



## **Agenda**

### **Greenville City Council**

**November 10, 2022**

**6:00 PM**

**City Hall Council Chambers, 200 West 5th Street**

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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.

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- I. Call Meeting To Order**
- II. Invocation - Council Member Smiley**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Special Recognitions**
  - 1. Pitt County 10U Softball Team
- VII. 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.

## **VIII. Appointments**

2. Appointments to Boards and Commissions
3. Appointment to the Animal Control Appeal Board

## **IX. New Business**

### **Public Hearings**

4. Ordinance to annex the Arbor Hills South, Phase 9 property involving 5.3067 acres located at the current terminus of Plymouth Drive
5. Ordinance to annex the Craig Goess property involving 1.10 acres located along the southern right-of-way of East 10th Street and 125+/- feet west of L. T. Hardee Road
6. Ordinance to annex the Grey Fox Run property involving 1.6010 acres located along the southern right-of-way of Bluebill Drive and adjacent to Grey Fox Run Condominiums
7. Ordinance to annex the Pinnacle Fire Tower Self-Storage property involving 7.773 acres located between East Fire Tower Road and Bells Fork Road and 200+/- feet west of Southridge Drive
8. Ordinance to annex the Williamson Family Trust property involving 5.263 acres located along the northern right-of-way of Springfield Drive and 400+/- feet west of North Memorial Drive
9. Ordinance requested by Mann Farm Partners, LLC to rezone 0.48 acres located at the current terminus of Oakdowne Way from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)
10. Ordinance requested by 4 Life Properties, LLC to amend the Future Land Use and Character Map for 90.378 acres from the Industrial/Logistics (IL) and Potential Conservation/Open Space (PCOS) categories to the Traditional Neighborhood, Medium to High Density (TNMH) category for Tract 1 - 87.059 acres and Potential Conservation/Open Space (PCOS) category for Tract 2 - 3.319 acres for the property located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill
11. Ordinance requiring the demolition and removal of the dwelling located at 3895 Old Pactolus Road, Tax Parcel #14557
12. Public Hearing for Home Investment Partnerships Grant American Rescue Plan

### **Other Items of Business**

13. Resolution of the Historic Preservation Commission Requesting the City Council Create a Local Landmark of the James L. Fleming House

- X. City Manager's Report**
- XI. Comments from Mayor and City Council**
- XII. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

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

**Explanation:** City Council appointments need to be made to the Affordable Housing Loan Committee, Environmental Advisory Commission, Human Relations Council, Pitt-Greenville Convention and Visitors Authority, Police Community Relations Committee, Planning and Zoning Commission, and Youth Council.

The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commissions which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:

- 8 seats on the Youth Council

**Fiscal Note:** No direct fiscal impact

**Recommendation:** Make appointments to the Affordable Housing Loan Committee, Environmental Advisory Commission, Human Relations Council, Pitt-Greenville Convention and Visitors Authority, Police Community Relations Committee, Planning and Zoning Commission, and Youth Council.

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## ATTACHMENTS

 [November 2022 Appointments to Boards and Commissions.pdf](#)

# Appointments to Boards and Commissions

November 2022

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## Affordable Housing Loan Committee

**Council Liaison:** Council Member Marion Blackburn

<b>Name</b>	<b>District #</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Judy Wagner	4	1-year term	Not seeking a second term	February 2022
Deborah Spencer	1	Second term	Resigned	February 2023

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## Environmental Advisory Commission

**Council Liaison:** Council Member Marion Blackburn

<b>Name</b>	<b>District #</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Diego Llerna	5	First term	Resigned	April 2021

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## Human Relations Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

<b>Name</b>	<b>District #</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Mark Rasdorf	4	First term	Resigned	September 2022
Rod Debs	3	Second term	Ineligible	September 2022
Franchine Pena	2	First term	Eligible	September 2022
Heena Shah	1	Filling unexpired term	Eligible	September 2022

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## Pitt-Greenville Convention and Visitors Authority

**Council Liaison:** Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Dustin Mills <i>(City recommendation; County Appointment)</i>	5	First term	Resigned	July 2022

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## Police Community Relations Committee

**Council Liaison:** Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Gary Davis <i>(Council Member Marion Blackburn)</i>	3	Filling unexpired term	Eligible	October 2022
Betsy Ray <i>(Mayor PJ Connelly)</i>	5	Second term	Ineligible	October 2022

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## Planning and Zoning Commission

**Council Liaison:** Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Les Robinson <i>(Mayor PJ Connelly)</i>	5	Second term	Ineligible	June 2024

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## Youth Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
Jamia Galloway	Second term	Ineligible	September 2022
Diego Lorenzo	Second term	Ineligible	September 2022
Olivia Thorn	First term	Eligible	September 2022

(8 open seats)

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Seats that are open to nominations from the City Council are highlighted.

# Applicants for Affordable Housing Loan Committee

Beth Bee  
800 Forest Hill Circle  
Greenville, NC 27858

**District #:** 3

**Application** 9/18/2022

**Home Phone:** (970) 227-9044

**Business Phone:**

**Email:** bethbee78@gmail.com

Sydney McLeod  
22 Upton Ct  
Greenville, NC 27858

**District #:** 4

**Application** 10/15/2022

**Home Phone:** (910) 635-8702

**Business Phone:**

**Email:** sydneyhmcLeod@gmail.com

# Applicants for Environmental Advisory Commission

Chris Davis  
1710 Sassafras Ct  
Greenville, NC 27858  
**District #:** 4

**Application** 10/20/2022  
**Home Phone:** (336) 420-2435  
**Business Phone:** (252) 355-7006  
**Email:** cndavis320@yahoo.com

Bill Redding  
601 S. Elm St  
Greenville, NC 27858  
**District #:** 3

**Application** 3/17/2021  
**Home Phone:** (252) 758-7292  
**Business Phone:**  
**Email:** billredding07@yahoo.com

# Applicants for Human Relations Council

Reginald Watson  
211 Pin Oak Court  
Greenville, NC 27834

**Application** 7/27/2020

**District #:** 5

**Home Phone:** (252) 355-3380  
**Business Phone:** (252) 328-6684  
**Email:** walston.tyrone@gmail.com

# Applicants for Pitt-Greenville Convention and Visitors Authority

Sydney McLeod  
22 Upton Ct  
Greenville, NC 27858

**Application** 10/15/2022

**Home Phone:** (910) 635-8702

**Business Phone:**

**Email:** [sydneymcleod@gmail.com](mailto:sydneymcleod@gmail.com)

**District #:** 4

# Applicants for Police Community Relations Committee

None.

# Applicants for Planning and Zoning Commission

Sebastian Krassler  
1901 East 6<sup>th</sup> St  
Greenville, NC 27858  
**District #:** 3

**Application** 6/10/2022  
**Home Phone:** (856) 495-1039  
**Business Phone:**  
**Email:** skrassley98@yahoo.com

Chris Davis  
1710 Sassafras Ct  
Greenville, NC 27858  
**District #:** 4

**Application** 10/20/2022  
**Home Phone:** (336) 420-2435  
**Business Phone:** (252) 355-7006  
**Email:** cndavis320@yahoo.com

# Applicants for Youth Council

None.



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

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**Title of Item:** Appointment to the Animal Control Appeal Board

**Explanation:** The City Council at its May 23, 2022, meeting passed an ordinance repealing and replacing Part II, Title 12, Chapter 2 of the City Code to conform to applicable North Carolina law and revise the criminal and civil penalties as necessary to address the interests of public safety and animal welfare.

Section 12-2-16 provides for the creation of an appeal board to hear appeals related to determinations issued when declaring an animal a public nuisance, dangerous animal, vicious animal, potentially dangerous dog, or dangerous dog in accordance the City Code and Chapter 67 of the North Carolina General Statutes.

The three-member appeal board shall be constituted of the following:

- A veterinarian licensed to practice in North Carolina
- The Chief of Police or their designee
- The Fire Marshall or their designee

An alternate member from the Financial Services Department shall be designated to serve in the event of a conflict of interest.

The veterinarian shall be appointed by the City Council for a three-year term that will be retroactively dated to commence August 1, 2022 and expire July 31, 2025.

**Fiscal Note:** No direct fiscal impact.

**Recommendation:** Appoint a veterinarian to the appeal board for a three-year term that will commence immediately upon appointment and expire July 31, 2025.

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## ATTACHMENTS

 [City Code Section 12-2-16.pdf](#)

- (d) *Methods of recovery of unpaid civil penalties.* Unless appealed in accordance with Part II, Title 1, Chapter 1, Chapter 20 of the City Code, if full payment for an assessed civil penalty is not timely received by the revenue division of the City's Financial Services Department, the City may recover the unpaid civil penalty by any or all of the following methods:
1. A civil action in the nature of a debt.
  2. The use of a collections agency.
  3. The use of the provisions of Chapter 105A (The Setoff Debt Collection Act) and G.S. 18C-134.
  4. Equitable remedies issued by a court of competent jurisdiction.
  5. Any other method authorized by law to secure, collect, satisfy, or otherwise recover any civil penalty owed.
- (3) *Continuing violations.* Each day's continuing violation of this section shall be a separate and distinct offense.

#### **SECTION 12-2-16 APPEALS OF DETERMINATIONS.**

(A) *Appeal Board.* The Appeal Board shall be constituted of three members who shall be a Veterinarian licensed to practice in North Carolina, the Chief of Police or his or her designee, and the current Fire Marshall or his or her designee. There shall be an alternate member from the Financial Services Department to serve in the event of a conflict of interest. The licensed Veterinarian shall be appointed by the City Council for a three-year term.

(B) *Appeal to Appeal Board.* The owner may appeal a determination made pursuant to this Section, Section 12-2-14, Section 12-2-15, or Section 12-2-37 by filing an appeal in accordance with this section.

- (1) *Notice of Appeal; Contents and Filing.* If the owner of the animal elects to appeal the APS Supervisor's determination, the owner shall file a notice of appeal in writing to the Appeal Board. The appeal shall be filed within three days of the issuance of the determination; shall include written objections; and shall be directed to the City Manager's office. Any appeal received by the City Manager's office more than three days after the date of the determination shall be deemed untimely and shall not be considered by the Appeal Board. Accordingly, the APS Supervisor's determination shall stand and may not be appealed.

- (2) *Scheduling of the Hearing.* The City Manager's office, as designee of the Appeal Board, shall schedule a hearing within 10 days of the filing of the notice of appeal. The hearing on the appeal shall take place within a reasonable time, but no longer than 30 days from the filing of the notice of appeal. The City Manager's office shall mail notice of the hearing via certified mail return receipt requested to the appellant and shall also provide notice to the APS Supervisor. If the owner does not appear at the hearing, the APS Supervisor's determination shall stand and shall be fully enforceable.
- (3) *Conduct of the Hearing.* The hearing on the appeal of the APS Supervisor's determination shall be an informal administrative hearing. The City Manager shall be the chairperson and conduct the hearing and govern procedural questions. The North Carolina rules of evidence shall not apply. However, both the appellant and the City shall be entitled to be represented by counsel, have the right to make opening and closing statements, present evidence, and call, confront, and cross-examine witnesses. All witnesses shall testify under oath. Each Appeal Board member shall have the right to question witnesses. The appellant and/or the City shall be allowed to record the hearing. The hearing shall be conducted in accordance with the principles of due process.

(C) *Final Decision of Appeal Board.* The Appeal Board shall make the final decision. The decision of the Appeal Board shall be by majority vote, and said decision shall be made at the conclusion of the hearing unless the Appeal Board requests additional evidence. The decision of the Appeal Board shall be documented by the City Manager in writing, including findings to support the Appeal Board's decision, and notice of appeal rights, and forwarded to the applicant within 10 days of the conclusion of the hearing via certified mail, return receipt requested.

(D) *Appeal to Superior Court.* Any appeal from the final decision of the Appeal Board shall be taken to the Pitt County superior court by filing notice of appeal and a petition for review within 10 days of the final decision of the Appeal Board. Appeals from rulings of the Appeal Board shall be heard de novo before a superior court judge sitting in the Pitt County superior court division.

(E) *Stay of APS Determination During Appeal.* Given the risk to public health and safety associated with determining that an animal is dangerous or vicious or a public nuisance, the APS Supervisor's determination shall be in effect and fully enforceable from the date of determination unless overturned on appeal. However, any requirements in the APS Supervisor's determination involving a date restriction shall be stayed during the pendency of the appeal.

#### **SEC. 12-2-17 EXOTIC ANIMALS.**

(A) The Division is hereby vested with the authority to issue permits for the keeping or maintaining of any wild, exotic, dangerous, or nondomestic animal when, in the opinion of the



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

**Title of Item:** Ordinance to annex the Arbor Hills South, Phase 9 property involving 5.3067 acres located at the current terminus of Plymouth Drive

**Explanation:** A. SCHEDULE

1. Advertising date: October 29, 2022
2. City Council public hearing date: November 10, 2022
3. Effective date: November 10, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 5.3067
4. Voting District: 4
5. Township: Grimesland
6. Zoning: RA20 (Residential)
7. Existing land use: Vacant
8. Anticipated land use: twenty (20) single family lots
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	20 x 2.18*	44
Current minority	0	0
Estimated minority at full development	44 x 43.4*	19
Current white	0	0
Estimated white at full development	44 - 19	25

\* Source: Census.gov


10. Rural fire tax district: Eastern Pines
11. Greenville fire district: Station 6
12. Present tax value: \$95,138
13. Estimated tax value: \$4,500,000

**Fiscal Note:** Estimated tax value at full development is \$4,500,000

**Recommendation:** Approve the attached ordinance to annex Arbor Hills South, Phase 9

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ATTACHMENTS

-  [Ordinance\\_-\\_Arbor\\_Hills\\_South\\_P9.pdf](#)
-  [Arbor Hills survey.pdf](#)

ORDINANCE NO. 22-  
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 6:00 p.m. on the 10<sup>th</sup> day of November, 2022, after due notice by publication in The Daily Reflector on the 29<sup>th</sup> day of October, 2022; 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 “Arbor Hills South, Phase 9”, involving 5.3067 acres prepared by Stroud Engineering

LOCATION: Situate in Grimesland Township, Pitt County, North Carolina, located at the current terminus of Plymouth Drive.

GENERAL DESCRIPTION:

Lying and being in Grimesland Township, Pitt County, North Carolina, lying south of Arbor Drive and north of NCSR 1728 L.T. Hardee Road and beginning at the southeast corner of Lot 168, Arbor Hills South Cluster Subdivision, Section 2, Phase 7 as recorded in Map Book 85, Page 109, said point being located on the northern right-of-way of Oleander Drive, the true point of beginning.

Thence from the true point of beginning, leaving the northern right-of-way of Oleander Drive and following the eastern line of Lot 168 N01-48-29E – 140.00’ to the northeast corner of Lot 167, Arbor Hills South Cluster Subdivision, Section 2, Phase 7, thence leaving Lot 167 and following the southern boundary of Phase 7 S87-38-14E – 701.78’ to a point in the southern line of Lot 248 of Phase 7, thence leaving the southern line of Phase 7 and following an annexation

line through the lands of Bill Clark Homes of Greenville, LLC (Deed Book 3727, Page 651 and Map Book 83, Page 65) the following calls: S02-21-46W – 140.00’, thence S02-17-24W – 50.00’, thence S02-21-46W – 140.00’, thence N87-38-14W – 700.00’ to a point in the eastern line of Lot 170, Arbor Hills South Cluster Subdivision, Section 2, Phase 7, thence along the eastern line of Phase 7 N02-21-46E – 140.00’ to the southern right-of-way of Oleander Drive, thence crossing Oleander Drive N01-48-29E – 50.00’ to the true point of beginning, containing 5.3067 Acres and being a portion of Parcel number 88189 as filed with the Pitt County Tax Assessor’s Office.

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

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

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

Section 5. This annexation shall take effect from and after the 10<sup>th</sup> day of November, 2022.

ADOPTED this 10<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

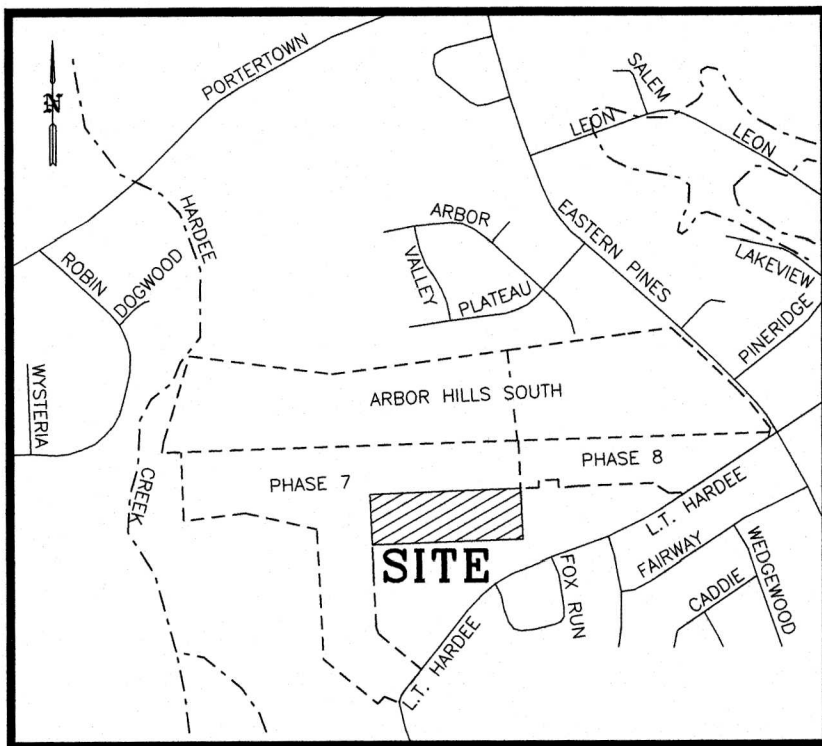
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

