



Agenda

Greenville City Council

October 9, 2014
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Mayor Pro-Tem Mercer

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Certificate of Achievement for Excellence in Financial Reporting
- Check presentation from the Eastern NC Chapter of Jack and Jill of America, Inc.

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance to annex Medford Pointe, Lot 6, involving 19.8908 acres located along the northern right-of-way of Briarcliff Drive and 500+/- feet east of Allen Road
3. Ordinance to annex Northgreen Commercial Park, Portion of Lot 6 and Portion of Lot 7A, involving 0.222 acres located north of Greenpark Drive and 770+/- feet west of North Memorial

Drive

4. Ordinance requested by V. Parker Overton to amend the Future Land Use Plan Map from a high density residential (HDR) category to commercial (C) and office/institutional/multi-family (OIMF) categories for the property located south of Fire Tower Road, adjacent to Dudley's Grant Townhomes, and west of Corey Road, containing 85 acres

Public Comment Period

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

Other Items of Business

5. Anti-Human Trafficking Resolution
6. Naming of computer lab at Eppes Recreation Center
7. Standard & Poor's Credit Rating
8. Grievance Process

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

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

Explanation: City Council appointments need to be made to the Community Appearance Commission, Historic Preservation Commission, Human Relations Council, Investment Advisory Committee, Police Community Relations Committee, Public Transportation and Parking Commission, Sheppard Memorial Library Board, and Youth Council.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Historic Preservation Commission, Human Relations Council, Investment Advisory Committee, Police Community Relations Committee, Public Transportation and Parking Commission, Sheppard Memorial Library Board, and Youth Council.

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

Attachments / click to download

[Muni_Report_Appointments_to_Boards_and_Commissions_914698](#)

Appointments to Boards and Commissions

October 2014

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

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

Historic Preservation Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Allan Kearney	5	First term	Resigned	January 2014

Human Relations Council

Council Liaison: Council Member Rose Glover

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

Investment Advisory Committee

Council Liaison: Mayor Pro-Tem Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
Tilwanda Steinberg	1	First term	Eligible	Oct. 2014

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Diane Kulik <i>(Mayor Pro-Tem Calvin Mercer, Council Member At Large)</i>	5	Filling unexpired term	Eligible	Oct. 2014
Brian Paiz <i>(Mayor Allen Thomas)</i>	5	First term	Eligible	Oct. 2014
Belinda Perkinson <i>(Council Member Marion Blackburn, District 3)</i>	3	First term	Eligible	Oct. 2014

Public Transportation & Parking Commission

Council Liaison: Council Member Richard Croskery

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

Sheppard Memorial Library Board

Council Liaison: Council Member Richard Croskery

Name	District #	Current Term	Reappointment Status	Expiration Date
Catherine Rouse	4	First term	Eligible	Oct. 2014
Richard Wolfe	3	First term	Eligible	Oct. 2014

Youth Council

Council Liaison: Mayor Pro-Tem Calvin Mercer

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

Applicants for Community Appearance Commission

None.

Applicants for Historic Preservation Commission

Jamitress Bowden
111 Brownlea Drive Apt. 0
Greenville, NC 27858

District #: 3

Application Date: 8/8/2014

Home Phone:
Business Phone:
Email: jamitressbowden@gmail.com

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

District #: 4

Application Date: 2/20/2012

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

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Application Date: 4/9/2012

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

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 6/6/2014

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston.tyrone@gmail.com

Applicants for Human Relations Council

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

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

District #: 4

Brittney Moore
4128A Bridge Court
Winterville, NC 28590

District #: 1

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

District #: 1

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

District #: 5

Application Date: 10/13/2010

Home Phone: (252) 321-1409

Business Phone:

Email: carrwdc@hotmail.com

Application Date: 1/18/2012

Home Phone: (252) 561-8759

Business Phone: (252) 412-2045

Email: Isaac.chemmanam@gmail.com

Application Date: 4/15/2013

Home Phone: (252) 227-4240

Business Phone: (252) 328-2950

Email: aleanor@suddenlink.net

Application Date: 7/15/2010

Home Phone: (252) 355-7377

Business Phone: (252) 355-0000

Email: bmoore2004@netzero.com

Application Date: 7/15/2010

Home Phone: (252) 489-8390

Business Phone: (252) 227-4310

Email: partridgeb06@students.ecu.edu

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email: taft1986@yahoo.com

Applicants for Investment Advisory Committee

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/6/2014

District #: 2

Home Phone: (252) 412-7351

Business Phone: (252) 355-8736

Email: walston.tyrone@gmail.com

Applicants for Police Community Relations Committee

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Sharon D. Gray
3402 Governors Lane
Greenville, NC 27858

District #: 3

Application Date: 1/18/2012

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

Application Date: 5/29/2014

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

Applicants for Public Transportation and Parking Commission

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

Application Date: 9/30/2013

Home Phone: (252) 752-5278

Business Phone:

Email: kiltedmile@aol.com

District #: 3

Applicants for Sheppard Memorial Library Board

Melinda Galtress

332 Cedarhurst Road
Greenville, NC 27834

District #: 5

Application Date: 4/25/2012

Home Phone: (252) 756-8915

Business Phone:

Email:

Mary Grier

1704 South Elm Street
Greenville, NC 27858

District #: 4

Application Date: 9/20/2011

Home Phone: (252) 756-1076

Business Phone:

Email: perfecttaste2002@yahoo.com

Bridget Moore

4128A Bridge Court
Winterville, NC 28590

District #: 5

Application Date: 8/28/2014

Home Phone: (252) 355-7377

Business Phone: (252) 355-0000

Email: bmoore2004@netzero.com

Tyler James Russell

3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Application Date:

Home Phone: (910) 840-0337

Business Phone: (252) 215-4000

Email: tjr@wardandsmith.com

Tyrone O. Walston

2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 6/6/2014

Home Phone: (252) 412-7351

Business Phone: (252) 355-8736

Email: walston.tyrone@gmail.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Medford Pointe, Lot 6, involving 19.8908 acres located along the northern right-of-way of Briarcliff Drive and 500+/- feet east of Allen Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Medford Pointe, Lot 6, involving 19.8908 acres located along the northern right-of-way of Briarcliff Drive and 500+/- feet east of Allen Road. The subject area is currently undeveloped and is anticipated to accommodate 312 multi-family units.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 29, 2014
2. City Council public hearing date: October 9, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 19.8908
4. Voting District: 1
5. Township: Arthur
6. Vision Area: F

- 7. Zoning: R6 (Residential [High Density Multi-family])
- 8. Land Use: Existing: Vacant
Anticipated: 312 multi-family units
- 9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	312 x 2.2*	686
Current Minority	-----	0
Estimated Minority at full development	686 x 45.2%	310
Current White	-----	0
Estimated White at full development	686-310	376

* - 2.2 people per household in Greenville

- 10. Rural Fire Tax District: Red Oak
- 11. Greenville Fire District: Station #2 (Distance of 3.0 miles)
- 12. Present Tax Value: \$297,357
Estimated Future Tax Value: \$31,497,357

Fiscal Note: The total estimated tax value at full development is \$31,497,357.

Recommendation: Approve the attached ordinance to annex Medford Pointe, Lot 6

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

Attachments / click to download

[Survey](#)

[Ordinance for Medford Pointe Lot 6 988605](#)

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

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 9th day of October, 2014, after due notice by publication in The Daily Reflector on the 29th day of September, 2014; and

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

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

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

TO WIT: Being all of that certain property as shown on the annexation map entitled “Medford Pointe, Lot 6” involving 19.8908 acres as prepared by Malpass and Associates.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located along the northern right-of-way of Briarcliff Drive and 500+/- feet east of Allen Road.

GENERAL DESCRIPTION:

Lying and being situated in Arthur Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the northern right-of-way of Briarcliff Drive said point being located S 64-05-32 E – 490.56’ from the intersection of the northern right-of-way of Briarcliff Drive and the eastern right-of-way of NCSR 1203 (Allen Road) thence from said point of beginning leaving the northern right-of-way of Briarcliff Drive with the eastern line of the Edmonson Properties, LLC property as recorded in deed book 2872 page 860 of the Pitt County Registry N 28-54-02 E – 806.59’ to the southern line of the Wells Chapel Church Of God In Christ property as recorded in deed book 1980 page 828, thence with the southern line of the Wells Chapel Church Of God In Christ property S 68-25-46 E – 822.10’ to the western line of the 2004 Cumberland, LLC property as recorded in deed book 1882 page 571, thence with the western line of the 2004 Cumberland, LLC property S 00-32-05 W – 202.45’ to the southwest corner of the 2004 Cumberland, LLC property, thence with the southern line of the 2004 Cumberland, LLC property N 79-48-07 E – 98.40’ to the southwest corner of the Ellsworth Commons, LLC property as recorded in deed book 2952 page 229, thence with the southern line of the Ellsworth Commons, LLC property S 88-28-13 E – 104.53’ to the northwest corner of the Pitt County property as recorded in deed book 2693 page 160, thence with the western line of the Pitt County property S 22-37-14 W – 706.16’ to the northern right-of-way of Briarcliff Drive, thence with the northern right-of-way of Briarcliff Drive 272.45’ along the arc of a curve said curve being to the left having a radius of 5030.00’ and a chord bearing N 66-52-40 W – 272.42’, thence N 68-25-46 W – 894.27’ to the point of beginning, containing 19.8908 acres.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2015.

ADOPTED this 9th day of October, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

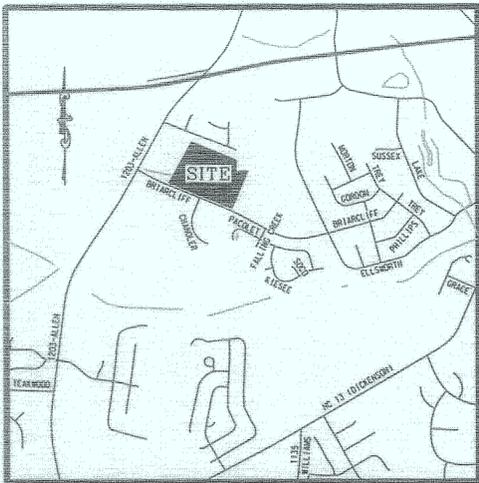
NORTH CAROLINA
PITT COUNTY

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

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

Notary Public

My Commission Expires: _____



VICINITY MAP
1"=1000'



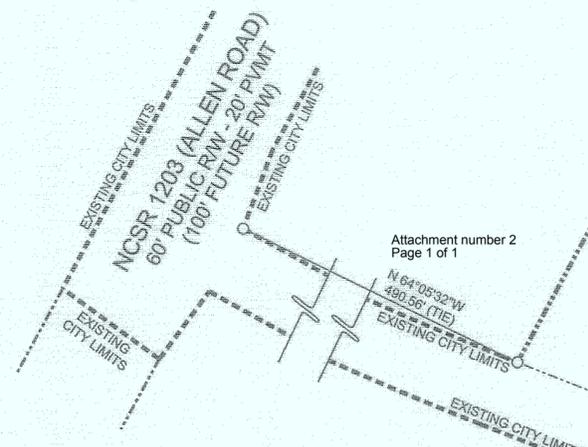
EDMONSON PROPERTIES, LLC
DB 2872, P 860
R6

WELLS CHAPEL CHURCH OF GOD IN CHRIST
DB 1980, P 828
R6

2004 CUMBERLAND, LLC
DB 1882, P 571
R6

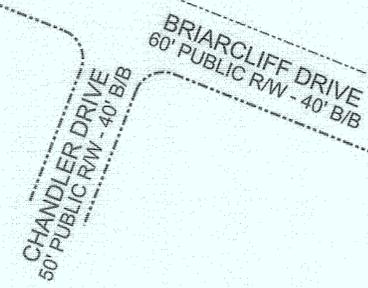
ELLSWORTH COMMONS, LLC
DB 2952, P 229
R6

PITT COUNTY
DB 2693, P 160
R6

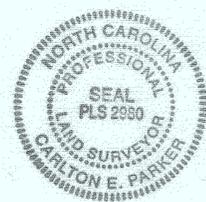


Attachment number 2
Page 1 of 1

6
19.8908 ACRES



R = 5,030.00'
L = 272.45'
CH = N 68°52'40"W
272.42'



PARCEL NUMBER 73689

ANNEXATION MAP FOR
MEDFORD PROPERTIES LLC

REFERENCE DEED BOOK 3037 PAGE 822 AND MAP BOOK 66 PAGE 73
OF THE PITT COUNTY REGISTRY

ARTHUR TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: MEDFORD PROPERTIES, LLC
ADDRESS: P.O. BOX 7726
GREENVILLE, NC 27835
PHONE: (252) 758-1081

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

SURVEYED: CEP APPROVED: CEP
DRAWN: WCO DATE: 09/24/13
CHECKED: CEP SCALE: 1"=1000'

LEGEND

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



MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 19.8908 ACRES
ARTHUR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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

THIS 24TH DAY OF SEPTEMBER A.D., 2014.
Carlton E. Parker
CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Northgreen Commercial Park, Portion of Lot 6 and Portion of Lot 7A, involving 0.222 acres located north of Greenpark Drive and 770+/- feet west of North Memorial Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Northgreen Commercial Park, Portion of Lot 6 and Portion of Lot 7A, involving 0.222 acres located north of Greenpark Drive and 770+/- feet west of North Memorial Drive. The subject area is currently undeveloped and is anticipated to accommodate one telecommunication tower.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 29, 2014
2. City Council public hearing date: October 9, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.222
4. Voting District: 1
5. Township: Greenville

- 6. Vision Area: A
- 7. Zoning: CH (Heavy Commercial)
- 8. Land Use: Existing: Vacant
Anticipated: One telecommunication tower
- 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

* - 2.2 people per household in Greenville

- 10. Rural Fire Tax District: Staton House
- 11. Greenville Fire District: Station #4 (Distance of 1.0 miles)
- 12. Present Tax Value: \$20,316
Estimated Future Tax Value: \$70,847

Fiscal Note: The total estimated tax value at full development is \$70,847.

