32°58'13" E, 51.39 feet, thence S 56°34'58" E, 26.05 feet, thence S 03°58'07" W, 68.76 feet, thence S 24°36'56" E, 56.96 feet, thence S 29°06'17" E, 17.09 feet, thence S 77°25'33" E, 44.60 feet, thence S 12°42'54" E, 15.22 feet, thence S 25°07'13" E, 14.93 feet, thence S 58°06'07" E, 25.50 feet, thence S 14°59'40" E, 63.44 feet, thence S 03°36'36" W, 22.99 feet, thence S 43°26'18" E, 30.17 feet, thence N 75°51'02" E, 16.28 feet, thence S 24°05'18" E, 21.62 feet, thence S 29°11'20" E, 38.23 feet, thence S 79°55'56" E, 42.16 feet, thence S 73°27'09" E,

26.90 feet, thence S 47°03'28" E, 30.99 feet, thence S 46°01'41" E, 54.79 feet, thence S 48°33'19" W, 105.69 feet, thence S 50°57'39" W, 235.39 feet, thence S 74°41'21" W, 142.91 feet, thence S 48°56'59" W, 852.94 feet, thence N 48°41'26" W, 378.69 feet, thence S 42°39'34" W, 508.84 feet, thence N 33°04'08" W, 871.48 feet to the point of beginning containing 34.812 acres and being a portion of the property described in Deed Book 2362, Page 113 of the Pitt County Register of Deeds Office.

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

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

Section 5. That this ordinance shall become effective upon its adoption for the property located within the City of Greenville and within the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina and shall become effective upon annexation for property located outside of the City of Greenville and outside of the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina.

ADOPTED this 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

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. 07-21 - Ordinance, requested by KMRT Properties, LLC, to rezone 25.892 acres located 850+ feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120+ feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential – Single-family [Medium Density Residential]).
2. 07-22 - Ordinance, requested by Reggie Spain Construction, LLC, to rezone 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R6 (Residential [High Density Multi-family]) and R9S (Residential – Single-family [Medium Density Residential]).
3. 07-23 - Ordinance, requested by Randy Coley dba East Coast Sales, to rezone 0.99 acres located between North Memorial Drive and Seaboard Coastline Railroad, south of North Greene Street, and 2,050± feet north of West Belvoir Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

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

9/4/07
(P and Z)
9/25/07
(CC)

Doc # 713758

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 Reggie Spain Construction, LLC, to rezone 46.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential – County's Jurisdiction) to R6 (Residential [High Density Multi-family]) and R9S (Residential – Single-family [Medium Density Residential]).

2. **Date:** August 23, 2007

3. **Requested Change:** (In conjunction with a voluntary annexation request)

Existing: Tracts 1 & 2: RR (Rural Residential – County's Jurisdiction)

Proposed: Tract 1: R6 (Residential [High Density Multi-family]) 11.770 acres

Tract 2: R9S (Residential–Single-family [Medium Density Residential]) 34.812 acres

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.

5. **Comprehensive Plan:**

NC Highway 43 is designated as a gateway corridor beginning at its intersection with Fire Tower Road and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character.

The subject property is located north of the Tull Road intermediate focus area.

The Future Land Use Plan Map recommends Office/Institutional/Multi-family (OIMF) along the northern right-of-way of Highway 43 and on the interior areas. The Future Land Use Plan Map further recommends conservation/open space along Hardee Creek which forms the eastern property lines of the subject tracts.

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.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classifications for both tracts could generate a combined total of 1,980 trips to and from the site on NC Hwy 43, which is a net increase of 1,500 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.

Detailed Report Attached

7. **History/Background:**

The subject property is currently within the County's jurisdiction and is proposed for annexation and will be incorporated into the city limits (zoning jurisdiction) by separate action prior to the rezoning/initial zoning.

8. **Present Land Use:**

Farmland

9. **Utilities:**

The water provider is Eastern Pines Water Corporation. Sanitary sewer is available via the proposed Hardee Creek outfall.

10. **Historic Sites:**

There is no known effect on designated sites.

11. **Environmental Conditions/Constraints:**

Tract 2 is minimally impacted by the floodway, and 100- and 500-year floodplains associated with Hardee Creek.

There are no known environmental constraints associated with Tract 1.

ELEVATION STANDARDS

Use	Elevation
Non-residential, single-family lots over 20,000 square feet	Base Flood Elevation (BFE) plus 1 foot
Duplexes, multi-family, single-family lots less than 20,000 square feet	BFE plus 1 foot or 500-year floodplain elevation, whichever is greater
Manufactured Homes	BFE plus 2 feet

12. Surrounding Zoning and Land Uses: (note: “RR” and “GC” are Pitt County zoning districts)

North: RR – Oak Hill Farm and Oak Hill East Subdivisions (single-family)

South: RR – Vacant

East: RR – Vacant (currently proposed to be rezoned to R9S - KMRT Properties, LLC Rezoning Case# 07-21), One (1) single-family residence and associated outbuildings

West: CG - Vacant (currently proposed to be rezoned to R9S - KMRT Properties, LLC Rezoning Case# 07-21), One (1) single-family residence and associated outbuildings

13. Density Estimates:

Tract 1

Gross Acreage: 11.770 acres

Current Zoning: RR (Rural-Residential) – County’s Jurisdiction

Requested Zoning: R6 (Residential [High Density Multi-family])

At the current zoning (RR), staff would anticipate the site to yield between 12-15 single-family lots based on similar site comparison of Queensland Subdivision. The minimum lot size is 25,000 square feet.

At the proposed zoning (R6), staff would anticipate the tract to yield 140 multi-family units (2 & 3 bedrooms) based on 12 units per gross acre. At maximum density, the site would yield 199 multi-family units (1, 2 & 3 bedrooms).

Tract 2

Gross Acreage: 34.812 acres

Current Zoning: RR (Rural-Residential) – County’s Jurisdiction

Requested Zoning: R9S (Residential-Single-family [Medium Density])

At the current zoning (RR), staff would anticipate the site to yield between 25-35 single-family lots based on similar site comparison of Queensland Subdivision. The minimum lot size is 25,000 square feet.

At the proposed zoning (R9S), staff would anticipate the tract to yield between 60-70 cluster single-family lots based on similar site of Southberry Village at Ironwood . The minimum lot size is 9,000 square feet.

The anticipated build-out is 2-5 years.

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: 07-22

Applicant: Reggie Spain Construction, LLC

Property Information

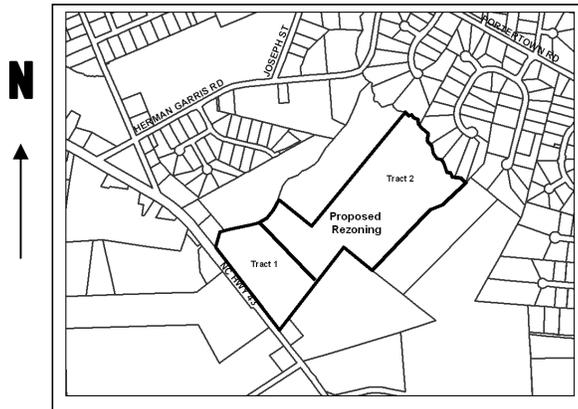
Current Zoning: Tract 1: RR
Tract 2: RR

Proposed Zoning: Tract 1: R6
Tract 2: R9S

Current Acreage: Tract 1: 11.770 acres
Tract 2: 34.812 acres
Total: 46.582 acres

Location: NC Hwy 43, south of Herman Garris Rd

Points of Access: NC Hwy 43



Location Map

Transportation Background Information

1.) NC Hwy 43 - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with ditches	4-lane divided with raised median – curb & gutter
Right of way width (ft)	60	100
Speed Limit (mph)	55	
Current ADT:	12,250(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along NC Hwy 43 that service this property.	

Notes: (*) 2006 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: No Projects Planned.

Trips generated by proposed use/change:

Current Zoning: 480 -vehicle trips/day (*) **Proposed Zoning:** 1980 -vehicle trips/day (*)

Estimated Net Change: increase of 1500 -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, North of Site (“No build” ADT of 12,250)

Estimated ADT with Proposed Zoning (full build) – 14,032
Estimated ADT with Current Zoning (full build) – 12,682
Net ADT change – 1350 (10% increase)

Case No: 07-22

Applicant: Reggie Spain Construction, LLC

2.) NC Hwy 43, South of Site (“No build” ADT of 12,250)

Estimated ADT with Proposed Zoning (full build) – 12,448

Estimated ADT with Current Zoning (full build) – 12,298

Net ADT change – 150 (1% increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classifications for both tracts could generate a combined total of 1980 trips to and from the site on NC Hwy 43, which is a net increase of 1500 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.

Excerpt from the Planning and Zoning Commission Meeting on September 18, 2007

Note: There was one staff presentation and one public input hearing for both rezoning requests due to the properties being contiguous.

REQUEST BY KMRT PROPERTIES, LLC - APPROVED

REQUEST BY REGGIE SPAIN CONSTRUCTION, LLC - APPROVED

Chairman Tozer stated that the next items are requests by KMRT Properties, LLC to rezone 25.892 acres located 850± feet northeast of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 120± feet south of Herman Garris Road from RR (Rural Residential – County’s Jurisdiction) to R9S (Residential – Single-family [Medium Density Residential]) and a request by Reggie Spain Construction, LLC to rezone 43.582 acres located along the eastern right-of-way of NC Highway 43, adjacent to Oak Hill Farm and Oak Hill East Subdivisions, and 600± feet south of Herman Garris Road from RR (Rural Residential County’s Jurisdiction) to R6 (Residential [High Density Multi-family]) and R9S (Residential – Single-family [Medium Density Residential]).