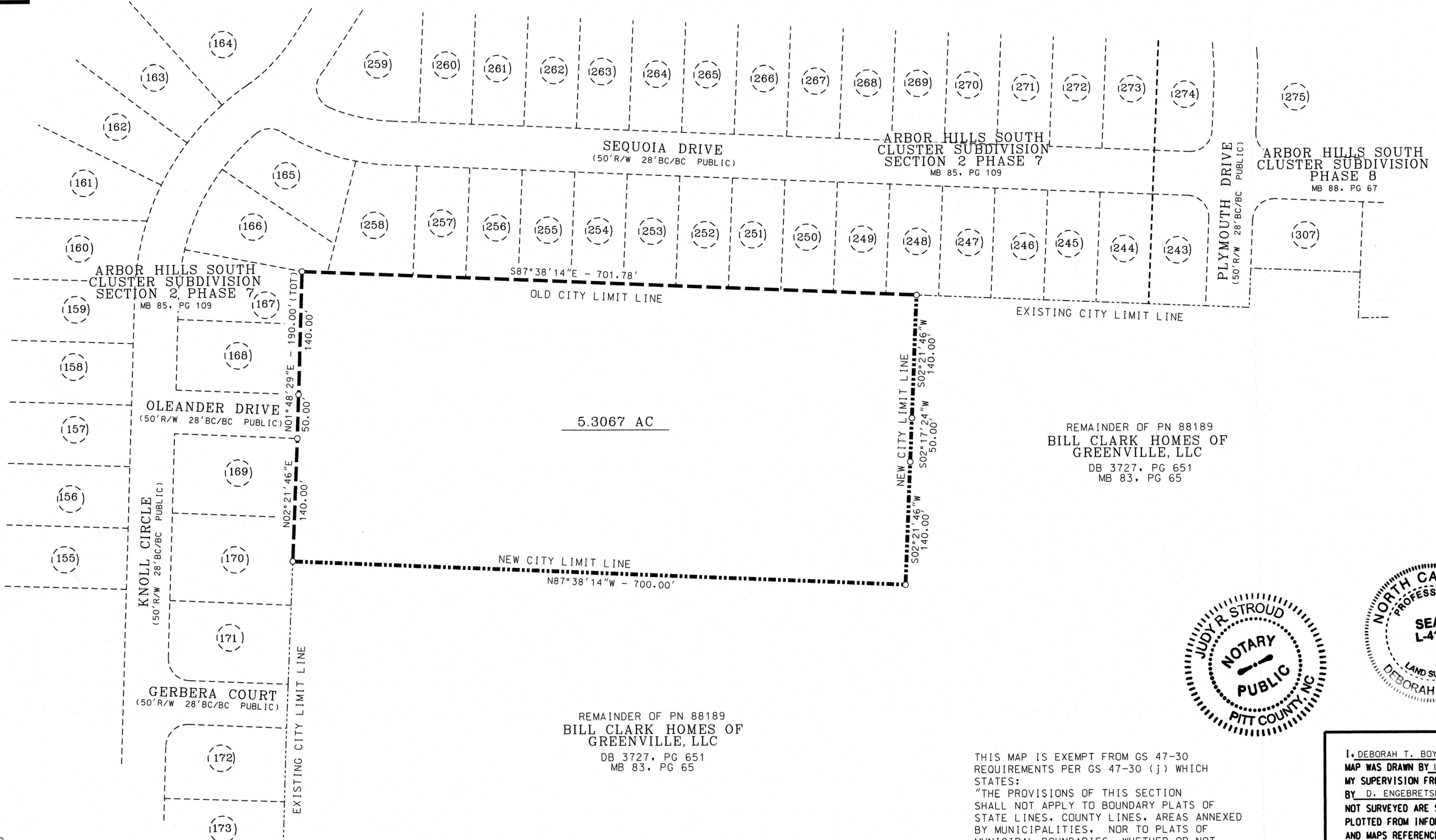
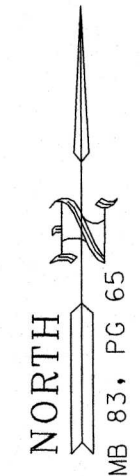
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

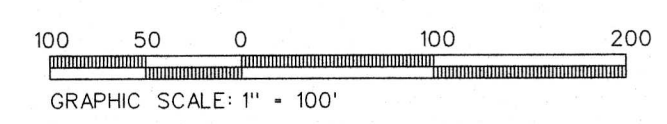
1172553



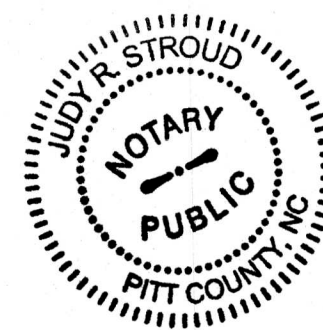
VICINITY MAP  
SCALE: 1"=1000'±



**LEGEND**  
 - - - - - = NEW CITY LIMIT LINE  
 - - - - - = OLD CITY LIMIT LINE  
 - - - - - = EXISTING CITY LIMIT LINE



A PORTION OF PN 88189  
 REFERENCE: BEING A PORTION OF THE PROPERTY RECORDED IN  
 DEED BOOK 3727, PAGE 651 AND MAP BOOK 83, PAGE 65  
 OF THE PITT COUNTY REGISTRY



THIS MAP IS EXEMPT FROM GS 47-30  
 REQUIREMENTS PER GS 47-30 (j) WHICH  
 STATES:  
 "THE PROVISIONS OF THIS SECTION  
 SHALL NOT APPLY TO BOUNDARY PLATS OF  
 STATE LINES, COUNTY LINES, AREAS ANNEXED  
 BY MUNICIPALITIES, NOR TO PLATS OF  
 MUNICIPAL BOUNDARIES, WHETHER OR NOT  
 REQUIRED BY LAW TO BE RECORDED."

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

WITNESS MY HAND AND SEAL THIS 28<sup>th</sup>  
 DAY OF September, 2022  
 SIGNED Deborah T. Boyette  
 PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, Pitt COUNTY  
 I, Judy R. Stroud, NOTARY  
 PUBLIC OF THE COUNTY AND STATE  
 AFORESAID, CERTIFY THAT Deborah  
T. Boyette, A PROFESSIONAL LAND  
 SURVEYOR, PERSONALLY APPEARED BEFORE  
 ME THIS DAY AND ACKNOWLEDGED THE  
 EXECUTION OF THE FOREGOING INSTRUMENT.  
 WITNESS MY HAND AND OFFICIAL STAMP OR  
 SEAL THIS THE 28 DAY OF September, 2022  
 NOTARY PUBLIC Judy R. Stroud  
 MY COMMISSION EXPIRES 2/22/25

ARBOR HILLS SOUTH, SECTION 2, PHASE 9	
GRIMESLAND TOWNSHIP PITT COUNTY NORTH CAROLINA	
OWNER: BILL CLARK HOMES OF GREENVILLE, LLC 200 E. ARLINGTON BLVD., SUITE A GREENVILLE, NC 27858 (252) 355-5805	
STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	SURVEYED: JE/DE DRAWN: LHJ CHECKED: DTB APPROVED: DTB DATE: 09/28/22 SCALE: 1" = 200'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
<b>THE CITY OF GREENVILLE</b>		
DATE	ORDINANCE NO.	5.3067 AC AREA



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

**Title of Item:** Ordinance to annex the Craig Goess property involving 1.10 acres located along the southern right-of-way of East 10th Street and 125+/- feet west of L. T. Hardee Road

**Explanation:** A. SCHEDULE

1. Advertising date: October 29, 2022
2. City Council public hearing date: November 10, 2022
3. Effective date: November 10, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.10
4. Voting District: 4
5. Township: Grimesland
6. Zoning: CG (General Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 6,500 square feet of commercial space
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0	0
Current minority	0	0
Estimated minority at full development	0	0
Current white	0	0
Estimated white at full development	0	0

\* Source: Census.gov

10. Rural fire tax district: Eastern Pines
11. Greenville fire district: Station 6
12. Present tax value: \$102,600
13. Estimated tax value: \$800,000

**Fiscal Note:** Estimated tax value at full development is \$800,000

**Recommendation:** Approve the attached ordinance to annex the Craig Goess property

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ATTACHMENTS

-  [Ordinance\\_-\\_Craig\\_Goess.pdf](#)
-  [GoessSurvey.pdf](#)

ORDINANCE NO. 22-  
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 6:00 p.m. on the 10<sup>th</sup> day of November, 2022, after due notice by publication in The Daily Reflector on the 29<sup>th</sup> day of October, 2022; 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 "Craig Goess", involving 1.10 acres prepared by Gaskins Land Surveying, PA

LOCATION: Situate in Grimesland Township, Pitt County, North Carolina, located along the southern right-of-way of East 10th Street and 125+/- feet west of L. T. Hardee Road.

GENERAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE NORTHERN RIGHT OF WAY OF NC HWY 33, SAID POINT BEING THE SOUTHWESTERN CORNER AS SHOWN ON MAP BOOK 86 PAGE 139. THENCE WITH THE NORTHERN RIGHT OF WAY OF NC HWY 33 A CURVE HAVING A RADIUS OF 2877.29', ARC DISTANCE 81.69' HAVING A CHORD BEARING OF S 81°35'28" E 81.68' TO AN EXISTING IRON PIPE. THENCE LEAVING SAID NORTHERN RIGHT OF WAY AND CROSSING NC HWY 33 S 08°00'53" W 98.43' TO AN EXISTING RIGHT OF WAY MONUMENT IN THE SOUTHERN RIGHT OF WAY OF NC HWY 33; THENCE WITH THE SOUTHERN RIGHT OF WAY A CURVE HAVING A RADIUS OF 2975.72', ARC DISTANCE 9.39' HAVING A CHORD BEARING OF N 82°18'01" W 9.39' TO A SET REBAR IN THE SOUTHERN RIGHT OF

WAY; THENCE S 10°15'57" W 156.33' TO A POINT WITHIN A CONCRETE PAD, SAID POINT BEING LOCATED N 82°36'23" W 125.31' FROM AN EXISTING RAILROAD SPIKE LOCATED IN THE WESTERN RIGHT OF WAY OF L. T. HARDEE ROAD (SR 1728); THENCE N 82°36'23" W 26.32' TO AN EXISTING IRON REBAR; THENCE S 04°42'08" W 89.61' TO AN EXISTING IRON REBAR; THENCE N 81°01'21" W 125.39' TO AN EXISTING IRON PIPE; THENCE N 10°42'31" E 21.73' TO AN EXISTING IRON PIPE; THENCE N 10°20'38"E 100.14' TO AN EXISTING IRON PIPE; THENCE N 10°39'40" E 125.05' TO A SET IRON REBAR LOCATED IN THE SOUTHERN RIGHT OF WAY OF NC HWY 33; THENCE CROSSING NC HWY 33 N 10°39'40" E 98.43' TO A POINT IN THE NORTHERN RIGHT OF WAY OF NC HWY 33; THENCE WITH A CURVE HAVING A RADIUS OF 2877.29', ARC DISTANCE 64.98' HAVING A CHORD BEARING OF S 80°07'51" E 64.98' TO THE POINT OF BEGINNING. CONTAINING 1.10 ACRES.

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

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

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

Section 5. This annexation shall take effect from and after the 10<sup>th</sup> day of November, 2022.

ADOPTED this 10<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

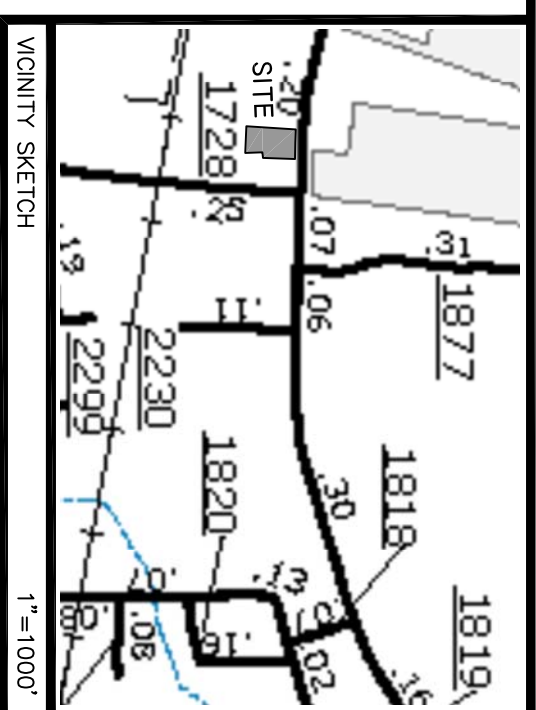
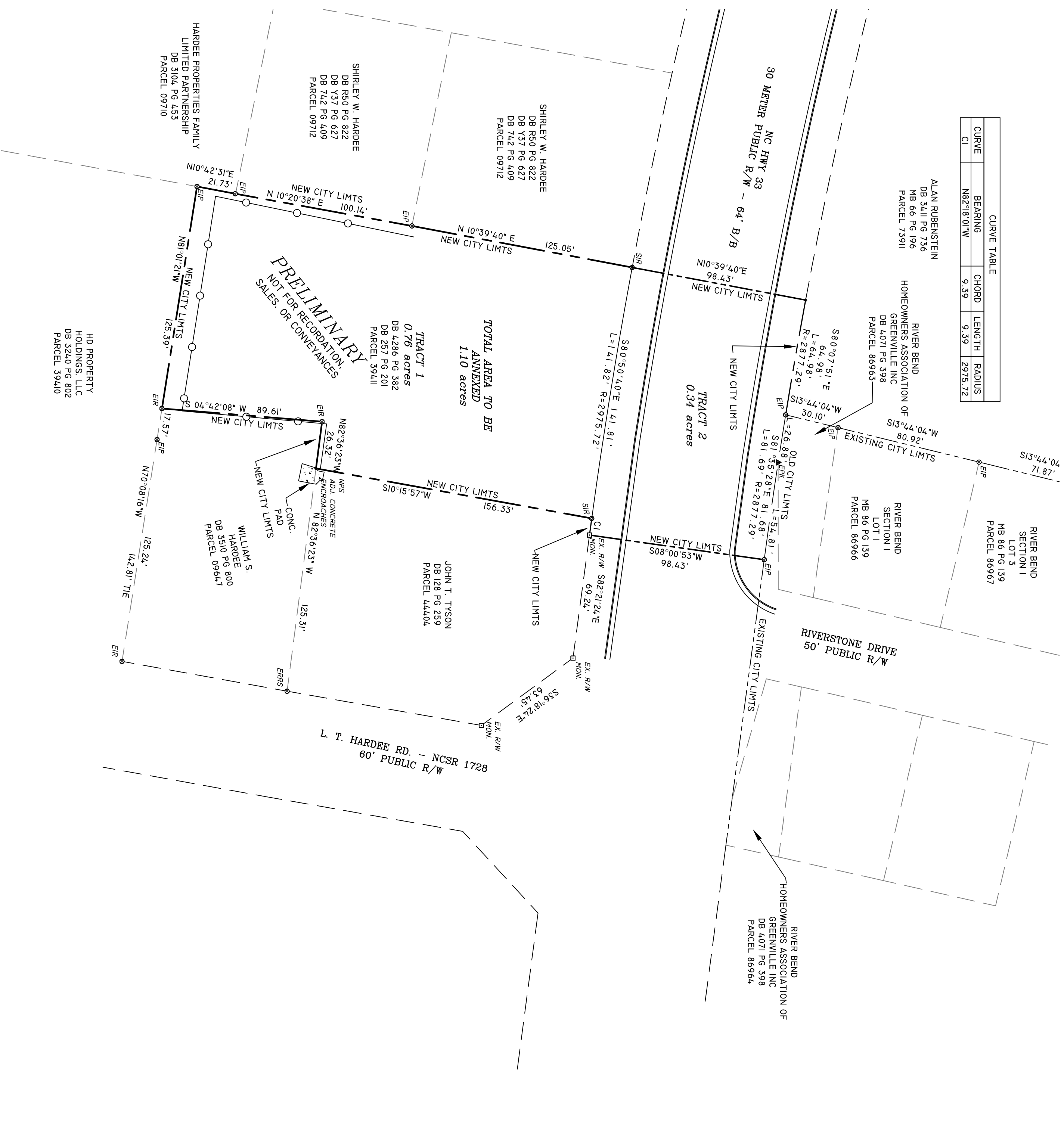
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
1172555

- LEGEND
- EP EXISTING IRON PIPE
  - ER EXISTING IRON ROD
  - EIA EXISTING AXLE
  - ECM EXISTING CONC MONUMENT
  - SIP SET IRON PIPE
  - MPS NO POINT SET
  - R/W RIGHT OF WAY
  - MBL MINIMUM BUILDING LINE
  - NEW CITY LIMIT
  - CITY LIMIT
  - OLD CITY LIMIT

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	N82°18'01"W	9.39	9.39	2975.72



NOTES:

1. AREA BY COORDINATES
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. GASKINS LAND SURVEYING, INC. DOES NOT CLAIM ANY RIGHTS IN PROPERTY ARE SHOWN HERON.

- REFERENCES:
- DB 4286 PG 382
  - DB 257 PG 198
  - MB 86 PG 139
  - DB 1465 PG 10
  - DB R-50 PG 822



I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE PAGE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS UNKNOWN FROM THE RECORDS AND IN PRECISION AS CALCULATED BY ME OR BY AN ASSISTANT WHO WAS PREPARED TO ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY AND AGREE TO G.S. 47-30 (7)(b) AND (7)(c) THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE DEFINITION OF A SURVEYOR AS SET FORTH IN THE DEFINITION OF A SURVEYOR IN G.S. 47-30.

WITNESS MY HAND AND ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL SEPTEMBER, A.D., 2022.

KENDALL E. GASKINS L-3824

REVIEW OFFICER'S CERTIFICATION

A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS FOR RECORDING MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING BY \_\_\_\_\_ REVIEW OFFICER

DATE: \_\_\_\_\_

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE, N.C.

(EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 1.10 AC.)

GRIMESLAND TOWNSHIP, PITT COUNTY, N.C.

MAP NO.	PLATS RECORDED	BOOK	PAGE
11-034	V-SLEW, LLC - ANNEXATION MAP	74	142

CRAIG F. GOESS & CRAIG M. GOESS

4670 E. TENTH STREET  
GREENVILLE, NC 27858  
(252) - 321-3000

Gaskins Land Surveying, P.A.

Phone: 252-244-5899  
Fax: 252-244-5899  
PO Box 354  
Winchboro, NC 28986

SURVEYED:	APPROVED:
KEG	KEG
DATE: 9/21/22	DATE: 9/21/22
SCALE: 1"=40'	SCALE: 1"=40'



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

**Title of Item:** Ordinance to annex the Grey Fox Run property involving 1.6010 acres located along the southern right-of-way of Bluebill Drive and adjacent to Grey Fox Run Condominiums

**Explanation:** A. SCHEDULE

1. Advertising date: October 29, 2022
2. City Council public hearing date: November 10, 2022
3. Effective date: November 10, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.6010
4. Voting District: 4
5. Township: Winterville
6. Zoning: R6 (Residential)
7. Existing land use: Vacant
8. Anticipated land use: 36 multi-family units
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	36 x 2.18*	78
Current minority	0	0
Estimated minority at full development	78 x 43.4%	34
Current white	0	0
Estimated white at full development	78 - 34	44

\* Source: Census.gov

10. Rural fire tax district: Eastern Pines
11. Greenville fire district: Station 3
12. Present tax value: \$104,000
13. Estimated tax value: \$7,000,000

**Fiscal Note:** Estimated tax value at full development is \$7,000,000

**Recommendation:** Approve the attached ordinance to annex the Grey Fox Run property

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#### ATTACHMENTS

-  [Ordinance\\_-\\_Grey\\_Fox\\_Run.pdf](#)
-  [Grey Fox Survey.pdf](#)

ORDINANCE NO. 22-  
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 6:00 p.m. on the 10<sup>th</sup> day of November, 2022, after due notice by publication in The Daily Reflector on the 29<sup>th</sup> day of October, 2022; 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 “Grey Fox Run”, involving 1.6010 acres prepared by Stroud Engineering

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located along the southern right-of-way of Bluebill Drive and adjacent to Grey Fox Run Condominiums.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying south of NC Highway 43, east of NCSR 1898 Bells Chapel Road and being bounded on the northwest by the southern right-of-way of Bluebill Drive, on the northeast and southeast by Grey Fox Run Clubhouse and Pool Association (Deed Book 2856, Page 745), and on the southwest by Grey Fox Run, LLC (Deed Book 4210, Page 85) and being more particularly described as follows:

Beginning at an existing iron stake found at the eastern corner of Lot 1 of Building TH13 of Grey Fox Run Townhomes as recorded in Map Book 85, Page 16, the point of beginning. Thence from the eastern corner of Lot 1, along the southern access easement of Fox Den Way S35-42-06E – 30.46’ to a point on the northern right-of-way of Bluebill Drive, thence crossing Fox Den Way with a curve to the right, having a radius of 225.00’ and being subtended by a

chord of N56-08-28E – 40.02’ to a point where the northeastern access easement of Fox Den Way meets the northern right-of-way Bluebill Drive, thence along the northern right-of-way of Bluebill Drive the following calls: thence with a curve to the right, having a radius of 225.00’ and being subtended by a chord of N69-10-02E – 62.04’, thence N77-05-28E – 119.82’, thence with a curve to the left, having a radius of 355.00’ and being subtended by a chord of N65-06-38E – 147.38’ to the point of curvature, thence crossing Bluebill Drive S36-52-12E – 50.00’ to a point on the southern right-of-way of Bluebill Drive, the True Point of Beginning.