Recommendation: Approve the attached ordinance to annex Northgreen Commercial Park, Portion of Lot 6 and Portion of Lot 7A

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

Attachments / click to download

- [Survey](#)
- [Ordinance Northgreen Comm park Portion of Lot 6 and 7A 988535](#)

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

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 9th day of October, 2014, after due notice by publication in The Daily Reflector on the 29th day of September, 2014; and

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

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

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

TO WIT: Being all of that certain property as shown on the annexation map entitled "Northgreen Commercial Park, Portion of Lot 6 and Portion of Lot 7A", involving 0.222 acres as prepared by Miller and Associates.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located north of Greenpark Drive and 770+/- feet west of North Memorial Drive.

GENERAL DESCRIPTION (Tract 1):

Beginning at a point located at the intersection of the southeastern property corner of Lot 6, Northgreen Commercial Park as recorded in Map Book 70, Page 68, Pitt County Registry and the northern right-of-way of Greenpark Drive; thence running along the northern right-of-way of Greenpark Drive with a curve to the left having a radius of 375.00 feet a chord bearing and distance S 61-09-37 W, 69.02 feet to a point located on the northern right-of-way of Greenpark Drive; thence leaving the northern right-of-way of Greenpark Drive N 12-12-32 E, 280.30 feet to a point located on the eastern property line of Lot 6, Northgreen Commercial Park; thence running along the eastern property line of Lot 6, Northgreen Commercial Park S 00-16-57 E, 238.77 feet to the point of beginning, containing 0.166 acres.

GENERAL DESCRIPTION (Tract 2):

Beginning at a point located at the intersection of the southeastern property corner of Lot 6, Northgreen Commercial Park as recorded in Map Book 70, Page 68, Pitt County Registry and the northern right-of-way of Greenpark Drive; thence leaving the northern right-of-way of Greenpark Drive N 00-16-57 W, 238.77 feet to a point; thence N 12-12-32 E, 95.47 feet to a point the POINT OF BEGINNING; thence from said point of beginning N 12-12-32 E, 85.84 feet to a point; thence S 65-10-37 E, 22.95 feet to an iron pipe set; thence S 00-16-57 E, 74.07 feet to an iron pipe set; thence S 89-43-03 W, 39.35 feet to the point of beginning, containing 0.056 acres.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2015.

ADOPTED this 9th day of October, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

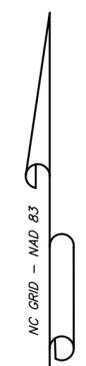
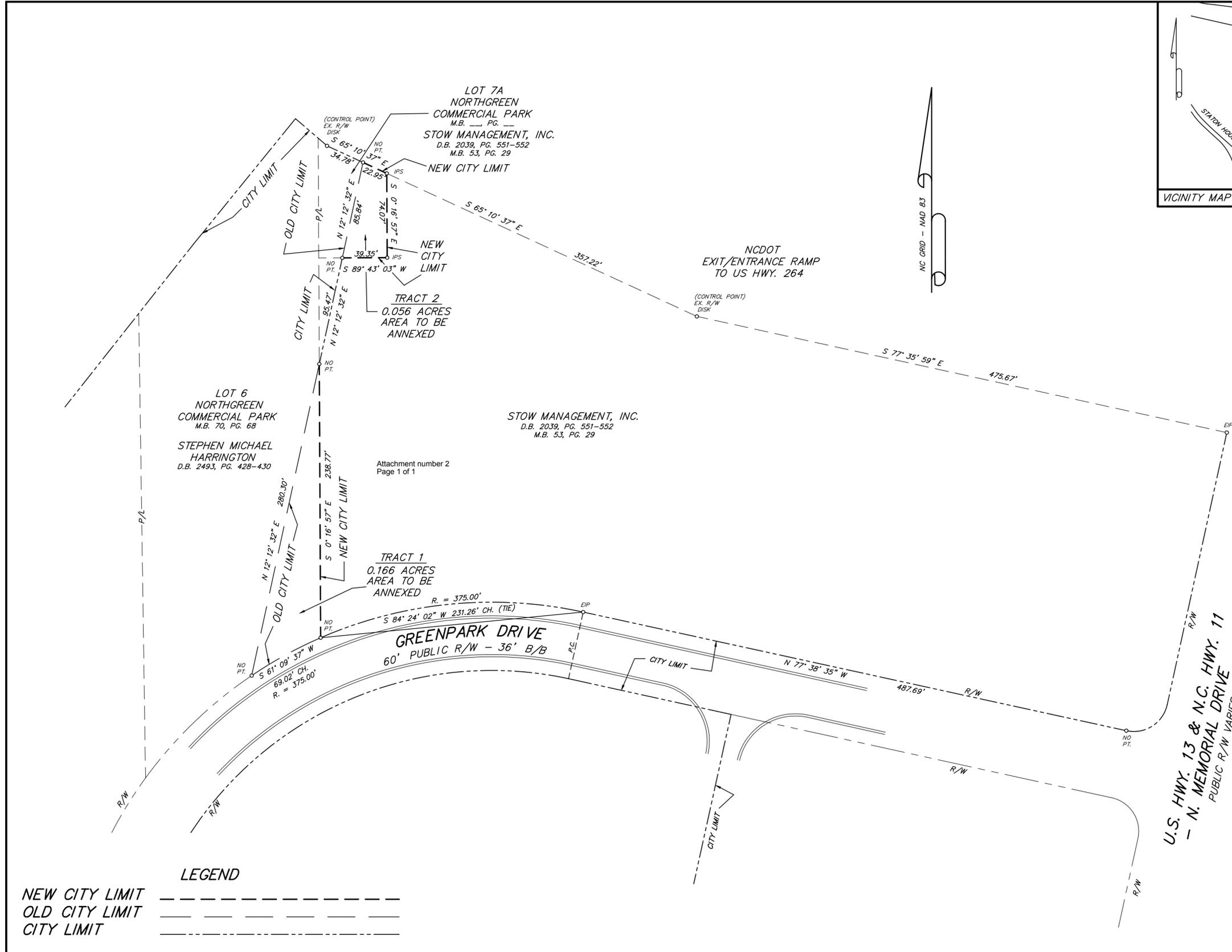
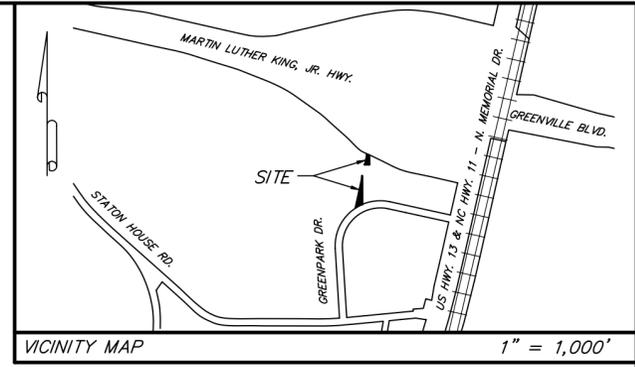
NORTH CAROLINA
PITT COUNTY

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

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

Notary Public

My Commission Expires: _____



LEGEND:

EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
R/W	RIGHT OF WAY
C/L	CENTERLINE
B/B	BACK TO BACK
P/L	PROPERTY LINE

SURVEYOR'S CERTIFICATION

I, GARY S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2039, PAGE 551-552, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE REF., OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S.47-30 (f) (11) (d), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION.

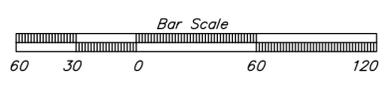
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 1st DAY OF AUGUST, 2014.

SIGNED: *G. Miller*
PROFESSIONAL LAND SURVEYOR NO. L-2562

LEGEND

NEW CITY LIMIT	-----
OLD CITY LIMIT	-----
CITY LIMIT	-----

ANNEXATION PLAT FOR
NORTHGREEN COMMERCIAL PARK
BEING A PORTION OF LOT 6 & A PORTION OF LOT 7A



OWNER(S) STEPHEN MICHAEL HARRINGTON	STOW MANAGEMENT, INC. (JULIAN J. WHITE, III)
ADDRESS 1000 PORT TERMINAL RD. GREENVILLE, N.C. 27858	1528 S. EVANS ST. GREENVILLE, N.C. 27834
PHONE	252-355-0088

MAP NO.	PLATS RECORDED	BOOK	PAGE
	LOT 6 NORTHGREEN COMMERCIAL PARK	70	68
	SURVEY FOR STANDARD REGISTER COMPANY	53	29
	ANNEX. PLAT NORTHGREEN COMM. PARK LOT 5	66	104

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

DATE: _____ ORDINANCE NO. _____ AREA: 0.222 Ac.

GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

 GARY S. MILLER, PLS Phone: (252)756-7878 Fax: (252)756-0785	SURVEYED: MCP	APPROVED: GSM
	DRAWN: BLW	DATE: 08-01-14
	CHECKED: TEM	SCALE: 1" = 60'





City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Ordinance requested by V. Parker Overton to amend the Future Land Use Plan Map from a high density residential (HDR) category to commercial (C) and office/institutional/multi-family (OIMF) categories for the property located south of Fire Tower Road, adjacent to Dudley's Grant Townhomes, and west of Corey Road, containing 85 acres

Explanation: **Abstract:** The City has received a request by V. Parker Overton to amend the Future Land Use Plan Map from a high density residential (HDR) category to commercial (C) and office/institutional/multi-family (OIMF) categories for the property located south of Fire Tower Road, adjacent to Dudley's Grant Townhomes, and west of Corey Road, containing 85 acres.

History/Background:

The current Future Land Use Plan Map (FLUPM) was adopted on February 12, 2004.

In 1988, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned R6MH (Residential-Mobile Home). There were two mobile home parks located on the property at that time.

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

Over the years, there have been Future Land Use Plan Map amendments and rezonings in the general area. Most of the requests have been on a small scale, but there was one significant change. In 2007, there was a change to the Future Land Use Plan Map designation from office/institutional/multi-family (OIMF) and high density residential (HDR) categories to a commercial (C) category (see Attachment 1). A subsequent rezoning changed a portion of the R6MH (Residential-Mobile home) zoning to neighborhood commercial (CN) for 24 acres (see Attachment 2). In 2012, there was a rezoning for the previously CN-zoned property and some remaining R6MH zoning to general commercial

(CG) zoning for 32+/- acres (see Attachment 3).

Comprehensive Plan:

The subject area is located in Vision Area D.

Management Actions:

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

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

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

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

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

The Horizons: Greenville's Community Plan 2010 Update provides criteria in determining if a change to the FLUPM is compatible.

The following are excerpts from the 2010 Update.

A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

(i) The proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) supports the intent and

objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Environmental Conditions/Constraints:

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

Existing Land Use:

Fire Tower Crossing Mini-storage and vacant properties

Surrounding Land Uses and Zoning:

North: CG - Fire Tower Crossing; CN - City-owned

South: RA20 and R6 - vacant

East: CG and R6 - vacant (under common ownership as applicant)

West: R6 - Dudley's Grant Townhomes

Anticipated Density:

Tract 1

Gross Acreage: 35 acres (12 net acres)

Current Category: HDR

Proposed Category: C

There are 23+/- acres in the subject area that are already zoned general commercial (CG). Therefore, the traffic volume report was generated using the anticipated density for the net acreage.

Under the current category (HDR), the site could yield 160 multi-family units (1, 2 and 3 bedrooms).