Ms. Gooby stated that there will be one presentation for both requests due to the properties being contiguous. Ms. Gooby explained that the Commission will vote separately on each request. These properties are located outside the city’s ETJ and are in conjunction with voluntary annexation requests. The properties are located in the southeast quadrant of the city. Ms. Gooby identified the two requests on a map. Ms. Gooby stated that Tract 1 of the Reggie Spain Construction, LLC request is for R6 (multi-family) and the remaining tracts request R9S (single-family). Ms. Gooby indicated on the KMRT Properties, LLC survey that the two tracts are adjacent to terminal subdivisions and there will be no interconnectivity to the subdivisions to the rear. Ms. Gooby presented the Reggie Spain Construction, LLC survey illustrating that both requests are contiguous. Ms. Gooby presented photographs of the properties. Ms. Gooby stated that the properties rear property lines are somewhat impacted by the floodplain and floodway associated with Hardee Creek. There is an intermediate focus area to the south at the intersection of Tull Road and NC Highway 43. There would be a net increase of 210 trips per day associated with the KMRT Properties, LLC request and a net increase of 1,500 trips per day associated with the Reggie Spain Construction, LLC request. The Future Land Use Plan Map recommends Office/Institutional/Multi-family along NC Highway 43 and transitions into Medium Density Residential to the interior areas. The requested R6 for Tract 1 is considered High Density Residential and the requested R9S for the remaining tracts is considered Medium Density Residential. Ms. Gooby explained that all properties are currently within the County’s jurisdiction and zoned Rural-Residential. Ms. Gooby presented a comparison of the number of developable units under the county’s jurisdiction and the number of developable units under the requested zoning in the city’s jurisdiction. Ms. Gooby stated that in staff’s opinion the requests are in compliance with Horizons: Greenville’s Community Plan and the Future Land Use Plan Map.

Mr. Mike Baldwin, Baldwin and Associates, representing both applicants, spoke on behalf of the requests. Mr. Baldwin advised that Reggie Spain Construction, LLC and KMRT Properties, LLC are one in the same. Mr. Baldwin explained that Mr. Spain has requested sewer extension from GUC for this property. Mr. Baldwin explained that it is their intention not to have high yield multi-family at the front of the property. Mr. Baldwin stated there will be a means for interconnectivity to the adjoining properties.

Ms. Wendy Davis, resident of Oak Hill East, stated she believes there is a difference between development and over-development and feels this request will create over-development. Ms. Davis explained that she believes the development will have an environmental impact on the surrounding area, noise pollution, loss of trees and animals, and wetlands. Ms. Davis disagrees with the traffic pattern as stated. Ms. Davis stated that currently there is an increase in traffic to the point that residents have problems getting on NC Highway 43. Ms. Davis asked that the request be denied for the reasons stated.

Chairman Tozer advised Ms. Davis that when the property is annexed into the city sidewalks will be provided. Chairman Tozer advised Ms. Davis of the requirements and regulations for stormwater run-off.

Ms. Davis reiterated her concerns and feels the development will impact the environment.

Mr. Baldwin rebutted by stating that wetland studies have been conducted on this property. Mr. Baldwin stated that the wetlands and floodway will buffer the adjoining properties.

No one spoke in opposition to rebuttal.

KMRT Properties, LLC Request

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

Reggie Spain Construction, LLC Request

Motion was made by Mr. Gordon, seconded by Mr. Ramey, 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

Rural Residential (RR) (Per Zoning Permit and By-Right subject to standards)
List of Uses (Pitt County Zoning)

Agricultural Production
Forestry
Bed and Breakfast Inn
Family Care Home
Manufactured Home on Individual Lot
Manufactured Home Park, 5 or more lots (special use)
Manufactured Home Park, 5 or less lots
Modular Home
Multi-family Dwelling, less than 5 units
Single-family Dwelling
Duplex Dwelling
Caretaker Dwelling
Communication Tower, under 60' in height
Emergency Shelter
Home Occupation
Rural Family Occupation
Athletic Field
Civic, Social and Fraternal Associations
Country Club with Golf Course
Golf Course
Private Campground/RV Park
Private Club or Recreational Facility, Other
Public Club or Recreational Facility, Other
Riding Academy
Swim and Tennis Club
Cemetery or Mausoleum on same property as Church
Cemetery or Mausoleum not on same property as Church
Church or other Place of Worship
College, University, Technical Institute (special use)
Day Care Center, Adult and Child
Elementary or Secondary School
Fire Station/Emergency Medical Service
Library
Nursing and Convalescent Home
Orphanage
Law Enforcement Substation
Retreat/Conference Center
Tutoring/Mentoring Center, less than 5 students
Veterinary Clinic
Radio, Television or Communication Tower, over 60' in height
Sewage Treatment Plant (conditional use)
Utility Lines
Utility Related Appurtenances
Water Treatment Plant (conditional use)
Arts and Crafts Shows
Automobile Parking on same lot as principal use
Christmas Tree Sales
Emergency Shelter
Horse Shows
Outdoor Fruit and Vegetable Markets
Outdoor Religious Events

Shopping Center
Special Temporary Event
Subdivision
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office
Temporary Emergency, Construction, and Repair Residence

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

- a. 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

R6 (Residential)

Special Uses

(1) General:

* None

(2) Residential:

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

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

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

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

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

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

m. Multi-purpose center

t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

b. Home occupation; excluding barber and beauty shops

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

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

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

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

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

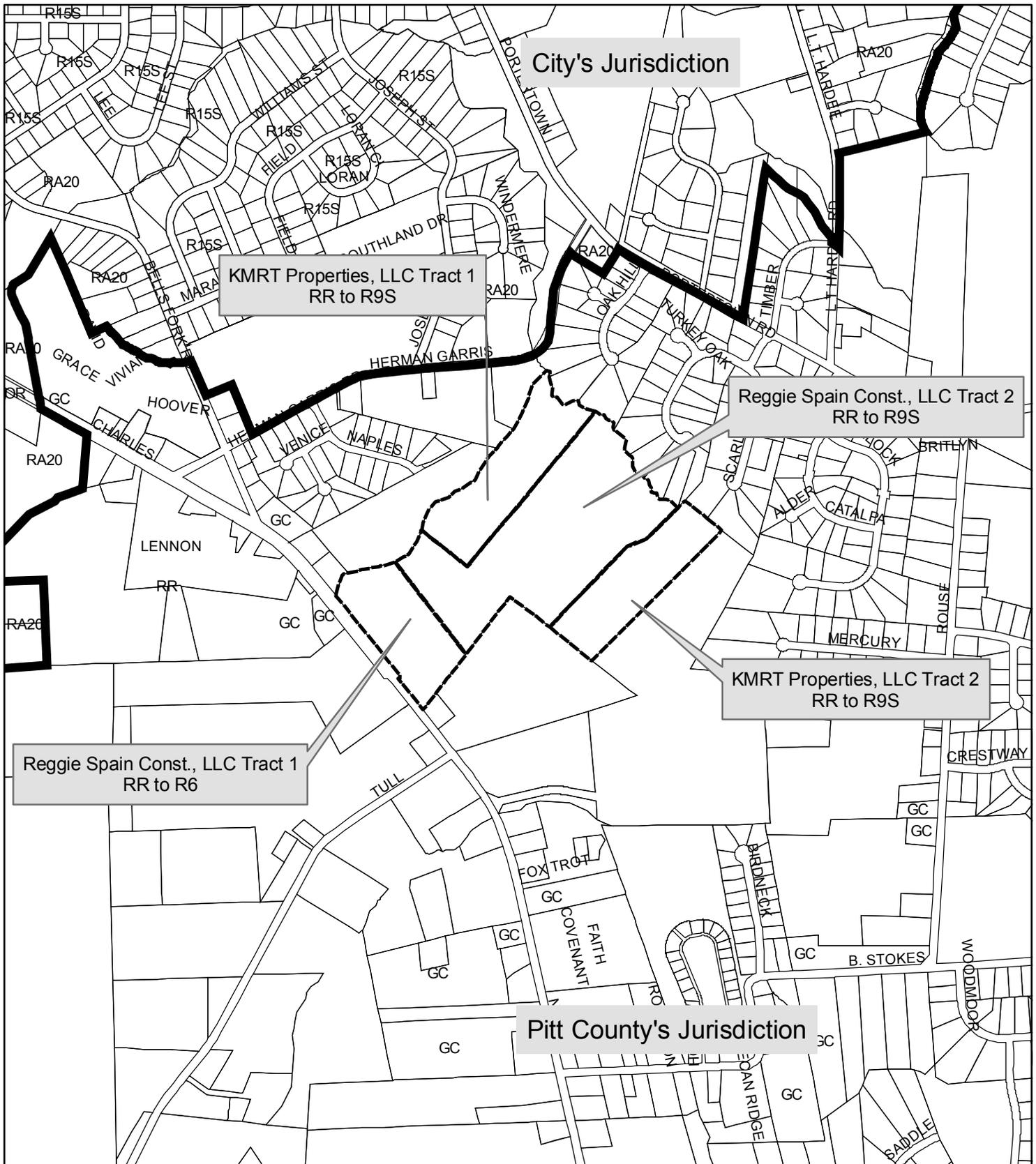
* None

(14) Manufacturing/ Warehousing:

* None

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

KMRT Properties, LLC (07-21) Reggie Spain Construction, LLC (07-22)



KMRT Properties, LLC
Tract 1: RR to R9S (13.911 acres)
Tract 2: RR to R9S (11.981 acres)