Thence from the True Point of Beginning, following the southern right-of-way of Bluebill Drive N53-07-48E – 102.94’, thence with a curve to the right, having a radius of 225.00’ and being subtended by a chord of N61-19-59E – 64.21’, thence N69-32-09E – 80.27’ to a common corner with Grey Fox Run Clubhouse and Pool Association, thence with that common line S40-25-14E – 143.89’, thence S26-01-09W – 30.87’, thence S21-56-21W – 218.38’ to a common corner with Grey Fox Run, LLC, thence along the eastern line of Grey Fox Run, LLC N73-38-19W – 143.40’, thence N44-00-10W – 98.47’, thence N19-02-49W – 95.78’ to the southern right-of-way of Bluebill Drive, thence along the southern right-of-way of Bluebill Drive with a curve to the left, having a radius of 405.00’ and being subtended by a chord of N55-17-57E – 30.66’ to the True Point of Beginning, containing 1.6010 Acres and being all of tax parcel number 74322 as filed with the Pitt County Tax Assessor’s Office.

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

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

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

Section 5. This annexation shall take effect from and after the 10<sup>th</sup> day of November, 2022.

ADOPTED this 10<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar 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.

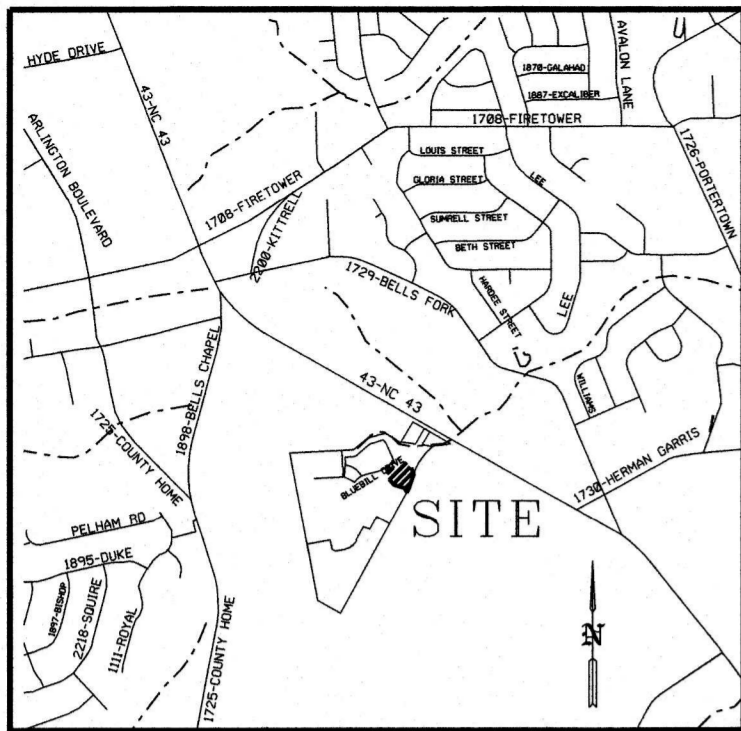
WITNESS my hand and official seal this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

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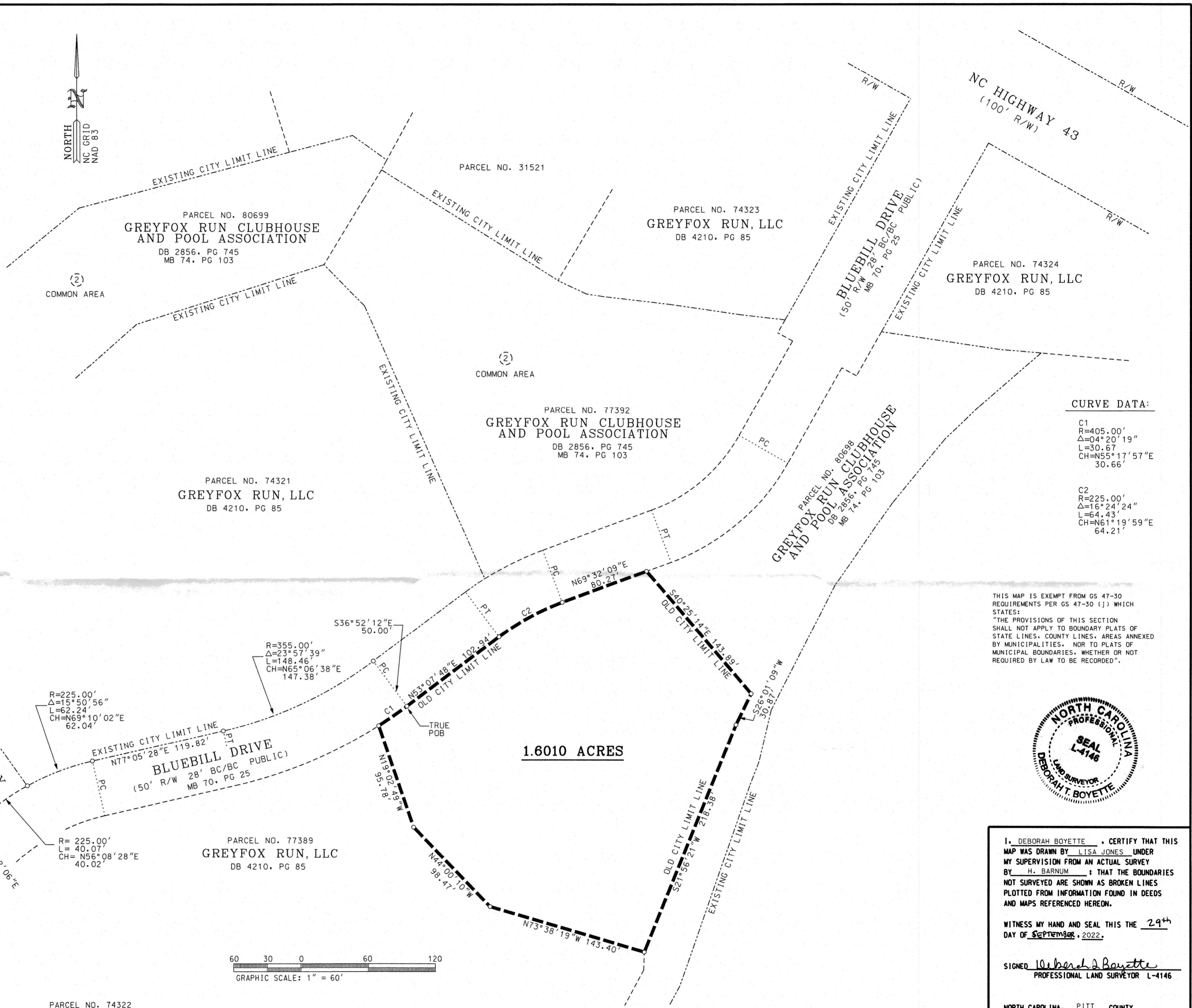
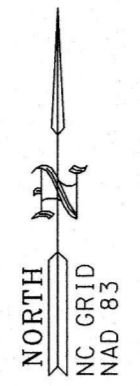
Notary Public

My Commission Expires: \_\_\_\_\_

1172552



VICINITY MAP  
SCALE: 1"=1000'



LEGEND:

- NEW CITY LIMIT LINE
- OLD CITY LIMIT LINE
- EXISTING CITY LIMIT LINE
- PARCEL LINE

POB= POINT OF BEGINNING  
PC= POINT OF CURVATURE  
PT= POINT OF TANGENCY

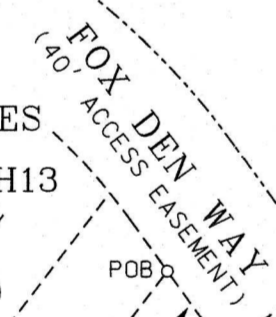
CURVE DATA:

- C1  
R=405.00'  
Δ=04°20'19"  
L=30.67'  
CH=N55°17'57"E  
30.66'
- C2  
R=225.00'  
Δ=16°24'24"  
L=64.43'  
CH=N61°19'59"E  
64.21'

THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (J) WHICH STATES:  
"THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".



GREYFOX RUN TOWNHOMES  
PORTION OF PHASE 2  
REVISION TO BUILDING TH13  
MB 85, PG 16

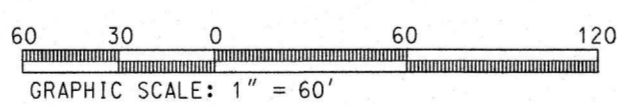


R=225.00'  
Δ=15°50'56"  
L=62.24'  
CH=N69°10'02"E  
62.04'

R=355.00'  
Δ=23°57'39"  
L=148.46'  
CH=N65°06'38"E  
147.38'

R= 225.00'  
L= 40.07'  
CH= N56°08'28"E  
40.02'

1.6010 ACRES



REFERENCE: DEED BOOK 4210, PAGE 85  
AND MAP BOOK 70, PAGE 25 OF THE  
PITT COUNTY REGISTRY

GREYFOX RUN, PHASE 2 WINTERWILLE TWP. PITT COUNTY NORTH CAROLINA	
OWNER: GREY FOX RUN, LLC 2475 HURT DR ROCKY MOUNT, NC 27804	
STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	SURVEYED: H. BARNUM DRAWN: LHJ CHECKED: DTB
APPROVED: DTB DATE: 9/13/22 SCALE: 1" = 60'	

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
<b>THE CITY OF GREENVILLE</b>		
DATE	ORDINANCE NO.	1.6010 AC AREA

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

WITNESS MY HAND AND SEAL THIS THE 29<sup>th</sup> DAY OF SEPTEMBER, 2022.

SIGNED Deborah T. Boyette  
PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, PITT COUNTY  
I, \_\_\_\_\_, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AN ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

**Title of Item:** Ordinance to annex the Pinnacle Fire Tower Self-Storage property involving 7.773 acres located between East Fire Tower Road and Bells Fork Road and 200+/- feet west of Southridge Drive

**Explanation:** A. SCHEDULE

1. Advertising date: October 29, 2022
2. City Council public hearing date: November 10, 2022
3. Effective date: November 10, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 7.773
4. Voting District: 4
5. Township: Winterville
6. Zoning: CG (General Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 75,000 square feet of mini-storage space
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0	0
Current minority	0	0
Estimated minority at full development	0	0
Current white	0	0
Estimated white at full development	0	0

\* Source: Census.gov

10. Rural fire tax district: Eastern Pines
11. Greenville fire district: Station 3
12. Present tax value: \$89,320
13. Estimated tax value: \$4,000,000


**Fiscal Note:** Estimated tax value at full development is \$4,000,000

**Recommendation:** Approve the attached ordinance to annex the Pinnacle Fire Tower Self-Storage property

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ATTACHMENTS

 [Ordinance\\_-\\_Pinnacle\\_Ministorage.pdf](#)

 [Pinnacle survey.pdf](#)

ORDINANCE NO. 22-  
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 6:00 p.m. on the 10<sup>th</sup> day of November, 2022, after due notice by publication in The Daily Reflector on the 29<sup>th</sup> day of October, 2022; 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 “Pinnacle Fire Tower Self-Storage”, involving 7.773 acres prepared by Gary S. Miller & Associates

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located between East Fire Tower Road and Bells Fork Road and 200+/- feet west of Southridge.

GENERAL DESCRIPTION:

Lying and being located in Winterville Township, Pitt County, NC and being more particularly described as follows:

Beginning at an existing iron pipe located at the intersection of the western right of way of Meeting Place and the northern right of way of SR 1708 – E. Fire Tower Road thence running along the northern right of way of SR 1708 – E. Fire Tower Road S 56-06-41 W, 203.22 feet to an existing iron pipe having NC Grid Coordinates N 666321.57 and E 2492065.64 and being located on the northern right of way of SR 1708 – E. Fire Tower Road; thence leaving the northern right of way of SR 1708 – E. Fire Tower Road S 02-31-13 E, 70.27 feet to a point located on the southern right of way of SR 1708 – E. Fire Tower Road; thence running along the

southern right of way of SR 1708 – E. Fire Tower Road S 56-06-41 W, 150.00 feet to an existing magnetic nail located on the southern right of way of SR 1708 – E. Fire Tower Road the POINT OF BEGINNING; thence from said point of beginning and leaving the southern right of way of SR 1708 – E. Fire Tower Road S 02-33-50 E, 200.00 feet to an existing iron pipe; thence N 56-06-41 E, 150.00 feet to an existing iron pipe; thence S 02-33-50 E, 598.23 feet to an existing iron pipe; thence S 01-01-28 E, 117.58 feet to an existing re-bar; thence S 79-33-53 W, 144.99 feet to an existing iron pipe in concrete; thence S 77-53-54 W, 174.76 feet to a point; thence S 04-25-10 E, 152.19 feet to an existing iron pipe located on the northern right of way of SR 1729 – Bells Fork Road; thence running along the northern right of way of SR 1729 – Bells Fork Road S 77-51-33 W, 100.30 feet to an existing angle iron located on the northern right of way of SR 1729 – Bells Fork Road; thence leaving the northern right of way of SR 1729 – Bells Fork Road N 04-25-10 W, 152.26 feet to an existing solid iron in concrete; thence N 04-01-37 W, 715.90 feet to an existing iron pipe located on the southern right of way of SR 1708 – E. Fire Tower Road; thence running along the southern right of way of SR 1708 – E. Fire Tower Road N 56-06-41 E, 360.77 feet to the point of beginning containing 7.773 acres

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

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

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

Section 5. This annexation shall take effect from and after the 10<sup>th</sup> day of November, 2022.

ADOPTED this 10<sup>th</sup> day of November, 2022.

---

P. J. Connelly, Mayor

ATTEST:

---

Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar 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.

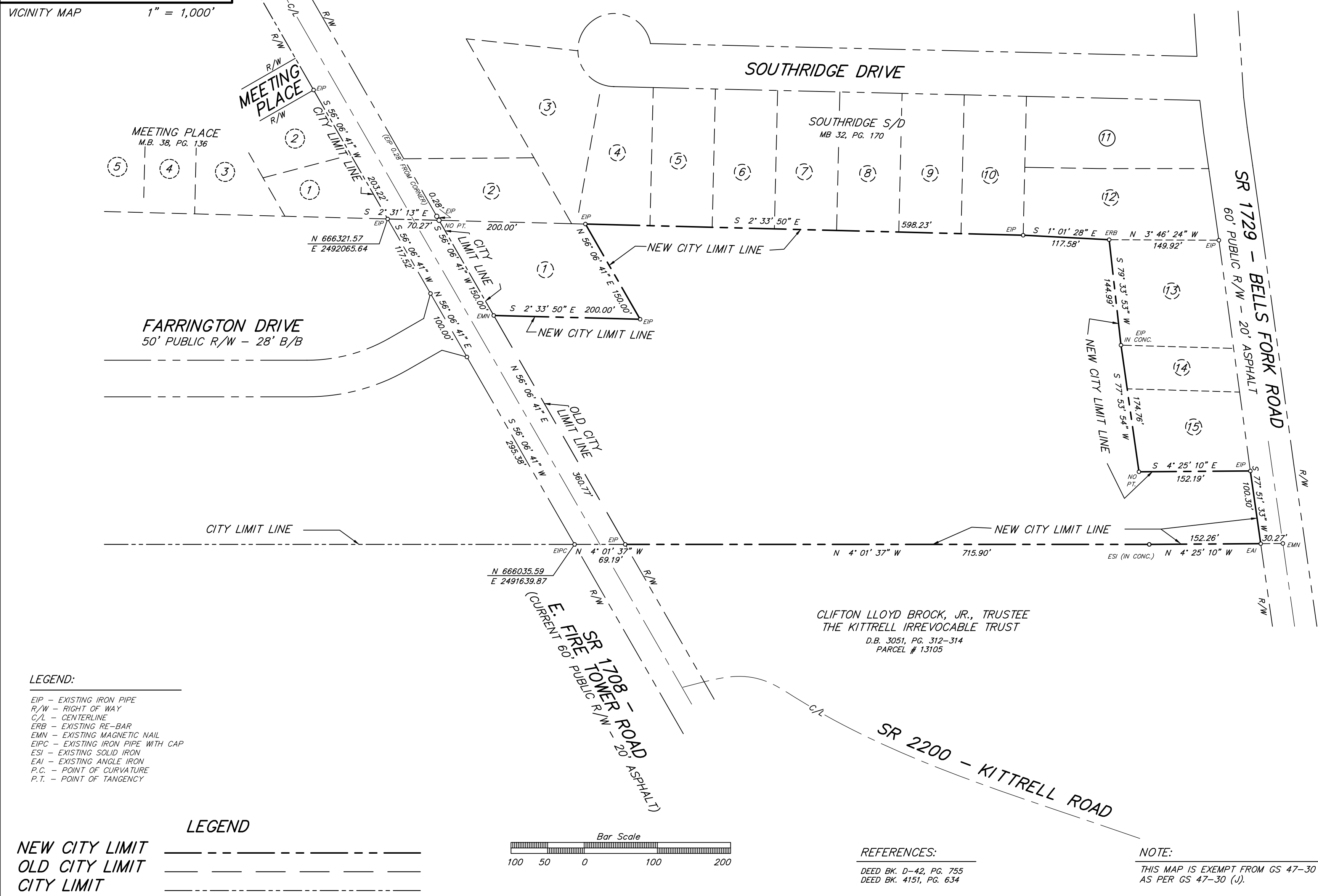
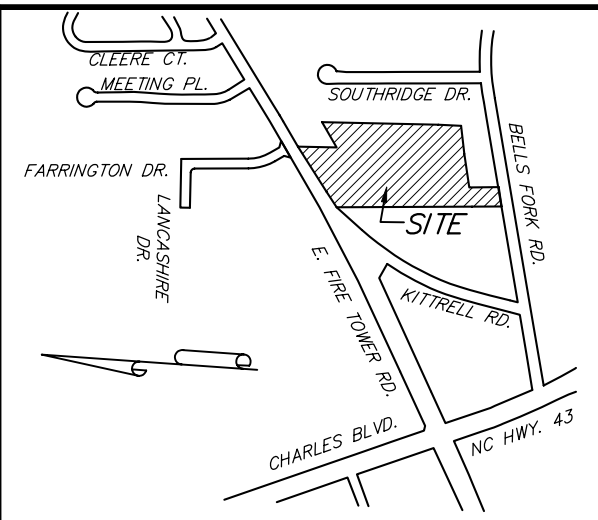
WITNESS my hand and official seal this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

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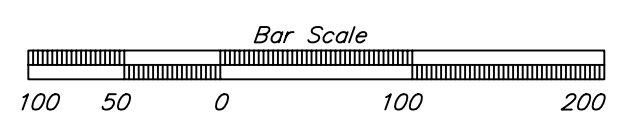
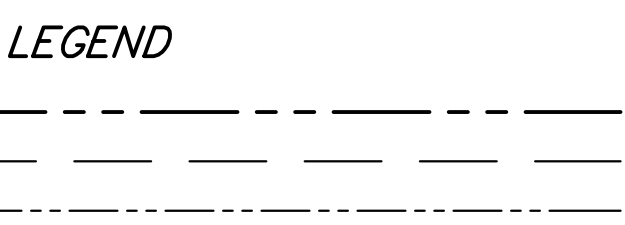
Notary Public

My Commission Expires: \_\_\_\_\_

1172554



- LEGEND:**
- EIP - EXISTING IRON PIPE
  - R/W - RIGHT OF WAY
  - C/L - CENTERLINE
  - ERB - EXISTING RE-BAR
  - EMN - EXISTING MAGNETIC NAIL
  - EIPC - EXISTING IRON PIPE WITH CAP
  - ESI - EXISTING SOLID IRON
  - EAI - EXISTING ANGLE IRON
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY



**REFERENCES:**  
 DEED BK. D-42, PG. 755  
 DEED BK. 4151, PG. 634

**NOTE:**  
 THIS MAP IS EXEMPT FROM GS 47-30  
 AS PER GS 47-30 (J).

**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 SEE, PAGE REF. 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) (1) (d), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 29th DAY OF APRIL 20, 22.