Under the proposed category (C), the site could yield 119,790+/- square feet of retail/mini-storage/conventional restaurant space.

Tract 2

Gross Acreage: 50 acres

Current Category: HDR

Proposed Category: OIMF

The current and proposed categories allow the same density of multi-family units. Therefore, a traffic volume report was not generated for this tract.

The anticipated build-out for the subject properties is 2-5 years.

Thoroughfare/Traffic Volume (Summary):

Based on possible uses permitted by the requested land use plan category, the proposed category for Tract 1 could generate 4,278 trips to and from the site on Fire Tower Road, which is a net increase of 3,214 additional trips per day. A traffic volume report was not generated for Tract 2 since there is no change in density between the existing and proposed land use.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include constructing turn lanes into the development and improvements at the adjacent signalized intersections, such as the construction of additional turn and/or through lanes.

Fiscal Note:

No cost to the City.

Recommendation:

In consideration of the criteria listed in the 2010 Update regarding requests to amend the Future Land Use Plan Map and mitigating factors as previously mentioned, staff's opinion is that the request is **compatible** with the comprehensive plan based on the following criteria listed in the 2010 Update. The proposed C and OIMF categories:

- the proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and
- is properly located with respect to existing and future adjoining land uses and is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing and future neighborhoods and businesses within and in proximity to the area; and
- is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

The Planning and Zoning Commission voted to approve the request at it's September 16, 2014 meeting.

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

Attachments / click to download

 [Maps, Traffic Report](#)

 [Ordinance V Parker Overton FLUPM 988767](#)

 [Minutes V. Parker Overton 988765](#)

ORDINANCE NO. 14-_____

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on October 9, 2014, at 7:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use Plan Map for the following described territory;

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

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

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

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

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

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the 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 a "High Density Residential" category to a "Commercial" category for the area described as being located south of Fire Tower Road, adjacent to Dudley's Grant Townhomes and 1,100 +/- feet west of Corey Road, beginning at a known point, said point being the western right-of-way of Bayswater Road and the southeast corner of tax parcel 42402 as identified at the Pitt County Tax Assessor's Office from said point running in a westerly direction along the southern property lines of tax parcel 42402 and 42401 as identified at the Pitt County Tax Assessor's Office in a westerly direction for 280+/- feet; thence cornering and running along the western property line of tax parcel 74327 as identified at the Pitt County Tax Assessor's Office in a southerly direction for 800+/- feet; thence cornering and running in a northeasterly direction for 1,300+/- feet;

thence cornering and running in a southeasterly direction for 925+/- feet; thence cornering and running in a northerly direction for 1,000+/- feet, thence cornering and running in a southwesterly direction for 1,300+/- feet; thence cornering and running along the eastern property lines of tax parcels 74327, 05053, 42403 as identified at the Pitt County Tax Assessor's Office in a northerly direction for 400+/- feet; thence cornering and running in a westerly direction for 600+/- feet and returning to the point of beginning and containing 35 acres.

Section 2. The Future Land Use Plan Map is hereby amended by re-designating from a "High Density Residential" category to an "Office/Institutional/Multi-Family" category for the area described as being located south of Fire Tower Road, adjacent to Dudley's Grant Townhomes and 1,100 +/- feet west of Corey Road, beginning at a known point, said point being 330+/- feet south of Fire Tower Road to the northwest corner of tax parcel 74327 as identified at the Pitt County Tax Assessor's Office thence running along the western property line of tax parcel 74327 as identified at the Pitt County Tax Assessor's Office running in an southerly direction for 2,000+/- feet; thence cornering and running in a northeasterly direction for 2,500+/- feet; thence cornering and running in a northwesterly direction for 925+/- feet; thence cornering and running in a westerly direction of 1,300+/- feet; thence cornering and running along the western property line of tax parcel 74327 as identified at the Pitt County Tax Assessor's Office in a northerly direction for 800+/- feet returning to the point of beginning and containing 50 acres.

Section 3. 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 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

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

ADOPTED this 9th day of October, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#988767

Excerpt from the DRAFT Planning & Zoning Minutes (9/16/2014)

ORDINANCE REQUESTED BY V. PARKER OVERTON TO AMEND THE FUTURE LAND USE PLAN MAP FROM A HIGH DENSITY RESIDENTIAL (HDR) CATEGORY TO COMMERCIAL (C) AND OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORIES FOR THE PROPERTY LOCATED SOUTH OF FIRE TOWER ROAD, ADJACENT TO DUDLEY'S GRANT TOWNHOMES AND WEST OF COREY ROAD CONTAINING 85 ACRES - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the southern section of the City, south of Fire Tower Road, between Corey Road and Dudley's Grant Townhomes. The request is broken into two separate tracts - Tract 1 is 35 acres for commercial and Tract 2 is 50 acres for office/institutional/multi-family. The change of the Future Land Use Map is usually a precursor to a rezoning. The property is located in the city limits. The entire property is vacant except for Fire Tower Mini Storage on Tract 1. Windsor Subdivision is to the east and Bedford, Chesapeake and other subdivisions are to the north. There is vacant property to the south. There are two points of ingress/egress via Bayswater Road that are both signalized, which will eventually connect and create a continuous loop. The property was brought into the city limits in 1988. At that time, there were two mobile home parks and it was zoned for mobile homes. In 2009, a preliminary plat was approved for the property. There will be sidewalks on the outer loop of Bayswater Road with the storm water retention area inside of the loop. In 2004, the Future Land Use Plan recommended office/institutional/multi-family along Fire Tower Road and high density residential (HDR) to the south. In 2004, there was Future Land Use Plan Map amendment to change that area to commercial. The request was approved. There was a subsequent rezoning approved for 24 acres of neighborhood commercial. In 2012, there was a rezoning request for the previously approved neighborhood commercial zoning and a portion mobile home zoning to general commercial. The request was for 32 acres and was approved. Currently, about 65% of Tract 1 is already zoned commercial. The remaining residential zoning is about 12 acres. The Tract 2 request would allow an office option. Fire Tower Road is considered a residential corridor between Corey Road and Evans Street. The Horizons Plan states that any kind of commercial or office should be restricted to the commercial node, keeping it concentrated into one cohesive spot and no linear expansion. There is a focus area at this particular location. This request could generate a net increase of 3,000 trips per day in a worst-case scenario. The property is impacted by the floodway and the 100 and 500-year floodplains associated with the Fork Swamp Canal. There can be no development in floodway. There are regulations on development in the 100 and 500-year floodplains. The canal is located to the east and south of the property and creates a natural barrier to the residential areas. There is a 50-foot greenway easement. The net 12 acres in Tract 1 could accommodate about 160 multi-family units. Under the commercial designation, it could accommodate 120,000 square feet of retail, ministorage, or conventional restaurant. The current and proposed designations for Tract 2 allow the same density of multi-family units, but would allow an office option. The conservation open space (COS), that runs on the east and south sides, is not included in the request. The Horizons: Greenville's Community Plan provides criteria in determining if a change to the Future Land Use Plan Map (FLUPM) is compatible. A request will be construed to be "compatible with the comprehensive plan" if:

(i) The proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) supports the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Other items to consider:

Uniformity: the property must be treated like other properties. It would need to have the same transitional zoning as expected and as seen in other parts of the City.

Functionality: the proposed category serves the necessary function and it does not interrupt or interfere with other uses. It creates a desirable transition.

Mobility and Connectivity: The use does not unduly burden or disrupt existing or planned transportation systems.

Efficiency: the use does not place an undue financial burden on the adjacent land owners or the public.

Integration: the proposed use category should be evaluated in terms of long term goals.

In staff's opinion, the request could be considered compatible with Horizons if the requested change is the result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM, the property is properly located with respect to existing and future adjoining land uses and is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing and future neighborhoods and businesses within and in proximity to the area; and the change is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Chairwoman Basnight opened the public hearing.

Mr. Durk Tyson, representative of the applicant, spoke in favor of the request. He stated 10 years ago this property was two mobile home parks. The economy has changed and multi-family

was not developed. The property has been vacant for 10 years. There is more interest in commercial and office use based on the evolving market. About two months ago, there was a rezoning request for commercial within Tract 1. Development is about to start and they realized they did not have enough land. He stated they approached the City about additional commercial. Also, there is another group interested that needs office zoning. City staff stated the rezonings were in a piecemeal fashion and needed to be approach comprehensively. That is why they are requesting all of Tract 1 to be commercial and Tract 2 to be office.

No one spoke in opposition.

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

Mr. Weitz stated recent rezoning requests show the trend to be toward commercial for this area. Regarding a land use point, the request is appropriate but he stated he had concerns. The staff report stated that the area must be restricted to the associated focus area. In his view, it is going outside the focus area. The Focus Area Map shows this area has a limitation of 20,000 to 40,000 square feet and this is inconsistent to the request. He suggests if the proposed amended map is approved then the Focus Area Map should also be amended to alleviate an inconsistency and he would like to incorporate that in the motion to approve.

Ms. Gooby stated that when commercial is increased on the Future Land Use Plan Map staff considered the size of Focus Area to be increased by de facto. Staff has discussed requiring the size of the Focus Area designation to be changed when the commercial designation is increased on the Future Land Use Plan Map when Horizons Plan is updated. The size of focus areas are not intended to be static.

Attorney Holec stated the change to the Focus Area Map would need to be advertised before it goes to City Council because it also amends the Comprehensive Plan.

Mr. Weitz stated he would recommend advertising the additional change since the motion to approve is based on consistency and if the change is not done then it would be inconsistent.

Ms. Gooby asked what designation it should be.

Mr. Weitz stated he would leave the decision up to staff.

Mr. Parker asked if they would still vote on the item or could it be addressed after the fact.

Attorney Holec stated the better process would be to go forward with the request, then let the Planning and Zoning Commission initiate an amendment and have Staff bring it back at the next meeting.

Mr. Weitz agreed but stated he was a little uncomfortable.

Mr. Parker stated he is not uncomfortable with it and that it would be the right thing to do. There is no reason to delay the applicant.

Mr. Weitz stated he has supported commercial zoning but had concerns regarding the criteria of undue traffic impact. The traffic report stated Fire Tower Road has a design capacity of 35,000 vehicles a day. Currently, it is 33,000. The high estimated increased trips would be another 3,000. The fact is Fire Tower Road will be over capacity and it already is a 4-lane divided highway.

Mr. Schrade asked if staff stated it was consistent with the Comprehensive Plan.

Ms. Gooby stated the map is part of the Comprehensive Plan therefore they need to rely on the text of the Horizons Plan. It still has transitional zoning, the depth of the commercial is increasing versus the width and it is somewhat insulated because of the Fork Swamp Canal. There will not be connections to other neighborhoods.

Ms. Darden asked if there would be a buffer between the request and Dudley's Grant.

Ms. Gooby stated there will be a vegetation buffer.

Motion made by Mr. Parker, seconded by Mr. Schrade, to approve the amendment to the Land Use Plan Map. Motion passed unanimously.