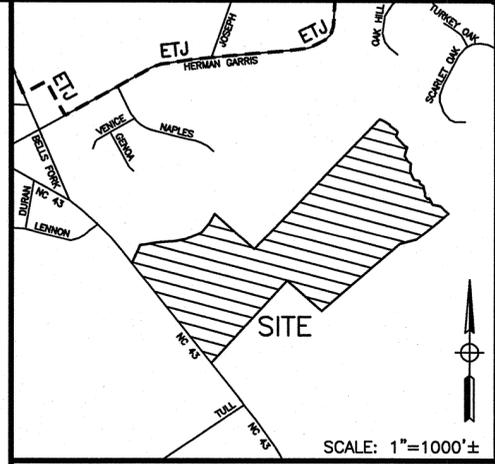
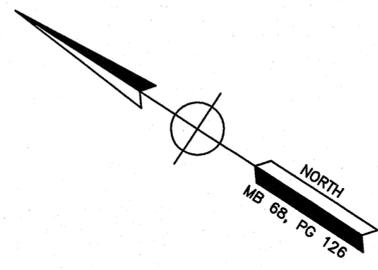
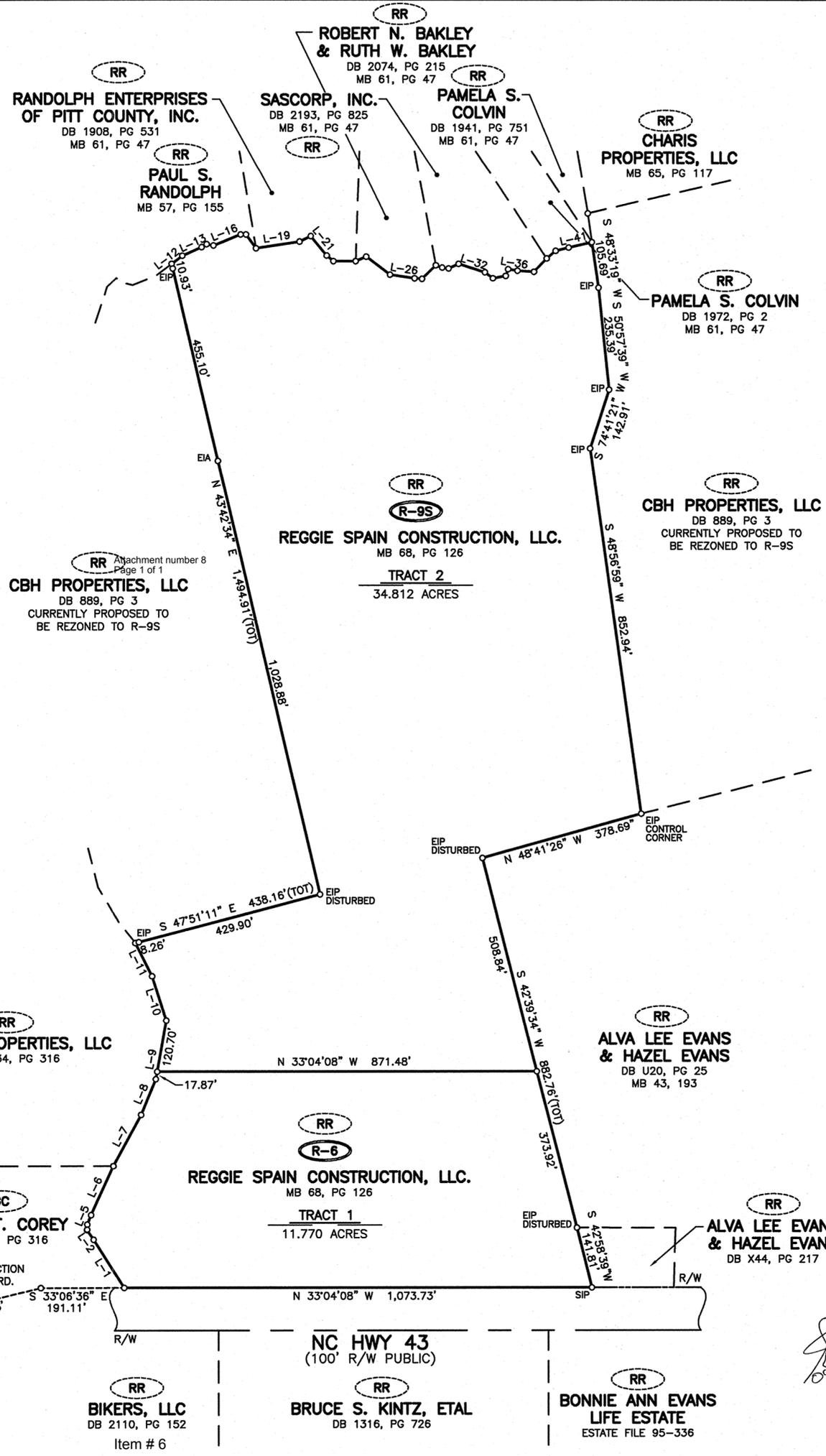
Reggie Spain Construction, LLC
Tract 3: RR to R6 (11.770 acres)
Tract 4: RR to R9S (34.812 acres)

 Area Requested to be Rezoned
 Land Parcels
 Greenville ETJ

2
Item # 6
Created
8/22/07

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 24°37'21" E	131.38'
L-2	N 22°10'18" E	27.20'
L-3	S 89°59'08" E	1.17'
L-4	N 57°51'52" E	11.50'
L-5	N 79°11'06" E	23.38'
L-6	N 81°27'45" E	123.90'
L-7	N 85°03'54" E	135.40'
L-8	N 78°59'11" E	89.31'
L-9	N 66°54'20" E	138.57'(TOT)
L-10	N 39°08'01" E	107.59'
L-11	N 30°16'26" E	85.50'
L-12	S 70°16'46" E	30.64'
L-13	S 57°19'20" E	48.43'
L-14	S 63°50'30" E	13.48'
L-15	S 21°35'34" E	16.12'
L-16	S 55°06'10" E	67.07'
L-17	S 32°36'05" E	12.12'
L-18	S 20°33'39" W	39.12'
L-19	S 41°48'46" E	100.91'
L-20	S 58°52'01" E	28.77'
L-21	S 17°13'08" W	57.50'
L-22	S 07°15'21" W	19.99'
L-23	S 32°58'13" E	51.39'
L-24	S 56°34'58" E	26.05'
L-25	S 03°58'07" W	68.76'
L-26	S 24°36'56" E	56.96'
L-27	S 29°06'17" E	17.09'
L-28	S 77°25'33" E	44.60'
L-29	S 12°42'54" E	15.22'
L-30	S 25°07'13" E	14.93'
L-31	S 58°06'07" E	25.50'
L-32	S 14°59'40" E	63.44'
L-33	S 03°36'36" W	22.99'
L-34	S 43°26'18" E	30.17'
L-35	N 75°51'02" E	16.28'
L-36	S 24°05'18" E	21.62'
L-37	S 29°11'20" E	38.23'
L-38	S 79°55'56" E	42.16'
L-39	S 73°27'09" E	26.90'
L-40	S 47°03'28" E	30.99'
L-41	S 46°01'41" E	54.79'



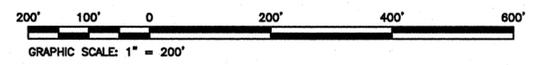
VICINITY MAP

SCALE: 1"=1000'±

- LEGEND**
- EIP = EXISTING IRON PIPE
 - EIA = EXISTING IRON AXLE
 - SIP = SET IRON PIPE
 - R/W = RIGHT-OF-WAY
 - B/B = BACK OF CURB TO BACK OF CURB
 - = NOT TO SCALE
 - ⊕ = CENTERLINE
 - EPKN = EXISTING PARKER KALON NAIL
 - = EXISTING ZONING
 - = PROPOSED ZONING

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
 - REFERENCE: DEED BOOK 2362, PAGES 113-118 OF THE OF THE PITT COUNTY REGISTRY.

TOTAL AREA TO BE REZONED = 46.582 ACRES



PARCEL #23109
TAX MAP #4696.20-80-6948

REZONING MAP FOR
REGGIE SPAIN CONSTRUCTION, LLC
REFERENCE: MAP BOOK 68, PAGE 126 OF THE PITT COUNTY REGISTRY.
CHICOD TOWNSHIP, PITT COUNTY, N.C.

OWNER: **REGGIE SPAIN CONSTRUCTION, LLC.**
ADDRESS: 105-C REGENCY BLVD.
GREENVILLE, NC 27834
PHONE: (252) 756-4052

	Baldwin and ASSOCIATES ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 (252) 756-1390	SURVEYED: N/A	APPROVED: SCB
		DRAWN: BAW	DATE: 08/20/07
		CHECKED: SCB	SCALE: 1" = 200'

BELL'S FORK RD.

CONTROL CORNER EPKN
LOCATED AT CENTERLINE INTERSECTION
OF NC HWY 43 & BELL'S FORK RD.

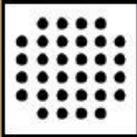
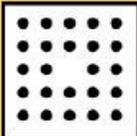
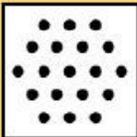
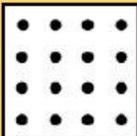
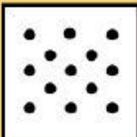
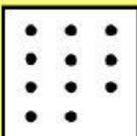
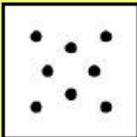
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts

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.



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance to annex CBH Properties, LLC property containing 25.892 acres located east of NC Highway 43 and south of Herman Garris Road

Explanation: This is a non-contiguous annexation containing 25.892 acres located east of NC Highway 43 and south of Herman Garris Road. Staff anticipates the development of 50 single-family homes on this property. The estimated population at full development is 129.

For further information, see the attached annexation profile.

Fiscal Note: Total estimated tax value at full development is \$10,153,272.

Recommendation: Approval of the ordinance to annex CBH Properties, LLC, property.

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

Attachments / click to download

- [Annexation Map](#)
- [CBH_Properteis_LLC_annex_718664](#)
- [CBH_Properties_LLC_Annexation_Profile_717098](#)

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 11th day of October, 2007, after due notice by publication in The Daily Reflector on the 1st day of October, 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 "CBH Properties, LLC" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Chicod Township, Pitt County, North Carolina, located east of NC Highway 43 and south of Herman Garris Road. This annexation involves 25.892 acres.

GENERAL DESCRIPTION : TRACT 1

Beginning at a point on the southern line of the Charis Properties, LLC Property as described in Deed Book 2234, Page 316 of the Pitt County Register of Deeds Office, said point being located S 46°40'10" E, 561.26 feet, S 33°06'36" E, 191.11 feet, N 24°37'21" E, 131.38 feet, N 22°10'18" E, 27.20 feet, S 89°59'08" E, 1.17 feet, N 57°51'52" E, 11.50 feet, N 79°11'06" E, 23.38 feet, N 81°27'45" E, 123.90 feet, N 85°03'54" E, 135.40 feet, N 78°59'11" E, 89.31 feet, N 66°54'20" E, 138.57 feet, N 39°08'01" E, 107.59 feet, and N 30°16'26" E, 85.51 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43 and Bell's Fork Road. From the above described beginning, so located, running thence as follows: N 30°16'26" E, 0.90 feet, thence N 18°26'18" E, 62.56 feet, thence N 26°24'55" E, 90.96 feet, thence N 42°26'22" E, 93.06 feet, thence N 75°34'02" E, 109.27 feet, thence N 48°40'05" E, 62.66 feet, thence N 82°35'15" E, 24.83 feet, thence N 65°53'41" E, 35.04 feet, thence N 63°32'18" E, 80.20 feet, thence N 56°50'33" E, 37.78 feet, thence N 34°27'25" E, 85.71 feet, thence N 39°01'18" E, 71.81 feet, thence N 39°35'58" E, 51.03 feet, thence N 49°32'18" E, 81.65 feet, thence N 41°25'58" E, 118.81 feet, thence N 47°51'23" E, 105.69 feet, thence N 29°50'18" E, 100.31 feet, thence N 35°47'01" E, 107.35 feet, thence N 28°13'25" E, 172.41 feet, thence N 80°15'17" E, 65.10 feet, thence N 87°02'28" E, 16.07 feet, thence S 01°16'46" E, 14.35 feet, thence S 13°35'33" E, 61.27 feet, thence S 09°57'25" W, 60.46 feet, thence S 44°03'12" E, 19.26 feet, thence N 85°42'33" E, 17.65 feet, thence S 41°32'05" E, 30.55 feet, thence S 34°56'19" E, 47.59 feet, thence S 79°49'13" E, 10.78 feet, thence N 75°10'42" E, 86.65 feet, thence S 76°57'15" E, 28.88 feet, thence S 08°31'34" W, 15.49 feet, thence S 20°25'39" E, 26.65 feet, thence S 55°03'14" E, 58.77 feet, thence S 70°16'46" E, 43.79 feet, thence S 43°42'34" W, 1,494.91 feet, N 47°51'11" W, 438.16 feet to the point of beginning containing 13.911 acres and being a portion of the property described in Deed Book 889, Page 3 of the Pitt County Register of Deeds Office.