SIGNED   
 PROFESSIONAL LAND SURVEYOR NO. L-2562



ANNEXATION PLAT FOR  
**BELLS FORK PARTNERS, LLC**  
 WINTERVILLE TOWNSHIP, PITT CO., N.C.

**GARY S. MILLER & ASSOCIATES, P.A.**  
 LAND SURVEYORS  
 1803 South, Charles Blvd.  
 Greenville, N.C. 27659  
 Phone (252)756-7878  
 Fax (252)756-0785  
 License # C-0225

SURVEYED: MCP      APPROVED: GSM  
 DRAWN: BLW      DATE: 4-29-2022  
 CHECKED: TEM      SCALE: 1" = 100'

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_ AREA: 7.773

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

**Title of Item:** Ordinance to annex the Williamson Family Trust property involving 5.263 acres located along the northern right-of-way of Springfield Drive and 400+/- feet west of North Memorial Drive

**Explanation:** A. SCHEDULE

1. Advertising date: October 29, 2022
2. City Council public hearing date: November 10, 2022
3. Effective date: November 10, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 5.263
4. Voting District: 1
5. Township: Belvoir
6. Zoning: CH (Heavy Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 45,000 square feet of commercial space
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0	0
Current minority	0	0
Estimated minority at full development	0	0
Current white	0	0
Estimated white at full development	0	0

\* Source: Census.gov

10. Rural fire tax district: Staton House
11. Greenville fire district: Station 4
12. Present tax value: \$110,763
13. Estimated tax value: \$5,000,000

**Fiscal Note:** Estimated tax value at full development is \$5,000,000

**Recommendation:** Approve the attached ordinance to annex the Williamson Family Trust property

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ATTACHMENTS

-  [Ordinance - Williamson.pdf](#)
-  [Williamsonsurvey.pdf](#)

ORDINANCE NO. 22-  
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 6:00 p.m. on the 10<sup>th</sup> day of November, 2022, after due notice by publication in The Daily Reflector on the 29<sup>th</sup> day of October, 2022; 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 “Williamson Family Trust”, involving 5.263 acres prepared by Gary S. Miller & Associates

LOCATION: Situate in Belvoir Township, Pitt County, North Carolina, located along the northern right-of-way of Springfield Drive and 400+/- feet west of N. Memorial Drive.

GENERAL DESCRIPTION:

Lying and being located in Belvoir Township, Pitt County, NC and being more particularly described as follows:

Beginning at an existing iron pipe located at the northwest property corner of the property belonging to Stallings, LLC as recorded in Deed Book 3789, Page 431-433, Pitt County Registry and also being known as Lot 4, Block J, Section Two, Wilcar Division as recorded in Map Book 49, Page 37, Pitt County Registry; thence from said point of beginning S 28- 37-11 W, 225.37 feet to an iron pipe set located on the eastern right of way of Springfield Drive, thence running along the eastern right of way of Springfield Drive the following courses and distances N 33-37-22 W, 18.08 feet to an iron pipe set; thence with a curve to the left having

a radius of 125.00 feet a chord bearing and distance N 47-29-56 W, 60.02 feet to an iron pipe set; thence N 61-23-39 W, 163.32 feet to an iron pipe set; thence leaving the eastern right of way of Springfield Drive N 28-37-11 E, 732.16 feet to an iron pipe set; thence N 39-34-57 E, 116.92 feet to an existing iron pipe; thence continuing N 39-34-57 E, 28.10 feet to an iron pipe set; thence S 63-33-17 E, 154.04 feet to an existing iron pipe; thence continuing S 63-33-17 E, 247.12 feet to an existing concrete monument; thence S 26-27-25 W, 50.02 feet to an existing iron pipe; thence N 63-39-28 W, 108.81 feet to an existing iron pipe; thence S 39-27-41 W, 171.88 feet to an existing iron pipe; thence S 79-46-48 W, 66.37 feet to an existing iron pipe; thence S 28-37-11 W, 422.44 feet to the point of beginning containing 5.263 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 10<sup>th</sup> day of November, 2022.

ADOPTED this 10<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

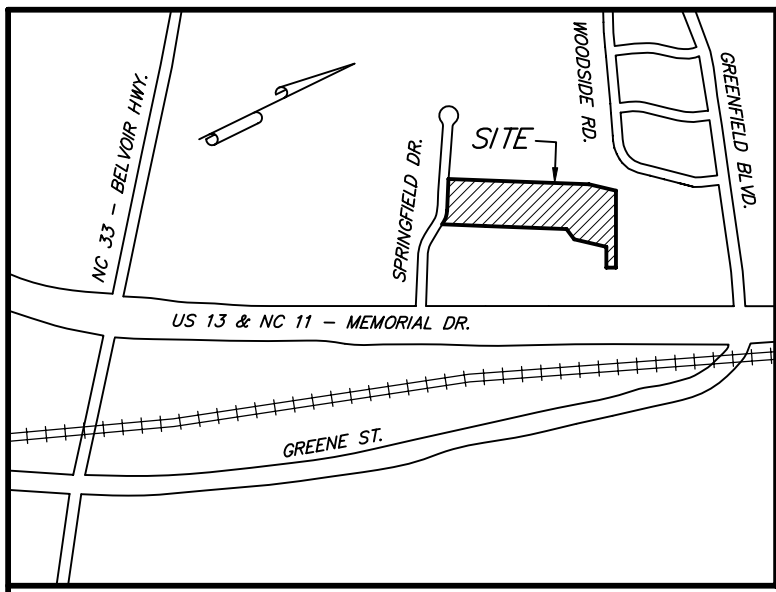
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

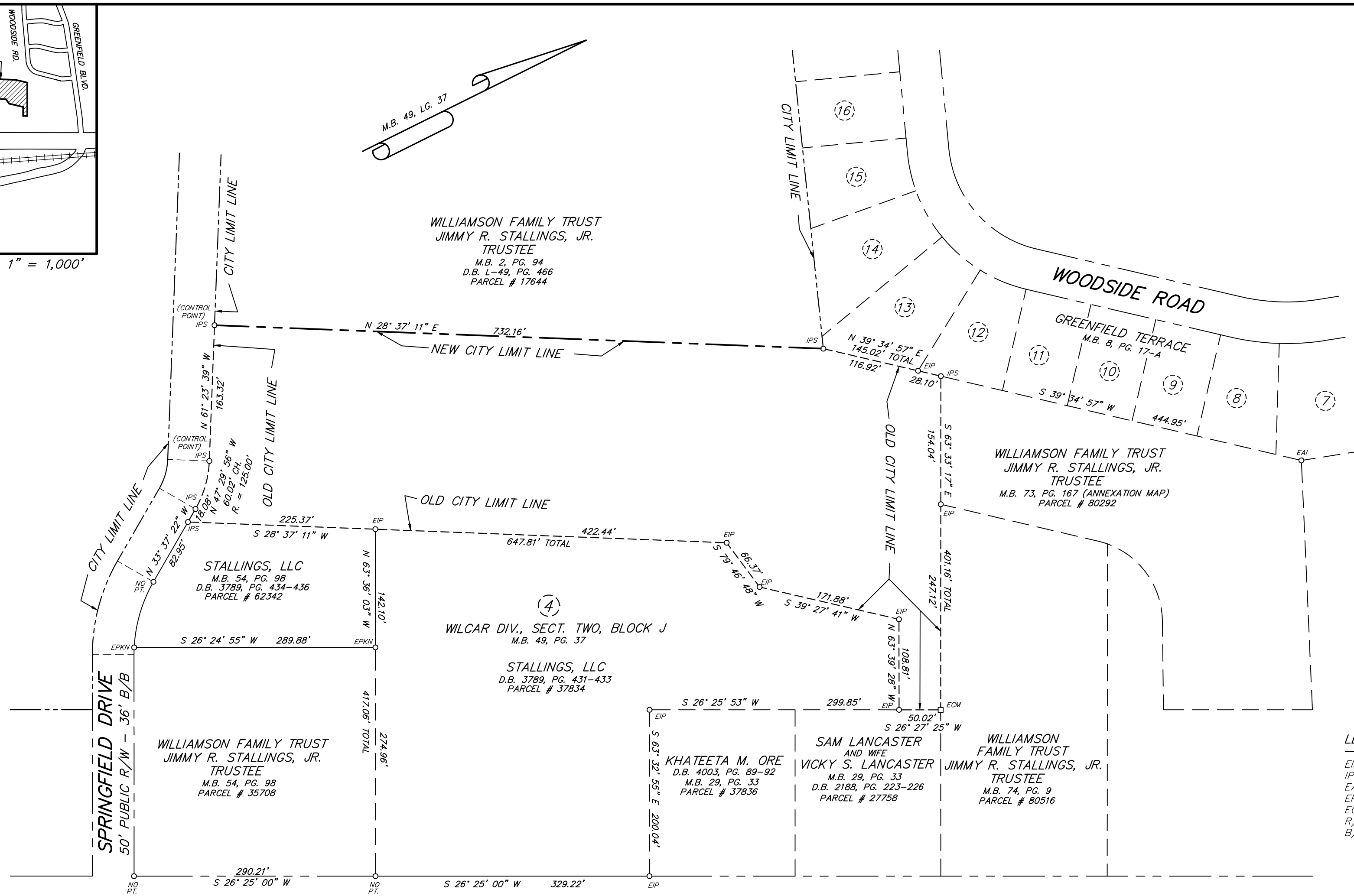
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

1172551



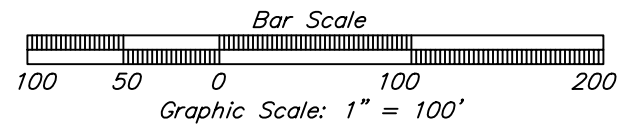
VICINITY MAP 1" = 1,000'



- LEGEND:**
- EIP - EXISTING IRON PIPE
  - IPS - IRON PIPE SET
  - EAI - EXISTING ANGLE IRON
  - EPKN - EXISTING PARKER/KALON NAIL
  - ECM - EXISTING CONCRETE MONUMENT
  - R/W - RIGHT OF WAY
  - B/B - BACK TO BACK

U.S. HWY. 13 & N.C. HWY. 11  
MEMORIAL DRIVE  
200' PUBLIC R/W - PAVEMENT VARIES

- LEGEND**
- NEW CITY LIMIT \_\_\_\_\_
  - OLD CITY LIMIT \_\_\_\_\_
  - CITY LIMIT \_\_\_\_\_



**REFERENCE:**  
DEED BK. L-49, PG. 466  
MAP BK. 49, PG. 37

**NOTE:**  
THIS MAP IS EXEMPT FROM GS 47-30 AS PER GS 47-30 (J).

**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 L-49, PAGE 466, 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 (j) (1) (d), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION.  
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 12th DAY OF SEPTEMBER, 2022.

SIGNED \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. L-2562

ANNEXATION PLAT FOR  
**WILLIAMSON FAMILY TRUST**  
c/o JIMMY R. STALLINGS, JR., TRUSTEE  
BEING A PORTION OF TAX PARCEL # 17644  
BELVOIR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

<p>GARY S. MILLER, PLS &amp; ASSOCIATES, P.A. LAND SURVEYORS</p> <p>GARY S. MILLER, PLS 1803 South Charles Blvd. Greenville, N.C. 27858 Phone (252)756-7878 Fax (252)756-0785 License # C-0225</p>	SURVEYED: MCP	APPROVED: GSM
	DRAWN: BLW	DATE: 09-12-2022
	CHECKED: TEM	SCALE: 1" = 100'

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_ AREA: 5.263 Ac.  
BELVOIR TOWNSHIP, PITT COUNTY, N.C.



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

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**Title of Item:** Ordinance requested by Mann Farm Partners, LLC to rezone 0.48 acres located at the current terminus of Oakdowne Way from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)

**Explanation:** **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 4, 2022.  
On-site sign(s) posted on October 4, 2022.  
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 25, 2022.  
Public hearing legal advertisement published on October 25, 2022 and November 5, 2022.

**Comprehensive Plan:**

The Future Land Use and Character Map recommends traditional neighborhood, medium-high density (TNMH) along the southern right-of-way of East 10th Street generally between Oakdowne Way and Pinewood Memorial Park, transitioning to traditional neighborhood, low-medium density (TNLM) to the west. Further, PCOS is shown between the commercial to the north and the surrounding residential as well as to the west and south of the subject property.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key

intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale institutional/civic (churches and school)

## Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

### Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

### **Thoroughfare/Traffic Report Summary (Engineering Department):**

Staff does not anticipate any change in density between the current and proposed zoning; therefore, a traffic volume report was not generated.

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

### **History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its current zoning.

This property was rezoned to its current zoning on October 14, 2021.

**Existing Land Uses:**

One (1) single-family residence and farmland

**Water/Sewer:**

Water and sanitary sewer are available to the property.

**Historic Sites:**

There are no known effects on historic sites.

**Environmental Conditions/Constraints:**

The property is located in the Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction.

A portion of the property is located in the Special Flood Hazard Area and Floodway. A Floodplain Development Permit and Erosion Control Plan will be required for impacts in the floodplain. A No-Rise certification will be required for any impacts in the floodway. Jurisdictional wetlands may exist on the property. Jurisdictional streams and riparian buffers do exist on the property.

**Surrounding Land Uses and Zoning:**

North: CH - Two (2) cellular towers

South: OR - Vacant (under common ownership of applicant)

East: CG - Vacant (under common ownership of applicant)

West: R6A - Vacant (under common ownership of applicant)

**Density Estimates:**

Staff does not anticipate any change in density between the current and proposed zoning.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely

surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its October 18, 2022 meeting.

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







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

"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest."

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

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## ATTACHMENTS

-  [Ordinance\\_-\\_Mann\\_Farm\\_Partners.pdf](#)
-  [Min\\_Excerpt\\_Mann\\_Farm\\_RZ.pdf](#)
-  [Mann Farm apo map.pdf](#)
-  [Mann Farm survey.pdf](#)
-  [OR to CG.pdf](#)
-  [Density and Veg Charts.pdf](#)

ORDINANCE NO. 22-  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING  
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 10<sup>th</sup> day of November, 2022, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Primary Service Area;

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

Section 1. That the following described territory is rezoned from OR (Office-Residential) to CG (General Commercial).

TO WIT:        Mann Farm Partners, LLC

LOCATION: Located at the current terminus of Oakdowne Way

DESCRIPTION: Lying and being situate in Greenville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at the southern terminus of the western right-of-way of Oakdowne Way thence from said point of beginning and with the northern property line of the Mann Farm Partners, LLC property S 75°57'00" E, 393.50 feet, thence leaving the northern line of the Mann Farm Partners, LLC property S 27 °23'38" E, 66.71 feet, thence N 75°57'00" W 438.53 feet, thence N 15°03'09" E, 50.01 feet to the point of beginning containing 0.48 acres more or less.

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

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

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

ADOPTED this 10<sup>th</sup> day of November, 2022.

---

P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

1172652

**Excerpt from the adopted draft Planning & Zoning Commission Minutes (10/18/22)**

REQUEST BY MANN FARM PARTNERS, LLC TO REZONE 0.48 ACRES LOCATED AT THE CURRENT TERMINUS OF OAKDOWNE WAY FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CG (GENERAL COMMERCIAL).

Chantae Gooby presented for staff. It is located in the Hardee Creek watershed. If stormwater is required it will be 10-year detention. None of the property is located in a special hazard area. There may be some wetlands but there are no streams or buffers. The property is currently zoned OR (Office-Residential [High Density Multi-family]) and the request is for CG (General Commercial). The purpose of this rezoning is to create an area for future commercial development along Mann Farm Road to be able to connect to Oakdowne Way and use the traffic signal at Oakdowne Way and E. 10<sup>th</sup> Street for ingress and egress. The Future Land Use Plan recommends commercial along E. 10<sup>th</sup> Street. It transitions into Low to Medium Density Residential and there is also some potential conservation area. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Plan. Therefore, staff recommends approval of the request.

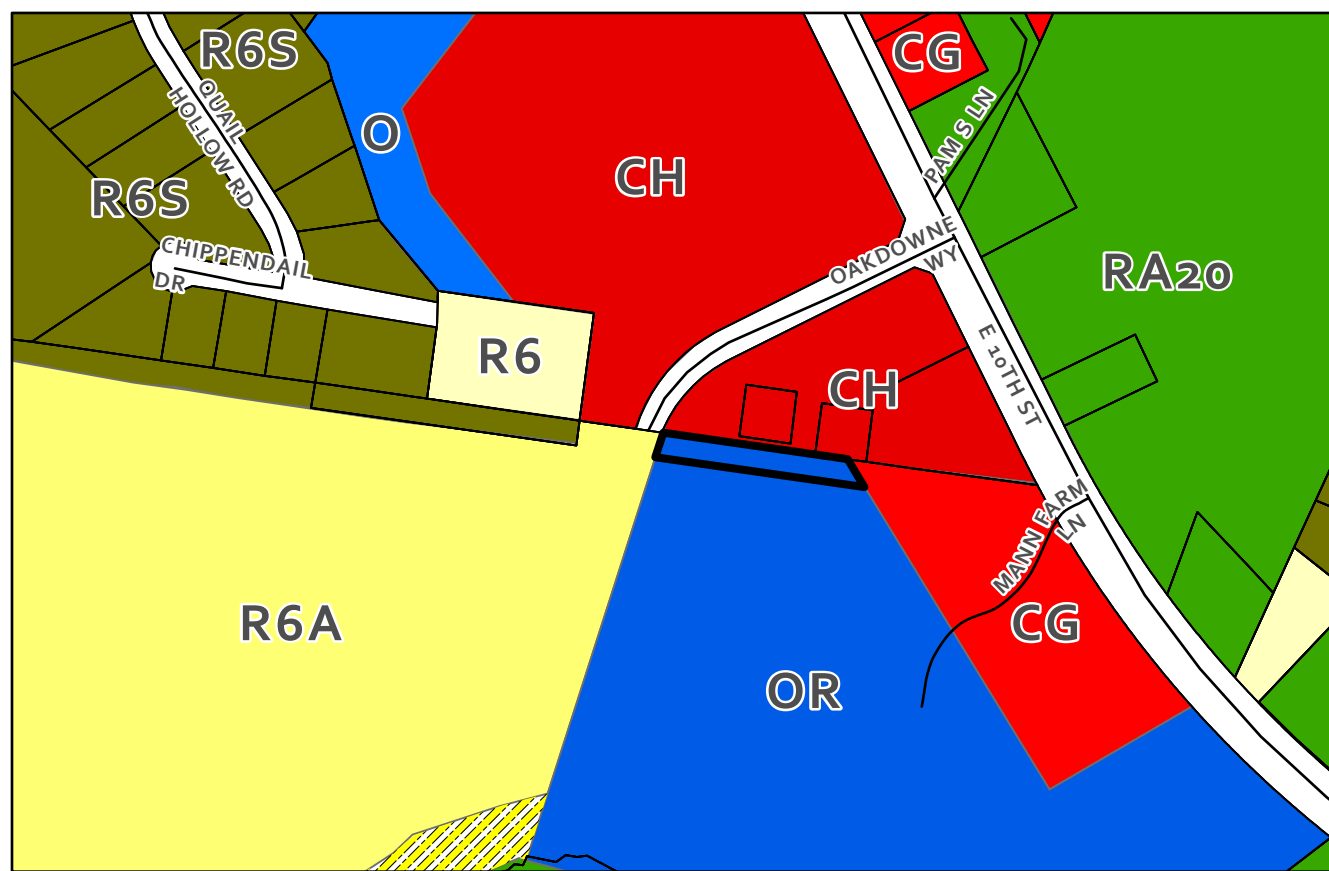
Chairman Faison opened the public hearing.