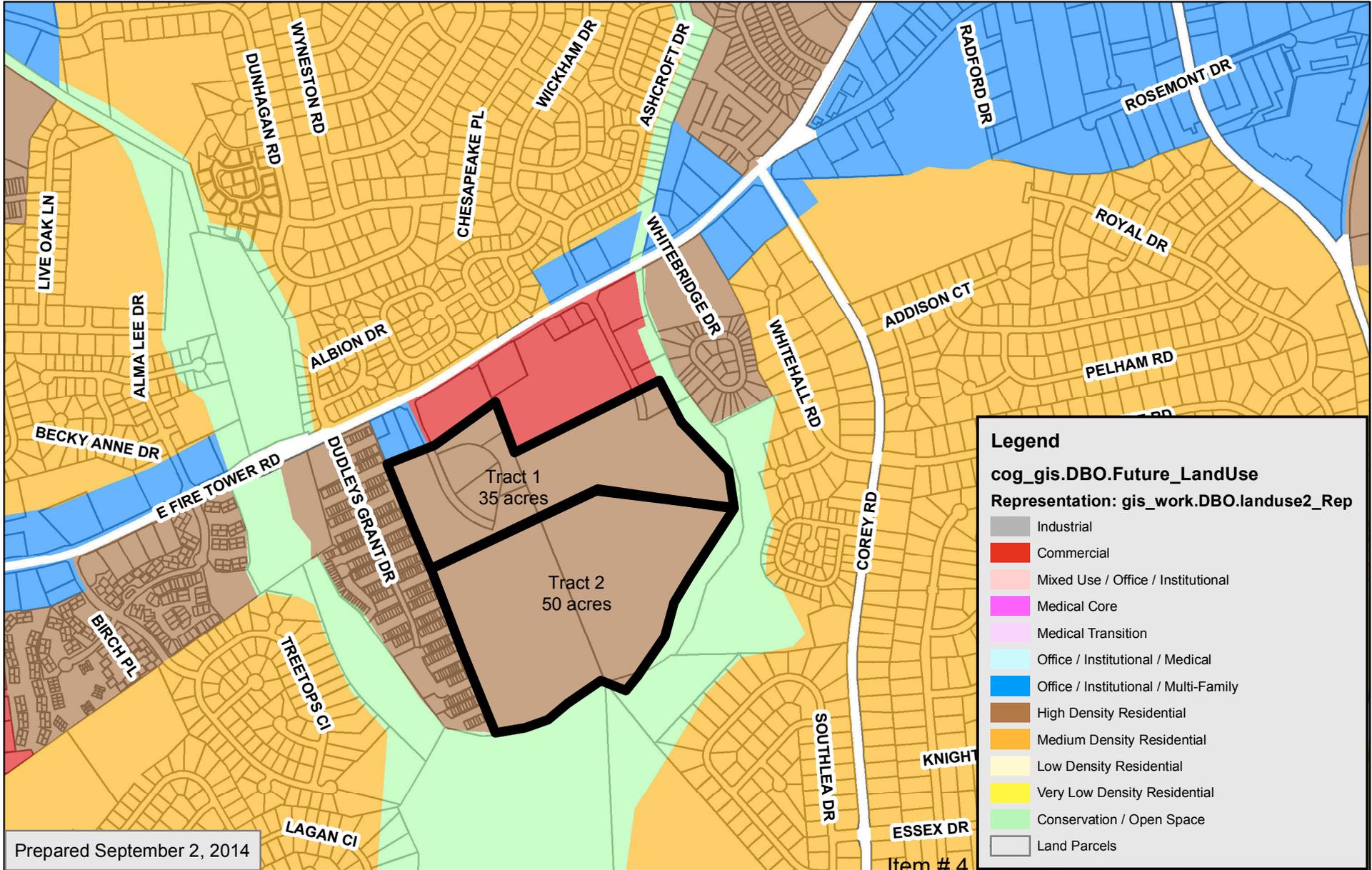
Mr. Weitz stated he was uncomfortable with the motion to approve and hoped to have another motion to include his concerns.

Motion made by Mr. Weitz, seconded by Ms. Darden, to initiate an amendment to the Comprehensive Plan to increase the size of the focus area designation, regarding the proposed request, on the Focus Area Map. Motion passed unanimously.

Mr. Schrade asked if the size of the focus area was going to be increased during the Horizons update.

Ms. Gooby stated yes.

V. Parker Overton
 Tract 1: From: High Density Residential (HDR)
 To: Commercial (C)
 Tract 2: From High Density Residential (HDR)
 To: Office/Institutional/Multi-family (OIMF)



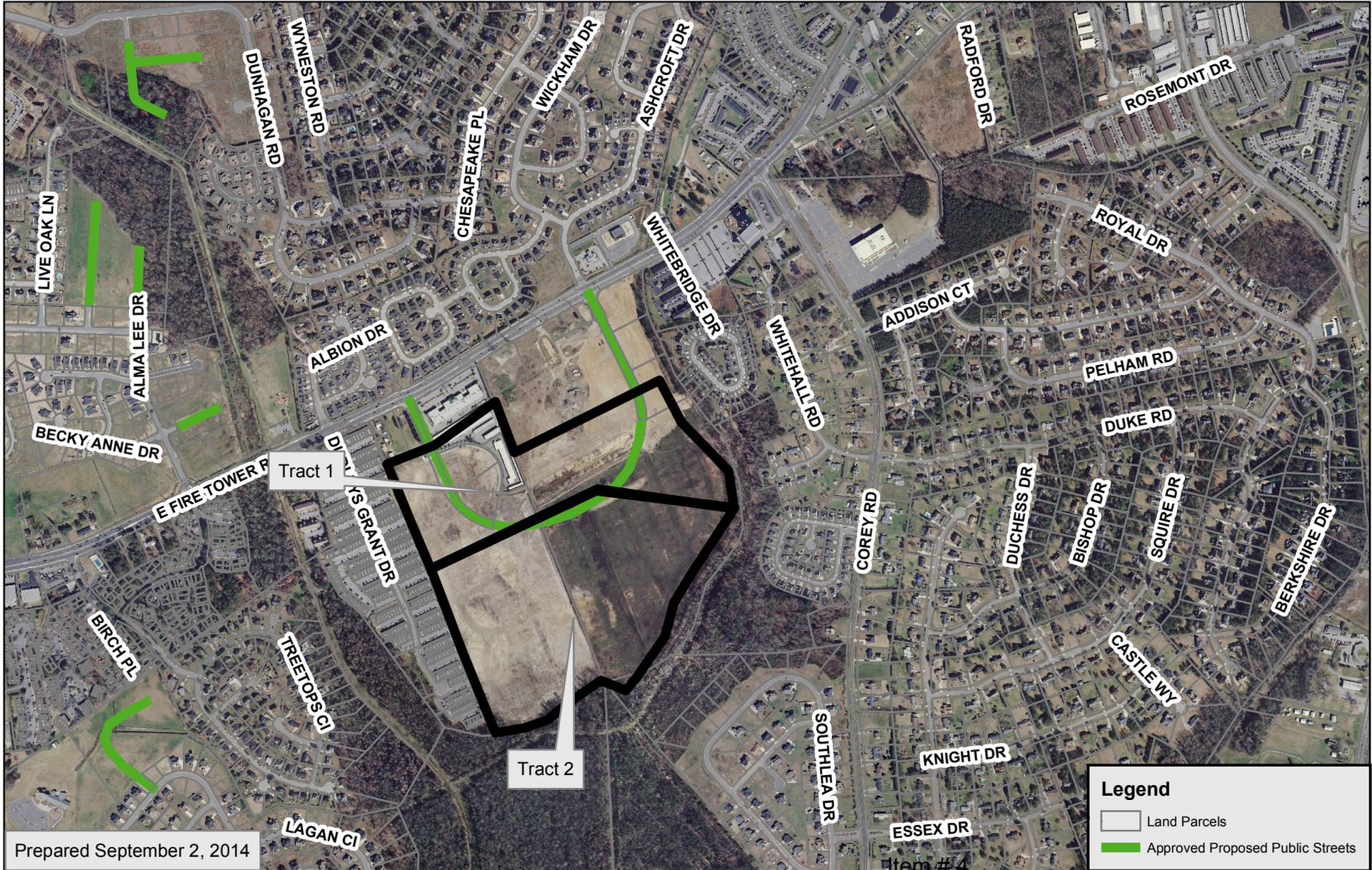
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 Representation: gis_work.DBO.landuse2_Rep

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

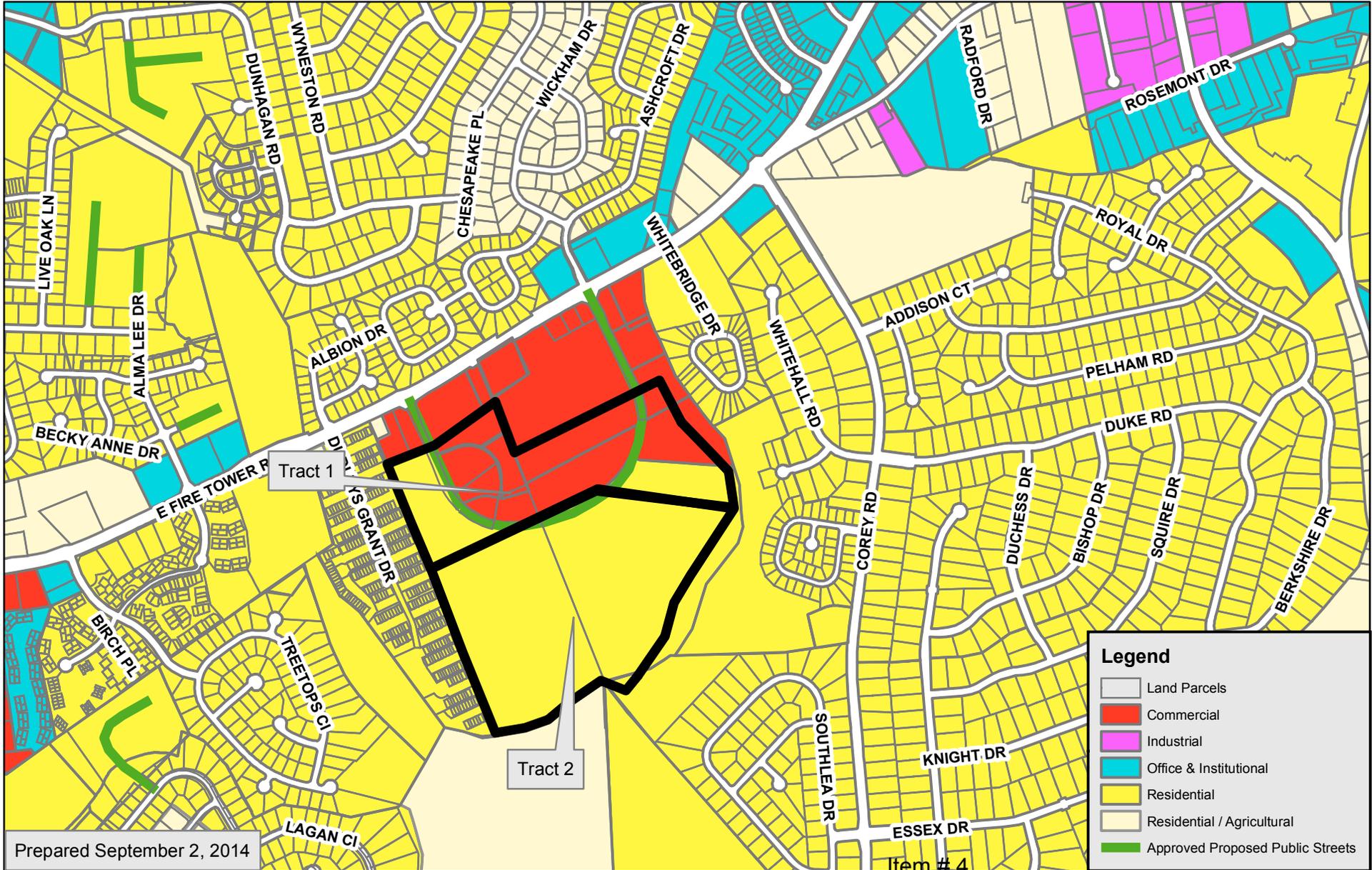
Prepared September 2, 2014

Item # 4

AERIAL PHOTO (2012)



CURRENT ZONING PATTERN



Prepared September 2, 2014

Item # 4

Case No: 14-01

Applicant: Parker Overton

Property Information

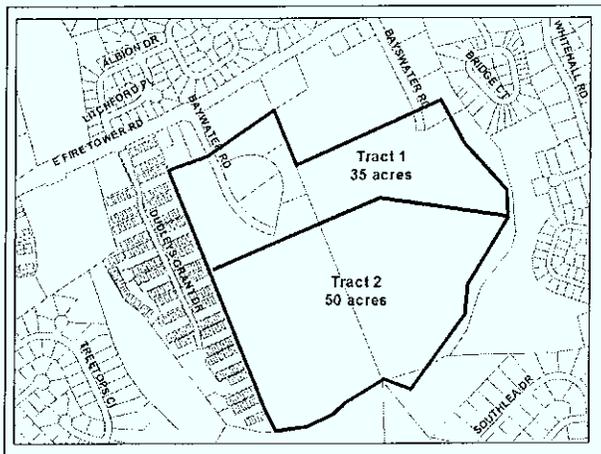
Current Category: HDR (High Density Residential)

Proposed Category: C (Commercial)

Current Acreage: 35 gross acres (12.5 net acres)

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

Points of Access: Fire Tower Rd



Location Map

Transportation Background Information

1.) Fire Tower Rd- State maintained

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

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

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

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 1,064 -vehicle trips/day (*) **Proposed Zoning:** 4,278 -vehicle trips/day (*)

Estimated Net Change: increase of 3214 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 land use.)