TRACT 2

Beginning at an iron pipe at the northwestern corner of the Danny W. Qualliotine property as described in Deed Book 1867, Page 127 of the Pitt County Register of Deeds Office, said iron pipe being located S 46°40'10" E, 561.26 feet, S 33°06'36" E, 191.11 feet, N 24°37'21" E, 131.38 feet, N 22°10'18" E, 27.20 feet, S 89°59'08" E, 1.17 feet, N 57°51'52" E, 11.50 feet, N 79°11'06" E, 23.38 feet, N 81°27'45" E, 123.90 feet, N 85°03'54" E, 135.40 feet, N 78°59'11" E, 89.31 feet, N 66°54'20" E, 138.57 feet, N 39°08'01" E, 107.59 feet, N 30°16'26" E, 85.51 feet, S 45°42'36" E, 381.98 feet and S 48°41'26" E, 378.69 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43 and Bell's Fork Road. From the above described beginning, so located, running thence as follows: N 48°56'59" E, 852.94 feet, thence N 74°41'21" E, 142.91 feet, thence N 50°57'39" E, 235.39 feet, thence N 48°33'19" E, 172.38 feet, thence S 46°09'11" E, 336.00 feet, thence S 49°08'10" W, 1,372.95 feet, thence N 47°39'09" W, 402.00 feet to the point of beginning containing 11.981 acres and being a portion of the property described in Deed Book 889, Page 3 of the Pitt County Register of Deeds Office.

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 four. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district four.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other 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 11th day of October, 2007.

ADOPTED this 11th day of October, 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 11th day of October, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

ANNEXATION PROFILE

NAME: CBH Properties, LLC

CASE NO. 07-37

A. SCHEDULE

1. Advertising date: October 1, 2007
2. City Council public hearing date: October 11, 2007
3. Effective date: October 11, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 25.892 acres
4. Voting District: 4
5. Township: Chicod
6. Vision Area: C
7. Zoning District: Current County Zoning: RR (Rural-Residential)
Requested City Zoning: R9S (Residential)
8. Land Use: Existing: Vacant
Anticipated: 50 single family homes
9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	50 x 2.58*	129
Current Minority	-----	0
Estimated Minority at full development	129 x 27.2%**	35
Current White	-----	0
Estimated White at full development	129 - 35	94

* 2.58 Average household size in Pitt County, based on 2000 census data

** 27.2% minority population, based on 2000 census data taken from tract 10

10. Rural Fire Tax District: Eastern Pines
11. Greenville Fire District: Station #3 (2.9 miles)
12. Present Tax Value: \$153,272 Estimated Future Tax Value: \$10,153,272

CALL TABLE

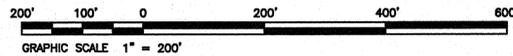
COURSE	BEARING	DISTANCE
L-1	N 24°37'21" E	131.38'
L-2	N 22°10'18" E	27.20'
L-3	S 89°59'08" E	1.17'
L-4	N 57°51'52" E	11.50'
L-5	N 79°11'06" E	23.38'
L-6	N 81°27'45" E	123.90'
L-7	N 85°03'54" E	135.40'
L-8	N 78°59'11" E	89.31'
L-9	N 66°54'20" E	138.57'
L-10	N 39°08'01" E	107.59'
L-11	N 30°16'26" E	85.50'
L-12	N 30°16'26" E	0.90'
L-13	N 18°26'18" E	62.56'
L-14	N 26°24'55" E	90.96'
L-15	N 42°26'22" E	93.06'
L-16	N 75°34'02" E	109.27'
L-17	N 48°40'05" E	62.66'
L-18	N 82°35'15" E	24.83'
L-19	N 65°53'41" E	35.04'
L-20	N 63°32'18" E	80.20'
L-21	N 56°50'33" E	37.78'
L-22	N 34°27'25" E	85.71'
L-23	N 39°01'18" E	71.81'
L-24	N 39°35'58" E	51.03'
L-25	N 49°32'18" E	81.65'
L-26	N 41°25'58" E	118.81'
L-27	N 47°51'23" E	105.69'
L-28	N 29°50'18" E	100.31'
L-29	N 35°47'01" E	107.35'
L-30	N 28°13'25" E	172.41'
L-31	N 80°15'17" E	65.10'
L-32	N 87°02'28" E	16.07'
L-33	S 01°16'46" E	14.35'
L-34	S 13°35'33" E	61.27'
L-35	S 09°57'25" W	60.46'
L-36	S 44°03'12" E	19.26'
L-37	N 85°42'33" E	17.65'
L-38	S 41°32'05" E	30.55'
L-39	S 34°56'19" E	47.59'
L-40	S 79°49'13" E	10.78'
L-41	N 75°10'42" E	86.65'
L-42	S 76°57'15" E	28.88'
L-43	S 08°31'34" W	15.49'
L-44	S 20°25'39" E	26.65'
L-45	S 55°03'14" E	58.77'
L-46	S 70°16'46" E	43.79'

LEGEND

NEW CITY LIMIT LINE = ---
 OLD CITY LIMIT LINE =
 CITY LIMIT LINE = _____

LEGEND

EIP = EXISTING IRON PIPE
 EIA = EXISTING IRON AXLE
 SIP = SET IRON PIPE
 R/W = RIGHT-OF-WAY
 B/B = BACK OF CURB TO BACK OF CURB
 = NOT TO SCALE



BELL'S FORK RD.

CONTROL CORNER EPKN
 LOCATED AT CENTERLINE INTERSECTION
 OF NC HWY 43 & BELL'S FORK RD.

VICTOR T. COREY
 DB 2234, PG 316

NC HWY 43
 (100' R/W PUBLIC)

PARCEL #02123 & # 02124
 TAX MAP #4696.20-90-3708
 TAX MAP #4696.20-81-3565

CBH PROPERTIES, LLC
 OWNER: **CBH PROPERTIES, LLC**
 8121 ROSEWOOD DRIVE
 GREENVILLE, N.C. 27858
 (252) 756-0461

Baldwin and ASSOCIATES
 ENGINEERING, LAND SURVEYING
 AND PLANNING
 1015 CONFERENCE DRIVE
 GREENVILLE, NC, 27858
 (252) 756-1390

SURVEYED: WP	APPROVED: SCB
DRAWN: BAW	DATE: 05/11/07
CHECKED: SCB	SCALE: 1 = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 25.892 AC)
 _____ TOWNSHIP, PITT COUNTY, N.C.

PRELIMINARY
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES

GERALD D. SAKOWSKI, II
 & **DARLYNN S. SAKOWSKI**
 DB 1665, PG 68
 MB 57, PG 155

PETER MICHAEL SIESEL
 & **DIANA MARIE SIESEL**
 DB 1770, PG 854
 MB 57, PG 155

PAUL S. RANDOLPH
 MB 57, PG 155

HAROLD REGINALD GARRIS
 LIFE ESTATE
KIMBERLY GARRIS
 REMAINDER, ETAL
 DB 5E, PG 362

HAROLD REGINALD GARRIS
 LIFE ESTATE
KIMBERLY GARRIS
 REMAINDER, ETAL
 DB 5E, PG 362
 MB 331, PG 33
Attachment number 3
 Page 1 of 1

TRACT 1
 AREA = 13.911 ACRES

CHARIS PROPERTIES, LLC
 DB 2234, PG 316

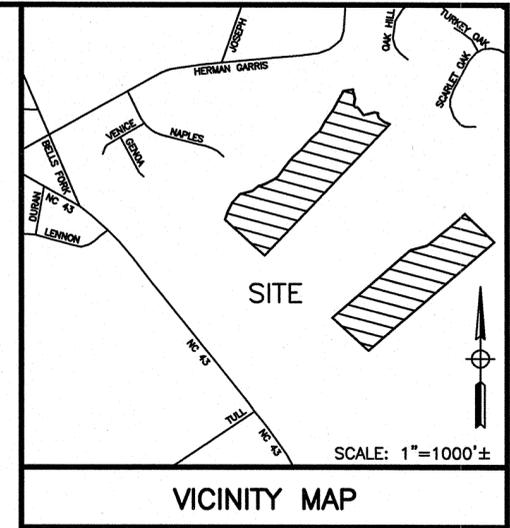
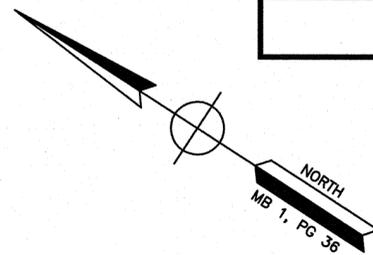
BRUCE S. KINTZ, ETAL
 DB 1316, PG 726
 MB 1, PG 36

PAMELA S. COLVIN
 DB 1941, PG 751
 MB 61, PG 47

PAMELA S. COLVIN
 DB 1972, PG 2
 MB 61, PG 47

CHARIS PROPERTIES, LLC
 MB 65, PG 117

RANDOLPH ENTERPRISES
OF PITT COUNTY, INC.
 DB 1908, PG 531
 MB 61, PG 47



DANNY W. QUALLIOTINE
 DB 1867, PG 127
 MB 1, PG 36

TRACT 2
 AREA = 11.981 ACRES

BRUCE S. KINTZ, ETAL
 DB 1316, PG 726
 MB 1, PG 36

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
3. BEING THE PROPERTY DESCRIBED IN DEED BOOK 889, PAGE 3 OF THE PITT COUNTY REGISTRY.

CERTIFICATION

I, MICHAEL WEST BALDWIN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY WESTON PHELPS 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 14th 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 _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: 04/03/09

NORTH CAROLINA, PITT COUNTY I, _____ IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS _____ DAY OF _____ AT _____ O'CLOCK _____ M. _____ REGISTER OF DEEDS. BY _____ DEPUTY REGISTER OF DEEDS



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance to annex Reggie Spain Construction, LLC property containing 46.583 acres located east of NC Highway 43 and south of Herman Garris Road

Explanation: This is a non-contiguous annexation containing 46.583 acres located east of NC Highway 43 and south of Herman Garris Road. Staff anticipates the development of 60 single-family homes and 140 townhomes on this property. The estimated population at full development is 516.