Scott Anderson spoke in favor. He stated that the basic purpose of this rezoning request was to clean up some zoning lines in this area. This rezoning will allow for the existing commercial property along E 10<sup>th</sup> Street to have access to Oakdowne Way and use the signalized intersection at E. 10<sup>th</sup> Street and Oakdowne Way to get onto E. 10<sup>th</sup> Street.

No one spoke in opposition.

Chairman Faison closed the public hearing.

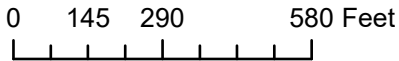
**Motion made by Mr. Thomas, seconded by Mr. Joyner, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

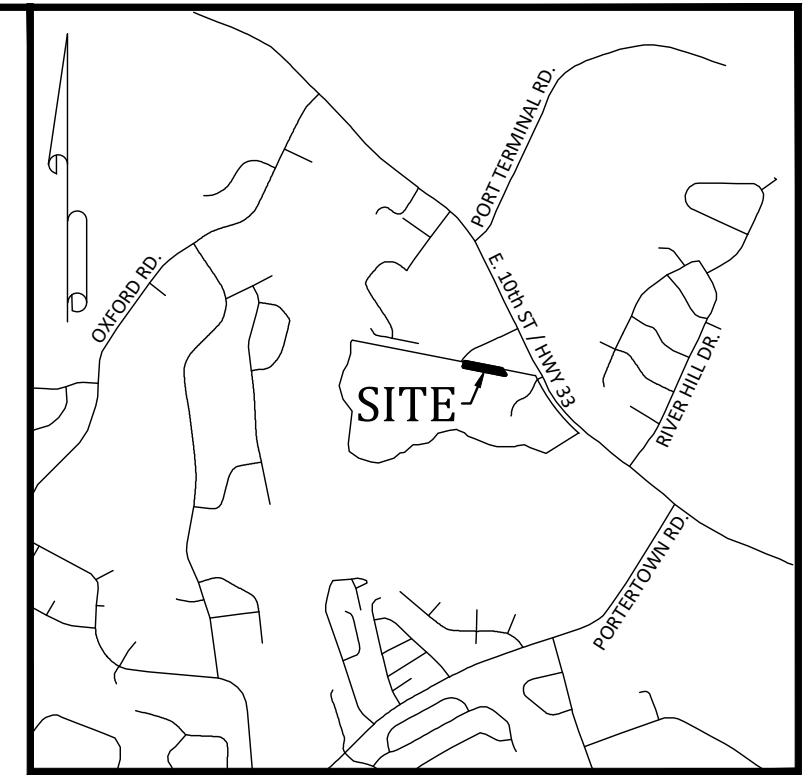


-  Parcels
-  Rezoning

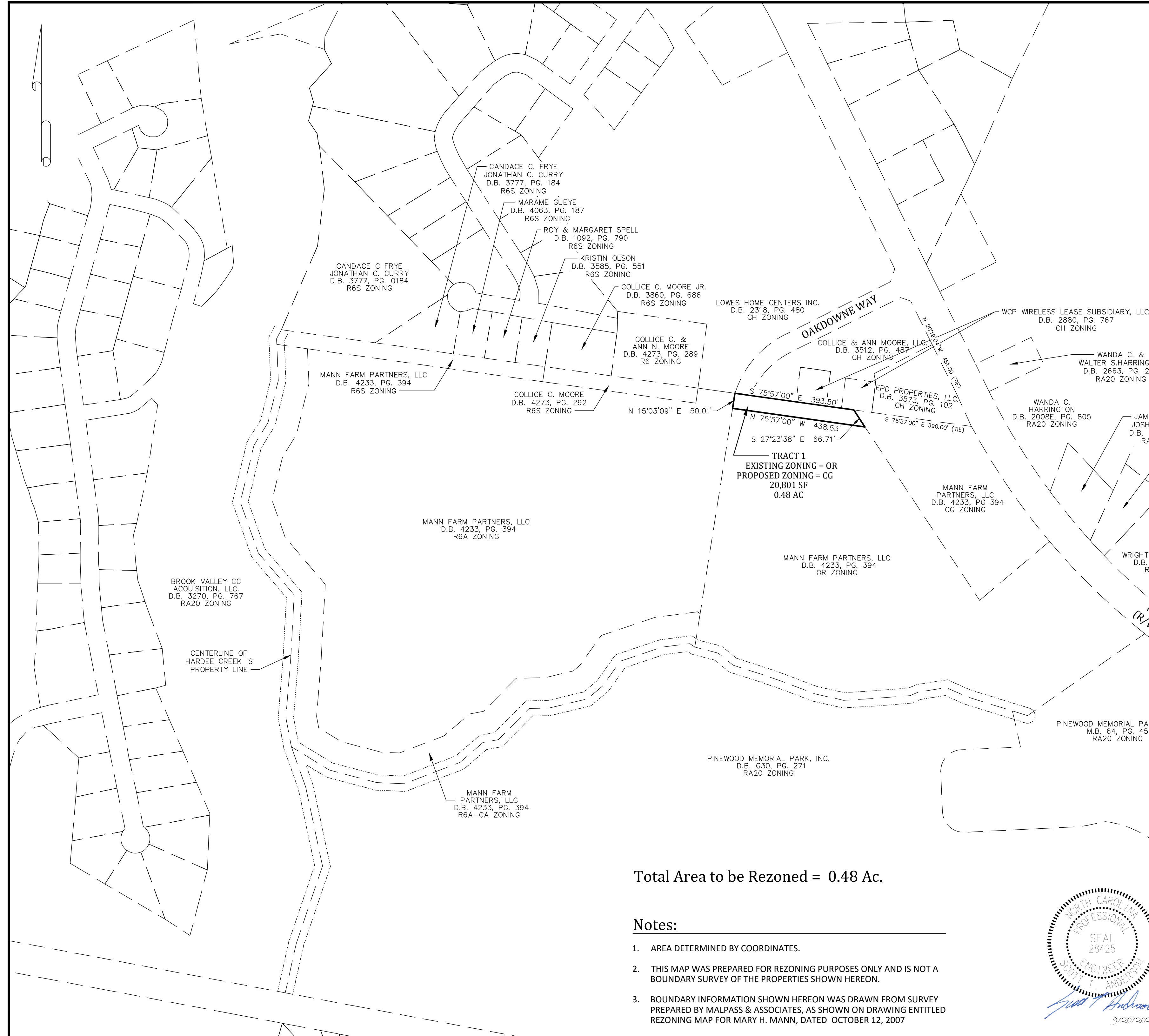
Mann Farms  
Partners, LLC

From: OR  
To: CG  
Acres .48





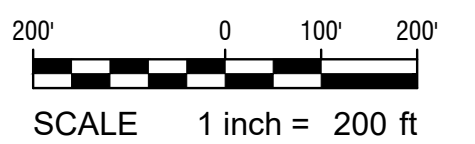
**Vicinity Map**  
SCALE: 1" = 2000'



**Total Area to be Rezoned = 0.48 Ac.**

**Notes:**

1. AREA DETERMINED BY COORDINATES.
2. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
3. BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM SURVEY PREPARED BY MALPASS & ASSOCIATES, AS SHOWN ON DRAWING ENTITLED REZONING MAP FOR MARY H. MANN, DATED OCTOBER 12, 2007



<p>ARK CONSULTING GROUP, PLLC ENGINEERS &amp; PLANNERS www.arkconsultinggroup.com</p>	2755-B Charles Blvd Greenville, NC 27858 252.558.0888 NC License: P-1199	
	REZONING MAP FOR MANN FARM PARTNERS, LLC REFERENCE DEED BOOK 4233, PAGE 394 OF THE PITT COUNTY REGISTRY CITY OF GREENVILLE, PITT COUNTY, NC	
SCALE 1" = 200'	DATE 9-20-2022	SHEET 1 of 1

D:\Ark Dropbox\01 - Projects\Active\Mann Farm Rezoning.dwg - Mann Farm - NC 33\0 - Final\03 - Final\03 - Mann Farm Rezoning.dwg, Rezoning Map, EricWebb, Tue Sep 20, 2022 at 11:01am

CURRENT ZONING	
OR (OFFICE-RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
p.	Boarding or rooming house
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
j.	College and other institutions of higher learning
k.	Business or trade school
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
p.	Library

q.	Museum
r.	Art gallery
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Digital broadcast studio (see also section 9-4-103)
x.	Dance studio
y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
y(4) Distributed Antenna System (See also 9-4-103 (Q))	
bb.	Civic organizations
cc.	Trade or business organizations
jj.	Health services not otherwise listed including not limited to speech, physical and occupational therapy
ss.	Tattooing
tt.	Microblading
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
<b>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</b>	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	

c(1).	Tennis club; indoor and outdoor facilities
h.	Commercial recreation; indoor only, not otherwise listed
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
<b>PROPOSED ZONING</b>	
<b>CG (GENERAL COMMERCIAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
g.	Liquor store, state ABC

(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
x.	dance studio
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
ss.	Tattooing
tt.	Microblading
(9) Repair	

	g. Jewelry, watch, eyewear or other personal item repair
<b>(10) Retail Trade</b>	
	a. Miscellaneous retail sales; non-durable goods, not otherwise listed
	d. Pharmacy
	e. Convenience store (see also gasoline sales)
	f. Office and school supply, equipment sales
	g. Fish market; excluding processing or packing
	h. Restaurant; conventional
	i. Restaurant; fast food (see also section 9-4-103)
	k. Medical supply sales and rental of medically-related products including uniforms and related accessories
	l. Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m. Appliance; household use, sales and accessory repair, excluding outside storage
	p. Furniture and home furnishing sales not otherwise listed
	q. Floor covering, carpet and wall covering sales
	r. Antique sales, excluding vehicles
	s. Book or card store, news stand
	t. Hobby or craft shop
	u. Pet shop (see also animal boarding; outside facility)
	v. Video or music store; records, tape, CD and the like sales
	w. Florist
	x. Sporting goods sales and rental shop
	y. Auto part sales (see also major and minor repair)
	aa. Pawnbroker
	bb. Lawn and garden supply and household implement sales and accessory service
	ee. Christmas tree sales lot; temporary only (see also section 9-4-103)
	ll. Grocery store
<b>(11) Wholesale/Rental/Vehicle-Mobile Home Trade</b>	
	b. Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c. Rental of clothes and accessories; formal wear, and the like
<b>(12) Construction</b>	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f. Hardware store
<b>(13) Transportation</b>	
	c. Taxi or limousine service
	e. Parcel delivery service
	h. Parking lot or structure; principal use
<b>(14) Manufacturing/Warehousing</b>	
	c. Bakery; production, storage, and shipment facilities
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>	
<b>CG (GENERAL COMMERCIAL) - SPECIAL USES</b>	
<b>(1) General - None</b>	
<b>(2) Residential</b>	

i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed

d.	Other activities; retail sales not otherwise listed
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# RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR, OR	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMDR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

\* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

\*\*\* Maximim allowable density in the respective zoning district.

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

### Bufferyard A (street yard)

Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

### Bufferyard B (no screen required)

Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

### Bufferyard C (screen required)

Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

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

### Bufferyard D (screen required)

Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

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

### Bufferyard E (screen required)

Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

### Bufferyard F (screen required)

Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

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

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



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

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**Title of Item:** Ordinance requested by 4 Life Properties, LLC to amend the Future Land Use and Character Map for 90.378 acres from the Industrial/Logistics (IL) and Potential Conservation/Open Space (PCOS) categories to the Traditional Neighborhood, Medium to High Density (TNMH) category for Tract 1 - 87.059 acres and Potential Conservation/ Open Space (PCOS) category for Tract 2 - 3.319 acres for the property located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill

**Explanation:** When property is requested to be rezoned, staff relies on Horizons: Greenville's Community Plan and the Future Land Use and Character Map as a basis for staff's opinion. This is a request to amend the City's Future Land Use and Character Map to re-designate the future land use for the subject property.

**Comprehensive Plan:**

Currently, the Future Land Use and Character Map recommends commercial (C) at the southwestern corner of the intersection of Allen Road and the CSX Railroad (RR) transitioning to industrial/logistics (IL) which is roughly bounded by Allen Road, Allen Ridge Duplexes, the Southwest Bypass and the CSX RR. Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Greens Mill Run.

Commercial

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings

- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

#### Industrial/Logistics

Area characterized by warehouses and light manufacturing operations and related to office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for high-visible sites

Primary Uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary Uses:

Office

Commercial

#### Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

### **Proposed Land Use Category**

#### Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

**Current Conditions:**

Currently, the property is farmland and is zoned IU (Unoffensive Industry) and CH (Heavy Commercial). The property was rezoned to its current zoning January 2022.

**Thoroughfare/Traffic Report Summary (Engineering Department):**

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 5,256 trips to and from the site on Allen Rd, which is a net increase of 3,464 additional trips per day (over current land use).

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

**Surrounding Land Uses and Zoning:**

North: IU- Pitt County Landfill and MCH - Farmland

South: IU and CH - Woodridge Corporate Park

East: RA20 - Five (5) single-family residences and CH - Mobile home park

West: IU - Woodridge Corporate Park

**Density:**

Under the current categories, the site could accommodate 100,000+/- square feet of licensed contractor office (including supplies and equipment), 50,000+/- square feet of manufacturing of hazardous and non-hazardous materials, and 170,000+/- square feet of mini-storage.

Under the proposed categories, the site could accommodate 450-500 multi-family units (1, 2 and 3 bedroom units) and 175-200 single-family lots.

The anticipated build-out is within 5-7 years.

**History:**

On September 8, 2016, the City Council adopted Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine

meetings to update Horizons: Greenville's Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, and public hearings were advertised in The Daily Reflector. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous comprehensive plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands; Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use

and Character Maps were presented to gather ideas, input, and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development
2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses.

A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016 the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

One of the guiding principles of the Comprehensive Plan Committee (CPC) was "sustainable development practices". On the current Future Land Use and Character Map, the property is designated for industrial/commercial uses. Further, industrial/commercial uses are recommended on the Future Land Use Plan Map and are zoned as such to the north, south and west of the subject property. This could potentially result in a "pocket" of residential development surrounded on three (3) of industrial/commercial uses.





Staff is of the opinion that this request is not conducive for sustainable development practices, does not promote the desired urban form nor is it desirable and in the public interest. In staff's opinion, the proposed Future Land Use and Character Map amendment does not fulfill the principles that guided the Comprehensive Plan Committee (CPC) and does not promote the desired urban form. The current Future Land Use and Character Map depicts a more sustainable development practice by recognizing this area much more suitable for non-residential uses.

Therefore, staff recommends denial.

The Planning and Zoning Commission voted to approve (4:1) the request at its October 18, 2022 meeting.

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## ATTACHMENTS

-  [Ordinance\\_-\\_4\\_Life\\_Properties\\_FLUM.pdf](#)
-  [Minutes\\_4\\_Life\\_Properties\\_FLUP.pdf](#)
-  [4 Life apo map.pdf](#)
-  [4 Life Traffic.pdf](#)

ORDINANCE NO. 22-  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 10<sup>th</sup> day of November, 2022, at 6:00 p.m., conduct a virtual public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character 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 and Character Map is hereby amended by designating the subject property from industrial/logistics (IL) and potential conservation/open space (PCOS) to traditional neighborhood, medium-high density (TNMH) for 87.059 +/- acres located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill.

Section 2. The Future Land Use and Character Map is hereby amended by designating the subject property from industrial/logistics (IL) and potential conservation/open space (PCOS) to potential conservation/open space (PCOS) for 3.319 +/- acres located west of Allen Road and adjacent to the Pitt County Landfill.

Section 3. That the Director of Planning and Development Services is directed to amend the Future Land Use and Character 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 10<sup>th</sup> day of November, 2022.

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P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

Doc. # 1172657

**Excerpt from the draft Planning & Zoning Commission Minutes (10/18/22)**

REQUEST BY 4 LIFE PROPERTIES, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 90.378 ACRES FROM THE INDUSTRIAL/LOGISTICS (IL) AND POTENTIAL CONSERVATION/OPEN SPACE (PCOS) CATEGORIES TO THE TRADITIONAL NEIGHBORHOOD, MEDIUM TO HIGH DENSITY (TNMH) CATEGORY FOR TRACT 1 – 87.059 ACRES AND POTENTIAL CONSERVATION/OPEN SPACE (PCOS) CATEGORY FOR TRACT 2 – 3.319 ACRES FOR THE PROPERTY LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF ALLEN ROAD AND ADJACENT TO THE PITT COUNTY LANDFILL.

Chantae Gooby presented for staff. The property is located in the Greens Mill Run watershed. If stormwater rules apply, it will require a 25-year detention. A portion of the property is located in a special hazard area and floodway. A floodway development permit and an erosion control plan will be required for impacts in the floodplain. A No-Rise Certification will be required for impacts into the floodway. Jurisdictional wetlands may exist. Jurisdictional streams and riparian buffers do exist on the property. This request could generate a net increase of about 3,500 trips per day. Currently the property is zoned IU (Unoffensive Industry) and CH (Heavy Commercial). The Future Land Use Plan recommends commercial at the intersection of Allen Road and the railroad tracks and transitions into IL (Industrial/Logistics). Currently the site could accommodate 100,000+/- square feet of contractor office and equipment, 50,000+/- square feet of manufacturing space, and 175,000+/- square feet of mini-storage. The request is to amend the Future Land Use Plan to Traditional Neighborhood, Medium to High Density (TNMH) for tract 1 and Potential Conservation/Open Space (PCOS) for tract 2. In staff's opinion, having residential zoning surrounded by industrial zoning on 3 sides is not conducive to sustainable development, it is not in the desired urban form, and is not in the best interest of general health, safety, and welfare of potential residents. Therefore, staff recommends denial of the request.

Mr. Maxwell asked Mrs. Gooby how far away this property was from the landfill.

Mrs. Gooby stated that the property was directly adjacent to the landfill.

Mr. Maxwell asked if there was regular activity at the landfill of loading materials onto the train with constant moving machinery.

Mrs. Gooby explained that there was a past operation that involved the unloading bulk lime at the rail road tracks to the west the landfill, but was unsure if that activity was active.

Chairman Faison opened the public hearing.

Mike Baldwin spoke in favor. He stated that while the property does abut the landfill, the landfill is nothing but a mound with things buried in it. He does not believe it would be bad to live beside the landfill. The distance between the property and the landfill transfer station is 572 feet. There will also be an additional 150 feet between tract 1 and the landfill with tract 2 being zoned as Potential Conservation/Open Space (PCOS). He distributed emails and maps of correspondences with John Demary, Director of Pitt County Solid Waste & Recycling concerning the activity at the landfill. Sanitary sewer services had already been extended to this area in the early 2000s which is very beneficial to the development of this area. He believes that Allen Road is not conducive to the traffic that industrial uses bring to an area and would be better suited for residential traffic.

Mr. West asked Mr. Baldwin to explain stormwater.

Mr. Baldwin responded that IU (Unoffensive Industry) usually results in 70-80% impervious surfaces while multifamily results in 60% impervious surfaces, and high density single family results in 40% impervious surfaces.

