A regular meeting of the Greenville City Council was held on Thursday, June 13, 2019 in the Council Chambers, located on the third floor at City Hall, with Mayor P. J. Connelly presiding. Mayor Connelly called the meeting to order at 6:00 pm. Mayor Pro-Tem Glover gave the invocation, followed by the Pledge of Allegiance.

Those Present:
  Mayor P. J. Connelly, Mayor Pro-Tem Rose H. Glover and Council Members Monica Daniels, Will Bell, William F. Litchfield, Jr. and Brian V. Meyerhoeffer, Jr.

Those Absent:
  Council Member Rick Smiley

Also Present:
  City Manager Ann E. Wall, City Attorney Emanuel D. McGirt, City Clerk Carol L. Barwick and Deputy City Clerk Polly Jones

**APPROVAL OF THE AGENDA**

City Manager Ann Wall stated Carolina Eastern Homes, LLC has requested to withdraw their annexation request and to continue their rezoning request to the August 8, 2019 City Council meeting. Additionally, RDP Management Consulting, LLC has requested to withdraw their annexation request and to continue their rezoning request to the August 8, 2019 City Council meeting.

Council Member Bell moved that the agenda be approved with changes as noted by the City Manager. Council Member Meyerhoeffer seconded the motion, which passed by unanimous vote.

**PUBLIC COMMENT PERIOD**

Mayor Connelly opened the public comment period at 6:09 pm, explaining procedures which should be followed by all speakers.

**Darsen Sowers – 394 Claredon Drive**

Mr. Sowers stated this is his first year associated with Greenville Little Leagues and they are amazing. He had the opportunity to work with the Commissioner and talk with the
umpires, and he is very impressed with what a great value Greenville provides to the citizens and feels those individuals, in particular, are deserving of recognition.

Hearing no one else who wished to speak during the Public Comment period, Mayor Connelly recognized Alan Hutchinson, Boy Scout Troup 30, who was present in the audience, and closed the public comment period at 6:10 pm.

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**SPECIAL RECOGNITIONS**

**DISTINGUISHED BUDGET PRESENTATION AWARD FROM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION**

City Manager Ann Wall recognized Assistant City Manager Michael Cowin, Financial Services Director Byron Hayes, Financial Services Manager Ramona Bowser and Financial Analyst Shelley Leach for the 14th consecutive year the City has received the Government Finance Officers Association Distinguished Budget Presentation Award. The award recognizes the commitment by the City and its staff for reflecting the highest principles of governmental budgeting. In order to receive this award, the City had to meet nationally recognized guidelines for effective budget presentations.

Mayor Connelly noted the City Manager was included in this recognition as well, but neglected to acknowledge her own efforts.

**2018-2019 CHAMBER LEADERSHIP INSTITUTE GRADUATES - JESSE HARRIS, JR. AND JUSTIN WOOTEN**

City Manager Ann Wall recognized Fire/Rescue Captain Jesse Harris, Jr. and Police Sergeant Justin Wooten for dedicating much of their time and effort over the past eight months toward completion of the Chamber's Leadership Institute.

**JASON EDWARDS – FIRE/RESCUE DEPARTMENT RETIREE**

Mr. Edwards was unable to attend.

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**APPOINTMENTS**

**APPOINTMENTS TO BOARDS AND COMMISSIONS**
Board of Adjustment
Mayor Pro-Tem Glover made a motion to reappoint Rodney Bullock to a second three-year term that will expire June 2022. Council Member Bell seconded the motion and it carried unanimously.

Council Member Bell made a motion to reappoint Michael Glenn to a second three-year term that will expire June 2022. Council Member Daniels seconded the motion and it carried unanimously.

Environmental Advisory Commission
Council Member Meyerhoeffer continued all appointments to the next meeting.

Greenville Bicycle & Pedestrian Commission
Council Member Bell continued all appointments to the next meeting.