For further information, see the attached annexation profile.

Fiscal Note: Total estimated tax value at full development is \$24,040,050.

Recommendation: Approval of the ordinance to annex the Reggie Spain Construction, LLC property.

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

Attachments / click to download

- [Annexation Map](#)
- [Reggie Spain Construction annex 718678](#)
- [Reggie Spain Construction LLC Annexation Profile 717102](#)

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 11th day of October, 2007, after due notice by publication in The Daily Reflector on the 1st day of October, 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 "Reggie Spain Construction Company, LLC" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Chicod Township, Pitt County, North Carolina, located east of NC Highway 43 and south of Herman Garris Road. This annexation involves 46.583 acres.

GENERAL DESCRIPTION: Beginning at a point on the eastern right-of-way of NC Highway 43, said point being the southwestern corner of the Victor T. Corey Property as described in Deed Book 2234, Page 316 of the Pitt County Register of Deeds Office, said point also being located S 46°40'10" E, 561.26 feet and S 33°06'36" E, 191.11 feet from an existing P.K. Nail located at the centerline intersection of NC Highway 43 and Bell's Fork Road. From the above described beginning, so located, running thence as follows:

Leaving the eastern right-of-way of NC Highway 43, N 24°37'21" E, 131.38 feet, thence N 22°10'18" E, 27.20 feet, thence S 89°59'08" E, 1.17 feet, thence N 57°51'52" E, 11.50 feet, thence N 79°11'06" E, 23.38 feet, thence N 81°27'45" E, 123.90 feet, thence N 85°03'54" E, 135.40 feet, thence N 78°59'11" E, 89.31 feet, thence N 66°54'20" E, 138.57 feet, thence N 39°08'01" E, 107.59 feet, thence N 30°16'26" E, 85.50 feet, thence S 47°51'11" E, 438.16 feet, thence N 43°42'34" E, 1,494.91 feet, thence S 70°16'46" E, 30.64 feet, thence S 57°19'20" E, 48.43 feet, thence S 63°50'30" E, 13.48 feet, thence S 21°35'34" E, 16.12 feet, thence S 55°06'10" E, 67.07 feet, thence S 32°36'05" E, 12.12 feet, thence S 20°33'39" W, 39.12 feet, thence S 41°48'46" E, 100.91 feet, thence S 58°52'01" E, 28.77 feet, thence S 17°13'08" W, 57.50 feet, thence S 07°15'21" W, 19.99 feet, thence S 32°58'13" E, 51.39 feet, thence S 56°34'58" E, 26.05 feet, thence S 03°58'07" W, 68.76 feet, thence S 24°36'56" E, 56.96 feet, thence S 29°06'17" E, 17.09 feet, thence S 77°25'33" E, 44.60 feet, thence S 12°42'54" E, 15.22 feet, thence S 25°07'13" E, 14.93 feet, thence S 58°06'07" E, 25.50 feet, thence S 14°59'40" E, 63.44 feet, thence S 03°36'36" W, 22.99 feet, thence S 43°26'18" E, 30.17 feet, thence N 75°51'02" E, 16.28 feet, thence S 24°05'18" E, 21.62 feet, thence S 29°11'20" E, 38.23 feet, thence S 79°55'56" E, 42.16 feet, thence S 73°27'09" E, 26.90 feet, thence S 47°03'28" E, 30.99 feet, thence S 46°01'41" E, 54.79 feet, thence S 48°33'19" W, 105.69 feet, thence S 50°57'39" W, 235.39 feet, thence S 74°41'21" W, 142.91 feet, thence S 48°56'59" W, 852.94 feet, thence N 48°41'26" W, 378.69 feet, thence S

42°39'34" W, 882.73 feet, thence S 42°58'39" W, 141.81 feet to a point on the eastern right-of-way of NC Highway 43, thence with the eastern right-of-way of NC Highway 43, N 33°04'08" W, 1,073.73 feet to the point of beginning containing 46.583 acres and being a portion of the property described in Deed Book 1316, Page 726 of the Pitt County Register of Deeds Office.

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 four. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district four.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other 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 11th day of October, 2007.

ADOPTED this 11th day of October, 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 11th day of October, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

ANNEXATION PROFILE

NAME: Reggie Spain Construction, LLC CASE NO. 07-42

A. SCHEDULE

1. Advertising date: October 1, 2007
2. City Council public hearing date: October 11, 2007
3. Effective date: October 11, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 46.583 acres
4. Voting District: 4
5. Township: Chicod
6. Vision Area: C
7. Zoning District: Current County Zoning: RR (Rural-Residential)
Requested City Zoning: R9S (Residential) & R6 (Residential)
8. Land Use: Existing: Vacant
Anticipated: 60 single family homes and 140 townhomes
9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	200 x 2.58*	516
Current Minority	-----	0
Estimated Minority at full development	516 x 27.2%**	140
Current White	-----	0
Estimated White at full development	516 - 140	376

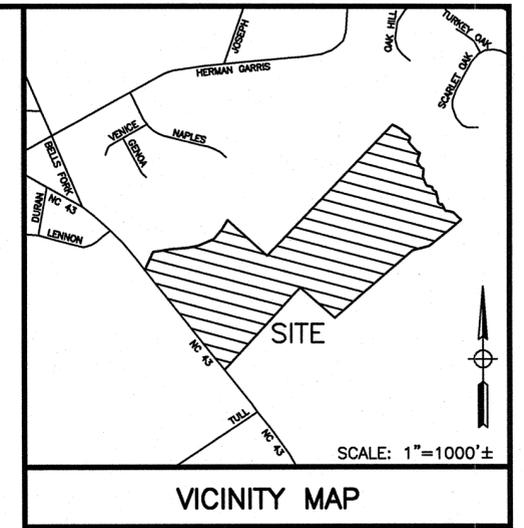
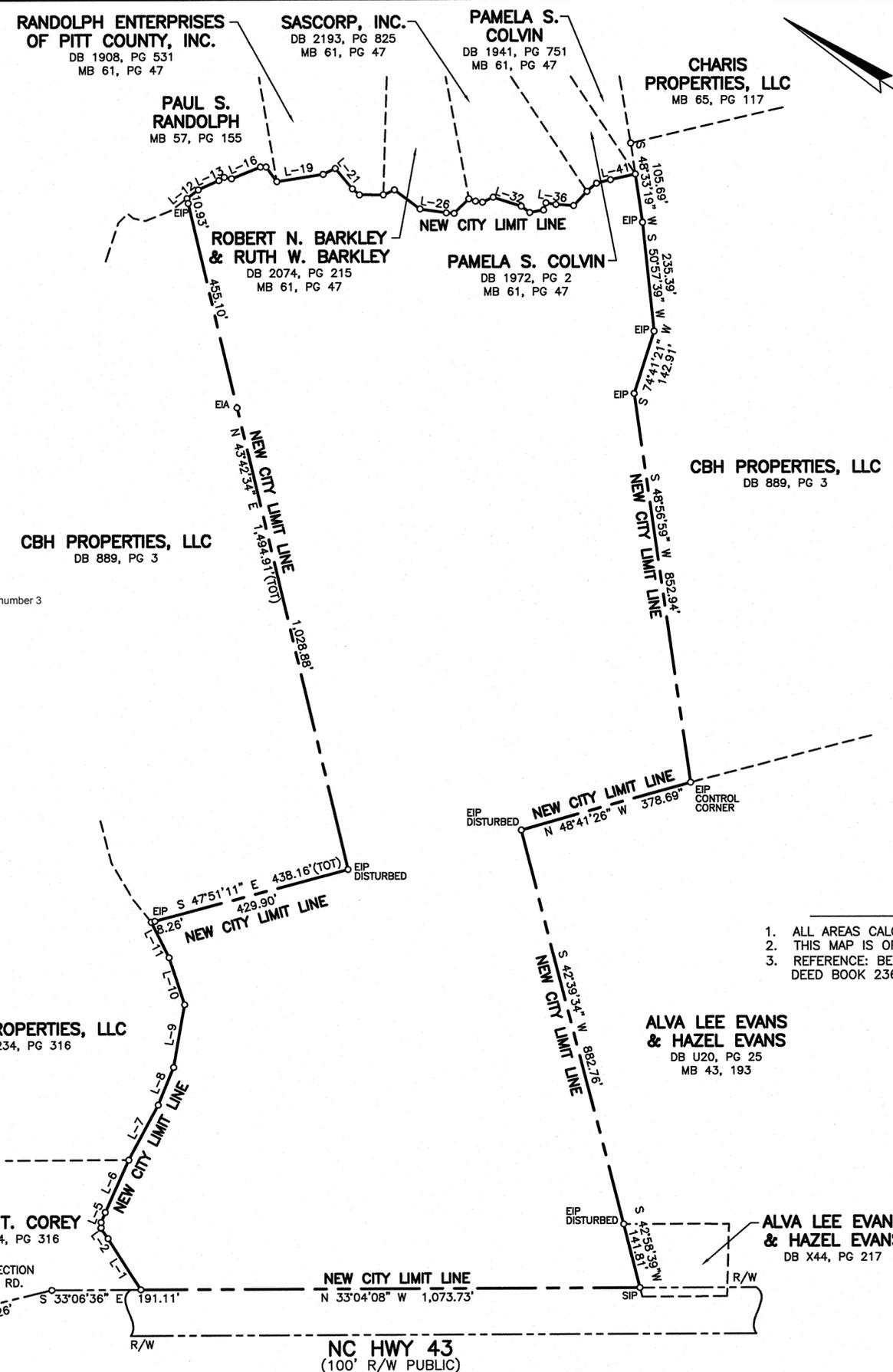
* 2.58 Average household size in Pitt County, based on 2000 census data

** 27.2% minority population, based on 2000 census data taken from tract 10

10. Rural Fire Tax District: Eastern Pines
11. Greenville Fire District: Station #3 (2.9 miles)
12. Present Tax Value: \$280,050 Estimated Future Tax Value: \$24,040,050