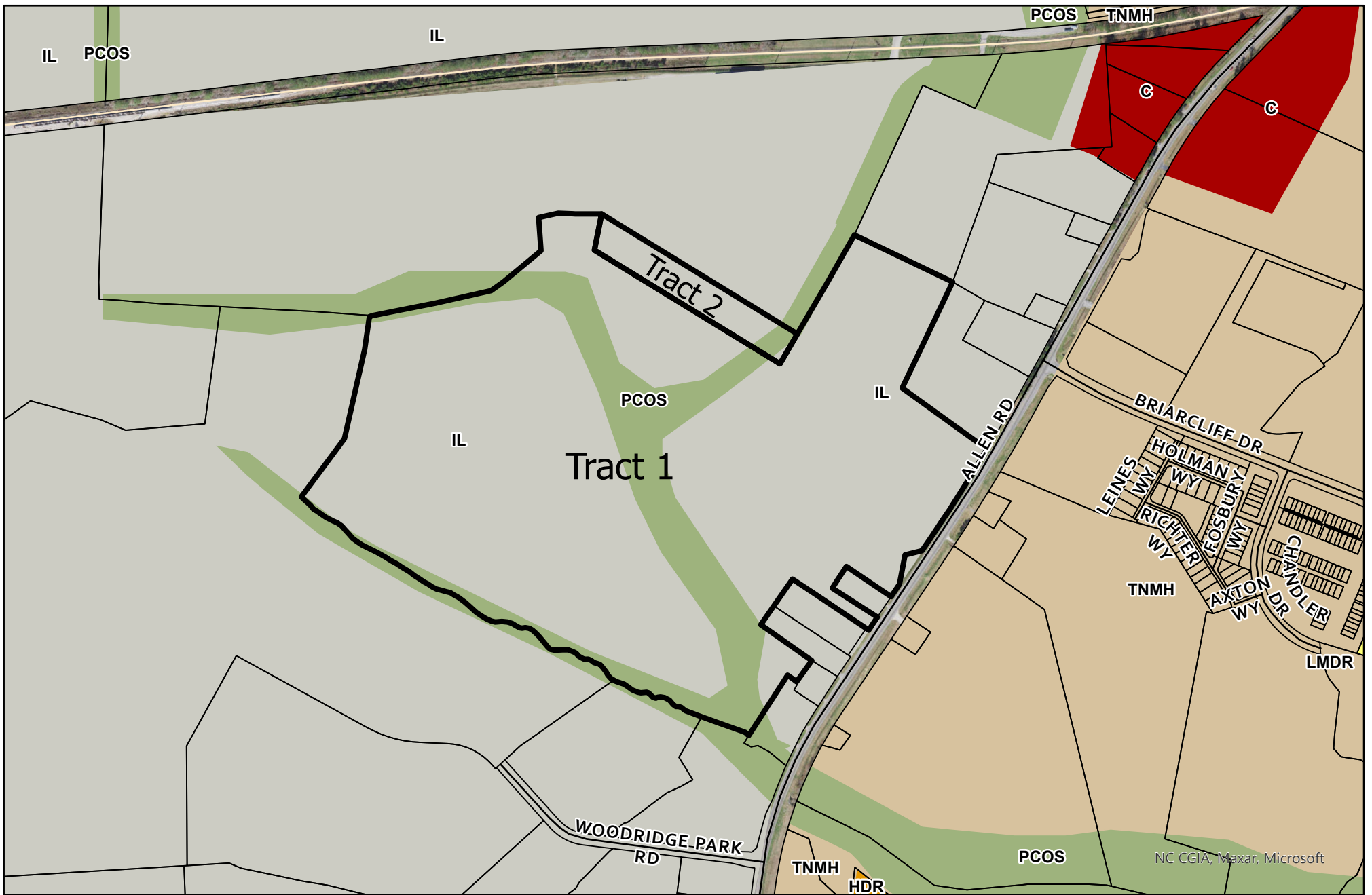
Mr. Denton asked why the front portion of the property was previously rezoned to commercial.

Mr. Baldwin responded that at the time, the owner of the property thought that would be the best zoning for that area until they realized residential would be better.

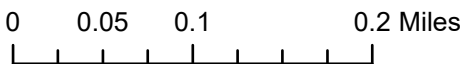
No one spoke in opposition.

Chairman Faison closed the public hearing.

**Motion made by Mr. Joyner, seconded by Mr. Maxwell, to approve the request. Motion passed unanimously.**



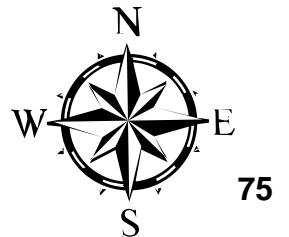
- Parcels
- Proposed Amendments



# 4 Life Properties, LLC

Tract 1  
 From: IL,PCOS  
 To:TNMH  
 Acreage 87.059

Tract 2  
 From: IL,PCOS  
 To:PCOS  
 Acreage 3.319



NC CGIA, Maxar, Microsoft

# LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 22-03

**Applicant:** 4 Life Properties, LLC

**Property Information**

**Current Land Use:** IL (Industrial/Logistics) and PCOS (Potential Conservation/Open Space)

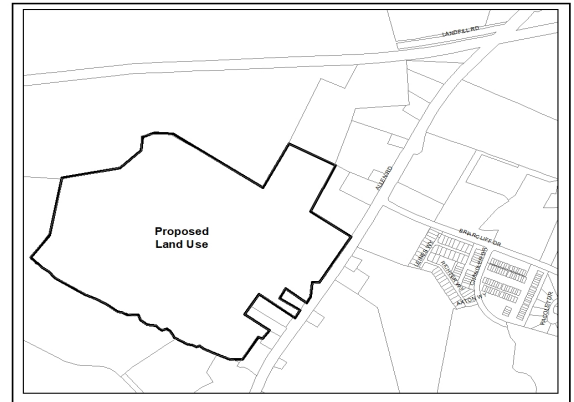
**Proposed Land Use:** Traditional Neighborhood, Medium to High Density (TNHM)

**Current Acreage:** 90.378 acres

**Location:** Allen Road, south of Briarcliff Drive

**Points of Access:** Allen Road

**Location Map**



**Transportation Background Information**

**1.) Allen Rd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane, paved shoulders	4 lane divided with grass median
Right of way width (ft)	60	110
Speed Limit (mph)	50	
<b>Current ADT:</b>	17,860 (*)	
<b>Design ADT:</b>	15,750 vehicles/day (**)	41,800 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status</b>	Major Thoroughfare	

**Other Information:** There are no sidewalks along Allen Rd that service this property.

**Notes:** (\*) 2018 NCDOT count adjusted for a 2% annual growth rate  
 (\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** U-5875 - Widen approximately 2.3 miles of Allen Road from two lanes to a four-lane, median-divided roadway from Stantonsburg Road to Dickinson Avenue Extension (U.S. 13) in Greenville.

**Trips generated by proposed use/change**

**Current Land Use:** 1,792 -vehicle trips/day (\*)      **Proposed Land Use:** 5,256 -vehicle trips/day (\*)

**Estimated Net Change: increase of 3464 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 Allen Rd are as follows:**

**1.) Allen Rd , North of Site (50%):                      “No build” ADT of 17,860**

Estimated ADT with Proposed Land Use (full build) – 20,488

Estimated ADT with Current Land Use (full build) – 18,756

**Net ADT change = 1,732 (9% increase)**

2.) Allen Rd , South of Site (50%): "No build" ADT of 17,860

Estimated ADT with Proposed Land Use (full build) – 20,488

Estimated ADT with Current Land Use (full build) – 18,756

Net ADT change = 1,732 (9% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 5256 trips to and from the site on Allen Rd, which is a net increase of 3464 additional trips per day (over current land use).

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



## City of Greenville, North Carolina

Meeting Date: 11/10/2022

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**Title of Item:** Ordinance requiring the demolition and removal of the dwelling located at 3895 Old Pactolus Road, Tax Parcel #14557

**Explanation:** The Planning and Development Services Department is requesting that the City Council approve an ordinance requiring the owner of a dwelling or dwelling units on one parcel to demolish and remove the dwelling(s) pursuant to the City Code Section 9-1-110 (C)(2): “ordering the Code Enforcement Coordinator or officer to cause the structure to be removed or demolished, as provided in the original order of the Code Enforcement Coordinator or officer”. The proposed ordinance provides that the owner has 90 days to demolish and remove the dwelling(s) and if the owner fails to accomplish this within 90 days, then the City will proceed with demolishing and removing the dwelling(s).

- On May 23, 2022 an Administrative Inspection Warrant was obtained. Warrant was also executed on May 23, 2022, to obtain information and pictures regarding the case.
- On May 23, 2022, Notice of Lis Pendens was filed in the office of the Clerk of Superior Court of Pitt County.
- May 25, 2022, Notice of Violation and Hearing was sent by certified mail to the listed owner(s) and heirs
- On May 28 & June 4, 2022, in conjunction with certified mail, Notice of Violation and Hearing was published in the Greenville, NC Daily Reflector to the listed owner(s) and heirs to ensure all owners and parties in interest, specifically unknown and unnamed, received proper notice and an opportunity for hearing on the action(s) to be taken by the City for the dwelling located at 3895 Old Pactolus Road, Tax Parcel #14557.
- On June 21, 2022, the City held a hearing. Two Heirs attended: Darnell May & Calesha Snead.

- On June 27, 2022, Notice of Finding of Fact and Order was sent by certified mail to the listed owner(s) and heirs
- On July 2 & 9, 2022, in conjunction with certified mail, Notice of Finding of Fact and Order was published in the Greenville, NC Daily Reflector.
- The Order instructed the listed owner(s) and heirs to bring the dwelling into compliance with the Minimum Housing Code of the City of Greenville by demolishing and removing the structure by a date no later than October 11, 2022.
- The dwelling(s) has/have been vacated and closed without utilities for over 5 years.
- The current Pitt County Tax Assessor's report values the property at \$18,000 (Building value is listed as \$0, and the land value is \$18,000 for a total tax value of \$18,000).
- According to the Pitt County Tax Assessor, \$4,985.89 is currently owed in Property Taxes.
- The estimated cost to repair the main dwellings is \$60,393.30.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolish the structure are estimated at \$12,000. The cost of demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 12 of Chapter 160D of the North Carolina General Statutes. If the dwelling is removed or demolished by the public officer, the local government shall sell the materials of the dwelling, and any personal property, fixtures, or appurtenances found in or attached to the dwelling, and shall credit the proceeds of the sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the superior court by the public officer, shall be secured in a manner directed by the court, and shall be disbursed by the court to the persons found to be entitled thereto by final order or decree of the court.

**Recommendation:** Staff recommends that Council approve the ordinance requiring the demolition

and remove the dwelling located at 3895 Old Pactolus Road, Tax Parcel #14557.

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#### ATTACHMENTS

-  [1171823 - 3895 Old Pactolus Rd Demo Ordinance - 1 - COG.DOCX](#)
-  [3895 Old Pactolus-front.jpg](#)
-  [3895 Old Pactolus-inside.jpg](#)
-  [3895 Old Pactolus-inside 2.jpg](#)

ORDINANCE NO. \_\_\_\_

ORDINANCE REQUIRING THE DEMOLITION AND REMOVAL OF THE DWELLING  
LOCATED AT:  
**3895 OLD PACTOLUS RD, TAX PARCEL NUMBER# 14557**  
**(CODE CASE# CEMH-2022-00024)**

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Title 9, Chapter 1, Article F of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Article 12 of Chapter 160D of the North Carolina General Statutes (G.S.), the owner of the dwelling described below has failed to comply with an Order to demolish and remove the dwelling;

WHEREAS, the City Council of the City of Greenville does hereby find and determine that the owner of the dwelling described below has been given a reasonable opportunity to bring the dwelling in conformity with the minimum standards established by the Minimum Housing Code contained in Section 9-1-93 through 9-1-104 of the Code of the City of Greenville, North Carolina; and

WHEREAS, G. S. § 160D-1203 and Section 9-1-110 (C) (2), of the Code of the City of Greenville, North Carolina empower the City Council of the City of Greenville to enact this ordinance to authorize and direct the Code Enforcement officer to remove or demolish a dwelling when the owner has failed to comply with an Order of the Code Enforcement Officer issued pursuant to the provisions of the Minimum Housing Code;

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

Section 1. The owner(s), Unknown Heirs at Law of Shonita May A/K/A Shonita Maye, A/K/A Shonita Floyd Maye; Shonita Floyd May; Darnell Maye A/K/A Darnell May; Calesha Sneed A/K/A Calesha Sneed, of the dwelling located at 3895 Old Pactolus Rd, Tax Parcel # 14557 in the City of Greenville, North Carolina, is hereby directed and required to demolish and remove the dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Supervisor is hereby authorized and directed to proceed to demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 3895 Old Pactolus Rd. Greenville, North Carolina, and owned by Unknown Heirs at Law of Shonita May A/K/A Shonita Maye, A/K/A Shonita Floyd Maye; Shonita Floyd May; Darnell Maye A/K/A Darnell May; Calesha Sneed A/K/A Calesha Sneed

Section 3. The cost of demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 12 of Chapter 160D of the North Carolina General Statutes. The usable material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. § 160D-1203(7).

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

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

This the 10<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
PJ Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, \_\_\_\_\_, a Notary Public in and for said state and county, do hereby certify that Valerie Shiuwegar personally appeared 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 the Mayor, sealed with the corporate seal and attested by herself as its City Clerk.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

My Commission Expires:

May 23, 2022 12:40 PM



May 23, 2022 12:34 PM



May 23, 2022 12:38 PM





# City of Greenville, North Carolina

Meeting Date: 11/10/2022

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**Title of Item:** Public Hearing for Home Investment Partnerships Grant American Rescue Plan

**Explanation:**

In September 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$1,988,461 to Greenville, NC for a new grant called the Home Investment Partnerships Grant American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter (NCS), tenant based rental assistance (TBRA), supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP qualifying populations (QP), which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations.

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted to and approved by HUD. The development of the HOME-ARP Allocation Plan must also include stakeholder consultation and public engagement.

**Fiscal Note:** Proposed allocation of HOME-ARP funds:

Acquisition/Development of Non-Congregate Shelters- \$715,865.42  
Tenant Based Rental Assistance- \$250,000  
Development of Affordable Rental Housing- \$724, 326.43  
Administration and Planning- \$298,269.15

**Recommendation:** Staff recommends approval of the HOME-ARP Allocation Plan.

---

ATTACHMENTS

 [1173057 - Draft Allocation Plan - 1 - COG.DOCX](#)

# Greenville, NC

HOME-American Rescue Plan Grant  
Allocation Plan

**DRAFT**



*Find yourself in good company®*

Planning & Development Services  
Municipal Building  
201 West Fifth St.  
Greenville, NC 27834

Office: (252) 329-4607  
Website: [www.greenvillenc.gov](http://www.greenvillenc.gov)

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# HOME-ARP Allocation Plan

Participating Jurisdiction: Greenville, NC

Date: 8/16/2022

## Introduction

In September 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$1,988,461 to Greenville, NC for a new grant called the Home Investment Partnerships Grant American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter (NCS), tenant based rental assistance (TBRA), supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP qualifying populations (QP), which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted to and approved by HUD. The HOME-ARP Allocation Plan must also be developed using through stakeholder input and public engagement. The following is the City's HOME-ARP Allocation Plan.

## Consultation

### Summarize the consultation process:

The City of Greenville's consultation process was made up of two key components. The first component was developing and disseminating an online stakeholder survey in order to capture broad assessments of the community needs and areas for ARP allocation. The online survey was open from June 8, 2022, through July 25, 2022. The survey included multiple ARP program-specific questions as well as open ended questions for stakeholders to provide direct and substantial comments and feedback for community needs assessment. The survey received 39 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Fair Housing agencies, affordable housing developers, domestic violence advocacy groups, and others.

The second component was a direct consultation with key stakeholders in the city to discuss program parameters, identify areas that data does not fully address, and to help develop priorities. The virtual consultation was held on June 22, 2022 and was attended by 30 people representing a variety of stakeholders across the city. Discussion was open and included challenges, including an uptick in eviction and increased risk of homelessness for many low-income persons and households. Comments and feedback were considered and incorporated into the planning process.

A third, smaller element was a City Eviction Diversion Committee meeting that was held July 20, 2022 that focused on the HOME-ARP allocation plan development and soliciting feedback from participants on the challenges the City faces regarding evictions to qualifying populations.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Greenville Housing Authority	Housing Authority / CoC Lead	Survey/Virtual Stakeholder Meeting	Best use of funds to meet top needs of qualifying populations would be development of affordable housing and TBRA.
Trillium Health Resources	Managed Care Organization, Organization Serving People with Disabilities	Survey/Virtual Stakeholder Meeting	Lack of affordable housing options, landlords not receptive to accept vouchers, capacity to meet the needs of homeless, and unsheltered outreach are current gaps. Development of affordable rental housing should be the highest priority among eligible uses of HOME-ARP funds.
VA Health Care System	Veteran's Group / Homeless Service Provider	Survey/Virtual Stakeholder Meeting	As inflation increases, AMI for HUD programs remains the same. Many have income above the 30 or 50 % AMI. Programs need to increase flexibility for eligibility. There is only 1 program serving Veterans, and if they cannot help, options are limited. Increased RRH is needed. Non congregate shelter is needed for those with PTSD, service animals or other needs that cannot be accommodated at the shelter. The area continues to lose landlords, a landlord incentive fund and landlord engagement unit would be beneficial.
Pitt County NCWorks Career Center	Employment and Training Services	Survey/Virtual Stakeholder Meeting	The biggest gaps are minimum shelter and housing available. McKinney-Vento Supportive Service are an unmet need

			among “Qualifying Populations” in the City. Development of affordable rental housing would be the best priority for use of HOME-ARP funds.
Agape Health Services	Organization Serving People with Disabilities, Continuum of Care Staff/ Member, Federally Qualified Health Center	Survey	Moving individuals from shelter to stable housing is problematic when agencies require 2-3x the income for a person to even meet the criteria to rent the residence. Tenant based rental assistance is the top unmet need for “Qualifying Populations”. Rental payment assistance is the most needed assistance within tenant-based rental assistance. For affordable rental housing development, rehabilitation of rental housing would be the best use.
Daughters of Worth	Homeless Service Provider, Domestic Violence Service Provider, Serving at-risk young ladies and women - transitioning out of foster care, victims of trafficking, victims of domestic violence, experiencing homelessness, etc	Survey	There is excessive student housing but not adequate market-rate housing. As rental rates continue to increase, low-income households are unable to afford housing in this city. In addition, we have a significant need for transitional housing, to ensure that those who are re-entering into society, exiting trafficking and domestic violence situations, transitioning out of foster care, and/or who are in recovery from substance use are able to generate a true pathway towards success. We are greatly in need of a safe home to be able to service victims of human trafficking. Transportation to employment is a substantial issue. It would be great to have a program developed that would offer a "second chance" housing initiative and allow individuals to be able to find hope for housing after experiencing the loss of shelter.
Jackie Robinson Baseball League	Organization serving our youth	Survey	Non-congregate shelter is the highest need among “Qualifying Populations” and should be the top priority for HOME-ARP funds. For affordable rental housing development, rehabilitation of rental housing would be the best use of funds. When renovating the existing affordable housing units, the City should provide washers and dryers in each unit. Many of our youth are being bullied because of their appearance.