Greenville Utilities Commission
Council Member Litchfield made a motion to appoint Lindsey Griffin to a first three-year term that will commence July 1, 2019 and expire June 30, 2022. Council Member Bell seconded the motion and it carried unanimously.

Commissioner Minnie Anderson was automatically reappointed to a second three-year term that will commence July 1, 2019 and expire June 30, 2022.

Housing Authority
Mayor Connelly recommended that Garrett Taylor be appointed to a first five-year term that will expire May 2024. Council Member Daniels made a motion to that effect. The motion was seconded by Council Member Bell and carried unanimously.

Human Relations Council
Mayor Pro-Tem Glover continued all appointments.

Pitt-Greenville Airport Authority
Mayor Connelly recommended that Dan Mayo be reappointed to serve a first four-year term that will expire June 30, 2022. Council Member Bell made a motion to that effect. The motion was seconded by Council Member Daniels and carried unanimously.

Pitt-Greenville Convention & Visitors Authority
Council Member Meyerhoeffer continued all appointments.

Planning & Zoning Commission
Council Member Litchfield made a motion to appoint Alan Brock to a first three-year term that will expire June 2022. Council Member Meyerhoeffer seconded the motion and the motion carried unanimously.
Council Member Meyerhoeffer reappointed Michael Overton to a second three-year term that will expire June 2022. Council Member Litchfield seconded the motion and it carried unanimously.

**Recreation & Parks Commission**
Mayor Pro-Tem Glover and Council Member Meyerhoeffer continued their appointments to the next meeting.

**Youth Council**
Mayor Pro-Tem Glover made a motion to appoint Olivia Thorn to an unexpired term that will expire September 2019. The motion was seconded by Council Member Bell and carried unanimously.

Mayor Pro-Tem Glover continued all remaining appointments to the next meeting.

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

**ORDINANCE TO ANNEX CAROLINA EASTERN HOMES, LLC INVOLVING 85.1325 ACRES LOCATED NEAR THE INTERSECTION OF MILLS ROAD AND HUDSON’S CROSSROAD ROAD**

Withdrawn by applicant.

**ORDINANCE TO ANNEX RDP MANAGEMENT CONSULTING, LLC INVOLVING 52.6770 ACRES (INCLUDING RIGHT-OF-WAY) LOCATED NEAR THE INTERSECTION OF MILLS ROAD AND HUDSON’S CROSSROAD ROAD**

Withdrawn by applicant.

**ORDINANCE REQUESTED BY THE CAROLINA EASTERN HOMES, LLC TO REZONE 85.1325 ACRES LOCATED NEAR THE INTERSECTION OF MILLS ROAD AND HUDSON’S CROSSROADS ROAD FROM RA (RURAL AGRICULTURAL – PITTS COUNTY’S JURISDICTION) TO R9S (RESIDENTIAL-SINGLE-FAMILY)**

Continued to August 8, 2019 per applicant’s request.

**ORDINANCE REQUESTED BY RDP MANAGEMENT CONSULTING, LLC TO REZONE 50.1649 ACRES (EXCLUDING RIGHT-OF-WAY) LOCATED NEAR THE INTERSECTION OF**
MILLS ROAD AND HUDSON’S CROSSROAD ROAD FROM RA (RURAL AGRICULTURAL – PITT COUNTY’S JURISDICTION) TO R9S (RESIDENTIAL-SINGLE-FAMILY)

Continued to August 8, 2019 per applicant’s request.

ORDINANCE REQUESTED BY HOME BUILDERS AND SUPPLY COMPANY TO REZONE 0.28 ACRES LOCATED SOUTH OF THE INTERSECTION OF LINE AVENUE AND WILSON STREET FROM R6 (RESIDENTIAL) TO CH (HEAVY COMMERCIAL) – (Ordinance No. 19-029)

Chief Planner Chantae Gooby stated Home Builders and Supply Company has requested to rezone 0.28 acres located south of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial).