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 24°37'21" E	131.38'
L-2	N 22°10'18" E	27.20'
L-3	S 89°59'08" E	1.17'
L-4	N 57°51'52" E	11.50'
L-5	N 79°11'06" E	23.38'
L-6	N 81°27'45" E	123.90'
L-7	N 85°03'54" E	135.40'
L-8	N 78°59'11" E	89.31'
L-9	N 66°54'20" E	138.57'
L-10	N 39°08'01" E	107.59'
L-11	N 30°16'26" E	85.50'
L-12	S 70°16'46" E	30.64'
L-13	S 57°19'20" E	48.43'
L-14	S 63°50'30" E	13.48'
L-15	S 21°35'34" E	16.12'
L-16	S 55°06'10" E	67.07'
L-17	S 32°36'05" E	12.12'
L-18	S 20°33'39" W	39.12'
L-19	S 41°48'46" E	100.91'
L-20	S 58°52'01" E	28.77'
L-21	S 17°13'08" W	57.50'
L-22	S 07°15'21" W	19.99'
L-23	S 32°58'13" E	51.39'
L-24	S 56°34'58" E	26.05'
L-25	S 03°58'07" W	68.76'
L-26	S 24°36'56" E	56.96'
L-27	S 29°06'17" E	17.09'
L-28	S 77°25'33" E	44.60'
L-29	S 12°42'54" E	15.22'
L-30	S 25°07'13" E	14.93'
L-31	S 58°06'07" E	25.50'
L-32	S 14°59'40" E	63.44'
L-33	S 03°36'36" W	22.99'
L-34	S 43°26'18" E	30.17'
L-35	N 75°51'02" E	16.28'
L-36	S 24°05'18" E	21.62'
L-37	S 29°11'20" E	38.23'
L-38	S 79°55'56" E	42.16'
L-39	S 73°27'09" E	26.90'
L-40	S 47°03'28" E	30.99'
L-41	S 46°01'41" E	54.79'



LEGEND

NEW CITY LIMIT LINE =

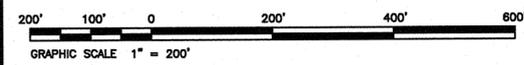
OLD CITY LIMIT LINE =

CITY LIMIT LINE =

LEGEND

EIP = EXISTING IRON PIPE
 EIA = EXISTING IRON AXLE
 SIP = SET IRON PIPE
 R/W = RIGHT-OF-WAY
 B/B = BACK OF CURB TO BACK OF CURB
 - - - = NOT TO SCALE

- 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 2362, PAGE 113-118 OF THE PITT COUNTY REGISTRY.



CERTIFICATION

I, MICHAEL WEST BALDWIN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY WESTON PHELPS 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 14th 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 _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: 04/03/09

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

PRELIMINARY
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES

A PORTION OF PARCEL #23109
 TAX MAP #4696.20-80-6948

REGGIE SPAIN CONSTRUCTION, LLC.
 OWNER: REGGIE SPAIN CONSTRUCTION, LLC.
 105-C REGENCY COURT
 GREENVILLE, N.C. 27834
 (252) 756-4052

Baldwin and ASSOCIATES
 ENGINEERING, LAND SURVEYING
 AND PLANNING
 1015 CONFERENCE DRIVE
 GREENVILLE, NC, 27858
 (252) 756-1390

SURVEYED: WP	APPROVED: SCB
DRAWN: BAW	DATE: 07/31/07
CHECKED: SCB	SCALE: 1 = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

Item # 8

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 46.583 AC.)
 CHICOD TOWNSHIP, PITT COUNTY, N.C.



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance to annex Shenandoah Investment Group, LLC property containing 4.980 acres located north of Fire Tower Road and west of Victory Lane

Explanation: This is a contiguous annexation containing 4.980 acres located north of Fire Tower Road and west of Victory Lane. Staff anticipates the development of a gas station on this property. The estimated population at full development is 0.

For further information, see the attached annexation profile.

Fiscal Note: Total estimated tax value at full development is \$481,493.

Recommendation: Approval of the ordinance to annex Shenandoah Investment Group, LLC, property.

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

Attachments / click to download

- [Annexation Map](#)
- [Shenandoah_Investment_Group_annex_718670](#)
- [Shenandoah_Investment_Group_LLC_Annexation_Profile_717100](#)

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 11th day of October, 2007 after due notice by publication in The Daily Reflector on the 1st day of October, 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 "Shenandoah Investment Group, LLC" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located north of Fire Tower Road and west of Victory Lane. This annexation involves 4.980 acres.

GENERAL DESCRIPTION: Beginning at a point where the northern right-of-way of NCSR 1708 (Fire Tower Road) intersects the eastern right-of-way of Whitley Drive. From the above described beginning, so located, running thence as follows:

With the northern right-of-way of NCSR 1708 (Fire Tower Road), S 89°02'24" E, 170.40 feet to an existing iron pipe, thence leaving the northern right-of-way of NCSR 1708 (Fire Tower Road), N 13°53'53" E,

311.57 feet to an existing iron pipe, thence S 89°00'00" E, 469.48 feet, thence S 12°58'39" E, 261.84 feet, thence N 84°33'46" E, 39.45 feet to an existing iron pipe, thence S 37°09'22" E, 69.81 feet to a point where the eastern right-of-way of Victory Lane intersects the northern right-of-way of NCSR 1708 (Fire Tower Road), thence S 01°28'02" W, 50.00 feet, thence N 88°31'58" W, 149.65 feet, thence N 89°02'24" W, 705.01 feet, thence N 88°48'49" W, 135.01 feet, thence N 01°11'11" E, 50.00 feet to a point where the western right-of-way of Whitley Drive intersects the northern right-of-way of NCSR 1708 (Fire Tower Road), thence with the northern right-of-way of NCSR 1708 (Fire Tower Road), S 88°48'49" E, 134.91 feet to the point of beginning containing 4.980 acres and being a portion of the property described in Deed Book 707, Page 137 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 31st day of December, 2007.

ADOPTED this 11th day of October, 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 11th day of October, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. # 718670

Item # 9

ANNEXATION PROFILE

NAME: Shenandoah Investment Group, LLC

CASE NO. 07-41

A. SCHEDULE

1. Advertising date: October 1, 2007
2. City Council public hearing date: October 11, 2007
3. Effective date: December 31, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 4.980 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: CG (General Commercial)
8. Land Use: Existing: Vacant
Anticipated: Gas Station
9. Population:

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

10. Rural Fire Tax District: Winterville
11. Greenville Fire District: Station #5 (2.1 miles)
12. Present Tax Value: \$121,493 Estimated Future Tax Value: \$481,493



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 422 Cadillac Street

Explanation: The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 422 Cadillac Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on February 20, 1998 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been five certified notices regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on August 30, 2007, and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since January 29, 2007. The taxable value on the property as of January 8, 2007 is \$12,600 (building value - \$10,220 and land value - \$2,380). Taxes are current on the property. The estimated cost to repair the property is \$30,250.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 422 Cadillac Street.

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

Attachments / click to download

-  [Picture #1 for 422 Cadillac Street](#)
 -  [Picture #2 for 422 Cadillac Street](#)
 -  [Picture#3 for 422 Cadillac Street](#)
 -  [Ordinance_for_422_Cadillac_Street_716977](#)
-

ORDINANCE NO. 07-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 422 CADILLAC STREET
TAX PARCEL NUMBER 09856

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

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

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

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

Section 1. The owner(s), Willie M. Smith, of the dwelling located at 422 Cadillac Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 422 Cadillac Street and is owned by Willie M. Smith.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

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

This the 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, 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 she is the City 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 City Clerk.

Witness my hand and Notarial Seal, this the 11th day of October, 2007.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



42



Attachment number 3
Page 1 of 1

Item # 10



Attachment number 4
Page 1 of 1

Item # 10



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1017 Chestnut Street

Explanation: The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1017 Chestnut Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on June 2, 1999, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been five (5) certified notices regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on August 30, 2007, and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since August 9, 2004 for unit A and disconnected since August 10, 2004 for unit B.

The tax value on the property as of January 8, 2007 is \$34,930 (the building value is \$28,240 and the land value is \$6,690). Property taxes are current. The estimated cost to repair the structure is \$67,350.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the

dwelling located at 1017 Chestnut Street.

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

Attachments / click to download

 [Picture#1 for 1017 Chestnut Street](#)

 [Picture #2 for 1017 Chestnut Street](#)

 [Picture #3 for 1017 Chestnut street](#)

 [Ordinance for 1017 Chestnut Street 716988](#)

ORDINANCE NO. 07
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 1017 CHESTNUT STREET
TAX PARCEL NUMBER 02144

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

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

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

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

Section 1. The owner(s), Brent and Jennifer Bishop, of the dwelling located at 1017 Chestnut Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 1017 Chestnut Street owned by Brent and Jennifer Bishop.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

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

This the 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, 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 she is the City 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 City Clerk.

Witness my hand and Notarial Seal, this the 11th day of October, 2007.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Attachment Number 2
Page 1 of 1



Attachment number 3
Page 1 of 1



Attachment number 4
Page 1 of 1



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 901 West 4th Street

Explanation: The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 901 West 4th Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on January 30, 1998 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been seven certified mailings regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made. The most recent mailing to the owner was sent on August 30, 2007, and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since May 6, 2007 for unit A and disconnected since September 2006 for unit B. The taxable value on the property as of January 8, 2007, is \$34,930 (building value - \$28,240 and land value - \$6,690). The estimated cost to repair the property is \$36,400. Property taxes are current.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 901 West 4th Street.

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

Attachments / click to download

-  [Picture for 901 West 4th Street #1](#)
 -  [Picture #2-901 West 4th Street](#)
 -  [Picture #3-901 West 4th Street](#)
 -  [Ordinance for 901 West 4th Street 716979](#)
-

ORDINANCE NO. 07
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 901 WEST 4TH STREET
TAX PARCEL NUMBER 17018

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

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

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

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

Section 1. The owner(s), Sallie Mae Norcott, of the property located at 901 West 4th Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 901 West 4th Street and is owned by Sallie Mae Norcott.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

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

This the 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, 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 she is the City 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 City Clerk.

Witness my hand and Notarial Seal, this the 11th day of October, 2007.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Attachment number 2
Page 1 of 1





Agreement
Page 1 of 1



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Greenville Urban Area Metropolitan Planning Organization 2007-2008 Draft Transportation Improvement Priorities

Explanation: The Greenville Urban Area Metropolitan Planning Organization (MPO) recently completed its Transportation Improvement Priorities public involvement process. This gives citizens an opportunity to express their views on which areas of the transportation system need improvements. The public involvement process is the first step in developing the State Transportation Improvement Program (STIP) and the Greenville Urban Area Metropolitan Transportation Improvement Program (MTIP). Attached is the timetable showing the complete STIP/MTIP process.