Impact on Existing Roads

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

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

Estimated ADT with Proposed Land Use (full build) – 35,857
 Estimated ADT with Current Land Use (full build) – 33,928
 Net ADT change = 1,929 (6% increase)

Case No: 14-01

Applicant: Parker Overton

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

Estimated ADT with Proposed Land Use (full build) – 35,001

Estimated ADT with Current Land Use (full build) – 33,716

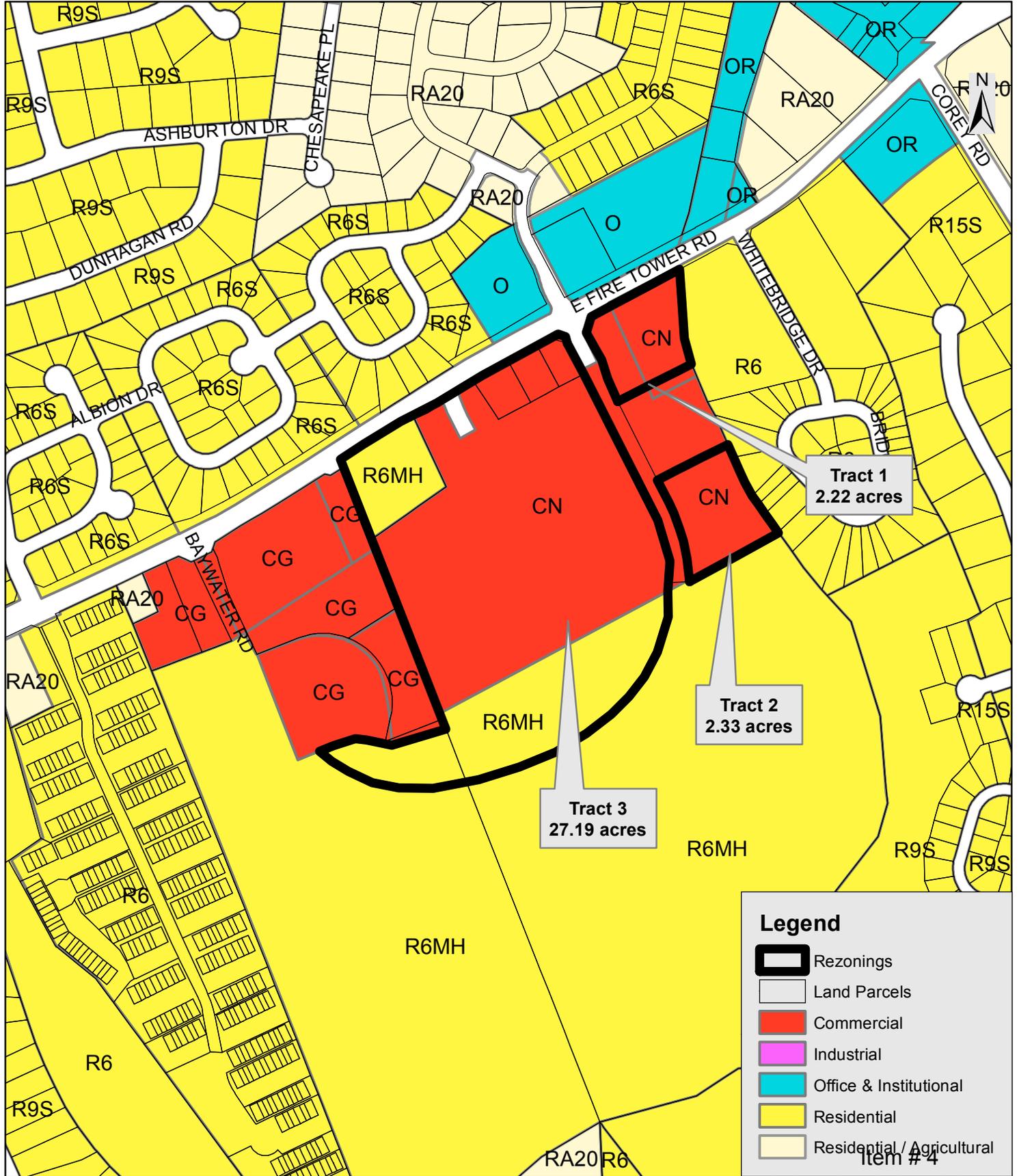
Net ADT change = 1,285 (4% increase)

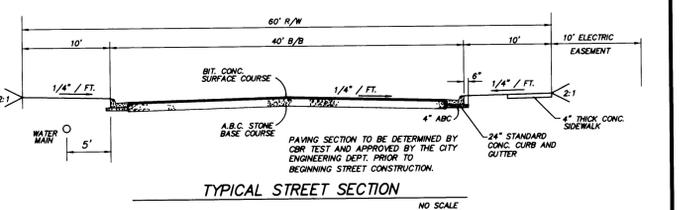
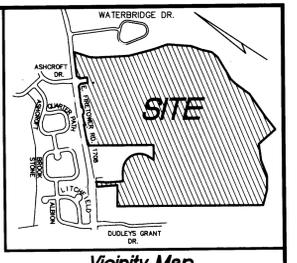
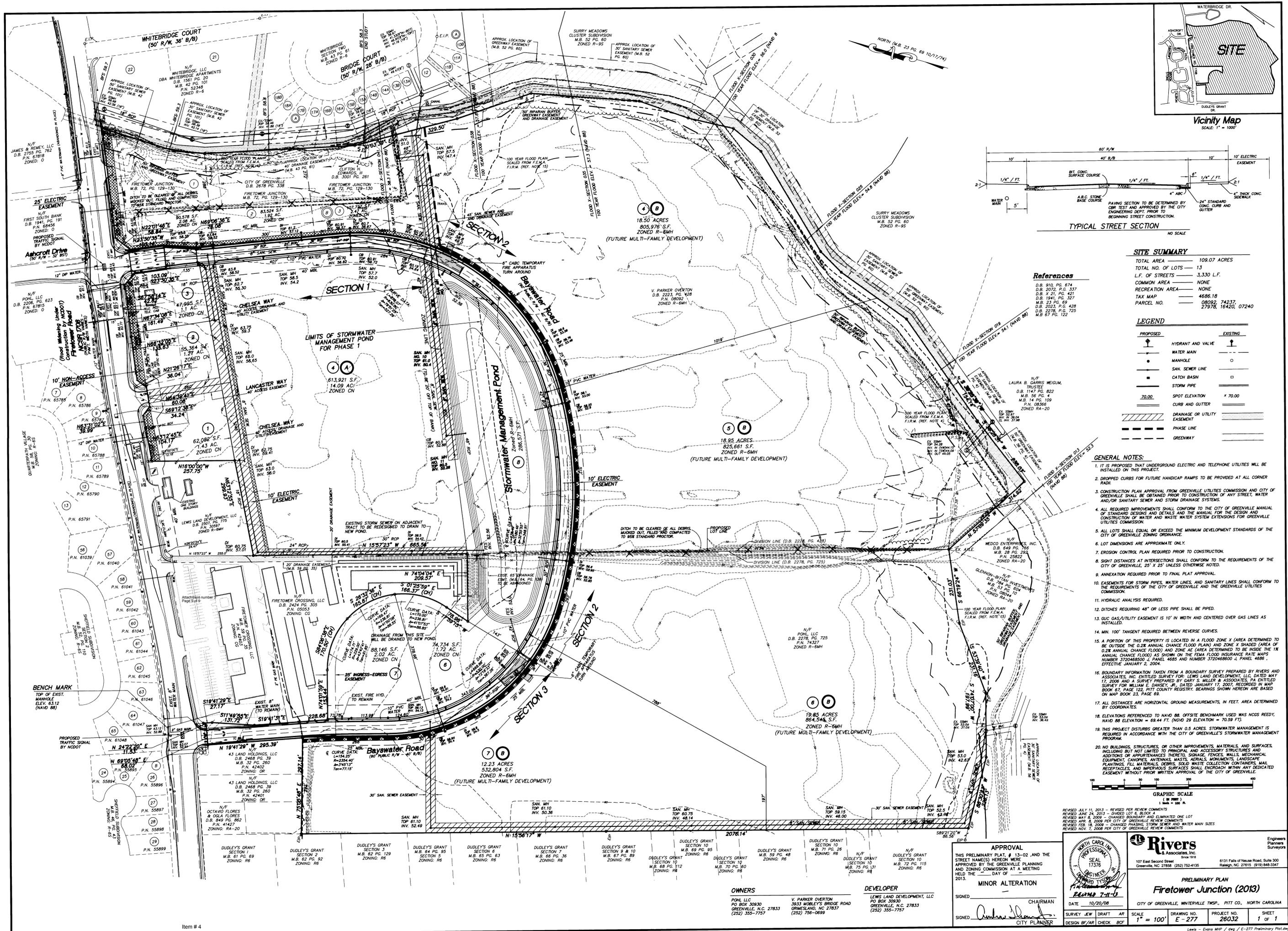
Staff Findings/Recommendations

Based on possible uses permitted by the requested land use plan category, the proposed category could generate 4278 trips to and from the site on Fire Tower Rd, which is a net increase of 3214 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include constructing turn lanes into the development and improvements at the adjacent signalized intersections such as the construction of additional turn and/or through lanes.

Lewis Land Development, LLC, POHL, LLC and
V. Parker Overton (12-03)
From: CN and R6MH To: CG
Total Acreage: 31.74 Acres
March 6, 2012





SITE SUMMARY

TOTAL AREA	109.07 ACRES
TOTAL NO. OF LOTS	13
L.F. OF STREETS	3,330 L.F.
COMMON AREA	NONE
RECREATION AREA	NONE
TAX MAP	4686.18
PARCEL NO.	08092 74237, 27978, 16420, 07240

LEGEND

PROPOSED	EXISTING

- GENERAL NOTES:**
- IT IS PROPOSED THAT UNDERGROUND ELECTRIC AND TELEPHONE UTILITIES WILL BE INSTALLED ON THIS PROJECT.
 - DROPPED CURBS FOR FUTURE HANDICAP RAMPS TO BE PROVIDED AT ALL CORNER RADI.
 - CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - LOT DIMENSIONS ARE APPROXIMATE ONLY.
 - EROSION CONTROL PLAN REQUIRED PRIOR TO CONSTRUCTION.
 - SHOW DISTANCES AT INTERSECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENVILLE 25' X 25' UNLESS OTHERWISE NOTED.
 - ANNEXATION REQUIRED PRIOR TO FINAL PLAT APPROVAL.
 - EASEMENTS FOR STORM PIPES, WATER LINES, AND SANITARY LINES SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENVILLE AND THE GREENVILLE UTILITIES COMMISSION.
 - HYDRAULIC ANALYSIS REQUIRED.
 - DITCHES REQUIRING 48" OR LESS PIPE SHALL BE PIPED.
 - GAS UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
 - MIN. 100' TANGENT REQUIRED BETWEEN REVERSE CURVES.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AND ZONE X SHADDED (AREA OF 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS NUMBER 3720488500 J, PANEL 4685 AND NUMBER 3720488500 J, PANEL 4686, EFFECTIVE JANUARY 2, 2004.
 - BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PREPARED BY RIVERS & ASSOCIATES, INC. ENTITLED SURVEY FOR: LEWIS LAND DEVELOPMENT, LLC, DATED MAY 17, 2006 AND A SURVEY PREPARED BY GARY S. MILLER & ASSOCIATES, PA ENTITLED SURVEY FOR WILLIAM E. DANSEY, JR., DATED JANUARY 17, 2007, RECORDED IN MAP BOOK 67, PAGE 122, PITT COUNTY REGISTRY. BEARINGS, SHOW HEREON ARE BASED ON MAP BOOK 23, PAGE 69.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, IN FEET. AREA DETERMINED BY COORDINATES.
 - ELEVATIONS REFERENCED TO NAVD 88. OFFSITE BENCHMARK USED WAS NCGS REEDY, NAVD 88 ELEVATION = 69.44 FT. (NAVD 29 ELEVATION = 70.59 FT).
 - THIS PROJECT DISTURBS GREATER THAN 0.5 ACRES. STORMWATER MANAGEMENT IS REQUIRED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS, AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES (TERRACE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES, AND IMPERVIOUS SURFACES) SHALL ENROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.

APPROVAL

THIS PRELIMINARY PLAT, # 13-02 AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____, 2013.

MINOR ALTERATION

SIGNED: _____ CHAIRMAN
 _____ CITY PLANNER

Rivers & Associates, Inc.
 107 East Second Street
 Greenville, NC 27838 (252) 752-4135

PRELIMINARY PLAN
Firetower Junction (2013)

CITY OF GREENVILLE, WINTERVILLE TWP., PITT CO., NORTH CAROLINA

DATE: 10/20/08
 SCALE: 1" = 100'
 SURVEY: LEW DRAFT AR
 DESIGN: BF AR CHECK: BCF

PROJECT NO. 26032
 SHEET 1 OF 1

OWNERS	DEVELOPER
POHL LLC PO BOX 30930 GREENVILLE, N.C. 27833 (252) 355-7757	LEWIS LAND DEVELOPMENT, LLC PO BOX 30930 GREENVILLE, N.C. 27833 (252) 355-7757
V. PARKER OVERTON 3913 MURPHY'S BRIDGE ROAD GRIMESLAND, NC 27837 (252) 756-0699	



City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Anti-Human Trafficking Resolution

Explanation: **Abstract:** In response to a request from Pam Strickland, Founder of Eastern NC Stop Human Trafficking Now, Mayor Allen Thomas requested that an item be added to the October City Council agenda to discuss an anti-human trafficking resolution.