A Safe Place to Land	At risk youth (aging out of foster care and single moms)	Survey	There is limited affordable housing outside of student living. For most at risk youth and single moms, previous trauma make student living a non-viable option. One-bedroom suites at an affordable price give them space to grow and heal. At risk youth have experienced significant trauma, are skeptical of authority, and unsure how to navigate the adult world. They are looking for credible others to help them navigate the transition. Affordable, non-student, living is critical. As well as rental assistance for 3-6 months. Affordable Daycare is critical. A 2-3 year waiting period to get a day care voucher is not acceptable. These kids want to work and support themselves.
Pitt County Planning & Development	Homeless Service Provider	Survey/Virtual Stakeholder Meeting	The challenges are shortage of affordable housing; unwillingness of landlords to participate in rental assistance and voucher program; and shortage of emergency housing. If shelters would increase capacity, or add non-congregate beds in hotels until capacity is increased, that would help with the wait time households experience during housing search. It is a fine balance between how much to spend on shelter (congregate or non-congregate) when there is a shortage of affordable housing. An increase in affordable housing inventory is definitely needed. Congregate shelter does not seem like the best use of funding. It could be spent on housing development. Many people want to be in Greenville for access to public transportation, medical care, and other services that are not available in outlying areas.
Center for Family Violence Prevention	Domestic Violence Service Provider	Survey/Virtual Stakeholder Meeting	There is currently little to no affordable housing options. The housing that is available, the clients we serve cannot afford the rent. CFVP serves between 850 and 950 victims of domestic violence and their children annually. Many victims leave everything behind to escape their abuse. Many victims are having to stay longer in the safe shelter because there are no affordable rental units available. Shelters are often full. Victims need supportive services while they are looking for housing and for the first 12-

			<p>18 months while they are rebuilding their lives. It would be very helpful to have transitional housing for victims combined with supportive services for a transitional period (e.g., over 18 months). Case management is the most needed supportive service. Rental unit availability is the top unmet need among “Qualifying Populations” and development of affordable rental housing and rental assistance should be top priorities for HOME-ARP funds.</p>
DVAHCS	Homeless Service Provider, Veterans' Group	Survey/Virtual Stakeholder Meeting	<p>There's technically no emergency housing (getting into shelter can take weeks). Funding is a big gap and having resources to transition people from shelter into housing. The main challenge is limited funding and resources to provide to clients at risk or currently homelessness. The numbers in need drastically exceed money available. Access to MH services for non-VA healthcare eligible Veterans is also a barrier. Non-congregate shelter is one of the biggest unmet needs. The city would benefit from developing a non-congregate shelter.</p>
Boys & Girls Clubs of the Coastal Plain	Community Organization Serving Underprivileged Youth	Survey/Virtual Stakeholder Meeting	<p>The City would benefit from developing non-congregate shelter. There are gaps in available space in the current shelter and housing inventory. All supportive services are highly needed. Despite the effects of COVID-19, Boys &amp; Girls Clubs of the Coastal Plain has given economically disadvantaged youth a chance to succeed by equipping them with the essential skills necessary to thrive in school, work, and life. We are focused on reaching young people whom data shows are at the highest risk for low academic achievement, school dropout, and juvenile crime. 90% of our members qualify for free or reduced lunch through the Community Eligible Provision (CEP) and half of all members live in households where the annual income is less than \$25,000. Access to supportive services and home resources for low income families and their children are the biggest gaps. Services should be a top priority for HOME-ARP funds. The most needed supportive services are mental health services, food, and childcare.</p>

L.A.M.B's Place	Skill development for at risk youth	Survey	There is not enough affordable housing that is not student housing, which does not always meet the need of the individual. The population served is unable to break away from the dependence of the systems due to needs being based on statistics versus individual needs. For example, an individual losing needed financial assistance to aid in becoming self-sufficient due to obtaining employment that supports with their longer-term career goals. The new salary at entry level is low on the salary range but now too high for eligibility for needed support by a hundred dollars. These individuals don't necessarily have supports that could help them financially, such as helping with childcare needs. Challenges as an organization include dependence on these systems and/or bad experiences lead the individual to expect a handout verses a hand up. The City would benefit from developing a non-congregate shelter.
Pitt County Department of Social Services	Organization Serving People with Disabilities, Domestic Violence Service Provider, Foster Children "Aging Out" of the System	Survey/Virtual Stakeholder Meeting	Resources to provide short-term housing stability are the biggest gaps. Supportive services are the biggest unmet needs among "Qualifying Populations" and should be a top priority for HOME-ARP funds. The most needed services are housing counseling and employment assistance.
NC Stop Human Trafficking	Anti-Human Trafficking Advocacy Nonprofit	Survey	There is not enough housing that a person making minimum wage (and has children) can afford. Development of affordable rental housing should be a top priority for HOME-ARP funds. Any additional rental housing funded needs to be on a public transportation route.
Pitt County	Continuum of Care Staff/ Member	Survey/Virtual Stakeholder Meeting	There is an urgent need for Affordable Housing. We see challenges with preventing homelessness & access/availability of affordable housing; these issues work hand in hand.
Something 2Somebody	Homeless Service Provider	Survey/Virtual Stakeholder Meeting	Biggest gaps: Limited marketing to those that are in need (how do people in need know about these programs); Stringent guidelines that prohibit available funding to be used for the true need (has to go through too many hands to get to the person in

			need). Stable affordable living, mental health services, and economic counseling are challenges faced by the population we serve. More affordable rental housing is needed.
Legal Aid of North Carolina	Legal Services	Survey/Virtual Stakeholder Meeting	There is a shocking lack of affordable rentals. Development of affordable rental housing should be a top priority for HOME-ARP funds. For affordable rental housing development, conversion of nonresidential buildings to housing would be the best use of HOME-ARP funds to address this need.
Spiritual Awakening Ministries Inc	Homeless Service Provider, Domestic Violence Service Provider, Veterans' Group, Homeless Populations- Housing & Support Services	Survey/Virtual Stakeholder Meeting	Housing is unaffordable and for-profit organizations don't have the heart capacity necessary! Single housing units are needed and providers without a goal of making profits are needed. Also, a house isn't enough we must provide our constituents with Continuum of Community Care & Support Services. We have land that we purchased located close to Vidant /ECU; we did our research and want to build single unit housing for homeless Vets. This can be remediated without above ground septic or if we can patch into County Sewerage which is approximately 3 tenths of a mile from our parcel. We can furnish approx. 24 units. We need assistance.
City of Greenville	Homeless Service Provider, Organization Serving People with Disabilities, Fair Housing Organization, Civil Rights Organization, Continuum of Care Staff/ Member	Survey/Virtual Stakeholder Meeting	Biggest gaps: 1. Very limited affordable housing 2. No tenant based rental assistance 3. No decent affordable housing 4. Property managers/landlords not accepting Section 8 Vouchers 5. A need for an eviction diversion program for individuals/family units facing a hardship. Individuals/families are being displaced due to increase in rent and/or owners selling property and new owners are not interested in the voucher program. Voucher holders are not able to find affordable housing due to non-acceptance of the voucher program, and people are living in dilapidated housing.
Ronald McDonald House	Temporary housing for families with children receiving medical treatment	Survey	Availability of housing is the biggest gap seen and the most important unmet housing and service need seen is the need for housing counseling services, followed by

			availability of housing availability and supportive services. Prioritization for employment services, rehabilitation of rental housing, rent payment assistance, and development of rental housing
Beaufort County United Way	Non-profit community support	Survey	Greatest need is additional affordable housing units for low-income residents. Other priorities for funds are housing counseling services, legal services, mental health and outpatient services, substance abuse treatment, childcare, and TBRA.
ECU Family Therapy Clinic	Therapy/ Counseling (mainly for uninsured/underinsured)	Survey	The greatest unmet need is availability of rental units, particularly for low-income families. There is also unmet need for mental health and substance abuse services for families. Recommended use of funds include development of rental housing through conversion of nonresidential buildings to housing in addition to rental assistance and utility payments. Recommends that development of a non-congregate shelter.
East Carolina Council, Boy Scouts of America, Inc.	Youth Development	Survey	Biggest gap in shelter and housing inventory is the disparity between community members. Greatest needs and uses of funds include utility and rent assistance, and acquisition of housing units and non-congregate shelter.
Eastern Carolina Board of Realtors	Fair Housing Organization, Civil Rights Organization, Homebuying Education & Financial Literacy	Survey/Virtual Stakeholder Meeting	Gaps in the system include lack of substantial number of immediately available affordable housing units and not enough available options for housing Down Payment assistance. Greatest needs for services include outreach and homelessness prevention services, health services, childcare, and employment assistance.
Koinonia Community Solutions	Homeless Service Provider, Organization Serving People with Disabilities, Fair Housing Organizations, Civil Rights Organization, Domestic Violence Service Provider, Establishing CHDO	Survey	Massive gaps exist in the availability of truly affordable housing. Greedy landlords and out-of-state companies drive up the cost of living. The City caters to transitional student living, not to family apartment communities. The City needs to develop more affordable units by converting nonresidential units. Greatest needs in supportive services include housing counseling, mental health and outpatient services, substance abuse services, and childcare.

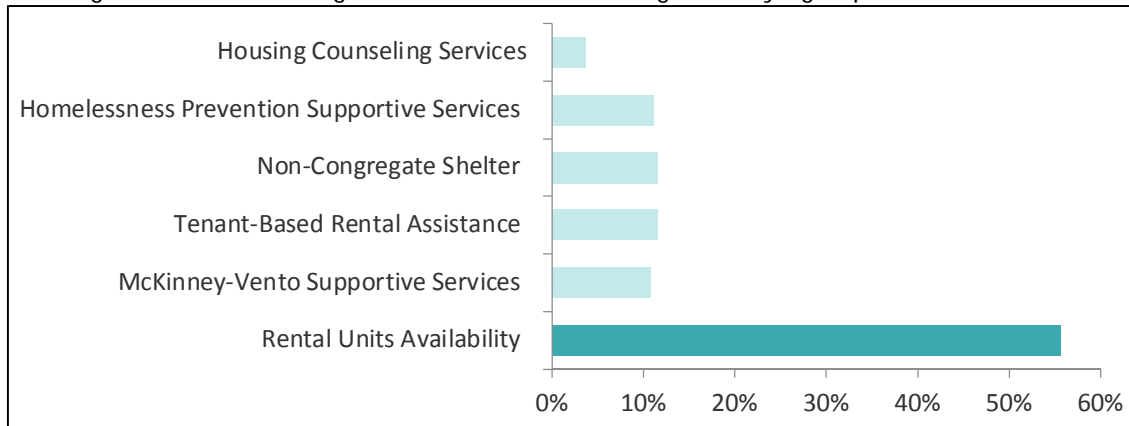
	in progress for directly providing housing services		
Community Crossroads Center	Homeless Service Provider	Survey/Virtual Stakeholder Meeting	Greatest gap in services is the need for budgeting/financial literacy education and homelessness prevention services to help keep tenants in their homes and learn how to maintain them. Supportive service needs also include housing counseling, legal services, mental health services, outpatient health services, case management, landlord/tenant liaison, employment assistance, job training, substance abuse treatment services, and childcare.
Taft Mills Group, LLC	Developer	Survey	Greatest unmet need is availability of affordable rental units and supportive housing counseling services. Greatest supportive service needs include outreach services, homeless prevention, food support, employment assistance and job training, substance abuse treatment services, and childcare. Recommend increasing affordable rental units through acquisition of rental housing units and construction of new units.
Habitat for Humanity of Pitt County	Fair Housing Organization	Survey	Greatest gap in housing needs is not enough rental units available. Recommend developing additional affordable rental housing through construction of new units and rehab of existing units. The most needed supportive services include outreach services, homeless prevention, housing counseling, legal services, and landlord/tenant liaison.
West Greenville Health Council	Health Promotion and Disease Prevention	Survey	Gaps in the current system include the need for protection from gentrification, affordable housing for families, and affordable housing for women fleeing situations of domestic violence. The greatest housing needs identified include availability of rental units, TBRA, and development of new affordable rental housing. Greatest supportive service needs include mental health services and substance abuse treatment services.
Pitt County Veteran Services	Veterans' Group	Survey/Virtual Stakeholder Meeting	The biggest need that the veteran community faces is Section 8 residents being forced to leave their homes and increased

			<p>need for financial assistance to support increases in cost of living. Greatest housing need is TBRA and development of more affordable rental housing units. Greatest supportive service needs include outreach services, landlord/tenant liaison and substance abuse treatment services. Childcare is also identified as a crucial need. Many veterans cannot afford to pay for childcare and without childcare are unable to work and make an income. We need more programs to assist with childcare so that people can leave their children in good environments in order to be able to make an income to help pay rent and bills.</p>
Greenville-Pitt County Chamber of Commerce	Non-Profit Organization	Survey	<p>Gap exists in the need for increased shelter inventory and homeless prevention services. Most needed supportive services include employment assistance and job training, substance abuse treatment services, and childcare.</p>
Greene Lamp Inc.	Community Action	Survey	<p>Greatest housing need is the development of additional affordable housing and rent payment assistance. Most needed supportive services include homeless prevention, mental health services, food, childcare, and employment assistance and job training. Lack of mental health services and assistance for people who may not qualify for “regular” assistance, especially low-income families.</p>
ECU Health/Access East	Non-Profit Healthcare Organization	Survey/Virtual Stakeholder Meeting	<p>The primary focus seems to be on new residents, student housing or those that are time limited to the area (moved for jobs or medical school only) and not the long-term residents that have been struggling with housing issues for 5-10 or even 15 years or more. The current inventory of houses are priced well above fair market value in a city that does not have fair market jobs. Transportation throughout the area to jobs is also an issue which prevents additional earned income. This housing crisis is affecting both adults and children. It affects the health of children, their performance in school which snowballs into other negative outcomes. The same for adults, as no stable shelter can lead to poor attendance at work,</p>

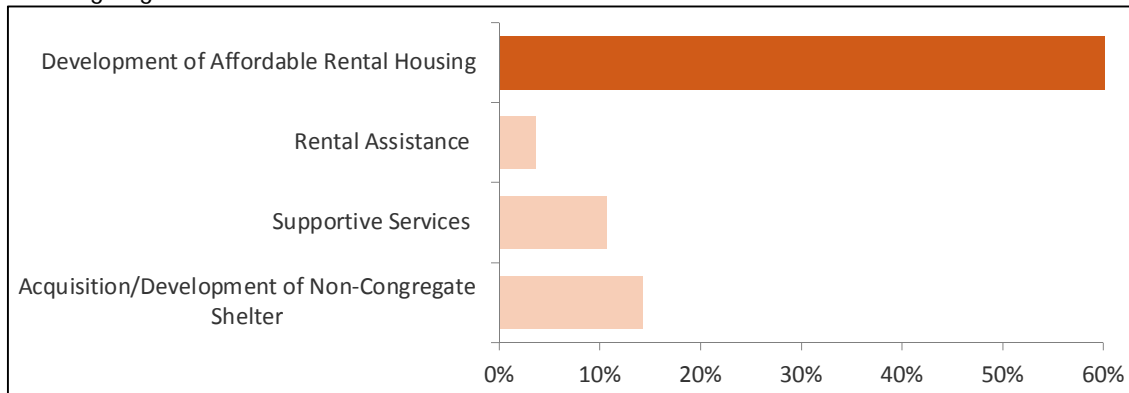
			lack of sleep, mental health declines, poor physical health and a continued negative rotation. Greatest needs include supportive services, TBRA, and acquisition of affordable rental housing.
Department of Social Services (DSS)	County Government	Survey/Virtual Stakeholder Meeting	Greatest gap in the system is the lack of affordable housing and rental housing with great need for development and rehab of affordable housing units. Supportive service needs include outreach, homeless prevention, housing counseling, mental health, case management, landlord/tenant liaison, employment assistance, substance abuse treatment, and childcare.
Koinonia Community Housing	Community Development Organization	Survey	Supportive Services is the top unmet need, both Homelessness Prevention Housing Counseling Services. NCS is also a top need. Lack of transition shelter, lack of affordable housing (rental and purchase), skyrocketing rents in current supply, lack of quality housing counseling services. Primary challenge is funding to provide housing resources such as transition shelter and to rehabilitate existing shelters. Our constituents badly need outreach services to include housing counseling, accessible job placement and training, transportation access and access to affordable housing among other challenges.
Eviction Diversion Committee	Community Needs Organization	Internal Meeting	Growing eviction crisis. Rents are increasing at a much faster pace than QPs income levels – which was either stagnant or losing ground due to inflation and raising cost of living. Lack of Section 8 and lack of landlords accepting or continuing to accept vouchers.

Summarize feedback received and results of upfront consultation with these entities: Stakeholders ranked the lack of affordable rental housing as the number one unmet need. Homeless Prevention Supportive Services, TBRA, and NCS were ranked very closely as the next priority. Comments and insights noted the lack of affordable units and a lack of NCS as citywide needs for assisting QPs with that activity. Ranking listed the development of affordable rental housing as the top eligible use. Full list of the virtual stakeholder list can be found in the appendix.

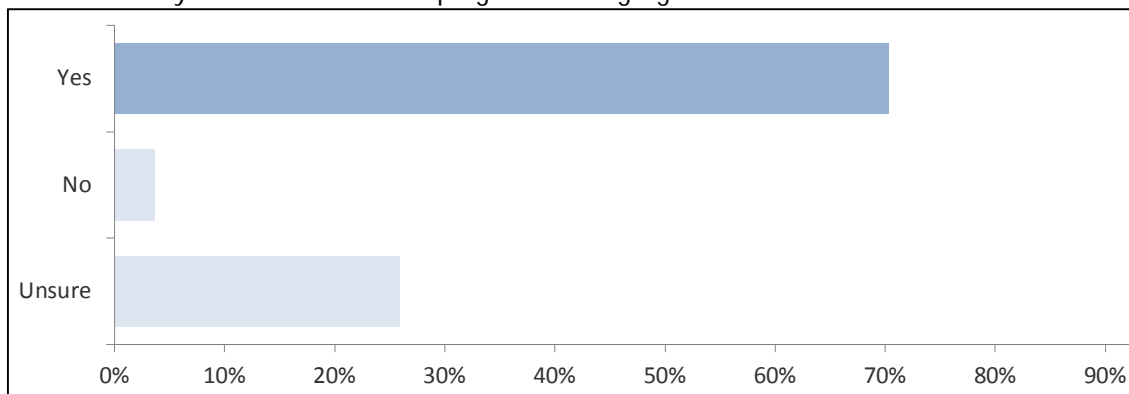
Ranking the Unmet Housing and Service Needs Among "Qualifying Populations"



Ranking Eligible Uses of HOME-ARP Funds



Would the City benefit from developing a non-congregate shelter?



## Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- Public Notice: 10/10/22- 11/11/22
- Public comment period: start date – 10/17/2022 end date - 11/10/2022
- Public hearing: 11/10/2022

Describe any efforts to broaden public participation:

In addition to the public notice and public comment period, the City utilized the City of Greenville official web site and social media platforms to help broaden the participation process, including Facebook, Instagram, Twitter, and others. The City promoted the planning process, including how community members and interested parties could participate in the public hearings and public comment periods.

Summarize the comments and recommendations received through the public participation process:

To be included as an attachment following public hearing.

Summarize any comments or recommendations not accepted and state the reasons why:

To be included as an attachment following public hearing.

## Needs Assessment and Gaps Analysis

### Homeless Needs Inventory and Gap Analysis Table

Homeless									
	Current Inventory					Homeless Population			Gap Analysis
	Family		Adults Only		Vets	Total Persons	Vets	Victims of DV	# of Beds
	# of Beds	# of Units	# of Beds	# of Units	# of Beds				
Emergency Shelter	40	12	80	80	0				
Transitional Housing	8	2	0	0	0				
Permanent Supportive Housing	223	61	155	155	115				
Other Permanent Housing						--	--	--	
Sheltered Homeless						102	--	16	
Unsheltered Homeless						36	--	--	
Current Gap									-10*

Data Sources: 1. 2020 Point in Time Count (PIT); 2. 2020 Continuum of Care Housing Inventory Count (HIC); 3. Consultation

\* The gaps analysis does not include Permanent Supportive Housing (PSH) beds. The 2020 Housing Inventory County documents these beds as being filled during the night of the 2020 Point in Time County.