Due to the size of the tract, it is undevelopable, therefore, a traffic volume report was not generated. During the review process, measures to mitigate the traffic will be determined.

In 1969, the property was zoned to its current zoning. Water and Sanitary Sewer are available. There are no known historical conditions/constraints on this property. The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. Since the property is less than a half-acre, stormwater rules will not apply. If stormwater rules did apply, a 10-year detention would be required.

Under the current zoning, Ms. Gooby stated the property is being used for parking. Under the proposed zoning, staff would anticipate the tract to be incorporated into the adjoining CH-zoned tracts to the south that are under common ownership. The anticipated build-out time is within one year.

Surrounding land uses and zoning are as follows:
South: CH (Home Builders and Supply Company)
East: R6 – One (1) single-family residence and one (1) vacant lot
West: R6S - One (1) single-family residence and one (1) apartment complex (6 units)

Ms. Gooby stated that, in staff’s opinion, the request is in compliance with Horizons 2026: Greenville’s Community Plan and the Future Land Use Plan and Character Map. "In compliance with the comprehensive plan” should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

Ms. Gooby stated the Planning and Zoning Commission voted unanimously to recommend approval of the request at its May 21, 2018 meeting.
Mayor Connelly declared the public hearing for the proposed rezoning open at 6:24 pm and invited anyone wishing to speak in favor to come forward.

Darsen Sowers – 394 Claredon Drive
Mr. Sowers, representing the applicant, stated one resident contacted him and expressed concern about traffic. He read a response from Home Builders and Supply’s general manager, adding that the area in question will be used for storage of stackable lumber and building materials. This will not change existing routes for their trucks and delivery drivers will be instructed to go around the Higgs neighborhood rather than through it. He said he is available to answer any questions the Council may have.

Hearing no one else wishing to speak in favor of the proposed rezoning, Mayor Connelly invited comment in opposition.

Rosemary Anderson – 301 Line Avenue
Ms. Anderson stated she wrote the letter previously referenced as she lives directly across the street from the area that has been fenced off. Initially, she thought this was done as parking for Guy Smith Stadium, but she lives there and the traffic is different. There is noise from dropping wood pallets and she is often held up going to work by large trucks at the stop sign for an extended period as they attempt to make the turn. She is not comfortable living across the street from this type of commercial trucking and is often disturbed at 5:30-6:00 am by trucks changing gears. She stated she has seen logging trucks in the neighborhood and recommended installation of speed bumps.

Also hearing no one else wishing to speak in opposition, Mayor Connelly closed the public hearing at 6:29 pm.

Mayor Pro-Tem Glover stated she has spoken previously with Mr. Sowers and Mr. Tew from Home Builders and they have assured her they will not have heavy truck traffic in the neighborhood. Home Builders is not engaged in logging, so those types of trucks are a separate issue. She asked Ms. Anderson to call her if she continues to experience problems. She asked the City Manager to set up a meeting for her, the Police Chief, representatives of Home Builders and Ms. Anderson.

There being no further discussion, Council Member Litchfield moved to adopt the ordinance to rezone 0.28 acres located south of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial). Council Member Meyerhoeffer seconded the motion, which passed by unanimous vote.

**ORDINANCE REQUESTED BY OCEAN REEF INVESTMENTS, LLC TO REZONE 4.061 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF MACGREGOR DOWNS ROAD AND B’S BBQ ROAD FROM MO (MEDICAL-OFFICE) TO CG (GENERAL COMMERCIAL) – (Ordinance No. 19-030)**
Chief Planner Chantae Gooby stated Ocean Reef Investments, LLC has requested to rezone 4.061 acres located at the southeastern corner of the intersection of MacGregor Downs Road and B’s BBQ Road from MO (Medical-Office) to CG (General Commercial).

Based on the analysis comparing the existing zoning (384 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 274 trips to and from the site on B’s BBQ Road, which is a net decrease of 110 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated. During the review process, measures to mitigate the traffic will be determined.