Explanation: Pam Strickland, Founder of Eastern NC Stop Human Trafficking Now, recently contacted Mayor Allen Thomas requesting support of her organization's efforts to stop human trafficking.

Ms. Strickland states that the most effective way to stop human trafficking is to prevent it, and there are two main components to prevention:

1. Prevent (primarily) women and girls from being vulnerable to being trafficked
2. Reduce the demand for the purchase of sex from (primarily) men.

The Eastern NC Stop Human Trafficking Now organization has recently hired a Prevention Outreach Coordinator who will be teaching a prevention curriculum to middle school and high school students. The program is being made available to middle schools and high schools, after-school programs, and any other entities that serve this age group. In addition, the organization has planned Internet Safety Sessions at J. H. Rose and D. H. Conley High Schools and is helping plan [Prevent It to End It--A Human Trafficking Prevention Conference](#) at the Heart Institute in October.

Attached is a resolution supporting anti-human trafficking efforts, including prevention and demand reduction. The proposed resolution was adapted from the resolution adopted by the U.S. Conference of Mayors in June.

Also attached is a memo from Police Chief Hassan Aden, which provides information on efforts by the Greenville Police Department to combat human

trafficking.

Fiscal Note: No direct cost to discuss or adopt the resolution.

Recommendation: Discuss the item as requested by Mayor Thomas.

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

Attachments / click to download

 [GPD Anti-Human Trafficking Strategy](#)

 [Resolution Combatting Commercial Sexual Exploitation 987923](#)

RESOLUTION NO. ____-14

**COMBATTING COMMERCIAL SEXUAL EXPLOITATION THROUGH
COMPREHENSIVE DEMAND ENFORCEMENT AND PREVENTION**

WHEREAS, commercial sexual exploitation, which includes sex trafficking, is growing throughout North Carolina and the United States, thriving across geographic and socio demographic variability, significantly threatening the safety and well-being of the children and vulnerable adults being purchased, families of buyers and the buyers themselves, legitimate businesses, and our communities; and

WHEREAS, up to 300,000 of our nation's children are at risk of being commercially sexually exploited each year, often coming from the foster care system, with thirteen being the average age a girl enters prostitution; and

WHEREAS, trafficking related incidents place North Carolina in the top ten states for the presence of human trafficking; and

WHEREAS, the industry is especially harmful for those being purchased, with the majority of women in prostitution fitting the federal definition of being "trafficked" and wanting to leave if they felt they had alternative choices for survival or didn't fear retribution by pimps; and

WHEREAS, criminal syndicate, gang, and drug dealer involvement in prostitution within and among cities is increasing nationwide, with pimps making \$260,000-\$1,700,000 per year; and

WHEREAS, sex buyers drive the entire illegal sex industry, with so-called "johns" constituting 15 percent of the US adult male population, with the majority having partners and "high-frequency sex buyers" earning on average \$120,000 per year; and

WHEREAS, it is illegal to purchase sex in the United States (except in six counties in Nevada), yet prostituted individuals are arrested at a nationwide rate double that of those buying (with the rate in some cities being as high 10:1, seller to buyer), while pimps perceive any criminal intervention as "low risk;" and

WHEREAS, there is a growing body of evidence that targeting sex buyers is a pragmatic, effective way to dry up the commercial sex industry; and

WHEREAS, 80 percent of purchased sex is brokered online, with nearly 45,000 new ads posted each week in the escort services section of Backpage.com, where young girls are being advertised; and

WHEREAS, a significant number of Backpage.com escort services ads list Greenville, NC, as the location of the service;

NOW, THEREFORE, BE IT RESOLVED, by the Greenville City Council, that this body will support efforts locally, statewide, and nationally to combat the atrocity of human trafficking through coordination of efforts with regard to protection, prosecution, and the prevention of human trafficking;

BE IT FURTHER RESOLVED that the Council urges the development and implementation of age-appropriate prevention and education programs about the risks and harms of the commercial sex industry and anti-demand messaging to be incorporated into middle school and high-school curricula, in faith-based organizations, youth programs, and healthy masculinities programs;

BE IT FURTHER RESOLVED that our city leadership will take proactive steps to reduce the vulnerability of all of its citizens to human trafficking by promoting a community environment where citizens, families, and children thrive, free from trafficking of persons;

BE IT FURTHER RESOLVED that the members of the Greenville City Council hold themselves and the employees of the City of Greenville to the highest ethical standards and promote a shift in the culture of tolerance toward purchasing a human being for sex.

This the 9th day of October, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



GREENVILLE POLICE DEPARTMENT MEMORANDUM

DATE: September 24, 2014

TO: Barbara Lipscomb
City Manager

FROM: Hassan Aden
Chief of Police

SUBJECT: GPD Human Trafficking Strategy

I have identified the detection and investigation of Human Trafficking offenses as a priority for the Greenville Police Department. The Greenville Police Department began working with local groups to address issues related to Human Trafficking in mid-2013. These efforts have traditionally been housed in the Special Victim's Unit. Most recently, we have started incorporating our Special Investigations Unit into these efforts. Our efforts to date include:

- Participating with other local groups to discuss the creation of a Rapid Response Team to address Human Trafficking cases;
- Several officers attended training on Human Trafficking sponsored through Pitt Community College in January 2014. This was an 8-hour training session;
- Participated in a policy development session in May 2014 to outline and develop procedural guidelines for a Rapid Response Team;
- I, along with several Command Staff and other supervisory personnel, attended a training session on Human Trafficking investigation in Wilmington, NC in July 2014. This training was conducted by Lindsay Roberson from the New Hanover County District Attorney's Office. ADA Roberson is one of the leading experts in North Carolina on Human Trafficking investigation and prosecution;
- We have participated in a discussion with local groups in September 2014 to develop a leadership strategy for a proposed Rapid Response Team.

- We have assigned one Investigator from the Special Investigation Unit to manage all cases related to Human Trafficking.

We are actively pursuing the following actions to continue to increase our investigative and prevention efforts related to Human Trafficking:

- We will be inviting ADA Roberson to Greenville to conduct a one-day training session with area law enforcement;
- We are in the process of procuring advanced equipment that will aid in the investigation of Human Trafficking and related cases;
- We will increase the frequency of our meetings with local hotel and motel management to improve our ongoing working relationship with them as it relates to the reporting of Human Trafficking and other violations;
- Investigator J.E. Chappell has met with Sgt. Chauncy Congleton from the Pitt County Sheriff's Department in an effort to coordinate our efforts in areas where this would be beneficial. We will continue to work with all area law enforcement agencies as needed to further our investigation into allegations of Human Trafficking.
- We will increase our operations designed to detect Human Trafficking operations in our hotels, motels as well as internet traffickers using Backpage and Craigslist. These operations will be conducted on a regional level as well as with coordination with the cities of Fayetteville, Raleigh, Wilmington and Durham.

This is a brief summary of our actions to date and of planned future actions.



City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Naming of computer lab at Eppes Recreation Center

Explanation: **Abstract:** Council Member Kandie Smith requested that an item be added to the October City Council agenda to discuss naming the computer lab at the Eppes Recreation Center for the Eastern NC Chapter of Jack and Jill of America, Inc.

Explanation: Council Member Kandie Smith requested this agenda item to discuss naming the computer lab at the Eppes Recreation Center for the Eastern NC Chapter of Jack and Jill of America, Inc.

The "Policy and Guidelines for Naming or Renaming City of Greenville Parks, Recreation Facilities and Geographic Features within Parks" was adopted by City Council on January 10, 2011, and amended on June 13, 2013, to add Section 6, referenced below.

Section 6 - COMPONENTS OF BUILDINGS: The provisions of this Policy and Guidelines do not apply to the naming of components of a recreation building such as classrooms, meeting rooms, game rooms, gymnasiums, courts, studios, theaters, galleries, and auditoriums. City Council, in its discretion, may name components of recreation buildings or grant the Recreation and Parks Commission authority to name certain types of components of recreation buildings without further Council involvement.

Fiscal Note: No direct cost to discuss. If the computer lab is named, some cost may be incurred for signage.

Recommendation: Discuss the item as requested by Council Member Smith.

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Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Standard & Poor's Credit Rating

Explanation: Council Member Kandie Smith requested an item be added to the agenda to discuss the Standard & Poor's Credit Rating.

Per the request of Council Member Smith, attached are the last three Standard & Poor's Credit Rating summaries from 2014, 2011, and 2010.

Fiscal Note: No cost to discuss the item.

Recommendation: Discuss the item as requested by Council Member Smith.

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

Attachments / click to download

- [2014 Standard and Poor's Rating](#)
- [2011 Standard and Poor's Rating](#)
- [2010 Standard and Poor's Rating](#)

RatingsDirect®

Summary:

Greenville, North Carolina; Appropriations; General Obligation

Primary Credit Analyst:

Timothy W Little, New York (1) 212-438-7999; timothy.little@standardandpoors.com

Secondary Contact:

Danielle L Leonardis, New York (1) 212-438-2053; danielle.leonardis@standardandpoors.com

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Summary:

Greenville, North Carolina; Appropriations; General Obligation

Credit Profile

Greenville GO

Long Term Rating

AA/Stable

Affirmed

Rationale

Standard & Poor's Ratings Services affirmed its 'AA' long-term rating on Greenville, N.C.'s general obligation (GO) debt and its 'AA-' long-term rating on the city's appropriation-back debt, based on its local GO criteria released Sept. 12, 2013. The outlook is stable.

The 'AA' long-term rating reflects our assessment of the following factors, specifically the city's:

- Adequate economy as it serves as a regional economic center for eastern North Carolina;
- Very strong management conditions with what we consider "strong" financial policies and practices based on our Financial Management Assessment (FMA) methodology;
- Very strong budgetary flexibility with a history of available reserves above 20% of expenditures;
- Weak budgetary performance due to a planned drawdown of reserves for capital projects and maintaining a stable tax rate despite declining assessed values (AVs);
- Very strong liquidity providing very strong cash levels to cover both debt service and expenditures;
- Very strong debt and contingent liabilities position, which includes overall net debt at less than 3% of market value and rapid amortization of principal.

Adequate economy

Greenville, with an estimated population of 89,500, is the county seat of Pitt County and serves as the regional economic center for eastern North Carolina. The city's economic base is anchored by the presence of Vidant Medical Center (formerly Pitt County Memorial Hospital; 7,500 employees) and East Carolina University (ECU; 5,300 employees, 27,800 students enrolled), the state's third-largest university. Pitt County unemployment averaged 8.1% in 2013. Projected per capita effective buying income is 87.5% of the national level.

The city's AV declined for fiscal 2013 by 8% due to revaluation and was \$5.4 billion for fiscal 2014. Corresponding market value per capita is strong, at about \$62,000. The city's property tax base is very diverse, as the 10 leading taxpayers account for 7.6% of total AV. We view Vidant Medical Center and ECU as stabilizing factors, contributing to suppressed wealth and income levels due to the high student population and tax-exempt properties. Tax-exempt property represents about \$1.3 billion, or about an additional 24% of AV.

Very strong management conditions

Standard & Poor's considers Greenville's financial management practices "strong" under its FMA methodology, indicating practices are strong, well embedded, and likely sustainable. The city is conservative in its revenue and

Summary: Greenville, North Carolina; Appropriations; General Obligation

expenditure assumptions, using trend analysis as well as other outside source projections to deal with volatile revenues such as sales tax. The city provides formal monthly financial reports to the council on actual versus budget performance, as well as quarterly inclusion of investment performance. It does multiyear financial forecasts for five years, which is linked to its debt affordability model and five-year capital plan. The city has established formal financial policy guidelines which influence and guide the financial management practices.

Very strong budgetary flexibility

In our opinion, budgetary flexibility is very strong. Over the past three fiscal years, the city has maintained available reserves above 20% of expenditures with an increase in fiscal 2013 to \$18.4 million, or a very strong 26% of expenditures.

However, for fiscal 2014, the city projects a reduction in unassigned fund balance by about \$1 million for capital projects and reclassification of about \$2.7 million of assigned fund balance in fiscal 2015 for capital projects. The planned use of reserves and reclassification for capital projects will still allow the city to maintain what we view as very strong reserves (above 15% of expenditures). Additionally, the city has a policy to maintain its unassigned fund balance at 14% of budgeted expenditures.

Weak budgetary performance

We consider the city's budgetary performance weak, resulting in negative general fund results of \$1.2 million for fiscal 2013, or negative 2% of expenditures when considering reoccurring transfers. This compared with general fund surpluses of 4% and 2% of expenditures in fiscal 2012 and 2011, respectively. Total government results also had negative results of 4.5% of expenditures after adjusting for one-time expenditures related to principal refunding of outstanding appropriation-backed debt. We expect performance to remain weak as the city uses available reserves for planned capital projects consistent with its Facilities Improvement Plan and maintains a stable tax rate, coupled with a decline in AV. The city did increase the tax rate 2 cents for fiscal 2015 and expects to generate an additional \$1.1 million annually to partially fund these capital improvements.

Very strong liquidity

Greenville has a very strong liquidity position, with total government available cash at 157% of total governmental fund expenditures and 25.5x debt service. We believe the city has exceptional access to external liquidity, having issued GO, revenue, and appropriation-backed bonds within the past 10 years.

In 2014, the city entered into a private placement installment financing agreement for construction of a municipal parking garage for \$5 million. On a review of the agreement, we feel there is no contingent liquidity risk to the city based on current cash levels.

Very strong and contingent liability profile

The debt and contingent liability profile is very strong. The city's initial debt profile is with net direct debt 59% of revenue and with total governmental fund debt service 6% of total governmental fund expenditures. The city's debt profile improves when considering overall net debt is less than 3% of market value and with rapid amortization of 73% of principal within 10 years. The city is considering issuing up to \$4.1 million of new debt within the next two years for economic development and expects to receive an \$8 million-\$10 million interest free loan from the state for a stormwater improvement project.

Summary: Greenville, North Carolina; Appropriations; General Obligation

The city participates in the North Carolina Local Government Employees Retirement System (LGERS) and contributed its full annual required contribution of \$1.8 million in 2013. As of its 2012 valuation, the system was about 99% funded. The city also provides a Law Enforcement Officers' Special Separation Allowance funded on a pay-as-you-go basis and participates in the state's Supplemental Retirement Income Plan for Law Enforcement Officers. The city also provides other postemployment benefits (OPEBs) in the form of health insurance and contributed \$2.2 in fiscal 2013 on a pay-as-you-go basis. As of its Dec. 31, 2011 valuation, the OPEB plan had an unfunded liability of \$31.8 million. In fiscal 2013, the combined pension and OPEB payments represented 8.8% of total government expenditures. While somewhat elevated, given the funding levels of the LGERS plan and very strong management conditions, we consider budgetary pressures from these costs manageable. We note the city has also been annually contributing to an OPEB trust which had a balance of \$1.7 million at the end of fiscal 2013. The city contributed \$350,000 in fiscal 2014 and plans to annually increase this contribution to fiscal 2017, when it plans to start contributing \$500,000 annually.

Very strong institutional framework

We consider the Institutional Framework score for North Carolina cities very strong.

Outlook

The stable outlook reflects Standard & Poor's expectation that Greenville will continue to adjust its budget to maintain structural balance while maintaining its very strong reserves as it plans to use reserves for capital improvements and tax stabilization. However, should the city stabilize its annual appropriation of reserves and improve budgetary performance, we could raise the rating.

Conversely, should operating performance weaken along with reserves, we may lower the rating. We do not anticipate changing the rating within the two-year outlook horizon.

Related Criteria And Research

Related Criteria

- USPF Criteria: Local Government GO Ratings Methodology And Assumptions, Sept. 12, 2013
- USPF Criteria: Appropriation-Backed Obligations, June 13, 2007
- USPF Criteria: Contingent Liquidity Risks, March 5, 2012

Related Research

- U.S. State And Local Government Credit Conditions Forecast, July 8, 2014
- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Alternative Financing: Disclosure Is Critical To Credit Analysis In Public Finance, Feb. 18, 2014
- Institutional Framework Overview: North Carolina Local Governments

Ratings Detail (As Of August 15, 2014)		
Greenville certs of part		
<i>Unenhanced Rating</i>	AA-(SPUR)/Stable	Affirmed
Greenville GO		

Summary: Greenville, North Carolina; Appropriations; General Obligation

Ratings Detail (As Of August 15, 2014) (cont.)

<i>Unenhanced Rating</i>	AA(SPUR)/Stable	Affirmed
Many issues are enhanced by bond insurance.		

Complete ratings information is available to subscribers of RatingsDirect at www.globalcreditportal.com. All ratings affected by this rating action can be found on Standard & Poor's public Web site at www.standardandpoors.com. Use the Ratings search box located in the left column.

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**STANDARD
& POOR'S**

55 Water Street, 38th Floor
New York, NY 10041-0003
tel 212 438-2066
reference no.: 1170987

June 7, 2011

City of Greenville
201 Martin Luther King Jr. Drive
P.O Box 7207
Greenville, NC 27835
Attention: Ms. Bernita W. Demery, Director of Finance

Re: *US\$3,225,000 City of Greenville, North Carolina, General Obligation Bonds, Series 2011, dated: Date of Delivery, due: June 1, 2031*

Dear Ms. Demery:

Pursuant to your request for a Standard & Poor's rating on the above-referenced obligations, we have reviewed the information submitted to us and, subject to the enclosed *Terms and Conditions*, have assigned a rating of "AA". Standard & Poor's views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

The rating is not investment, financial, or other advice and you should not and cannot rely upon the rating as such. The rating is based on information supplied to us by you or by your agents but does not represent an audit. We undertake no duty of due diligence or independent verification of any information. The assignment of a rating does not create a fiduciary relationship between us and you or between us and other recipients of the rating. We have not consented to and will not consent to being named an "expert" under the applicable securities laws, including without limitation, Section 7 of the Securities Act of 1933. The rating is not a "market rating" nor is it a recommendation to buy, hold, or sell the obligations.

This letter constitutes Standard & Poor's permission to you to disseminate the above-assigned rating to interested parties. Standard & Poor's reserves the right to inform its own clients, subscribers, and the public of the rating.

Standard & Poor's relies on the issuer/obligor and its counsel, accountants, and other experts for the accuracy and completeness of the information submitted in connection with the rating. This rating is based on financial information and documents we received prior to the issuance of this letter. Standard & Poor's assumes that the documents you have provided to us are final. If any subsequent changes were made in the final documents, you must notify us of such changes by sending us the revised final documents with the changes clearly marked.

To maintain the rating, Standard & Poor's must receive all relevant financial information as soon as such information is available. Placing us on a distribution list for this information would facilitate the process. You must promptly notify us of all material changes in the financial

Ms. Bernita W. Demery
Page 2
June 7, 2011

information and the documents. Standard & Poor's may change, suspend, withdraw, or place on CreditWatch the rating as a result of changes in, or unavailability of, such information. Standard & Poor's reserves the right to request additional information if necessary to maintain the rating.

Please send all information to:

Standard & Poor's Ratings Services
Public Finance Department
55 Water Street
New York, NY 10041-0003

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Sincerely yours,

The logo for Standard & Poor's, featuring the company name in a stylized, cursive script.

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al
enclosures

cc: Ms. Janice Burke, Senior Vice President
First Southwest Company

**STANDARD
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June 7, 2011

Summary:

Greenville, North Carolina; Appropriations; General Obligation

Primary Credit Analyst:

Andrew R Teras, New York 212-438-7983; andrew_teras@standardandpoors.com

Secondary Contact:

Linda Yip, New York (1) 212-438-2036; linda_yip@standardandpoors.com

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Credit Profile		
US\$3.225 mil GO bnds ser 2011 due 06/01/2031		
<i>Long Term Rating</i>	AA/Stable	New
Greenville GO		
<i>Long Term Rating</i>	AA/Stable	Affirmed

Rationale

Standard & Poor's Ratings Services has assigned its 'AA' long-term rating to Greenville, N.C.'s series 2011 general obligation bonds and affirmed its 'AA' long-term and underlying rating (SPUR) on the city's outstanding general obligation (GO) bonds as well as its 'AA-' long-term rating on the city's outstanding appropriation-backed debt.

In our opinion, the 'AA' rating reflects the city's:

- Diverse area economy that serves as the economic hub for eastern North Carolina,
- Very strong financial position and comprehensive financial management policies and practices,
- Strong market value per capita, and
- Low debt burden.

We believe the city's below-average income levels, though reflective of a large student population, somewhat offset the above credit strengths.

The city will use bond proceeds to fund various capital improvements.

Greenville, with an estimated population of 79,000, is the county seat of Pitt County (AA/Stable) and serves as the regional economic center for eastern North Carolina. The city's economic base is anchored by the presence of Pitt County Memorial Hospital (7,900 employees) and East Carolina University (5,300 employees), which is the third largest university in the state with an enrollment of 27,800 students.

Other leading employers include:

- Pitt County Public Schools (3,100);
- DSM Pharmaceuticals (1,100); and
- NACCO Materials Handling Group (1,000).

We consider income levels to be adequate but below average, with median household effective buying income (EBI) and per capita EBI at 70% and 84% of the national average, respectively. However, income data is likely skewed downward due to a considerable student population. City unemployment remains below state and national levels, and was estimated at 7.8% (seasonally unadjusted) as of April 2011.

Greenville's historically steady tax base growth has waned. The city's assessed valuation (AV) for fiscal 2012 is

Summary: Greenville, North Carolina; Appropriations; General Obligation

\$5.84 billion, a 1.4% decrease from a peak of \$5.96 billion as of fiscal 2010. However, we still consider market value per capita strong at approximately \$77,000. A reassessment is currently underway that will take effect for the 2013 fiscal year, and officials are currently estimating this will result in an additional 5% to 10% decline in AV. As per state statute, the city can implement a revenue-neutral tax rate to offset this anticipated decrease.

In our opinion, the city's financial position continues to be very strong. Fiscal 2010 (June 30) closed with general fund expenditures exceeding revenues by \$586,000 due to decreases in economically sensitive revenues and an increase in workers compensation claims. Additionally, sales tax revenue was down due to an adjustment made by the state to remedy an overpayment in the previous fiscal year. Net of transfers, total fund balance at fiscal year-end 2010 was \$27.6 million. Of this, \$17.2 million was unreserved, or what we consider very strong at 27% of expenditures. Tax collections remain good and have averaged 97% of the past three fiscal years. Officials report that the 2011 budget is tracking favorably year to date, with sales tax receipts up 7.8% year over year after netting out the one-time state adjustment in 2010. As of May, we understand officials project year-end positive operating results and fund balance growth. The city's 2012 budget is scheduled to be adopted by the city council on June 9, 2011. The proposed budget totals \$74.5 million (3.4% year-over-year increase), with the current tax rate remaining at 52 cents per \$100 of assessed value and the appropriation \$2.1 million of fund balance. The budget also includes a \$5 million transfer (6.7% of budgeted revenues) from the Greenville Utilities Commission's (GUC) electric and gas systems. This transfer is made annually as per a formula established by the GUC's charter.

We still consider the city of Greenville's management practices "strong" under Standard & Poor's Financial Management Assessment (FMA). An FMA of "strong" indicates our view that practices are strong, well embedded, and likely sustainable.

We consider the city's overall debt burden to be low at \$1,700 per capita, or 2.2% of market valuation. Debt service carrying charges were also low, in our opinion, at 7% of total governmental expenditures less capital outlay in fiscal 2010. We understand city officials anticipate refunding the city's series 2001 special obligation bonds in August 2011 and issuing new money bonds for convention center improvements within the next year.

The city contributes to the statewide Local Government Employee's Retirement System (LGERS) multiple-employer defined benefit plan at an actuarially determined rate. In addition, the city funds its defined benefit Law Enforcement Officer's Special Separation Allowance pension plan on a pay-as-you-go basis. For fiscal 2010, the city's combined contributions to these pension plans totaled \$2 million, or slightly less than 3% of governmental fund expenditures less capital outlay. As of June 30, 2010, the city reported an unfunded other postemployment benefits obligation of \$16.5 million. Officials currently fund this obligation on a pay-as-you-go basis, though, in fiscals 2009 and 2010, the city made a \$250,000 general fund transfer to an OPEB trust fund managed by the state treasurer; as of April 2011, the fund had almost \$1 million invested.

Outlook

The stable outlook reflects our expectation that the city will likely continue to maintain its very strong financial position and low debt burden. We also believe the role of the local economy as the regional hub for eastern North Carolina lends further stability to the rating. We do not expect to revise the rating within the two-year outlook parameter, though we could consider a higher rating if the city experiences a return to tax base growth, and continues its strong financial performance.

Summary: Greenville, North Carolina; Appropriations; General Obligation

Related Criteria And Research

USPF Criteria: GO Debt, Oct. 12, 2006

Ratings Detail (As Of June 7, 2011)

Greenville certs of part

<i>Unenhanced Rating</i>	AA-(SPUR)/Stable	Affirmed
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Greenville GO

<i>Unenhanced Rating</i>	AA(SPUR)/Stable	Affirmed
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Many issues are enhanced by bond insurance.

Complete ratings information is available to subscribers of RatingsDirect on the Global Credit Portal at www.globalcreditportal.com. All ratings affected by this rating action can be found on Standard & Poor's public Web site at www.standardandpoors.com. Use the Ratings search box located in the left column.

**STANDARD
& POOR'S**55 Water Street, 38th Floor
New York, NY 10041-0003
tel 212 438-2066
reference no.: 40139604

May 7, 2010

City of Greenville
201 Martin Luther King Jr. Drive
P.O Box 7207
Greenville, NC 27835
Attention: Ms. Bernita W. Demery, Director of Finance

Re: *City of Greenville, North Carolina, General Obligation Bonds (SPUR)*

Dear Ms. Demery:

Standard & Poor's has reviewed the rating on the above-referenced obligations. After such review, we have affirmed the "AA" rating and stable outlook. A copy of the rationale supporting the rating and outlook is enclosed.

The rating is not investment, financial, or other advice and you should not and cannot rely upon the rating as such. The rating is based on information supplied to us by you or by your agents but does not represent an audit. We undertake no duty of due diligence or independent verification of any information. The assignment of a rating does not create a fiduciary relationship between us and you or between us and other recipients of the rating. We have not consented to and will not consent to being named an "expert" under the applicable securities laws, including without limitation, Section 7 of the Securities Act of 1933. The rating is not a "market rating" nor is it a recommendation to buy, hold, or sell the obligations.

This letter constitutes Standard & Poor's permission to you to disseminate the above-assigned rating to interested parties. Standard & Poor's reserves the right to inform its own clients, subscribers, and the public of the rating.

Standard & Poor's relies on the issuer/obligor and its counsel, accountants, and other experts for the accuracy and completeness of the information submitted in connection with the rating. To maintain the rating, Standard & Poor's must receive all relevant financial information as soon as such information is available. Placing us on a distribution list for this information would facilitate the process. You must promptly notify us of all material changes in the financial information and the documents. Standard & Poor's may change, suspend, withdraw, or place on CreditWatch the rating as a result of changes in, or unavailability of, such information. Standard & Poor's reserves the right to request additional information if necessary to maintain the rating.

Ms. Bernita W. Demery
Page 2
May 7, 2010

Please send all information to:
Standard & Poor's Ratings Services
Public Finance Department
55 Water Street
New York, NY 10041-0003

If you have any questions, or if we can be of help in any other way, please feel free to call or contact us at nypublicfinance@standardandpoors.com. For more information on Standard & Poor's, please visit our website at www.standardandpoors.com. We appreciate the opportunity to work with you and we look forward to working with you again.

Sincerely yours,

Standard & Poor's Ratings Services
a Standard & Poor's Financial Services LLC business



ea

enclosure

cc: Mr. Timothy Romocki, Director, Debt Management
North Carolina Local Government Commission



**STANDARD
& POOR'S**

PUBLIC FINANCE

Greenville, North Carolina

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Credit Profile

Greenville GO bnds

Long Term Rating	AA/Stable	Affirmed
Greenville GO bnds		
Unenhanced Rating	AA(SPUR)/Stable	Affirmed

Many issues are enhanced by bond insurance.

Rationale

Standard & Poor's Ratings Services affirmed its 'AA' long-term and underlying rating (SPUR) on Greenville, N.C.'s outstanding general obligation (GO) bonds. The outlook is stable.

In our opinion, the rating reflects the city's:

- Economic stability provided by East Carolina University and Pitt County Memorial Hospital;
- Very-strong per capita market valuation;
- Very strong reserve levels; and
- Low debt burden with limited future capital needs.

The city's adequate income levels average, reflective of the large student population, offset the above credit strengths.

Greenville is the county seat of Pitt County (AA/Stable) and serves as a regional retail hub in the eastern part of North Carolina. City population levels continue to see good increases; 2008 population stood at 70,800 residents, an increase of 17% since 2000. The city's economic base is anchored by the presence of the East Carolina University, the third largest university in the state, with an enrollment of 27,400 students, and by the Pitt County Memorial Hospital, one of four academic medical centers in the state.

**RatingsDirect
Publication Date**
May 7, 2010

In our view, income levels are adequate with median household effective buying income (EBI) at 68% and per capita EBI at 86% of the nation's average, reflective of the large student population.

The city's employment base is diversified among health care, education, government, and manufacturing. City unemployment averaged 8.4% during February 2010, below the state's 11.8% and nation's 9.7% levels.

Leading city employers include:

- Pitt County Memorial Hospital (6,600 employees);
- East Carolina University (5,253);
- DSM Pharmaceuticals (1,200);
- NACCO Materials Handling Group (1,200);
- ASMO Greenville of North Carolina (400)

Greenville's tax base continues to see strong growth; assessed valuation (AV) increased to \$5.8 billion in fiscal 2010, up 52% over the past six fiscals. Market valuation stood at \$5.8 billion, or what we believe is a very strong \$82,490 per capita in 2009. The city's leading taxpayer's account for a very diverse 4.8% of total AV. Property tax collection rates averaged 96.7% over the past five collection years.

In our opinion, the city's financial position, as reflected by its reserve levels, continues to remain very strong. Fiscal 2009 closed with a \$1.1 million operating surplus, increasing total general fund balance to \$28.1 million, or 46.5% of expenditures, well above the state-required level of 8%. Unreserved general fund balance stood at \$18.4 million, or 30.4% of expenditures, in fiscal 2009, in line with prior years' trend. Property taxes accounted for 47% of total general fund revenues in fiscal 2009, while sales tax accounted for 21% of revenues. Management expects to close fiscal 2010 with break-even operations, thereby maintaining reserves at current levels. While management expects a dip in sales tax revenues, property taxes are expected to remain relatively stable.

The city of Greenville's management practices are considered "strong" under Standard & Poor's Financial Management Assessment (FMA). An FMA of "strong" indicates that practices are strong, well embedded, and likely sustainable.

We consider the city's overall debt burden to be low at \$1,503 per capita, or 1.8% of market valuation. Debt service carrying charges are a moderate 16% of total expenditures in fiscal 2009, while amortization is fairly rapid with almost 70% of direct debt due to be retired over the next 10 years and 100% by 2028. City officials anticipate issuing additional debt in the immediate future.

Outlook

The stable outlook reflects Standard & Poor's expectation that the city will continue to maintain its very strong financial position and low debt burden. The significant role of East Carolina University and County Memorial Hospital to the city's economy, coupled with management's strong financial management practices, lends further stability to the rating.

Related Criteria And Research

- USPF Criteria: Key General Obligation Ratio Credit Ranges – Analysis Vs. Reality, April 2, 2008
- USPF Criteria: GO Debt, Oct. 12, 2006

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City of Greenville, North Carolina

Meeting Date: 10/9/2014
Time: 7:00 PM

Title of Item: Grievance Process

Explanation: Council Member Kandie Smith requested that an item be added to the agenda to discuss the employee grievance process.

A copy of the grievance procedure, from the City of Greenville Personnel Policies, is attached.

Fiscal Note: No cost to discuss the item.

Recommendation: Discuss the item as requested by Council Member Smith.

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

Attachments / click to download

[Grievance Procedure](#)

ARTICLE X. GRIEVANCE PROCEDURE

SECTION 1.0 Grievance - Definition. A grievance shall be defined as a complaint or dispute of an employee relating to his/her employment, including but not limited to: (1) the interpretation or application of policies governing personnel practices; (2) working conditions relevant to safety and health; (3) acts of reprisal as the result of utilizing the grievance procedure; and (4) decisions relative to any disciplinary action or charge of discrimination.

Non-grievable subjects include: (1) the negotiation of wages, salaries, or fringe benefits; (2) any work activity accepted by the employee as a condition of employment; (3) operating and/or organizational changes adopted by the City for the efficient and economical operation of City services, including but not limited to hours of work, licenses and certifications, residency requirements, and other specified conditions of employment; and (4) subjects covered by existing regulations or established personnel policies and procedures. Non-grievable complaints may, however, be provided customary administrative review outside the scope of the grievance procedure.

When the question of whether or not an employee has just cause for a grievance cannot be satisfactorily resolved at the department level, the employee may make a request for a ruling on grievability from the Director of Human Resources, who shall respond within two complete working days of the request. Decisions of the Director of Human Resources concerning the grievability of a complaint may be appealed to the City Manager within two complete working days of receipt. The City Manager shall make a ruling within five complete working days and shall notify the employee in writing. The decision of the City Manager shall be conclusive and final, and there shall be no further appeal.

SECTION 2.0 Policy. It is the policy of the City to provide a means whereby employees may freely discuss problems with supervisors and to provide a procedure for the presentation and mutual adjustment of points of disagreement that arise between employees and their supervisors. This procedure is designed to assure all employees that their complaints and grievances will be answered and decided fairly, quickly, and without refusal or threat.

SECTION 3.0 Steps in Grievance Procedure.

- a. **Step 1.** The employee shall first present his/her grievance, verbally or in writing, to the immediate supervisor within thirty (30) calendar days of its occurrence or within thirty (30) days of the time the employee learns of its occurrence, with the objective of resolving the matter informally. The supervisor shall respond to the aggrieved employee within two complete working days after receipt of the grievance; the response shall be in writing and signed by the section supervisor. The employee shall sign a copy of the decision to acknowledge receipt and date of receipt. The supervisor and department head, where applicable, should and are encouraged to consult with any City employee or officer they may deem necessary to reach a correct, impartial, fair, and equitable decision.
- b. **Step 2.** If the grievance is not resolved to the satisfaction of the employee during Step 1, the employee may appeal by contacting the Director of Human Resources within four complete working days after receipt of the response. The Director of Human Resources shall accurately state in writing the employee's grievance and the supervisor's response (including reasons) and shall present the grievance to the department head for a decision. The department head shall respond in writing to the employee within two complete working days.

A copy of this decision shall be sent by the department head to the Director of Human Resources, signed and dated by the employee to acknowledge receipt of the response.

- c. **Step 3.** If the grievance is not resolved to the satisfaction of the employee during Step 2, the employee may appeal by giving notice to the Director of Human Resources within four complete working days after receipt of the response. The Director of Human Resources shall forward all

papers and information received relating to the grievance to the City Manager. The City Manager shall make a decision within five complete working days and shall notify the employee in writing. The employee shall sign and date a copy of the City Manager's response to acknowledge receipt.

SECTION 4.0 Personnel Advisory Review Board. At the request of the aggrieved employee, the department head, or the City Manager, a personnel advisory review board may be appointed and charged with the responsibility of conducting a hearing on the grievance. The board shall be composed of three active employees of the City. The employee will appoint one member; the department head, with the City Manager's confirmation, will appoint one member (or, if at Step 3 of the procedure, the City Manager will appoint one member); and the two appointees will jointly choose a third member. No employee of the City who has participated in making a decision adverse to the aggrieved party during any level of the grievance procedure may serve on the board.

Within three working days of appointment, the board will review the written reports and any other material it deems relevant to the issue. It will conduct its hearing with all involved parties in attendance, although its recommendation may be made after adjournment of the hearing. Its recommendation shall be made within three working days of the hearing and shall be forwarded in writing to the necessary parties. The decision of the board is a recommendation to the department head or City Manager, who is not bound by its advice. However, if the department head or City Manager should overrule the recommendation of any personnel advisory review board, he/she must state the reason in writing in the final decision.

The board may be called into session only once during the grievance proceedings. At Step 2 of the grievance procedure, the employee may notify the Human Resources department of his/her desire for the board to hear the issue prior to the department head's decision. If the employee does not request a board hearing, the department head has the option of requesting such a board hearing prior to his/her decision. If there has been no personnel advisory board at Step 2, then at Step 3 either the employee or the City Manager may call for such a hearing.

SECTION 5.0 Finality of Decision. The decision of the City Manager shall be conclusive and final, and there shall be no further appeal.

SECTION 6.0 No Conflict. No decision or determination of any grievance shall in any way conflict with the City policies, ordinances, or applicable statutes.

SECTION 7.0 Representation. In the presentation of any grievance under these Policies, any employee may be represented by any person of his choice, including another City employee.

SECTION 8.0 Education. The Director of Human Resources shall include as part of the City's new employee orientation program such instruction as may be needed to acquaint all new employees with this Article.

SECTION 9.0 Role of the Human Resources Department. Throughout the grievance procedure, the role of the Human Resources department shall be to advise parties of their rights and responsibilities under the adopted policies, to be a clearinghouse for information and decisions in the matter, to give notices to parties, to assist in drafting statements, and to resolve conflicts in the procedures. The Human Resources department shall also determine whether or not additional time shall be allowed to either side in unusual circumstances if the parties cannot agree upon extensions when needed or indicated.