Following the public involvement process, the Lead Planning Agency (Public Works Department) developed a “draft” list of Transportation Improvement Priorities, which was later considered by the MPO’s Technical Coordinating Committee (TCC). The “draft” Greenville Urban Area MPO 2007-2008 Transportation Improvement Priorities, as recommended by the TCC, are being presented to the governing boards of each local MPO member. Attached for City Council’s information is a copy of the Greenville Urban Area MPO 2007-2008 “draft” Transportation Improvement Priorities.

The Transportation Advisory Committee (TAC) will formally consider the priority list and any comments by members of the governing boards during their October meeting. The transportation priorities as adopted by the TAC must be submitted to the North Carolina Department of Transportation by November 30, 2007.

Fiscal Note: Individual projects will be funded from federal, state, and/or local funds as appropriate.

Recommendation: City Council consider the Greenville Urban Area MPO 2007-2008 Transportation Improvement Priorities.

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

Attachments / click to download

 [MTIP Priorities](#)

 [Resolution No 2007 04 GUAMPO 2007 2008 Priorities 719609](#)

RESOLUTION NO. 2007-04-GUAMPO

RESOLUTION ESTABLISHING THE GREENVILLE URBAN AREA METROPOLITAN PLANNING ORGANIZATION'S 2007-2008 TRANSPORTATION IMPROVEMENT PRIORITIES TO BE PRESENTED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Greenville Urban Area Metropolitan Planning Organization held public informational meetings on October 2 and October 3 and a 45-day comment period to receive citizens' input on the Transportation Improvement Priorities; and

WHEREAS, the Transportation Advisory Committee of the Greenville Urban Area met on the 16th day of November 2007, to consider needed transportation improvement priorities;

NOW, THEREFORE, BE IT RESOLVED by the Transportation Advisory Committee of the Greenville Urban Area that the following transportation improvements, listed by category in order of priority, are recommended to the North Carolina Department of Transportation for inclusion in the Transportation Improvement Program:

2007-2008 TRANSPORTATION IMPROVEMENT PRIORITIES

HIGHWAY IMPROVEMENTS

1. **SOUTHWEST BYPASS** - Construct a four-lane, median divided, limited access facility on new location from US-264 west of Greenville to NC-11 near Ayden with a bypass of Winterville (7.8 miles) (ID No. R-2250).
2. **TENTH STREET CONNECTOR** - Improve existing multi-lane, curb and gutter facility with sidewalk, bicycle, and landscaping improvements on Farmville Boulevard from Memorial Drive (NC-11/43/903) to Fourteenth Street; and new location multi-lane urban section facility from Fourteenth Street to Dickinson Avenue (SR-1598) at Tenth Street (SR-1598) with a grade separation at CSX Railroad (0.9 miles) (ID No. U-3315).
3. **NC 43** - Widen existing two-lane roadway to a four-lane divided facility from Memorial Drive (NC 11/US 13) to US 264 (2.5 miles) (ID No. U-5018).
4. **EVANS STREET AND OLD TAR ROAD (SR-1700)** - Widen existing two/three-lane roadway to multi-lane urban section facility with sidewalk, bicycle, and landscaping improvements from Greenville Boulevard (US-264A) to Worthington Road/Cooper Street (SR-1711) (3.8 miles) (ID No. U-2817; programmed for planning and environmental studies only for the entire section).

- 5.* **GREENVILLE BOULEVARD (US 264A/NC-43)** – Widen to six travel lanes and improve intersections from Memorial Drive (NC-11/903) to Charles Blvd. (2.3 miles).
- 6.* **FIRE TOWER ROAD PHASE II (SR-1708)** - Construct a multi-lane urban section facility on new location with sidewalk, bicycle, and landscaping improvements from Memorial Drive (NC-11/903) to Forlines Road (1.6 miles) **(ID No. U-3613)**.
- 7.* **MAIN STREET (SR-1133)** - Reconstruct existing curb and gutter portion with sidewalk, landscaping, and bicycle improvements from NC-11 to the end of curb and gutter; widen existing two-lane roadway to a multi-lane urban section facility with sidewalk, landscaping, and bicycle improvements from the end of existing curb and gutter to the end of the existing pavement east of Old Tar Road (SR-1700).
- 8.* **NORTHEAST BYPASS INCLUDING THE US-264/NC-33 EAST CONNECTOR** - Construct a four-lane, median divided, limited access facility on new location from US-264 Northwest Bypass to NC-33 East with a new bridge over the Tar River east of Greenville (9.2 miles) **(ID No. U-3430)**.
- 9.* **FROG LEVEL ROAD (SR-1127)** – Widen to meet tolerable lane width requirements and to serve as a connector between US 13/US 264A and NC-903.
10. **NC-33 WEST** - Widen roadway to a multi-lane rural section facility from US-264 in Greenville to US-64 southeast of Tarboro (17.9 miles) **(ID No. R-3407)**.
- 11.* **FIRE TOWER ROAD PHASE III, EAST FIRE TOWER ROAD (SR-1725) FROM CHARLES BOULEVARD (NC-43) TO FOURTEENTH STREET EXTENSION (SR-1704)** - Widen existing two-lane roadway to a multi-lane urban section facility from Charles Boulevard (NC-43) to Fourteenth Street Extension (SR-1704) (0.6 miles).
- 12.* **FOURTEENTH STREET (SR-1704)** - Widen existing two-lane roadway to a multi-lane urban section facility with intersection improvements from York Road to East Fire Tower Road (SR-1725) (0.9 miles).
- 13.* **FIRE TOWER ROAD PHASE IV, EAST FIRE TOWER ROAD (SR-1725) FROM FOURTEENTH STREET EXTENSION (SR-1704) TO PORTERTOWN ROAD (SR-1726) AND PORTERTOWN ROAD** - Widen existing two-lane roadways to multi-lane urban section facilities on East Fire Tower Road from Fourteenth Street Extension (SR-1704) to Portertown Road (SR-1726) (.75 miles), and Portertown Road from East Fire Tower Road (SR-1725) to just east of the railroad tracks (1.2 miles). Includes intersection improvements at East Fire Tower Road and Portertown Road to change the primary movement to East Fire Tower Road and the northern leg of Portertown Road.
- 14.* **CHARLES BOULEVARD (NC-43 South)** – Widen existing two-lane and three-lane roadway to a multi-lane urban section facility including sidewalk, landscaping, and bicycle improvements from Bell’s Fork to Worthington Road (SR-1711) (3.0 miles).

- 15.* **ALLEN ROAD (SR-1203)** - Widen existing two and three lane roadway to multi-lane urban section facility with sidewalk, bicycle, and landscaping improvements from Stantonsburg Road (SR-1200) to US-13/264A (2.3 miles).
- 16.* **IVY ROAD (SR-2241), TUCKER ROAD (SR-1759), AND AYDEN GOLF CLUB ROAD (SR-1723)** - Widen to meet tolerable lane width requirements, including straightening and realigning intersections, to serve as a connector between NC-102, NC-43 South, and NC-33 East.
17. **NEW COLLEGE HILL DRIVE** - Construct a multi-lane urban section facility on new location from Fourteenth Street to College Hill Drive (0.3 miles) with link to Green Mill Run Greenway/Bicycle Path (ID No. U-3316).

LOCAL PROJECTS

THOMAS LANGSTON ROAD EXTENSION – Construct on new location a multi-lane urban section facility including sidewalk, landscaping, and bicycle improvements from Memorial Drive (NC-11/903) at Thomas Langston Road (SR-1134) to Evans Street Extension (SR-1700)(1.14 miles).

BROWNLEA DRIVE EXTENSION PHASE II – Construct primarily on new location a multi-lane urban section facility with sidewalk from Tenth Street to Fourteenth Street (0.8 miles).

BROWNLEA DRIVE EXTENSION PHASE III – Construct primarily on new location a multi-lane urban section facility with sidewalk from Sixth Street to Tenth Street (0.2 miles).

MAIN STREET EXTENSION - Construct new multi-lane urban section facility with sidewalk, landscaping, and bicycle improvements from end of roadway to Worthington Road (SR-1711).

BRIDGE REPLACEMENT IMPROVEMENTS

1. **NC-102 BRIDGE NO. 53** - Replacement of an existing bridge over Swift Creek east of Ayden (ID No. B-4231).
2. **MEMORIAL DRIVE (US 13/NC-11/903) OVER TAR RIVER BRIDGE NO. 38** - Replacement of existing bridges over the Tar River and overflow (ID No. B-4786).
3. **MT. PLEASANT CHURCH ROAD (SR-1418) BRIDGE 171** - Replacement of an existing bridge over Johnson’s Mill Run (ID No. B-4788).
4. **STANTONSBURG ROAD (SR-1200) BRIDGE NO. 65** - Replacement of an existing bridge over Pinelog Branch (ID No. B-4233).

5. **JACK JONES ROAD (SR-1715) BRIDGE NO. 29** - Replacement of an existing bridge over Fork Swamp (ID No. B-4603).
6. **OLD RIVER ROAD (SR-1401) BRIDGE NO. 95** – Replacement of an existing bridge over Johnson’s Mill Run (ID No. B-4787).
7. **AYDEN GOLF CLUB ROAD (SR-1723) BRIDGE NO. 25** - Replacement of an existing bridge over east branch of Swift Creek east of Ayden (ID No. B-4237).
8. **WEYERHAEUSER ROAD (SR-1900) BRIDGE NO. 154** - Replacement of an existing bridge over branch of Swift Creek (ID No. B-4791).
9. **PORTERTOWN ROAD (SR-1726) BRIDGE NO. 219** – Replacement of an existing bridge over Hardee Creek, .2 miles east of King George Road (ID No. B-4238).
10. **WORTHINGTON ROAD (SR-1711) BRIDGE NO. 28** – Replacement of an existing bridge over Fork Swamp (ID No. B-4602).
11. **FISHPOND ROAD (SR-1214) BRIDGE NO. 64** - Replacement of an existing bridge over Pinelog Creek with culvert (ID No. B-4601).

RAILROAD CROSSING IMPROVEMENTS - In full support of railroad crossing improvements listed in the State TIP.

HIGHWAY SPOT SAFETY IMPROVEMENTS

1. **VERNON WHITE ROAD (SR-1130)/OLD TAR ROAD (SR-1700) INTERSECTION** - Improve safety and capacity at this intersection north of Winterville.
- 2.* **NC-11/DAVENPORT FARM ROAD (SR-1128) INTERSECTION** - Improve safety and capacity at this intersection in Winterville.
- 3.* **NC-11/THOMAS LANGSTON ROAD (SR-1134) INTERSECTION** - Improve safety and capacity at this intersection in Greenville.
- 4.* **FIRE TOWER ROAD (SR-1708)/ARLINGTON BLVD AND COUNTY HOME ROAD (SR-1725) INTERSECTION** - Improve safety and capacity at this intersection in Greenville.
- 5.* **OLD TAR ROAD/MAIN STREET INTERSECTION**- Improve safety and capacity at this intersection; design and construct in anticipation of and accommodation of future widening on Old Tar Road (SR-1700) and Main Street (SR-1133) in Winterville.