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MR (Medical-Residential). In 2005, the property was rezoned to its current zoning. On March 19, 2019, the Planning and Zoning Commission unanimously recommended approval of a Future Land Use and Character Map amendment for the subject property. On April 11, 2019, City Council approved the request by a vote of 5 to 1.

There are no known historical conditions/constraints on this property. Water and Sanitary Sewer are available.

The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction. There is a small portion of the property (0.18 acres) located in the northwestern corner that is located in the 100-year floodplain. Development within this area would have to comply with the Flood Damage Prevention Ordinance.

Under the current zoning, Ms. Gooby stated the property is being used for parking. Under the proposed zoning, staff would anticipate the tract to be incorporated into the adjoining CH-zoned tracts to the south that are under common ownership. The anticipated build-out time is within one year.

Surrounding land uses and zoning are as follows:
North: RA20 - one (1) mobile home park and MR - Wyngate Subdivision (single-family)
South: CG - One (1) single-family residence and MR - One (1) single-family residence and Waterford Place Apartments
East: MR - Cascade Apartments
West: CG - One (1) vacant lot

Ms. Gooby stated that, in staff’s opinion, the request is in compliance with Horizons 2026: Greenville’s Community Plan and the Future Land Use Plan and Character Map. "In compliance with the comprehensive plan" should be construed as meaning the requested
zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

Ms. Gooby stated the Planning and Zoning Commission voted unanimously to recommend approval of the request at its May 21, 2018 meeting.

Mayor Connelly declared the public hearing for the proposed rezoning open at 6:43 pm and invited anyone wishing to speak in favor to come forward.

Mike Baldwin – No Address Given
Mr. Baldwin stated he is available to answer any questions the Council may have.

Hearing no one else wishing to speak in favor of the proposed rezoning, Mayor Connelly invited comment in opposition. Hearing none, Mayor Connelly closed the public hearing at 6:44 pm.

There being no further discussion, Council Member Bell moved to adopt the ordinance to rezone 4.061 acres located at the southeastern corner of the intersection of MacGregor Downs Road and B’s BBQ Road from MO (Medical-Office) to CG (General Commercial). Council Member Daniels seconded the motion, which passed by unanimous vote.

**OTHER ITEMS OF BUSINESS**

**ORDINANCES ADOPTING THE FISCAL YEAR 2019-2020 BUDGETS FOR: (A) CITY OF GREENVILLE INCLUDING SHEPPARD MEMORIAL LIBRARY AND PIT-T-GREENVILLE CONVENTION & VISITORS AUTHORITY AND (B) GREENVILLE UTILITIES COMMISSION INCLUDING REIMBURSEMENT RESOLUTIONS ASSOCIATED WITH BUDGET –**
(Ordinance No. 19-031, Ordinance No. 19-032, Resolution No. 027-19, Resolution No. 028-19)

There was no presentation/discussion for this item. The presentation preceded the public hearing on the budget at Monday’s City Council meeting.

Upon motion by Council Member Bell and second by Council Member Meyerhoeffer, the City Council voted unanimously to adopt the Fiscal Year 2019-2020 Budgets for City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority and for the Greenville Utilities Commission, including two Reimbursement Resolutions associated with Budget.
CITY MANAGER’S REPORT

City Manager Wall recommended cancellation of the June 24, 2019 City Council meeting.

Upon motion by Council Member Daniels and second by Mayor Pro-Tem Glover, the City Council voted unanimously to cancel their June 24, 2019 meeting.

COMMENTS FROM THE MAYOR AND CITY COUNCIL

The Mayor and City Council made comments about past and future events.

ADJOURNMENT

Council Member Daniels moved to adjourn the meeting, seconded by Council Member Meyerhoeffer. There being no further discussion, the motion passed by unanimous vote and Mayor Connelly adjourned the meeting at 6:50 pm.

Respectfully submitted,

[Signature]
Carol L. Barwick, CMC
City Clerk