### Describe the size and demographic composition of qualifying populations in the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2020 North Carolina Balance of State CoC PIT count data was used to capture the most recent and relevant homeless population data due to alterations in methodology during the 2021 count to mitigate the effects of the COVID-19 pandemic. It is noted that the Continuum of Care's region is multiple counties across the state, the data reflected in this narrative are estimations based on the entirety of the CoC's region. Therefore, estimates and rates combined with stakeholder input have led the overall content of estimated composition.

According to the 2020 PIT count, White/ Caucasian residents are the largest demographic of people experiencing homelessness. Just over 56% of people experiencing homelessness are White/ Caucasian, 38% are Black or African American, and the remainder are American Indian or Alaskan Native, Native Hawaiian or Other Pacific Islander, Asian, or multi-racial. 5% percent of overall homeless are Hispanic/ Latino. 57% of homeless individuals identify as Male. 74% are over the age of 24 and 18% being under the age of 18, mostly in households with other adults. About 10% were reported as chronically homeless. 336 individuals reported having a mental illness, 266

reported having a substance use disorder, 151 are veterans, 195 are unaccompanied youth, and 253 are victims of domestic violence.

#### Populations At-risk of Homelessness as defined in 24 CFR 91.5

HUD defines those at risk of homelessness as individuals and families who have an income at or below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2014-2018 CHAS data, the City has 7,325 households with incomes at or below 30% AMI, (20% of all city households). Ninety four percent of these households are renter households. Households at-risk of homelessness include an estimated 9,335 households who are extremely cost burdened, paying over 50% of their income toward housing and 6,440 who are cost burdened (above 30%, less than 50%). An estimated 12,955 LMI (<=80% AMI) renter households are cost burdened at the 30% mark, making up approximately 53% of total renter households in the City. Additionally, according to ACS data, 58.27% (7,003 households) of cost burdened renters earned less than \$20,000 between 2016-2020, while only approximately 2,221 rental units offer a gross rent price within the needed range to prevent being cost burdened. In other words, there is a lack of about 4,782 affordable rental units for households making under \$20,000 a year.

Table: Cost Burden Estimates by HUD adjusted median family incomes (HAMFI)

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	5,860	5,510	7,325
Household Income >30% to <=50% HAMFI	4,220	2,405	4,750
Household Income >50% to <=80% HAMFI	3,735	1,165	5,655
Household Income >80% to <=100% HAMFI	1,020	110	3,490
Household Income >100% HAMFI	945	150	15,650
<b>Total</b>	<b>15,780</b>	<b>9,335</b>	<b>36,865</b>
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	5,515	5,205	6,900
Household Income >30% to <=50% HAMFI	3,745	2,175	4,110
Household Income >50% to <=80% HAMFI	3,040	910	4,560
Household Income >80% to <=100% HAMFI	655	50	2,380
Household Income >100% HAMFI	275	0	6,585
<b>Total</b>	<b>13,230</b>	<b>8,340</b>	<b>24,530</b>
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	345	305	425
Household Income >30% to <=50% HAMFI	470	225	640
Household Income >50% to <=80% HAMFI	695	255	1,095
Household Income >80% to <=100% HAMFI	365	60	1,110
Household Income >100% HAMFI	670	150	9,065
<b>Total</b>	<b>2,545</b>	<b>995</b>	<b>12,335</b>

Data Source: HUD Comprehensive Housing Affordability Strategy (CHAS 2014-2018)

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the 2017 – 2018 Statistical Brief by the NC Council for Women and Youth Involvement, domestic violence and sexual assault state grantees reported 138,134 crisis calls, an increase from the previous fiscal year. About 85% of the crisis calls were reported to be from females. There is no data available regarding size and demographics of victims of human trafficking. The State of North Carolina reported 260 human trafficking cases in 2020.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. Of the 9,335 severely cost burdened households, 5,205 are renting households who are also in the extremely low-income range ( $\leq 30\%$ ) and are considered at greatest risk of housing instability. CHAS data estimates 7,555 renter households at the 0-30% AMI level have one or more severe housing problems and 4,470 renter households between the 30%-50% AMI level have one or more severe housing problems. These 12,000+ households are at the greatest risk of housing instability.

While there is insufficient data sources that match the exact definition of QP #4, we can glean general demographics and need from looking at the City's poverty levels. Poverty is often a direct correlation as it relates to households requiring housing assistance to prevent homelessness or to those being at-risk of housing instability. According to ACS, there are 23,594 (27.3% of City) residents below the poverty level, of which 22.2% are under 18 years old and 9.2% are above the age of 60. Of those living under the poverty level, an estimated 10,589 are White, 11,616 are Black or African American, 178 are Asian, 831 are Latino, and 612 are mixed race. There are more females (14,381) under the poverty level than males (9,213).

#### Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

There are multiple unmet needs affecting this population. There is insufficient availability of emergency shelter units/beds to meet immediate needs. During our consultation, many respondents highlighted the need for additional affordable housing within the city. Respondents also highlighted the following unmet service needs for the homeless population: housing search and counseling, mental health services, childcare, employment assistance and additional outreach services. The overwhelming message highlighted was consistent: per multiple stakeholders, there is a large need for units that are affordable to extremely low-income households. The median rent is about \$650 which is affordable for households that earn about \$26,000, which is beyond the current earnings for most of the persons who fit this QP definition.

Populations At-risk of Homelessness as defined in 24 CFR 91.5

The unmet needs for the populations at risk of homelessness include resources for rental or utility deposit assistance and availability of affordable rental housing units. This common theme was highlighted by multiple stakeholders citing the severe shortage of safe and affordable rental units for those that are experiencing homelessness. Housing counseling, mental health services, and employment assistance, and case management were highlighted during our consultation as service needs for the at-risk of homelessness and greatest risk of housing insecurity.

Further, ACS estimates 52.6% of the city's renters are costs burdened (paying over 30% of income to housing costs). This amounts to a little over 12,899 households who are cost burdened. Lack of affordable housing inventory and a persistent affordability gap challenge both populations recovering from homelessness and those households at risk of homelessness or housing instability. Those at-risk of homeless or housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups.

The risk of homelessness and/or increased cost burden is further evidenced by multiple media reports and direct personal reports to the City and stakeholder organizations that landlords are raising the rent on all units and suggesting leases will not be renewed if a tenant participated in the Treasury Department's Emergency Rental Program (ERAP).

The community eviction diversion committee meeting highlighted several issues that are affecting QPs and others. Minimum wage in this area has not increased or kept up with increase in cost-of-living standards, thereby exacerbating the gaps between what people earn and what it costs to get by. The State of North Carolina maintains a state minimum wage at \$7.25—the lowest it can be under federal rules.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the 2021 Domestic Violence Counts Report for North Carolina conducted by the National Network to End Domestic Violence, victims of domestic violence made 178 requests in a single day for shelter, housing, and other supportive services that providers could not provide, with approximately 81% of these unmet requests being for housing and emergency shelter. Stakeholder feedback highlighted the need for longer transitional housing and supportive services for this population.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

The unmet needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including rental payment assistance or utility deposit assistance and development of affordable rental housing units. Housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity. Stakeholder feedback also

highlighted the barriers families with children are facing due to multi-year long waitlists for childcare.

Furthermore, Section 8 vouchers have not increased in the city since 1974. This is a huge crisis with respect to housing instability. Unlike other states, evicting tenants before their lease is up is legal in North Carolina. Stakeholders cite clauses that exist in many of these leases and a mismatch to the QP tenant's understanding as a gap in service need and education. Many tenants of the Section 8 program have been told they are welcomed to stay in their apartments as long as they pay a higher monthly rent, and that the landlord/property management company is no longer accepting Section 8 Vouchers as rental payment. Most affected are the elderly and/or disabled. Tenant advocacy and legal services and more available affordable housing would benefit this population.

[Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:](#)

The Housing Authority of the City of Greenville (HACG) provides public housing and oversees the Section 8 Housing Voucher Program. HACG operates 3 Asset Management Properties with over 714 units of public housing serving very low-income families, seniors, and disabled residents of Greenville. Over 746 housing choice vouchers are supplied to low-income families to rent privately owned housing. According to the 2021 housing inventory count, HACG has 96 HUD-VASH vouchers to provide permanent supportive housing to Veterans. Additionally, HACG has 228 permanent supportive housing beds to serve other individuals and families experiencing homelessness, and 28 permanent supportive housing beds to support persons living with AIDS in Pitt County. HACG's strategy is to empower families through the involvement in the Family Self-Sufficiency program. This program assists households in gaining access to education, employment, and other community services to become more economically independent.

The Center for Family Violence Prevention is a private, non-profit agency primarily funded by state, federal and local grants to provide resources and services to victims of domestic violence and their families. The Center operates New Directions, a 23-bed emergency shelter for abused individuals and their children. Residents of the shelter receive individual case management, counseling, support groups, food, clothing, advocacy and referrals to other agencies in the community.

Daughters of Worth recently started a new program for girls, young ladies, and women of all ages who are victims/survivors of human trafficking called Women of Freedom. Through the Women of Freedom initiative, Daughters of Worth is rising up to provide trauma-informed services for women of all ages who are courageously exiting their trafficking situations. Services provided include: Mentorship/Advocacy, Case Management, Emergency Services Support, Trauma Informed Therapeutic Services, Legal Counsel, Referrals to Partnering Organizations

(Including Health Care), Identification/Document Recovery, and Care Coordination for Relocation as Needed.

The Salvation Army in the Carolinas has been fighting for those impacted by human trafficking since 2011 through Project FIGHT in North Carolina. After meeting the immediate needs of human trafficking survivors and helping them to find stable footing, Project Fight helps connect them to a network of agencies and services including medical, mental health, legal, housing, and other services they may require. All the while walking beside them helping them along the path to restoration, fighting for them every step of the way.

Community Crossroads Center (CCC) is the only homeless shelter for the general population in Greenville. CCC offers a variety of services to meet the needs individuals experiencing homelessness in the City. The shelter works with agencies and organizations that provide a wide array of programs and opportunities to meet the needs of those individuals. CCC offers 41 shelter beds in a communal living arrangement, and case management assessment to help the individuals staying in the shelter transition to stable, permanent housing.

Metropolitan Housing and CDC offers affordable and safe housing solutions for low- and middle-income households in the Greenville area. Its mission is to improve the quality of life for low-income individuals and families through systematic and sustainable community development efforts. We make the process easy by providing affordable housing solutions to people.

To address the barriers of affordable housing, the City of Greenville continues to develop affordable housing and provide support services through job training and job creation initiatives. The city's housing programs directly address poverty by creating housing opportunities for low-income households. Without this housing assistance, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home. The City of Greenville will continue to coordinate with other governmental agencies, nonprofit organizations, and private enterprises to provide increased housing opportunities for qualifying populations.

[Identify any gaps within the current shelter and housing inventory as well as the service delivery system:](#)

There is a shortage of both shelter units and beds that has proven difficult to quantify. There is an unmet need of supportive services for all QP categories who need a variety of assistance in building professional and social skillsets, health assistance, to include mental and behavioral therapy, case management, and other services.

The availability of housing units does not meet the needs of the qualifying population. As previously highlighted, there is a lack of about 4,800 affordable rental units solely for households making under \$20,000 a year. There is a need for quality affordable housing units of multiple sizes in neighborhoods throughout the City. Whether new construction or housing rehab that adds rental units to the market, this is a high priority.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City does plan to further identify “other populations” within the qualifying populations already outlined.

Identify priority needs for qualifying populations:

The analysis above and consultation with key stakeholders have identified the following priority needs:

1. Lack of Affordable Rental Housing
2. Rental assistance / affordability assistance
3. Supportive Services (McKinney-Vento Supportive Services, Housing Counseling Services)

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

To determine the level of need and gaps, Greenville looked at both qualitative and quantitative inputs. Data from the U.S. Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area in the development of this plan. Online stakeholder survey input and feedback described various needs, but lack of affordable housing and a higher need for supportive services and agency capacity building were recurring themes. The need for affordable rental housing was determined by evaluating data sources and community partner input which supports the need for rental development that will be affordable and remain affordable. Additionally, the need for long-term supportive services or case management to achieve housing stability has been identified as a priority among qualifying populations.

## HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City expects to administer programs directly and/or sub-recipient partnerships. Once the City has received the full HOME-ARP grant award from HUD, the City will issue either Request for Proposals (RFPs), Request for Qualifications (RFQs), Notices of Funding Availability (NOFAs), or requests for Letters of Interest (LOIs) to select partner agencies. The City will encourage minority- and women-owned businesses (MBE/WBE), those leveraging Section 3 eligible workers, and Community Housing Development Organizations (CHDO) to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant’s project scope as it pertains to the outlined priority needs in this plan as well as the applicant’s familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

The City will administer the program. The City used a portion of the HOME-ARP administrative funds to procure Civitas, LLC, a HUD grants management consultant, to assist in the development of the HOME-ARP allocation plan. Civitas assisted the City with data collection and analysis, stakeholder outreach, and Allocation Plan development.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

### Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services			
Acquisition and Development of Non-Congregate Shelters	\$715,865.42		
Tenant Based Rental Assistance (TBRA)	\$250,000		
Development of Affordable Rental Housing	\$724,326.43		
Non-Profit Operating	\$ 0	5 %	5%
Non-Profit Capacity Building	\$ 0	5 %	5%
Administration and Planning	\$298,269.15	15 %	15%
Total HOME ARP Allocation	\$1,988,461		

#### Additional narrative, if applicable:

The City plans to have a multi-pronged approach to addressing the needs of the qualifying populations with the bulk of HOME-ARP funds going toward development of NCS and affordable rental housing. The City is minimizing the amount in administrative costs to ensure more funding availability for projects.

#### Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

After reviewing the gap analysis for shelter and affordable housing availability, as well as analyzing local capacity and other sources of funding as it relates to community needs, the City identified eligible activities that will assist individuals and families of the most vulnerable qualified populations. The gap analysis shows that there is a need to increase the supply of affordable housing as a means to increase availability of permanent supportive housing and provide opportunities for LMI households who are at-risk of homelessness or housing instability.

There is also a need for NCS development in order to provide a long-term solution for those needing emergency shelter in times of crisis. The HOME-ARP grant provides an opportunity to assist households with temporary supportive housing through the acquisition and development of non-congregate shelters. These shelters will not only help those experiencing homelessness, but they will also assist families or individuals who flee, or attempt to flee, domestic violence and sexual assault. Development of NCS can help address these needs directly.

Lastly, there are persons and households in need of imminent assistance to avoid eviction. HOME-ARP TBRA will help these QPs with rental assistance in order to those immediate needs, as TBRA is no longer offered through other programs.

### HOME-ARP Production Housing Goals

#### Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Based on industry standards and current economic conditions, the City estimates 175 affordable housing units will be created or preserved to the housing stock with the HOME-ARP funding.

#### Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The primary goals will be to help address the lack of affordable housing in the city and to provide emergency shelter options in the form of non-congregate shelter production. By adding affordable rental units to the housing stock, the City of Greenville plans for the HOME-ARP allocation to contribute to the overall goal of reducing homelessness and housing instability for the most vulnerable populations, as well as allowing more availability of emergency shelters beds/units. These efforts will supplement other projects and funding resources to promote affordable housing and housing stability.

## Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

The City has determined that it will not give preferences to one or more qualifying populations or sub-population within one or more qualifying populations for any eligible activity or project within its HOME-ARP Allocation Plan.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

N/A

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

N/A

## HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.



# City of Greenville, North Carolina

Meeting Date: 11/10/2022

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**Title of Item:** Resolution of the Historic Preservation Commission Requesting the City Council Create a Local Landmark of the James L. Fleming House

**Explanation:** At their meeting on September 27, 2022, the Historic Preservation Commission (HPC) passed a resolution requesting that the City Council create a local landmark of the James L. Fleming House. A copy of the resolution is attached.

In accordance with the City's Boards and Commissions policy, HPC's resolution was forwarded to the City Manager and City Clerk, who shared the resolution with the City Council.

Council Member Rick Smiley requested that this item be placed on the City Council agenda for discussion.

**Fiscal Note:** No cost to discuss, but costs would be incurred for a survey report and signage for the local landmark designation.

**Recommendation:** Discuss the issue as requested by Council Member Smiley.

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## ATTACHMENTS

 [HPC Resolution Requesting to Designate Fleming House as Local Landmark.pdf](#)

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE  
CITY OF GREENVILLE REQUESTING THE CITY COUNCIL CREATE A  
LOCAL LANDMARK OF THE JAMES L. FLEMING HOUSE

WHEREAS, on December 8, 1988, the Historic Preservation Commission of Greenville, North Carolina (“the Commission”), was established by the City Council of the City of Greenville; and

WHEREAS, the Commission is committed to safeguarding the heritage of the City of Greenville (“City”) by preserving the character and integrity in the historic district and local landmarks that embody important elements of its culture, history, or prehistory while also promoting the use and conservation of such historic landmarks for the education, pleasure and enrichment of the residents of the City and the State of North Carolina as a whole; and

WHEREAS, in 1982, an initial survey report was completed by the State Historic Preservation Office by Kate M. Ohno as directed by the Environmental Advisory Commission of the City;

WHEREAS, Ms. Ohno, and later Stanley L. Little (both of the Eastern Office Division of Archives and History), identified the following buildings be nominated as individual properties to the National Register of Historic Places:

E.B. Ficklen House, G.W. Baker House (Clare-Baker House), J.R. Moye House, Agnes Fullilove School, Third Street School, and later the James L. Fleming House and the William H. Long House, the Robert Lee Humber, Jr., House, the Jones-Lee House, the Parker-Whitehead-Randolph House, the Judson Hassell Blount House, the Patrick-Arthur House, the York Temple A.M.E. Zion Temple, the Cornerstone Missionary Baptist Church, and the Roxy Theater

Some of which were nominated and placed on the Nation Register of Historic Places; and

WHEREAS, the James L. Fleming House was placed on the National Register of Historic Places; and

WHEREAS, the City has owned the property since 1980 when the City assumed the unencumbered property from Margaret Fleming Winstead at her death; and

WHEREAS, the property was leased to the Pitt-Greenville Chamber of Commerce, which restored it and dedicated it on December 16, 1982; and

WHEREAS, the Fleming House is an important element of history and culture for the City, and has been treated as though it is a local landmark by the public and the Chamber for decades; namely, pursuant to a 2007 lease with the Chamber, signed by then President of the Chamber, Susan Sartelle, then Mayor Don Parrott, and witnessed by then City Clerk Wanda Elks, that states, all work must be presented to the Director of Public Works (likely because Building Inspections was part of Public Works at that time); and

WHEREAS, the Commission requests a definitive and lasting application of the Secretary of the Interior's Guidelines for Historic Preservation as defined by statute in the Design Guidelines of the Commission.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Greenville respectfully requests the City of Greenville to authorize the Planning Department to contract for a survey report, and follow the City's own policy and the State's requirements for creating a Local Landmark of the James L. Fleming House, a National Register Property, at 302 S. Greene Street.

This the 27th day of September, 2022.

Andrew Morehead 9/27/2022 (DATE)  
Andrew Morehead, Chair  
Historic Preservation Commission

ATTEST:  
Tony P. Iv 9/27/2022 (DATE)  
Secretary