- 6*. **COUNTY HOME ROAD (SR-1725) SAFETY IMPROVEMENTS** – Improve safety on County Home Road from Bells Chapel Road to Wintergreen Intermediate School, including adding a continuous turn lane.
- 7*. **D.H. CONLEY HIGH SCHOOL SAFETY IMPROVEMENTS** – Improve safety on Worthington Road (SR-1711) in front of D. H. Conley High School.
- 8*. **SOUTH CENTRAL HIGH SCHOOL AND CREEKSIDE ELEMENTARY SCHOOL SAFETY IMPROVEMENTS** – Improve safety on Forlines Road (SR-1126) in the vicinity of these schools.
- 9.* **NC-11 SOUTH/OLD SNOW HILL ROAD (SR-1113) INTERSECTION** - Improve safety and capacity at this intersection on the southwest side of Ayden.
- 10.* **NC-11 SOUTH/ELLIOT DIXON ROAD (SR-1154) INTERSECTION** - Improve safety and capacity at this intersection south of Ayden.
- 11.* **FORLINES ROAD/FROG LEVEL ROAD** - Improve safety and capacity at this intersection in Winterville.
- 12.* **NC 43/IVY ROAD** - Improve safety and capacity at this intersection in Winterville.

BICYCLE/ENHANCEMENT PROJECTS

1. **SOUTH TAR RIVER GREENWAY** – Construct new bicycle path along south side of Tar River from Greenville Bridge over Town Creek to Green Mill Run Greenway (3.0 miles). (ID No. E-4702).
- 2.* **BIKEWAY SYSTEM IMPROVEMENTS** – Signs, pavement markings, maps, and brochures to develop the short-term “Bikeway 2000” system.
- 3.* **GREEN MILL RUN GREENWAY PHASE II COMPLETION** - Construct new bicycle path from Charles Boulevard to Hooker Road (1.0 miles).
- 4.* **PARKERS CREEK GREENWAY/BICYCLE PATH** - Construct new bicycle path along Parkers Creek from SR-1579 (Staton Road) to River Park North (3.4 miles).

PUBLIC TRANSPORTATION

1. **RELOCATION OF CSX RAIL SWITCHING STATION** – Relocation of CSX switching station and track improvements on the Norfolk Southern and CSX systems (P-5000)

- 2.* **INTERMODAL TRANSPORTATION CENTER** – Design and construct a multimodal transfer center for intercity buses, GREAT, ECU Student Transit, PATS, taxis, and possibly passenger rail (**ID No. TD-4716**).
- 3.* **PASSENGER RAIL SYSTEM (RALEIGH TO GREENVILLE)** – Feasibility/planning study for passenger rail service from Raleigh to Greenville, as described in NCDOT’s 2001 North Carolina Rail Plan.
4. **OPERATING, PLANNING AND CAPITAL ASSISTANCE** – For Transit operations from 07-01-07 through 06-30-15.
- 5.* **TRANSIT CAPITAL ITEMS** – Projects listed in 2007-2013 MTIP.

Adopted the 16th day of November 2007.

Robert D. Parrott, Chairman
Greenville Urban Area
Transportation Advisory Committee

ATTEST:

Wanda T. Elks, City Clerk

COG-#719609

Item # 13

* Project is an UNMET NEED, where funding has not been programmed in the TIP for the project.

Two-Year Transportation Improvement Program

Process

Year 1

Year 2

Summer/Fall
2007

MPO conducts Priorities
Public Involvement &
Comment Process

Winter
2007/2008

NCDOT announces
"Draft" State TIP

Summer/Fall
2007

MPO drafts
MPO Priorities List

Winter
2007/2008

MPO conducts STIP Public
Involvement & Comment
Process

Summer/Fall
2007

Draft list presented to
local governing bodies

Winter 2008

"Draft" STIP presented to
local governing bodies

Fall 2007

MPO adopts Final
Priorities List

Winter/Spring
2008

"TIP Session" meeting
between MPO and NCDOT

Fall 2007

"Priority Session" meeting
between MPO and NCDOT;
NCDOT also holds public
meetings throughout state

Summer 2008

State adopts Final TIP

Summer 2008

MPO adopts Final
Metropolitan TIP



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Update on City of Greenville Employee Homebuyer Incentive Program for the University Area

Explanation: The Employee Homebuyer Incentive Program for the University Area was designed to provide assistance to City of Greenville employees interested in purchasing a home in the neighborhoods near the campus of East Carolina University. The Tar River Neighborhood Association and Collegeview/Coghill neighborhoods are the targeted areas where funds are available. Since the program was approved by City Council on April 13, 2006, the Housing Division has received three serious inquiries from City of Greenville employees.

A no-interest forgivable loan of \$7,500 for downpayment and closing cost assistance to purchase homes under \$200,000 is available. The program marketing strategy has included Citywide bulk e-mails, program information in employee paychecks, information at homebuyers' fair in City Hall, staff spending a half-day at Public Works during CDBG Week, program information to department heads for staff, speaking at department staff meetings, and the City's webpage.

The Housing Division has observed the following obstacles to the program:

- (1) Lack of housing under \$200,000
- (2) Lack of income to support \$200,000 homes
- (3) Lack of interest in the target area by employees

Approximately six months ago, program changes were approved by City Council including the increase in the maximum sales price of a home purchased from \$150,000 to \$200,000. When these changes were authorized, City Council directed staff to assess employee interest and consider extending the program to all city residents if there was insufficient employee participation.

As indicated above, there have been several efforts to market the program; however, the increased purchase limit failed to generate the desired employee participation. Staff recommends, in keeping with City Council's direction, that

the program be made available to all city residents who would purchase a home (as their primary residence) in the targeted areas.

Fiscal Note: General Fund allocation of \$30,000 in current budget.

Recommendation: Expand the "Homebuyer Incentive Program for the University Area" to allow City of Greenville residents to participate in the program.

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Attachments / click to download



City of Greenville, North Carolina

Meeting Date:
10/11/2007
Time: 7:00 PM

Title of Item: Budget ordinance amendment #3 to the 2007-2008 City of Greenville budget and an ordinance establishing the capital project budget for the Convention Center Expansion Project

Explanation: 1) Attached is an amendment to the 2007-2008 budget ordinance for consideration at the October 11, 2007, City Council meeting. For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

A To appropriate grant funds received from the North Carolina Department of Crime Control and Public Safety Division of Emergency Management. The funds will be used for swiftwater and urban searches (\$14,800).

B To reappropriate unspent funds from fiscal year 2006-2007 to continue Fire Station No. 3's HVAC mechanical renovations (\$30,151).

C To allocate contingency funds for the Lucille W. Gorham Intergenerational Center dedication ceremony and portrait honoring namestake. City Council approved this recommendation during the September 13, 2007 meeting (\$5,000).

D To allocate Federal Forfeiture Funds to purchase an ice machine for the Police Athletic League after-school program. This program started on Monday, September 17, 2007 (\$2,260).

E To transfer funds from the Capital Reserve Fund for the Convention Center Expansion Project. These funds are needed to begin the Phase I Expansion of Exhibit Hall Project. Part of this project will include 150 parking spaces. The proceeds from the sale of the Pizza Hut property was approved for transfer into the Capital Reserve Fund during the September 13, 2007 City Council meeting (\$80,000).

F To appropriate contingency funds for a painted pirate sponsorship (\$2,500).

2) Attached is a 2007-2008 capital project budget ordinance to establish a project fund for the Convention Center Expansion Project. This project will include the addition of 150 parking spaces along with other improvements.

Fiscal Note:

The budget ordinance amendment affects the following funds: increase General Fund by \$47,211 and increase the Convention Center Expansion Capital Project Fund by \$80,000;

<u>Fund Name</u>	<u>Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
General Fund	\$66,454,770	\$47,211	\$66,501,981
Convention Center Expansion Capital Project Fund	\$ -	\$80,000	\$ 80,000

Recommendation:

Approve budget ordinance amendment #3 to the 2007-2008 City of Greenville budget and the ordinance establishing the capital project budget for the Convention Center Expansion Project

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Attachments / click to download

[Budget Amendments 2007 2008 FY 707984](#)

[Convention_Center_Expansion_Capital_Project_Ordinance_718236](#)

ORDINANCE NO. 07-_____
CITY OF GREENVILLE, NORTH CAROLINA
ORDINANCE (#3) 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/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Spec State/Fed/Loc Grants ^A	\$ 102,000	\$ 14,800	\$ 116,800
Federal Forfeiture ^D	\$ -	\$ 2,260	\$ 2,260
Appropriated Fund Balance ^B	\$ 1,258,292	\$ 30,151	\$1,288,443
Total Estimated Revenue		\$ 47,211	

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

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
City Manager ^F	\$ 998,064	\$ 2,500	\$ 1,000,564
Community Development ^C	\$ 1,941,803	\$ 5,000	\$ 1,946,803
Fire Rescue ^A	\$10,907,113	\$ 14,800	\$10,921,913
Police ^D	\$17,942,853	\$ 2,260	\$17,945,113
Capital Improvements ^B	\$ 2,350,986	\$ 30,151	\$ 2,381,137
Total Appropriations		\$ 54,711	

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

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Contingency ^{C & F}	\$ 63,281	\$ 7,500	\$ 55,781

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

<u>Account</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Increase in Reserve ^E	\$ 1,339,724	\$ 80,000	\$ 1,259,724

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

<u>Account</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Transfer to Other Funds ^E	\$ 1,829,055	\$ 80,000	\$ 1,909,055

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 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

ORDINANCE NO. 07-____
CITY OF GREENVILLE, NORTH CAROLINA
CONVENTION CENTER EXPANSION CAPITAL PROJECT
BUDGET ORDINANCE

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

Section I. Estimated Revenues. It is estimated that the following revenues will be available for
the Convention Center Expansion Capital Project Fund:

125-0000-370.04-00 Transfer from Capital Reserve \$ 80,000

Section II. Appropriations. The following amount is hereby appropriated for the Convention
Center Expansion Capital Project Fund:

125-6900-433.02-01 Engineering - Design \$ 80,000

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

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

Adopted this 11th day of October, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk