



Agenda

Greenville City Council

**June 14, 2018
6:00 PM
City Council Chambers
200 West Fifth Street**

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

- I. Call Meeting To Order**
- II. Invocation - Council Member Smiley**
- III. Presentation of Colors**
- IV. Pledge of Allegiance**
- V. Roll Call**
- VI. Approval of Agenda**
- 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

speaking 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. Special Recognitions

- 2017-2018 UNC School of Government Municipal Administration Course Graduate - Chantae Gooby
- 2017-2018 Chamber Leadership Institute Graduates -- Lisa Kirby, Dale Mills, and Christi Williamson

IX. Appointments

1. Appointments to Boards and Commissions

X. New Business

Public Hearings

2. Ordinance to annex Covington Downe, Lot 2, Block G involving 0.796 acres located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive
3. Ordinance to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties involving 28.122 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision
4. Ordinance to annex Mill Creek, Phase 2 involving 17.5143 acres located at the current terminus of Megan Drive
5. Ordinance requested by Happy Trail Farms, LLC to rezone 1.322 acres located along the western right-of-way of Charles Boulevard and 200+/- feet northwest of Bluebill Drive from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])
6. Ordinance requested by Pitt County Committee of 100, Incorporated to rezone a total of 3.42 acres located near the northwestern corner of the intersection of Old Creek Road and Sugg Parkway from RA20 (Residential-Agricultural) and PIU (Planned Unoffensive Industry) to PIU (Planned Unoffensive Industry) for Tract 1 and IU (Unoffensive Industry) for Tract 2
7. Ordinance requested by 101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC to rezone a total of 3.9174 acres located at the southwestern corner of the intersection of East 10th Street and Elm Street from R9 (Residential [Medium Density]) to OR (Office-Residential [High Density Multi-family])

8. Ordinance requested by Jeffrey Daniels and Timothy McCarthy to rezone 0.246 acres located along the southern right-of-way of East 6th Street adjacent to the East Carolina University Main Campus from R9S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family])
9. Ordinance to amend the Zoning Ordinance to add a dance studio as a permitted use in the IU (Unoffensive Industry) zoning district
10. Ordinance to amend the Zoning Ordinance to allow Sand Mining in the CH Zoning District with approval of a special use permit
11. Ordinance to amend the Zoning Ordinance to revise thresholds for vegetation compliance
12. Resolution to Close Glen Arthur Avenue from E. Thirteenth Street to E. Fourteenth Street
13. Public hearing for the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan for CDBG and HOME Programs

Other Items of Business

14. Ordinances adopting the Fiscal Year 2018-19 Budget and approving the Fiscal Year 2019-20 Financial Plan for:
 - a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority
 - b. Greenville Utilities Commission

XI. City Manager's Report

XII. Comments from Mayor and City Council

XIII. Adjournment



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item:

Appointments to Boards and Commissions

Explanation:

Abstract: The City Council fills vacancies and makes reappointments to the City's boards and commissions. Appointments are scheduled to be made to twelve of the boards and commissions.

Explanation: City Council appointments need to be made to the Board of Adjustment, Community Appearance Commission Environmental Advisory Commission, Greenville Utilities Commission, Housing Authority, Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

The City's Board and Commission Policy states that County members on the Greenville Utilities Commission are recommended by the Pitt County Commissioners and appointed by the City Council. The Pitt County Board of Commissioners will make a recommendation for Vance Overton's seat at their June 18, 2018 meeting, and it will come back to the City Council for approval in August.

The City's Board and Commission Policy on the Pitt-Greenville Convention & Visitors Authority states that the City Council shall make the nomination to the County on five of the members, and appointment of County members shall be made by the Pitt County Commissioners based on the nominations of City Council. The County seats for Christopher Jenkins and Kenneth Ross are up for nomination.

The City Council updated the Board and Commission Policy on August 15, 2016. A provision for extended vacancies was included:

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commission 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 nominations and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:

- Kathy Moore - Human Relations Council, Shaw University Seat
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- Christopher Jenkins - Pitt-Greenville Convention & Visitors Authority, County - Resident not involved in tourist or convention-related business
- Leonard Naipaul, Police Community Relations Committee
- 5 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Greenville Utilities Commission, Housing Authority, Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

ATTACHMENTS:

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Appointments to Boards and Commissions

June 2018

Board of Adjustment

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Kevin Faison <i>(Council Member Kandie Smith)</i>	3	Second term	Ineligible	June 2018
Dillon Godley <i>(Council Member Will Bell)</i>	5	Filling unexpired term	Eligible	June 2018
Christopher Lilley <i>(Council Member William Litchfield, Jr.)</i>	1	Filling unexpired term	Eligible	June 2018
Richard Winkler <i>(Mayor P.J. Connelly)</i>	4	First term	Eligible	June 2018

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Todd Brown	2	Filling unexpired term	Eligible	April 2018
Meredith Fisher	4	Filling unexpired term	Eligible	July 2018

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Durk Tyson <i>(Professional Engineer)</i>	4	Filling unexpired term	Eligible	April 2018

Greenville Utilities Commission

Council Liaison: Council Member William Litchfield

Name	District #	Current Term	Reappointment Status	Expiration Date
Vance Overton <i>(Pending County recommendation)</i>	County	First term	Eligible	June 2018
Thomas Stoughton <i>(Council Member Will Bell)</i>	5	Filling unexpired term	Eligible	June 2018

Housing Authority

Council Liaison: Council Member Kandie D. Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Ann Huggins <i>(Council Member Will Bell)</i>	2	Second term	Ineligible	May 2018

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Kathy Moore <i>(Shaw University)</i>	3	First term	Did not seek additional term	October 2016
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

Pitt-Greenville Airport Authority

Council Liaison: Council Member P.J. Connelly

Name	District #	Current Term	Reappointment Status	Expiration Date
Eric Clark <i>(Council Member Kandie Smith)</i>	4		Eligible	June 2018

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
JJ McLamb <i>(Member of tourist or convention-related business)</i>	4	First term	Eligible	July 2018
Christopher Jenkins <i>(Resident not involved in tourist/convention related business; City recommends, County appoints)</i>	County		Resigned	July 2017
Kenneth Ross <i>(Member of tourist or convention-related business; City recommends, County appoints)</i>	County	First term	Eligible	July 2018

Planning & Zoning Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Margaret Reid <i>(Council Member Kandie Smith)</i>	1	First term	Eligible	May 2018

Police Community Relations Committee

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Leonard Naipaul <i>(Mayor Pro-Tem Rose Glover)</i>	2	First term	Resigned	Oct. 2019

Recreation & Parks Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Audrey Gates Nealy <i>(Council Member Kandie Smith)</i>	2	Second term	Ineligible	May 31, 2018

Elizabeth Seda 2 First term
(Council Member William Litchfield, Jr.)

Resigned May 31, 2019

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
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5 spots open; 5 spots open to the City Council

*Seats that are open to nomination from the City Council are highlighted.

Applicants for Board of Adjustment

Billy Parker
305 Woodspring Lane
Greenville, NC 27834

District #: 1

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

District #: 4

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 5/20/2017

Home Phone: (252) 714-4111

Business Phone: (252) 756-2388

Email: parkersbarbecue@gmail.com

Application Date: 11/27/2017

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Community Appearance Commission

Gregory Hemby
1410 W. 6th Street
Greenville, NC 27834

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

District #: 1

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

District #: 5

Sherryl Gregory
1303 E. 10th Street Apt N
Greenville, NC 27858

District #: 3

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

District #: 1

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date: 12/8/2015

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

Application Date: 2/3/2014

Home Phone: (252) 559-9049

Business Phone:

Email:

Application Date: 2/12/2017

Home Phone: (919) 698-0792

Business Phone: (252) 327-6729

Email: hemmedp@gmail.com

Application Date: 9/01/2017

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Applicants for Greenville Utilities Commission

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

Application Date: 4/18/2016

District #: 2

Home Phone: (252) 689-3596
Business Phone: (252) 757-3787
Email: scott.barker@suddenlink.net

Lindsay Griffin
3721 Ashford Pl
Greenville, NC 27858

Application Date: 3/15/2018

District #: 5

Home Phone: (252) 689-1965
Business Phone: (252) 717-9393
Email: lindsey@lrgriffin.com

Gregory Hemby
1410 W. 6th Street
Greenville, NC 27834

Application Date: 4/22/2018

District #: 1

Home Phone: (202) 412-4369
Business Phone:
Email: hembyg@gmail.com

Jim Hooker
3605 Bayley Lane
Greenville, NC 27858

Application Date: 4/7/2016

District #: 5

Home Phone: (703) 994-5001
Business Phone:
Email: jameshooker@cox.net

Billy Parker
305 Woodspring Lane
Greenville, NC 27834

Application Date: 5/20/2017

District #: 1

Home Phone: (252) 714-4111
Business Phone: (252) 756-2388
Email: parkersbarbecue@gmail.com

Robert D. Parrott
314 Pinewood Road
Greenville, NC 27858

Application Date: 12/18/2017

District #: 5

Home Phone:
Business Phone: (252) 531-5824
Email: parrottdon12@gmail.com

Applicants for Housing Authority

Karen Brookins
4102 River Chase Drive
Greenville, NC 27858

Application Date: 9/01/2017

District #: 3

Home Phone: (252) 327-5880

Business Phone: (252) 752-6101

Email: karenbrookins@earthlink.net

Applicants for Human Relations Council

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

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

District #: 5

Keshia B. Williams
945 Spring Forest Rd.
Greenville, NC

District #: 4

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 9/01/2017

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email: taft1986@yahoo.com

Application Date: 4/24/2018

Home Phone: 252-558-3620

Business Phone:

Email: williak5@pitt.k12.nc.us

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Pitt-Greenville Airport Authority

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

District #: 2

Gregory Hemby
1410 W. 6th Street
Greenville, NC 27834

District #: 1

Louis M. Jones
94 Tuckahoe Drive
Greenville, NC 27858

District #: 4

Anna L. Logemann
1105 Turtle Creek Road Unit G
Greenville, NC 27858

District #: 4

Application Date: 4/18/2016

Home Phone: (252) 689-3596

Business Phone: (252) 757-3787

Email: scott.barker@suddenlink.net

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

Application Date: 12/15/2017

Home Phone: (252) 756-7660

Business Phone: (704) 617-1098

Email: mjones94@suddenlink.net

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Applicants for Pitt-Greenville Convention & Visitors Authority (County)

Applicant Interest Listing

Convention & Visitors Authority

<p>Debbie Avery 3010 Sapphire Lane Winterville NC 28590</p>	<p>Day Phone: (252) 531-4590 Evening Phone: (252) 756-9832 Fax: E-mail: davery60@hotmail.com</p>	<p>Gender: F Race: White District: 4 Priority:</p>
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Applied for this board on: 2/9/2017

Application received/updated: 02/09/2017

Applicant's Attributes: County Planning Jurisdiction
District 4
VolAg Southwest

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina	BS - Education	
Education	Ayden Grifton High		
Experience	First State Bank		1978-1984
Experience	ECU School of Medicine	Standardized Patient	2007-present
Experience	Pitt County Schools	Middle School Science Teacher	30 years
Experience	Winterville Chamber of Commer	Executive Director	
Volunteer/Prof. Associations	Winterville Kiwanis Club		
Volunteer/Prof. Associations	Winterville Watermelon Festival		

<p>Gloria Brewington-Person 1005 Cortland Road Greenville NC 27834</p>	<p>Day Phone: (252) 495-2674 Evening Phone: Fax: E-mail:</p>	<p>Gender: F Race: African District: 1 Priority:</p>
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Applied for this board on: 8/29/2017

Application received/updated: 08/29/2017

Applicant's Attributes: Greenville City Limits

Applicant Interest Listing

South of the River

VolAg Southeast

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)		
Organization	Description	Date(s)
Greenville Youth Explosion	Committee Member	
Pitt County Democratic Party	Member	
Pitt County Schools	Retired	
N.C. Dept. of Corrections		
East Carolina University	B.A Teacher Certification, Special Ed.	
JH Rose	Diploma	

Chenele Coleman-Sellers

3467 Old River Road
Greenville NC 27834

Day Phone: (252) 258-0644
Evening Phone:
Fax: (919) 237-1957
E-mail: chenele1128@gmail.com

Gender: F
Race: African
District: 2
Priority:

Applied for this board on: 5/19/2016

Application received/updated: 07/06/2017

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

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)		
Organization	Description	Date(s)
Education	ECPI University	AAS
Education	Eastern High School	
Experience	Community Non-profits & Farms	Medical Asst, Customer Service, & Pu
Experience	Department of Veteran Affairs	MSA
Volunteer/Prof. Associations	Alliance Medical Ministry	

Applicant Interest Listing

Volunteer/Prof. Associations	Veteran Affairs	
<u>Boards Assigned To</u>		
Home and Community Care Block Grant Committee		10/3/2016 to 10/3/2019
Person over 60 years of age		

Robert Corbett

3879 Bell Road
P.O. Box 61
Fountain NC 27829

Day Phone: (252) 749-4421
Evening Phone:
Fax:
E-mail: rcorbett27829@gmail.com

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes: Fountain ETJ
South of the River
VolAg Southwest

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	Farmville High School		
Experience	Tobacco Processing		40+ yrs
Experience	Standard Commerical Tobacco		22+ yrs
Experience	Imperial Tobacco		18+ yrs
Experience	NC National Guard		
Volunteer/Prof. Associations	Fountain Wellness Ctr Board		
Volunteer/Prof. Associations	Rural Fire Board		
Volunteer/Prof. Associations	Meals on Wheels		
Volunteer/Prof. Associations	Past Fireman		

<u>Boards Assigned To</u>		
Fire District Commission		2/15/2016 to 12/31/2015
Fountain FD		

Convention & Visitors Authority
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Applicant Interest Listing

Brad Guth
113 Loran Circle
Greenville NC 27858

Day Phone: (704) 240-1095
Evening Phone: (252) 689-4323
Fax:
E-mail: bradjguth@bellsouth.net

Gender: M
Race: White
District: 6
Priority:

Applied for this board on: 4/22/2016

Application received/updated: 04/22/2016

Applicant's Attributes: Greenville ETJ
VolAg Southeast
South of the River

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	University of Tenn Knoxville TN	MS	
Education	Furman U. Greenville SC	BA	
Education	Travelers Rest High School, SC		
Experience	Gaffney Main Street Program, G	Executive Director	
Experience	Pride of Kinston, Kinston NC	Executive Director	
Experience	City of Lincolnton, NC	Business & Community Development	
Experience	Craven County Schools	Teacher	
Volunteer/Prof. Associations	Lincoln County Apple Festival		
Volunteer/Prof. Associations	Habitat For Humanity		
Volunteer/Prof. Associations	Rotary		
Volunteer/Prof. Associations	Gaston-Lincoln Comm Action/H		
Volunteer/Prof. Associations	Lincolnton-Lincoln Co. Chamber		
Volunteer/Prof. Associations	Lincolnton-Lincoln Co. Historic		
Volunteer/Prof. Associations	United Way of Lincoln County		

<u>Boards Assigned To</u>

Convention & Visitors Authority
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Applicant Interest Listing

Pitt County Planning Board	9/12/2016 to 9/30/2019
District 6	

Ralph Hall Jr
111 Hardee Street
Greenville NC 27858

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

Gender: M
Race: White
District: 6
Priority: 0

Applied for this board on: 2/26/2003

Application received/updated: 02/26/2003

Applicant's Attributes: District 6
Greenville ETJ
VolAg Southeast

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

<u>Boards Assigned To</u>

Convention & Visitors Authority
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Applicant Interest Listing

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
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Emis Lee
834 Aspen Lane
Greenville NC 27834

Day Phone: (252) 341-5696
Evening Phone: (252) 689-2381
Fax: (252) 321-4626
E-mail: elee@email.pittcc.edu

Gender: M
Race: African
District: 2
Priority:

Applied for this board on: 2/10/2015

Application received/updated: 02/06/2015

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

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	Elizabeth City State University	B.A.	
Education	Roanoke High		
Experience	PCC Putreach w/ Emis Lee	Radio Broadcaster	
Experience	Pitt Community College	Director of College Outreach	
Experience	United States Army	2nd Lieutenant	
Volunteer/Prof. Associations	Mentor		
Volunteer/Prof. Associations	West Greenville Community Dev	Board Member	
Volunteer/Prof. Associations	Eastern Carolina Counseling Cen	Former Board Member	

<u>Boards Assigned To</u>	
Development Commission	6/6/2016 to 12/31/2018
P.C. Nursing Home/Adult Care Community Advisory	3/7/2016 to 3/17/2019

Applicant Interest Listing

Ashley Moore
4695 Old Tar Road
Winterville NC 28590

Day Phone: (252) 321-6700
Evening Phone: (252) 341-8223
Fax:
E-mail: atmoore75@gmail.com

Gender: M
Race: White
District: 5
Priority:

Applied for this board on: 3/23/2017

Application received/updated: 03/23/2017

Applicant's Attributes: Winterville City Limits
South of the River
VolAg Southeast
District 5

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina University		
Education	DH Conley	High School	
Experience	Stormwater Advisory Board		
Volunteer/Prof. Associations	Winterville Historical Society		

Boards Assigned To			
	Pitt County Board of Adjustment		1/8/2018 to 1/1/2021
	Alternate		

Donald Rhodes
4785 US 258
Farmville NC 27828

Day Phone: (252) 753-4609
Evening Phone: (252) 916-5566
Fax:
E-mail: drhodes@centurylink.net

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes:

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)

Applicant Interest Listing

Education	East Carolina University	BS, MAED
Education	West Edgecombe High School	
Experience	Self employeed - Mosquito Auth	Co-owner & operator
Experience	Pitt County Schools	
Experience	Edgecombe County Public Schoo	
Volunteer/Prof. Associations	Fountain Fire Rural Board	
Volunteer/Prof. Associations	SECU Board	

Boards Assigned To

Animal Services Advisory Board At large	2/6/2017 to 2/6/2020
Fire District Commission Fountain FD	2/15/2016 to 12/31/2015
Pitt County Board of Adjustment Alternate	1/8/2018 to 1/1/2021

Eric Vibbert
2760 Barefoot Lane
Winterville NC 28590

Day Phone: (252) 329-2900
Evening Phone: (252) 916-4025
Fax: (252) 329-0352
E-mail: eric.vibbert@marriott.com

Gender: M
Race: White
District: 6
Priority:

Applied for this board on: 1/17/2018

Application received/updated: 01/17/2018

Applicant's Attributes: Winterville City Limits
South of the River
VolAg Southeast

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

Organization	Description	Date(s)
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Convention & Visitors Authority

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Applicant Interest Listing

Courtyard Marriott	General Manager
USMC	Military
Mince High School	Diploma

Michael Weimar
2362 Vicky Lane
Greenville NC 27858

Day Phone: (252) 378-5461
Evening Phone: (252) 689-2206
Fax:
E-mail: mpweimar@gmail.com

Gender: M
Race: White
District: 3
Priority:

Applied for this board on: 8/10/2017

Application received/updated: 08/10/2017

Applicant's Attributes: VolAg Southeast
South of the River
County Planning Jurisdiction

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	State University of NY at Brockp	B.S. Business Admin. /Marketing	
Education	Spencerport High		
Experience	Sherwin-Williams Company	Sales Rep	
Volunteer/Prof. Associations	Pitt County Republican Party		
Volunteer/Prof. Associations	Covenant Church		

Guilford Whitfield
3478 Hwy 258
P.O. Box 496
Fountain NC 27829

Day Phone: (252) 749-3425
Evening Phone: (252) 749-6201
Fax:
E-mail:

Gender: M
Race: African
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes: Fountain ETJ
South of the River

Applicant Interest Listing

VolAg Southwest

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	2 years of College	Commercial Artist	
Education	High School - yes		
Experience	Retired CIA		20+ years
Volunteer/Prof. Associations	Town of Fountain		

<u>Boards Assigned To</u>	
Fire District Commission	2/15/2016 to 12/31/2015
Fountain FD	

Aundrea Williams

2100 Flagstone Ct.

Unit O5

Greenville NC 27834

Day Phone: (252) 258-5005

Evening Phone:

Fax:

E-mail: aundreawilliams@yahoo.co

Gender: F

Race: African

District: 1

Priority:

Applied for this board on: 12/12/2016

Application received/updated: 12/12/2016

Applicant's Attributes: Greenville City Limits

VolAg Southwest

South of the River

District 1

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	Shaw University	B.S. Business Admin, M.S. Human Re	
Education	J.H. Rose High School		
Experience	Vidant Medical Center	Financial Coordinator	

<u>Boards Assigned To</u>	

Convention & Visitors Authority

Monday, January 22, 2018

Page 10 of 12

Applicant Interest Listing

Animal Services Advisory Board	10/16/2017 to 2/7/2018
At large	

Eric Williams

527 Rachel Lane
Grimesland NC 27858

Day Phone: (252) 258-5002
Evening Phone:
Fax:
E-mail: logetw423@gmail.com

Gender: M
Race: African
District: 3
Priority:

Applied for this board on: 12/11/2014

Application received/updated: 02/01/2016

Applicant's Attributes: County Planning Jurisdiction
South of the River
VolAg Southeast

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina University		
Education	J.H. Rose High		
Experience	East Carolina University	Helpdesk Tech. Spec.	
Experience	NC National Guard Army		

<u>Boards Assigned To</u>	
P.C. Nursing Home/Adult Care Community Advisory	3/7/2016 to 3/17/2019

IL YOON

102 Bishop Dr.
Winterville NC 28590

Day Phone: (252) 367-9836
Evening Phone: (804) 447-4655
Fax:
E-mail: neilyoon1@gmail.com

Gender: M
Race: Asian
District:
Priority:

Applied for this board on: 12/13/2016

Application received/updated: 12/13/2016

Applicant's Attributes: Greenville ETJ
South of the River

Applicant Interest Listing

VolAg Southeast

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
	Republic of Korean Army		
Education	Korea University	Bachelors degree	
Education	Kyung-Moon High School	Seoul, Korea	
Experience	Finix-One Corperation	President	Dec.13-present
Experience	Adam's Auto Wash	Vice-President	Aug.08-Aug. 2013
Experience	Deok-u Co., LTD	Overseas Marketing Manager	Jan.05-July 08
Experience	Carrefour S.A. France	Marketing Manager	July 99- Dec. 03
Volunteer/Prof. Associations	Seoul Olympic Volunteer		1988
Volunteer/Prof. Associations	Korean Association of Greenville	President	

Applicants for Planning and Zoning Commission

Jim Hooker
3605 Bayley Lane
Greenville, NC 27858

District #: 5

Billy Parker
305 Woodspring Lane
Greenville, NC 27834

District #: 1

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #: 2

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

District #: 4

Application Date: 4/7/2016

Home Phone: (703) 994-5001

Business Phone:

Email: jameshooker@cox.net

Application Date: 5/20/2017

Home Phone: (252) 714-4111

Business Phone: (252) 756-2388

Email: parkersbarbecue@gmail.com

Application Date:

Home Phone: (910) 840-0337

Business Phone: (252) 215-4000

Email: tjr@wardandsmith.com

Application Date: 11/27/2017

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Applicants for Police Community Relations Committee

Whitley Taylor Pollard
609 Elm Street
Greenville, NC 27858

Application Date: 7/14/2016

Home Phone: (252) 717-6764

Business Phone:

Email: pollardwhitely@gmail.com

District #: 3

Applicants for Recreation and Parks Commission

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

District #: 1

Anna L. Logemann
1105 Turtle Creek Road Unit G
Greenville, NC 27858

District #: 4

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

District #: 1

Application Date: 9/17/2016

Home Phone: (252) 414-1710

Business Phone:

Email: byron.rha@gmail.com

Application Date: 2/12/2017

Home Phone: (919) 698-0792

Business Phone: (252) 327-6729

Email: hemmedp@gmail.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Email: christopherpowell@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance to annex Covengton Downe, Lot 2, Block G involving 0.796 acres located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Covengton Downe, Lot 2, Block G involving 0.796 acres located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive. The subject area is currently undeveloped and is anticipated to yield 2,570+/- square feet of commercial space.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: June 4, 2018
2. City Council public hearing date: June 14, 2018
3. Effective date: June 30, 2018

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.796
4. Voting District: 5
5. Township: Winterville
6. Zoning: CG (General Commercial)

8. Land Use: Existing: Vacant
 Anticipated: 2,570+/- square feet of commercial space.

9. Population:

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

* average household size

10. Rural Fire Tax District: Rural Winterville

11. Greenville Fire District: Station #3 (Distance of 4.0 miles)

12. Present Tax Value: \$418,176
 Estimated Future Tax Value: \$675,176

Fiscal Note: The total estimated tax value at full development is \$675,176.

Recommendation: Approve the attached ordinance to annex Covengton Downe, Lot 2, Block G

ATTACHMENTS:

- ☐ **Ordinance - Covengton Downe, Lot 2, Block G 1078446**
- ☐ **Survey**

ORDINANCE NO. 18-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 14th day of June, 2018, after due notice by publication in The Daily Reflector on the 4th day of June, 2018; 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 "Covengton Downe, Lot 2, Block G" involving 0.796 acres as prepared by Coastal Carolina Surveyors, PLLC.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive.

GENERAL DESCRIPTION:

All that certain tract of land known lying and being situated in the City of Greenville ETJ, Winterville Township, Pitt County, North Carolina bound by Lot 1, Block G Covengton Downe Subdivision, Lot 3, Block G Covengton Downe Subdivision, Lot 15, Block G Covengton Downe Subdivision and E. Fire Tower Road and being described by metes and bounds as follows:

BEGINNING at NGS Monument "Worship" having state plane coordinates of N666204.10 and E2490197.73, thence from said point of beginning with a tie line S 58°55'26" W 2,956.70' to a point in the northern right-of-way line of E. Fire Tower Road, said point being the TRUE POINT OF BEGINNING and the southwest corner of Lot 3, Block G Covengton Downe Subdivision as recorded in DB 3051, PG 334, thence from the TRUE POINT OF BEGINNING and running with the northern right-of-way line of E. Fire Tower Road with a curve in a counterclockwise direction, said curve having a radius of 871.59', a chord bearing of S 62°58'15" W and a chord distance of 149.66' to a point in the northern right-of-way line of E. Fire Tower Road, said point being the southeast corner of Lot 1, Block G Covengton Downe Subdivision as recorded in DB 1948, PG 274, thence cornering and leaving the northern right-of-way line of E. Fire Tower Road and running with the eastern

line of Lot 1, Block G Covengton Downe Subdivision N 33°29'18.65" W 125.36' to a point of curvature, thence with a curve in a clockwise direction, said curve having a radius of 489.00', a chord bearing of N 28°13'37" W and a chord distance of 87.53' to a point, said point being the northeast corner of Lot 1, Block G Covengton Downe Subdivision and in the southern line of Lot 15, Block G Covengton Downe Subdivision as recorded in DB 746, PG 294, thence with the southern line of Lot 15, Block G Covengton Downe Subdivision N 66°15'21" E 18288' to the northwest corner of Lot 3, Block G Covengton Downe Subdivision, thence cornering and leaving the southern line of Lot 15, Block G Covengton Downe Subdivision and with the western line of Lot 3, Block G Covengton Downe Subdivision S 22°12'42" E 202.31' to the TRUE POINT OF BEGINNING containing 34,659 square feet or 0.796 acres more or less and being all of Lot 2, Block G Covengton Downe Subdivision as shown on Coastal Carolina Surveyors, PLLC Drawing P-0790, Dated March 28, 2018 entitled "Map Showing Area Annexed by The City of Greenville, NC, Covengton Downe Subdivision Lot 2, Block G", which by reference is made a part hereof.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2018.

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

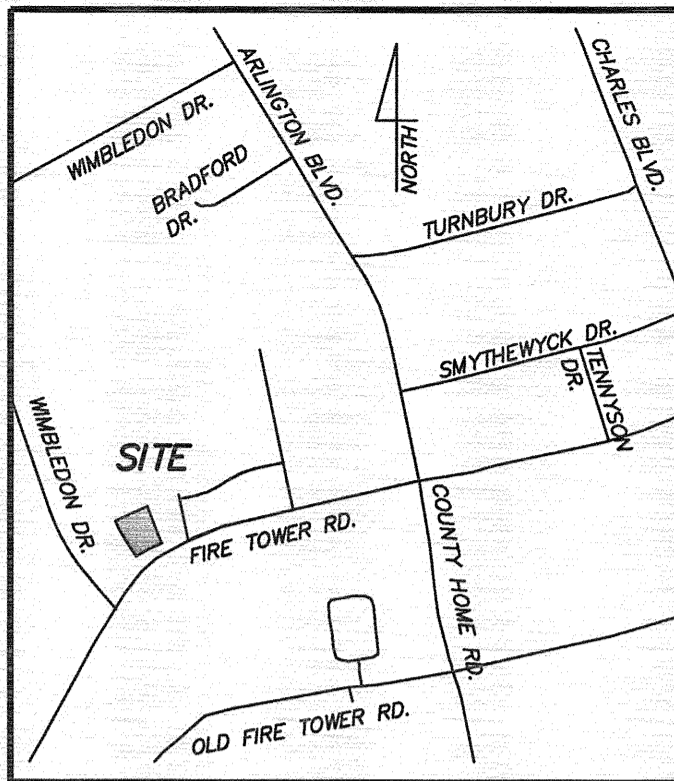
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument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

WITNESS my hand and official seal this ____th day of _____, 2018.

Notary Public

My Commission Expires: _____

1078446



VICINITY MAP
1"=1000'

SURVEY NOTES

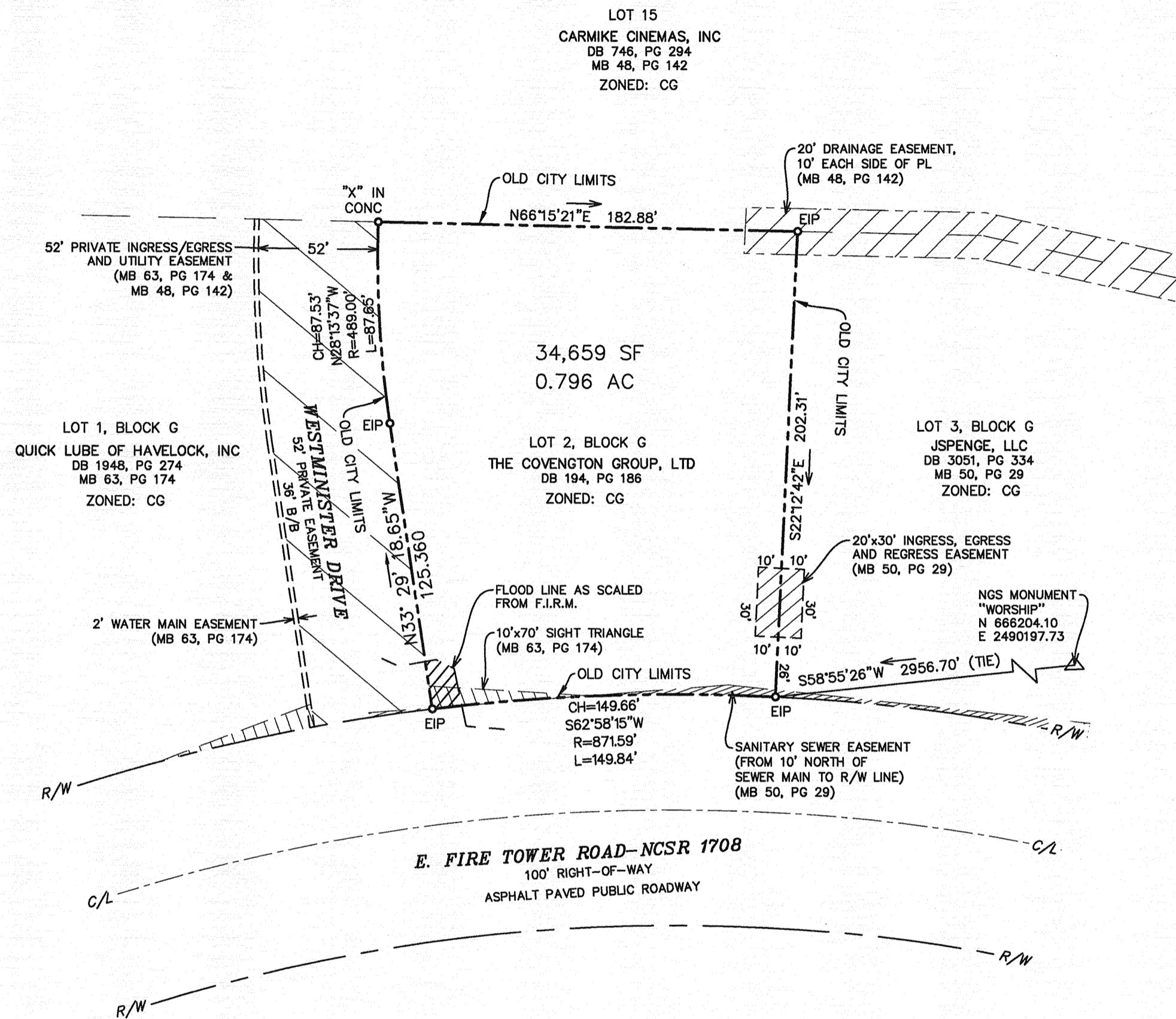
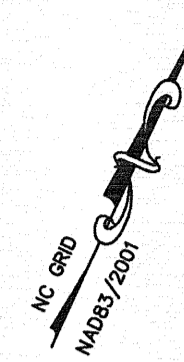
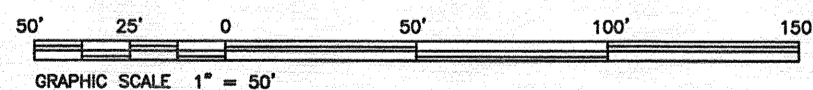
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
- LOT AREAS CALCULATED BY COORDINATE GEOMETRY.
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AE, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
REF: FIRM 3720468600K, CID 370191, PANEL 4686, EFFECTIVE DATE 07/07/2014.
- PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
- REFERENCES: DB 194, PG 186
MB 36, PG 8
MB 63, PG 174
MB 50, PG 29
MB 48, PG 142

LEGEND

- B/B BACK OF CURB TO BACK OF CURB
- C/L CENTERLINE
- CONC CONCRETE
- DB DEED BOOK
- EIP EXISTING IRON PIPE
- IPS IRON POINT SET
- MB MAP BOOK
- NTS NOT TO SCALE
- PG PAGE
- PL PROPERTY LINE
- R/W RIGHT OF WAY

LINE LEGEND

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



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP 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 A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 17 DAY OF APRIL, 2018.

 KENNETH L. BIGGS, SR., P.L.S. L-3110

COVENGTON DOWNE SUBDIVISION			MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
LOT 2, BLOCK G BEING PITT COUNTY TAX PARCEL 82585, NC PIN 4686745743, AS RECORDED IN DEED BOOK 194, PAGE 186 OF THE PITT COUNTY REGISTRY GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA				N/A		
COASTAL CAROLINASURVEYORS, PLLC LAND SURVEYORS PO BOX 2768, WINTERVILLE, NC 28590 CELL (252) 702-1427 OFFICE/FAX (252) 321-6236 kenbiggs1@yahoo.com	SURVEYED: KB	APPROVED: KB				
	DRAWN: CT	DATE: 03/28/18				
	CHECKED: KB	SCALE: 1" = 50'				

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 0.796 AC)
 _____ TOWNSHIP, PITT COUNTY, N.C.



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties involving 28.122 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision

Explanation: **Abstract:** The City received a voluntary annexation petition to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties involving 28.122 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision. The subject area contains one (1) single-family residence and farmland and is anticipated to yield 178 multi-family units.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: June 4, 2018
2. City Council public hearing date: June 14, 2018
3. Effective date: June 30, 2018

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 28.122
4. Voting District: 4
5. Township: Winterville
6. Zoning: R6 (Residential [High Density Multi-family]) and R15S (Residential Single-family [Low Density])

8. Land Use: Existing: One (1) single-family residence and farmland
Anticipated: 178 multi-family units

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	178 x 2.18*	388
Current Minority	-----	0
Estimated Minority at full development	388 x 43.4%	168
Current White	----	0
Estimated White at full development	388 - 168	220

* average household size

10. Rural Fire Tax District: Eastern Pines

11. Greenville Fire District: Station #3 (Distance of 1.5 miles)

12. Present Tax Value: \$844,474
Estimated Future Tax Value: \$71,154,474

Fiscal Note: The total estimated tax value at full development is \$71,154,474.

Recommendation: Approve the attached ordinance to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties

ATTACHMENTS:

- ❑ **Ordinance - Patricia Bowen and Rudolf Scheller 1048037**
- ❑ **Survey**

ORDINANCE NO. 18-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 14th day of June, 2018, after due notice by publication in The Daily Reflector on the 4th day of June, 2018; 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 "Patricia S. Bowen Et al and Helen M. Scheller" involving 28.122 acres as prepared by Baldwin Design Consultants, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision.

GENERAL DESCRIPTION:

Tract 1

Beginning at a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°30'00" W 1,089.15' to a point, thence leaving the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 74°30'00" E 571.18' to a point, thence S 83°36'08" E 974.28' to a point, thence N 06°23'06" E 135.25' to a point, thence S 83°36'54" E 438.18' to a point, thence S 06°23'06" W 226.83' to a point on the centerline of Meeting House Branch, thence with the centerline of Meeting House Branch, S 87°03'52" W 78.36', N 75°42'40" W 82.84', S 80°06'31" W 123.12', S 74°43'27" W 77.46', S 79°16'24" W 35.60', S 62°33'56" W 22.33', S 41°37'45" W 11.33', S 67°40'44" W 12.04', N 81°44'37" W 18.96', S 67°10'43" W 27.41', S 41°29'09" W 51.78', S 41°42'10" W 94.24', S 49°36'31" W 95.84', S 69°29'14" W 67.12' S 71°14'41" W 63.37', S 61°10'01" W 35.94', S 53°44'00" W 45.55', S 48°26'48" W 187.76',

S 76°36'59" W 28.75', S 84°06'31" W 42.66', S 77°25'11" W 52.68', S 59°55'09" W 50.92', S 56°44'52" W 65.62', S 35°18'13" W 40.89', S 24°15'25" W 60.30', S 29°34'12" W 92.75', S 39°15'28" W 27.10', S 31°53'38" W 34.02', S 40°20'21" W 65.25', S 46°57'44" W 60.02', S 58°39'48" W 54.79', S 62°44'33" W 30.52', S 57°35'39" W 31.17', S 53°25'53" W 61.52', S 71°30'09" W 52.69', S 68°34'25" W 13.58', S 49°38'28" W 18.40' and S 74°30'00" W 11.84' to a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard, thence with the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°30'00" W 20.00' to the point of beginning containing 26.000 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Tract 2

Beginning at an iron pipe at the southern common corner of Lots 10 and 11, Tucker Estates as recorded in Map Book 60, Page 76 and Tucker Professional Center as recorded in Map Book 61, Page 136 both of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the southern line of above referenced Tucker Estates and Tucker Estates as recorded in Map Book 64, Page 21, Map Book 49, Page 34 and Map Book 52, Page 144 all of the Pitt County Register of Deeds, S 83°35'47" E 1,846.91' to an iron pipe at the common corner of Lot 8, Tucker Estates and Lot 1, Rabbit Run as recorded in Map Book 34, page 166 of the Pitt County Register of Deeds, thence leaving the southern line of Tucker Estates, S 17°47'32" E 54.82' to an iron pipe, thence N 83°35'47" W 1,849.31' to an iron pipe, thence N 15°27'48" W 53.88' to the point of beginning containing 2.122 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

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 30th day of June, 2018.

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

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




WITNESS my hand and official seal this ____th day of _____, 2018.

Notary Public

My Commission Expires: _____

1048037

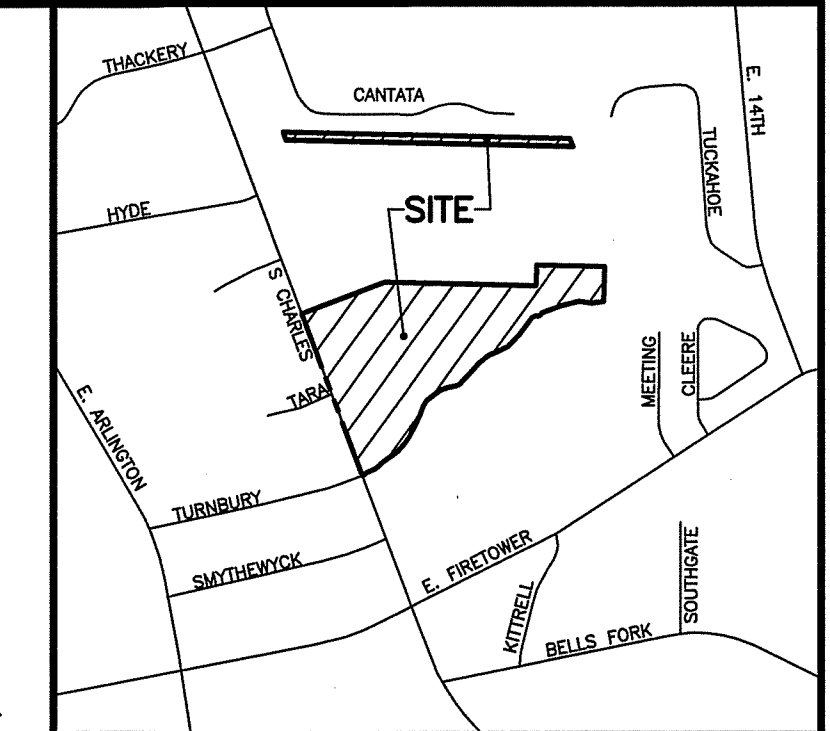
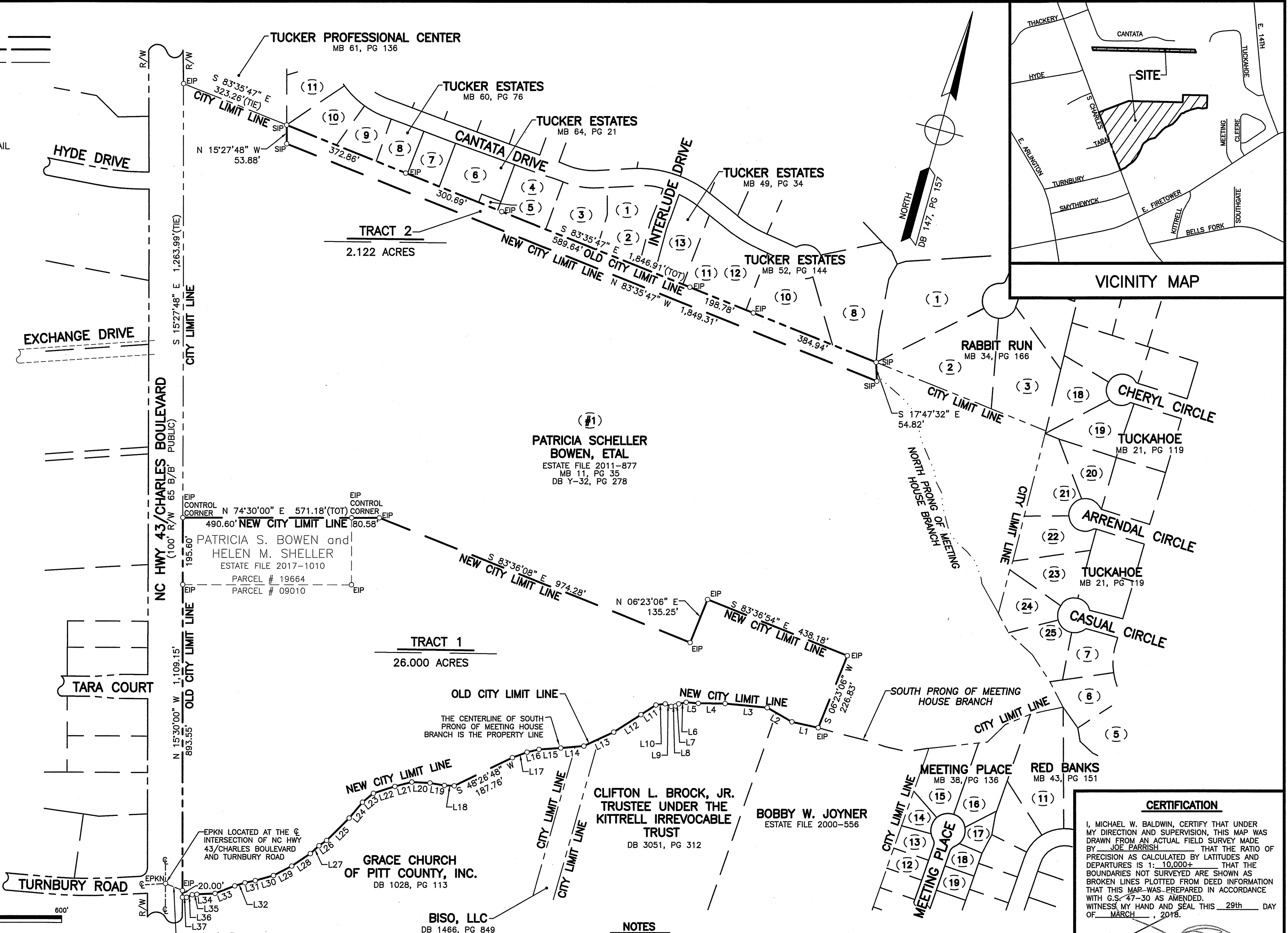
LEGEND

NEW CITY LIMIT LINE = 
 OLD CITY LIMIT LINE = 
 CITY LIMIT LINE = 

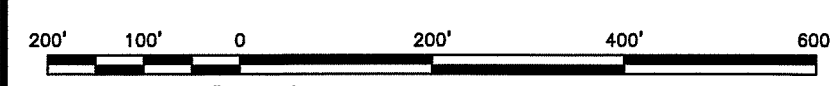
LEGEND

R/W = RIGHT-OF-WAY
 EIP = EXISTING IRON PIPE
 EIS = EXISTING IRON STAKE
 EPKN = EXISTING PARKER KALON NAIL
 C/L = CENTERLINE

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	S 87°03'52" W	78.36'
L2	N 75°42'40" W	82.84'
L3	S 80°06'31" W	123.12'
L4	S 74°43'27" W	77.46'
L5	S 79°16'24" W	35.60'
L6	S 62°33'56" W	22.33'
L7	S 41°37'45" W	11.33'
L8	S 67°40'44" W	12.04'
L9	N 81°44'37" W	18.96'
L10	S 67°10'43" W	27.41'
L11	S 41°29'09" W	51.78'
L12	S 41°42'10" W	94.24'
L13	S 49°36'31" W	95.84'
L14	S 69°29'14" W	67.12'
L15	S 71°14'41" W	63.37'
L16	S 61°10'01" W	35.94'
L17	S 53°44'00" W	45.55'
L18	S 76°36'59" W	28.75'
L19	S 84°06'31" W	42.66'
L20	S 77°25'11" W	52.68'
L21	S 59°55'09" W	50.92'
L22	S 56°44'52" W	65.62'
L23	S 35°18'13" W	40.89'
L24	S 24°15'25" W	60.30'
L25	S 29°34'12" W	92.75'
L26	S 39°15'28" W	27.10'
L27	S 31°53'38" W	34.02'
L28	S 40°20'21" W	65.25'
L29	S 46°57'44" W	60.02'
L30	S 58°39'48" W	54.79'
L31	S 62°44'33" W	30.52'
L32	S 57°35'39" W	31.17'
L33	S 53°25'53" W	61.52'
L34	S 71°30'09" W	52.69'
L35	S 68°34'25" W	13.58'
L36	S 49°38'28" W	18.40'
L37	S 74°30'00" W	11.84'



Y:\DRAWINGS\16-062 JOHN MARVIN TAFT\16-062 ANNEXATION MAP.dwg Mon, Apr 02, 2018-10:12am RWELLS



A PORTION OF TAX PARCEL #09010
 TAX PARCEL #19664

ANNEXATION MAP FOR
**PATRICIA S. BOWEN, ETAL
 AND HELEN M. SCHELLER**

OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714	OWNER: HELEN M. SCHELLER ADDRESS: 3201 CHARLES BLVD. GREENVILLE, NC 27858 PHONE: (252) 341-9407
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Baldwin Design Consultants, PA
 LICENSE # C-3498
 ENGINEERING - SURVEYING - PLANNING
 1700-D EAST ARLINGTON BOULEVARD
 GREENVILLE, NC 27858 252.756.1390

SURVEYED: JDP	APPROVED: MWB
DRAWN: NRW	DATE: 03/29/2018
CHECKED: MWB	SCALE: 1 = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

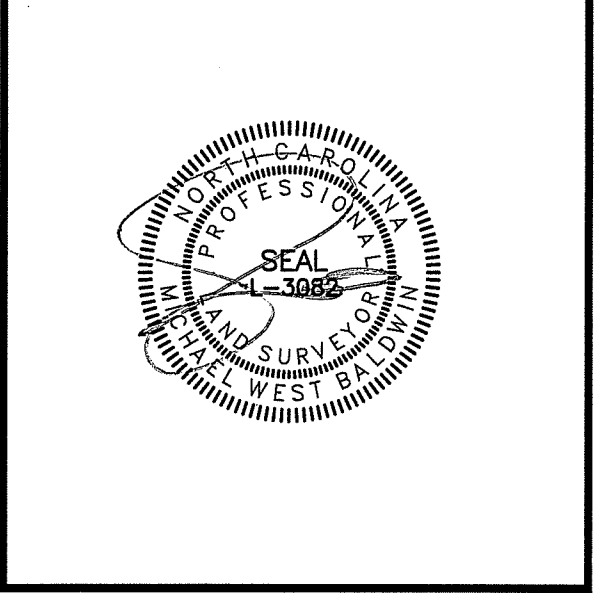
- NOTES**
- THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
 - ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - REFERENCE: DEED BOOK 147, PAGE 157 & A PORTION OF A PROPERTY AS SHOWN ON A MAP IN MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NO GRID FACTORS HAVE BEEN APPLIED.

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 28.122 AC.)
 _____ WINTERVILLE _____ TOWNSHIP, PITT COUNTY, N.C.

CERTIFICATION

I, MICHAEL W. BALDWIN, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JOE PARRISH THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 29th DAY OF MARCH, 2018.

SIGNED _____
 REGISTRATION NO. L-3082





City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance to annex Mill Creek, Phase 2 involving 17.5143 acres located at the current terminus of Megan Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Mill Creek, Phase 2 involving 17.5143 acres located at the current terminus of Megan Drive. The subject area is currently undeveloped and is anticipated to yield 33 single-family lots.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: June 4, 2018
2. City Council public hearing date: June 14, 2018
3. Effective date: June 30, 2018

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 17.5143
4. Voting District: 5
5. Township: Winterville
6. Zoning: RA20 (Residential-Agricultural)
8. Land Use: Existing: Vacant

Anticipated: 33 single-family lots

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	33 x 2.18*	72
Current Minority	-----	0
Estimated Minority at full development	72 x 43.4%	31
Current White	-----	0
Estimated White at full development	72 - 31	41

* average household size

10. Rural Fire Tax District: Red Oak
11. Greenville Fire District: Station # 5 (Distance of 4.0 miles)
12. Present Tax Value: \$227,596
Estimated Future Tax Value: \$8,283,000

Fiscal Note: The total estimated tax value at full development is \$8,283,000.

Recommendation: Approve the attached ordinance to annex Mill Creek, Phase 2

ATTACHMENTS:

- ☐ **Ordinance - Mill_Creek_Ph_2_1080589**
- ☐ **Survey**

ORDINANCE NO. 18-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 14th day of June, 2018, after due notice by publication in The Daily Reflector on the 4th day of June, 2018; 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 “Mill Creek, Phase 2” involving 17.5143 acres as prepared by Malpass and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the current terminus of Megan Drive.

GENERAL DESCRIPTION:

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

Beginning at a point in the northern right-of-way of Megan Drive said point being the southeast corner of Lot 37 Mill Creek Subdivision, Phase 1 as recorded in Map Book 67, Page 25 of the Pitt County Registry, thence from said point of beginning with the eastern line of Lot 37 N 02-33-16 W – 133.08’ to the southern line of the Carl W. Blackwood and Lynda C. Wainwright, et al property as recorded in Deed Book 3293, Page 43, thence with the southern line of the Carl W. Blackwood and Lynda C. Wainwright, et al property N 89-24-31 E – 506.79’, thence leaving the southern line of the Carl W. Blackwood and Lynda C. Wainwright, et al property S 36-59-30 E – 345.79’, thence S 63-30-58 E – 115.56’, thence N 89-24-31 E – 257.83’, thence N 00-35-29 W – 8.66’, thence N 89-24-31 E – 203.00’, thence S 00-35-29 E – 21.75’, thence N 89-24-31 E – 351.80’, thence N 00-30-04 W – 141.97’, thence N 89-24-31 E – 60.00’ to the western line of the AMA Holdings, LLC property as recorded in Deed Book 2849, Page 26, thence with the western line of the AMA Holdings, LLC property S 00-30-04 E – 458.26’ to the northern line of the Darrell K. Hignite property as recorded in Deed Book 218, Page 441, thence with the northern line of the Darrell K. Hignite property S 89-24-31 W – 1,664.37’ to the

eastern line of Mill Creek Subdivision Phase 1, thence with the eastern line of Mill Creek Subdivision Phase 1 N 02-33-16 W – 522.61’ to the point of beginning containing 17.5143 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 five. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2018.

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

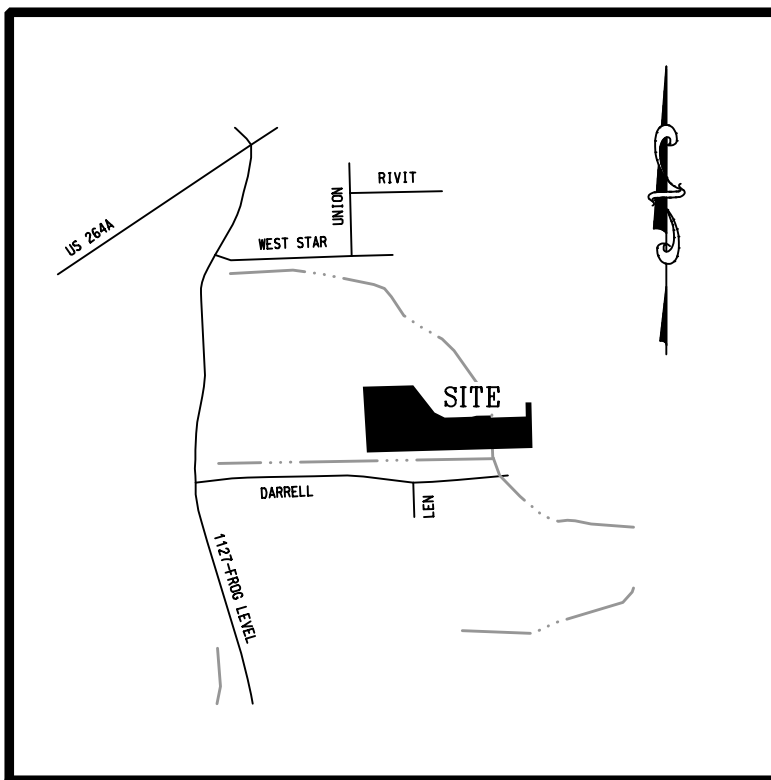
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument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

WITNESS my hand and official seal this ____th day of _____, 2018.

Notary Public

My Commission Expires: _____

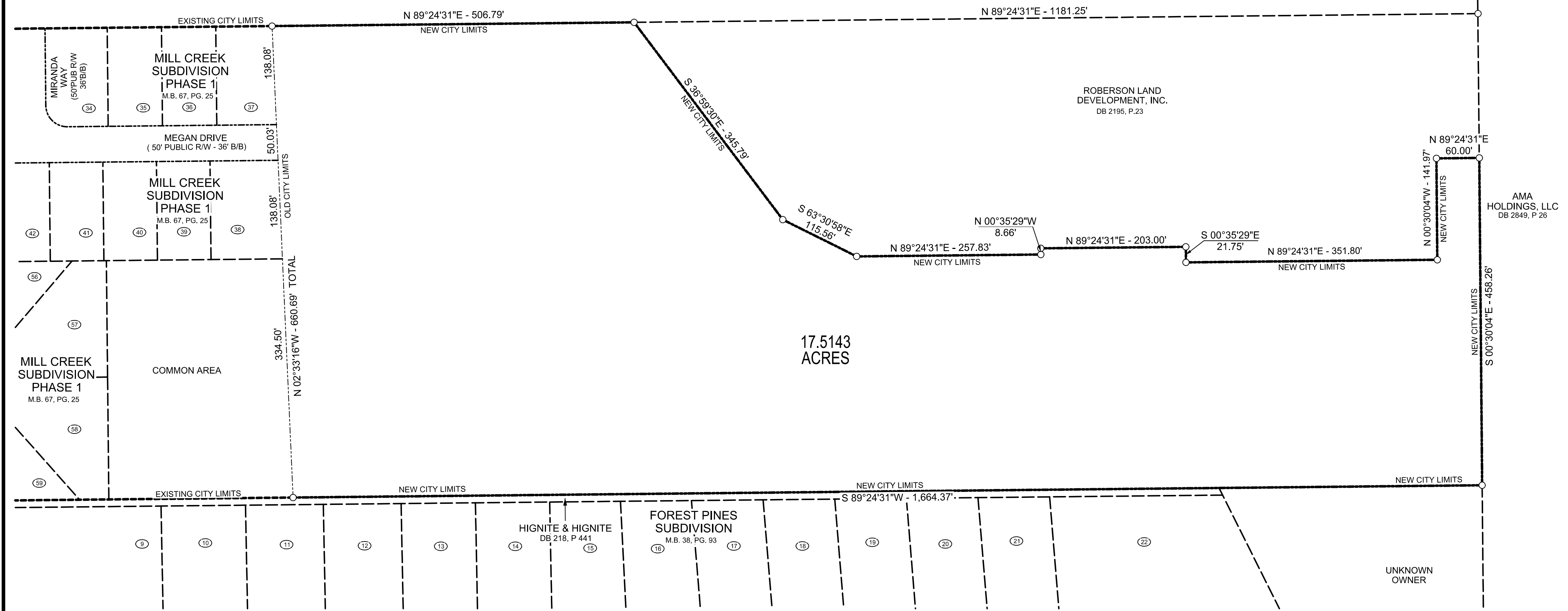
1080589



VICINITY MAP
1" = 2000'

CARL W. BLACKWOOD &
LYNDA C. WAINWRIGHT, ET AL
DB 3293, P 43

M.B. 36, PG. 93



PARCEL NUMBER 03117

ANNEXATION MAP FOR
MILL CREEK SUBDIVISION - PHASE 2
REFERENCE DEED BOOK 2195, PAGE 23,
OF THE PITT COUNTY REGISTRY

CITY OF GREENVILLE WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: ROBERSON LAND DEVELOPMENT, INC.
ADDRESS: 1615 BAYVIEW ROAD BATH, NC 27808
PHONE: (252) 531-0083

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

SURVEYED:	CEP	APPROVED:	CEP
DRAWN:	WCO	DATE:	02/28/18
CHECKED:	CEP	SCALE:	1" = 100'

LEGEND

NEW CITY LIMITS =

EXISTING CITY LIMITS =

OLD CITY LIMITS =



MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 17.5143 ACRES

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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

THIS _____ DAY OF _____ A.D., 2018.

CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item:

Ordinance requested by Happy Trail Farms, LLC to rezone 1.322 acres located along the western right-of-way of Charles Boulevard and 200+/- feet northwest of Bluebill Drive from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

Explanation:

Abstract: The City has received a request from Happy Trail Farms, LLC to rezone 1.322 acres located along the western right-of-way of Charles Boulevard and 200+/- feet northwest of Bluebill Drive from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 1, 2018.

On-site sign(s) posted on May 1, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 22, 2018.

Public hearing legal advertisement published on June 4 and June 11, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends traditional neighborhood, medium - high density (TNMH) along the western right-of-way of Charles Boulevard roughly between Signature Drive and Tull Road.

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)

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 124 trips to and from the site on Charles Boulevard, which is a net increase of 76 additional trips per day.

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

History/Background:

In 1993, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned to its current zoning.

Present Land Use:

Vacant

Water/Sewer:

The nearest sanitary sewer is located 750+/- feet away from the subject property. Water is available from Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence

South: R6 - Grey Fox Run Subdivision

East: OR - Vacant

West: RA20 - One (1) single-family residence

Density Estimates:

Under the current zoning, the site could accommodate no more than five (5) single-family lots.

Under the proposed zoning, the site could accommodate 15-18 multi-family units (1, 2 and 3 bedrooms) **OR** 10,200 - 11,300 square feet of office space.

The anticipated build-out time is within 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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 May 15, 2018 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.

ATTACHMENTS:

- ▣ **Ordinance_- Happy_Trail_Farms_18-12_1080688**
- ▣ **Minutes_- HTF_18-12_1080603**
- ▣ **Attachments**

ORDINANCE NO. 18-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 14th day of June, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance 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 160A-383, 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 provisions of North Carolina General Statute 160A-383, 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 designation 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 RA20 (Residential-Agricultural) to OR (Office-Residential).

TO WIT: Happy Trail Farms, LLC

LOCATION: Located along the western right-of-way of Charles Boulevard and 200+/- feet northwest of Bluebill Drive.

DESCRIPTION: Beginning at an existing iron stake on the southern right-of-way of NC Highway 43, said iron stake being the northwestern corner of the Bill Clark Homes of Greenville, LLC Property as described in Deed Book 2578, Page 865 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

Leaving the southern right-of-way of NC Highway 43, S 37°10'00" W 296.03', thence N 51°20'40" W 197.48', thence N 37°10'00" E 287.28' to an existing iron pipe on the southern right-of-way of NC Highway 43, thence with the southern right-of-way of NC Highway 43, S 53°53'00" E 197.45' to the point of beginning containing 1.322 acres.

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

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

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

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1080688

Excerpt from the DRAFT Planning & Zoning Commission Minutes (05/15/2018)

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO REZONE 1.322 ACRES LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF CHARLES BOULEVARD AND 200+/- FEET NORTHWEST OF BLUEBILL DRIVE FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – APPROVED

Ms. Gooby delineated the property. It is located on Charles Boulevard across from Unity Free Will Baptist Church. There are single-family and multi-family uses in the area. This rezoning would allow office or multi-family. An increase of 76 trips per day is anticipated. Under the current zoning, the property could accommodate no more than five single-family lots. Under the requested zoning, staff would anticipate the property to accommodate 10,000 square feet of office space **OR** 15 multi-family units but not both. The Future Land Use and Character Map recommends traditional neighborhood, medium-high density along both side of Charles Boulevard roughly from Signature Drive to Tull Road. The requested OR zoning is considered to be part of the traditional neighborhood, medium-high density character. The property is adjacent to similar zoning. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. The request is compatible with the Horizons Plan and Future Land Use Character Map. It is compatible with surrounding uses.

Mr. Sabato Raia, owns the property across the street, wants to know if sewer is available and how it will impact his property

No one spoke in opposition.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in rebuttal in favor of the request, there will either be office or multi-family on this site. Sewer is not available and this development will have a septic tank.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Mr. Overton, 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.

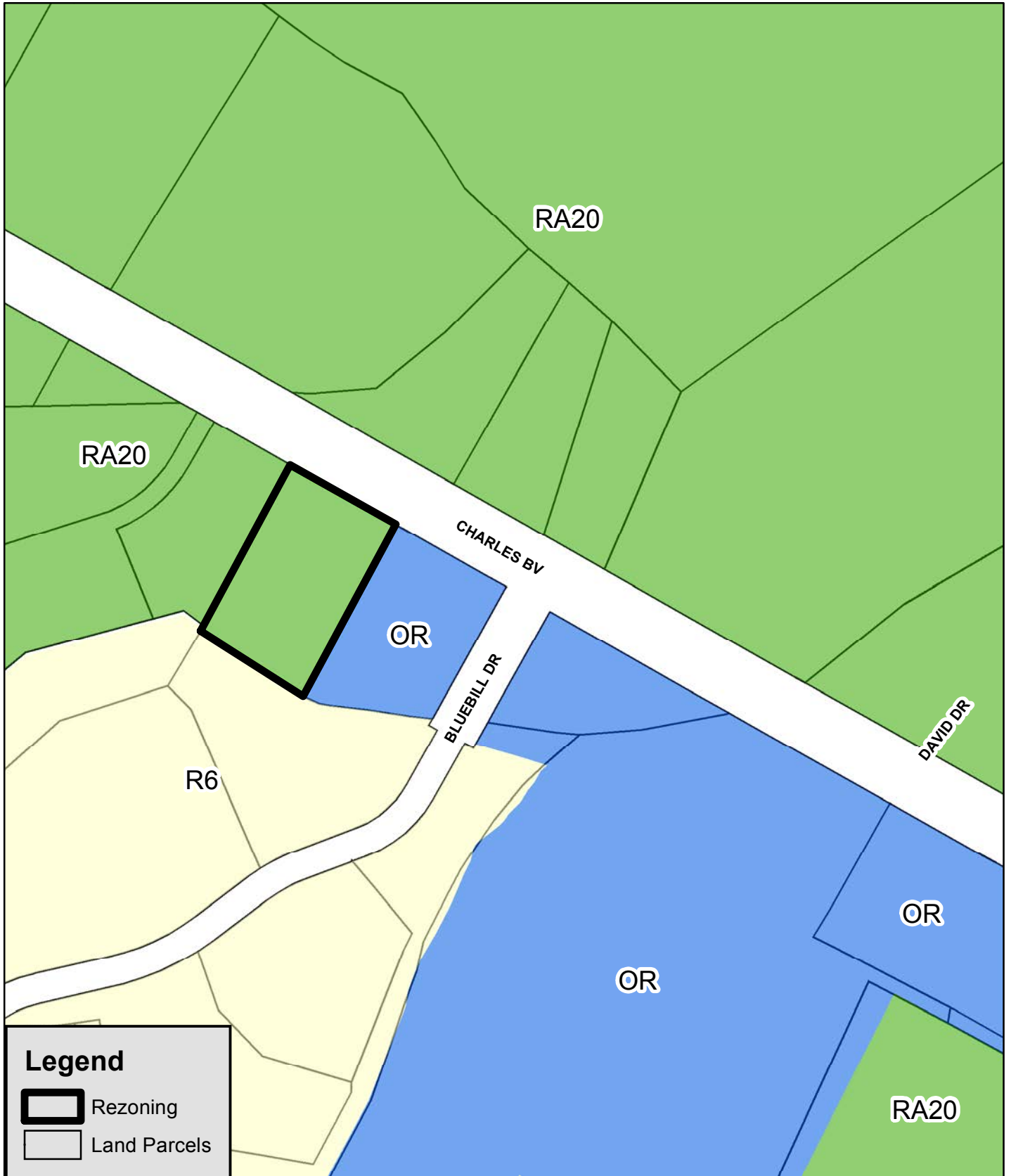
Happy Trail Farms, LLC

From: RA20

To: OR

Acres: 1.322

May 1, 2018



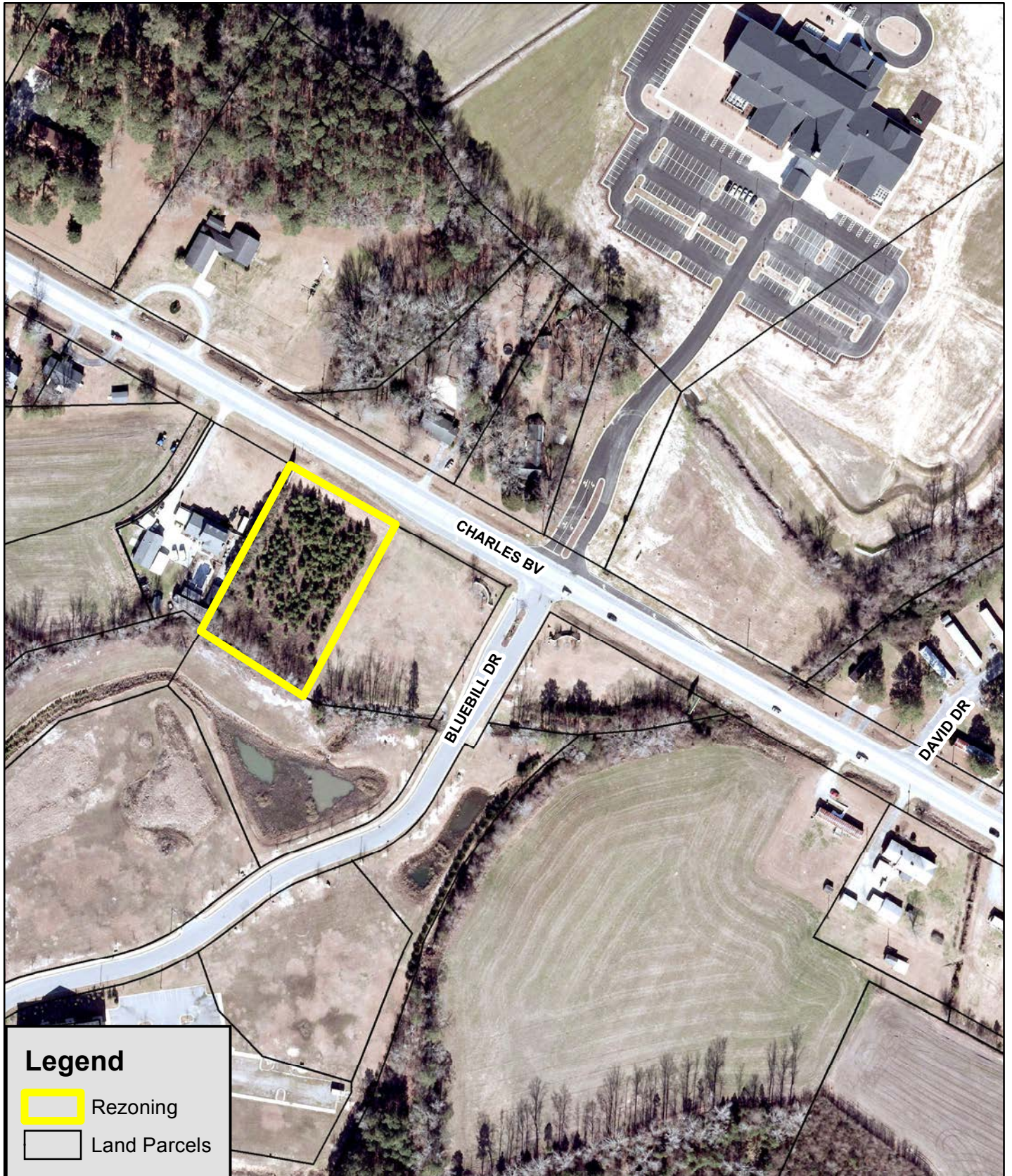
Happy Trail Farms, LLC

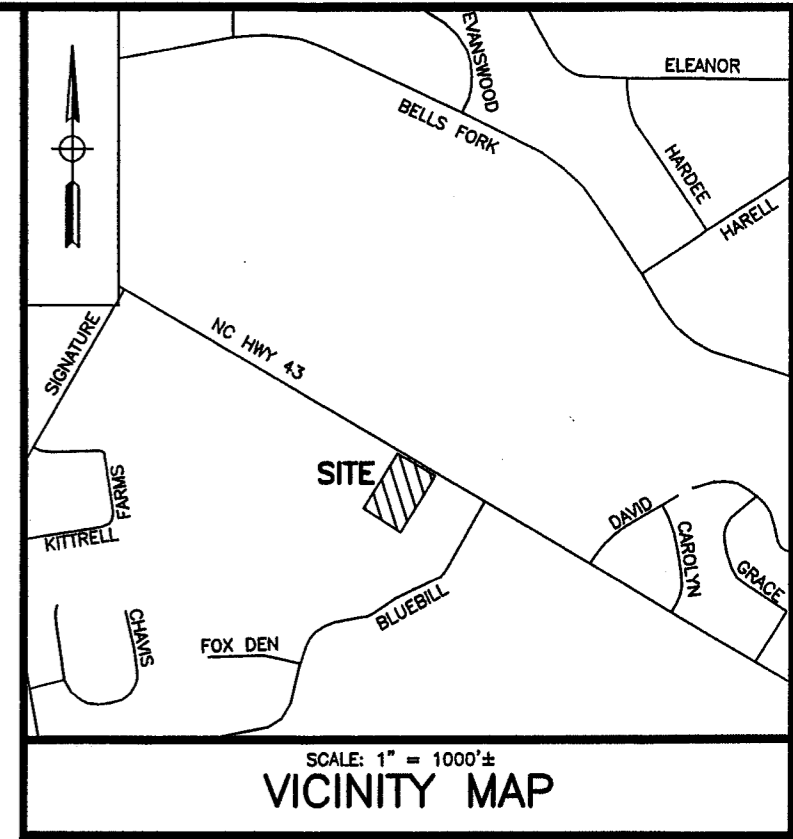
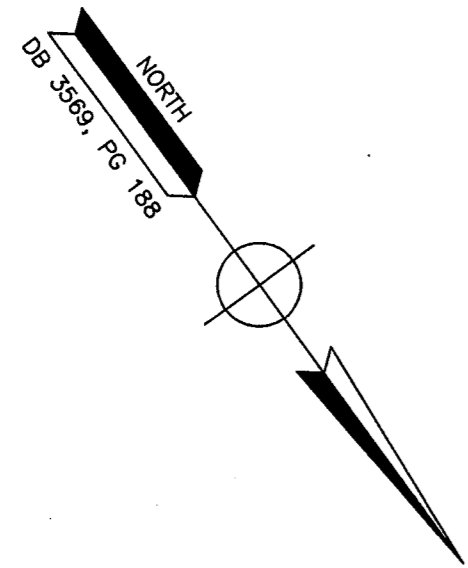
From: RA20

To: OR

Acres: 1.322

May 1, 2018





STORMWATER DETENTION POND
R-6
 GRAYFOX RUN CLUBHOUSE
 AND POOL ASSOCIATION
 PARCEL #77392
 DB 2856, PG 745

VACANT
R-6
 GRAYFOX RUN CLUBHOUSE
 AND POOL ASSOCIATION
 PARCEL #80699
 DB 2856, PG 745

VACANT
 OR
 BILL CLARK HOMES
 OF GREENVILLE, LLC
 PARCEL #74323
 DB 2578, PG 865

RESIDENTIAL/COMMERCIAL
RA-20
 ERNEST GLENN WORTHINGTON
 PARCEL #43577
 DB 3420, PG 803

RESIDENTIAL
RA-20
 PHILIP RAY JOYNER and
 RANDY LEON JOYNER HEIRS
 PARCEL #17501
 DEATH CERTIFICATE

RESIDENTIAL
RA-20
 SABATO S. RAIA
 PARCEL #14589
 DB 1453, PG 550

CHURCH
RA-20
 FIRST WESLEYAN CHURCH
 PARCEL #27104

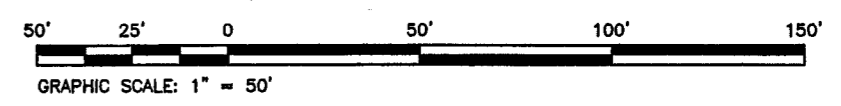
**PROPERTY OWNERS ADDRESSES
 WITHIN 100 FEET OF PROPERTY**

- FIRST WESLEYAN CHURCH
 4131 CHARLES BOULEVARD
 GREENVILLE, NC 27858
- SABATO S. RAIA
 PO BOX 30923
 GREENVILLE, NC 27833
- PHILIP RAY JOYNER and
 RANDY LEON JOYNER HEIRS
 159 NUTBUSH DR
 MANSON, NC 27553
- BILL CLARK HOMES OF GREENVILLE, LLC
 200 EAST ARLINGTON BOULEVARD SUITE R
 GREENVILLE, NC 27858
- GREYFOX RUN CLUBHOUSE AND POOL
 ASSOCIATION
 200 EAST ARLINGTON BOULEVARD SUITE A
 GREENVILLE, NC 27858
- ERNEST GLEN WORTHINGTON
 4140 CHARLES BOULEVARD
 GREENVILLE, NC 27858

AREA TO BE REZONED: 1.322 ACRES

NOTES

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 3720469600J, DATED: JANUARY 02, 2004.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS MAP IS OF AN EXISTING PARCEL OF LAND.
4. REFERENCE: DEED BOOK 3569, PG 188 OF THE PITT COUNTY REGISTRY.



SHEET 1 OF 2 REZONING MAP TAX PARCEL #31521 TAX MAP #4696-32-2724

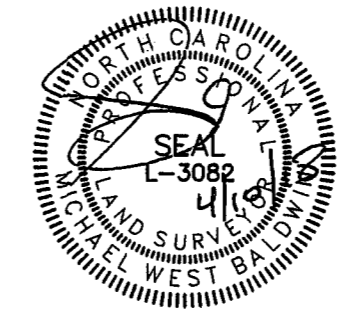
HAPPY TRAIL FARMS

REFERENCE: DEED BOOK 3569, PAGE 188 OF THE
 PITT COUNTY REGISTER OF DEEDS
 WINTERTVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: HAPPY TRAIL FARMS, LLC
 ADDRESS: P.O. BOX 1863
 GREENVILLE, NC 27835
 PHONE: (252) 916-9028

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858</p>	LICENSE# C-3498	SURVEYED: JP	APPROVED: MWB
		DRAWN: JGG/MAH	DATE: 04/10/18
		CHECKED: MWB	SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 04-10-18



- LEGEND**
- R/W = RIGHT-OF-WAY
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - C/L = CENTERLINE
 - DB = DEED BOOK
 - NPS = NO POINT SET
 - EPKN = EXISTING PARKER KALON NAIL
 - - - = NOT TO SCALE

Y:\DRAWINGS\17-111_HTF_REZONING.dwg Tue, Apr 10, 2018-12:05pm MHERREJON

FINAL

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-12

Applicant: Happy Trail Farms, LLC

Property Information

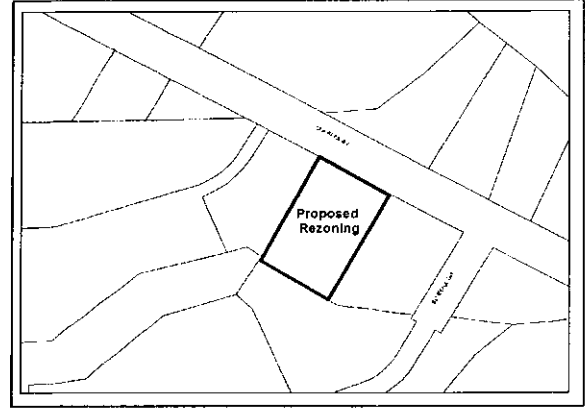
Current Zoning: RA20 (Residential-Agricultural)

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

Current Acreage: 1.322 acres

Location: NC 43, north of Bluebill Drive

Points of Access: NC 43 (Charles Blvd)



Location Map

Transportation Background Information

1.) NC 43 (Charles Blvd)- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane with paved shoulders	4-lane with median
Right of way width (ft)	60	100
Speed Limit (mph)	45	no change
Current ADT:	13,525 (*)	UltimateDesign ADT: 39,700 vehicles/day (**)
Design ADT:	14,300 vehicles/day (**)	
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are sidewalks along NC 43 (Charles Blvd) that service this property.

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: NCDOT project U-5991 will widen NC 43 from SR 1708 (FIRE TOWER ROAD) TO SR 1711 (WORTHINGTON ROAD) to multi lane with median.

Trips generated by proposed use/change

Current Zoning: 48 -vehicle trips/day (*) **Proposed Zoning: 124** -vehicle trips/day (*)

Estimated Net Change: increase of 76 vehicle trips/day (assumes full-build out)
 (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC 43 (Charles Blvd) are as follows:

1.) NC 43 (Charles Blvd) , North of Site (70%): “No build” ADT of 13,525

Estimated ADT with Proposed Zoning (full build) –	13,612
Estimated ADT with Current Zoning (full build) –	13,559
Net ADT change =	53 (<1% increase)

2.) NC 43 (Charles Blvd) , South of Site (30%): "No build" ADT of 13,525

Estimated ADT with Proposed Zoning (full build) – 13,562

Estimated ADT with Current Zoning (full build) – 13,539**Net ADT change = 23 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 124 trips to and from the site on NC 43 (Charles Blvd), which is a net increase of 76 additional trips per day.

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

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	c. Wayside market for farm products produced on-site
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility

	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory sales
	m. Beekeeping; major use
	n. Solar energy facility
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
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. Recording studio
	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)
	bb. Civic organizations
	cc. Trade or business organizations
(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		
OR (OFFICE-RESIDENTIAL) - SPECIAL USES		
(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

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.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	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	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 (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

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



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Pitt County Committee of 100, Incorporated to rezone a total of 3.42 acres located near the northwestern corner of the intersection of Old Creek Road and Sugg Parkway from RA20 (Residential-Agricultural) and PIU (Planned Unoffensive Industry) to PIU (Planned Unoffensive Industry) for Tract 1 and IU (Unoffensive Industry) for Tract 2

Explanation: **Abstract:** The City has received a request from Pitt County Committee of 100, Incorporated to rezone a total of 3.42 acres located near the northwestern corner of the intersection of Old Creek Road and Sugg Parkway from RA20 (Residential-Agricultural) and PIU (Planned Unoffensive Industry) to PIU (Planned Unoffensive Industry) for Tract 1 and IU (Unoffensive Industry) for Tract 2.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 1, 2018.
On-site sign(s) posted on May 1, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 22, 2018.
Public hearing legal advertisement published on June 4 and 11, 2018.

Comprehensive Plan:

Policy 4.1.3. Support the Economic Base

Continue to support and offer resources for existing businesses seeking to expand in Greenville. Attract and retain companies within target sectors that benefit from clustering.

In particular:

- Back office and data centers
- Digital media/software/simulation
- Pharmaceutical manufacturing

- Medical device manufacturing
- Advanced manufacturing

The Future Land Use and Character Map recommends industrial/logistics (IL) at the northwestern corner of the intersection of Old Creek Road and Sugg Parkway. Potential conservation/open space (PCOS) is recommended along the western right-of-way of Sugg Parkway to act as a buffer between the industrial-zoned area and the current and recommended residential uses.

Industrial/Logistics

Area is characterized by warehouses and light manufacturing operations and related 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 highly-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.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on the analysis comparing the existing zoning (141 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 80 trips to and from the site on Sugg Parkway, which is a net decrease of 61 less 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.

History/Background:

In 1983, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned to its current zoning. The subject property is located in the Recognized Industrial Area and is part of the Indigreen Subdivision, Section 5, Lot 10.

Present Land Use:

Vacant

Water/Sewer:

Water is available in the right-of-way of Sugg Parkway. Sanitary sewer is not currently available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: PIU - Vacant (under common ownership of applicant)
South: RA20 - Vacant
East: RA20 - Vacant (under common ownership of applicant)
West: PIU - Vacant (under common ownership of applicant)

Density Estimates:

Tract 1

Due to the size of the tract, it is not developable.

Tract 2

Under the current zoning, the site could accommodate 17,400 square feet of pharmaceutical manufacturing.

Under the proposed zoning, staff anticipates the site to accommodate a utility substation.

The anticipated build-out time is within one (1) year.

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.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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 May 15, 2018 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.

ATTACHMENTS:

- ▣ **Ordinance_-_Pitt_Co_Comm_of_100_1080615**
- ▣ **Minutes_-_Pitt_Co_Comm_of_100_1080604**
- ▣ **Attachments**

ORDINANCE NO. 18-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 14th day of June, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance 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 160A-383, 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 4.1.3 support the economic base; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, 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 designation and is located in the Recognized Industrial Area;

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to PIU (Planned Unoffensive Industry).

TO WIT: Pitt County Committee of 100, Inc. (Tract 1)

LOCATION: Located near the northwestern corner of the intersection of Old Creek Road and Sugg Parkway.

DESCRIPTION: All that certain tract or parcel of land lying and being situated in Pactolus Township, Pitt County, North Carolina, bounded on the south by Gary L. Warren Revocable Trust, on the west by Sullivan Drive (SR 1613), on the north and east by Sugg Parkway (SR 1612) and being described by metes and bounds as follows:

BEGINNING AT A POINT in the eastern right-of-way of Sullivan Drive (SR 1613), said point being the southwestern corner of Lot 1, Section V, Indigreen Subdivision recorded in Map Book 82 Page 28; thence with the eastern right-of-way of Sullivan Drive (SR 1613) the following four (4) calls: (1) N 30°09'44" E 624.84 feet to an existing iron pipe; (2) N 30°09'44" E 184.10 feet to an existing iron pipe; (3) N 41°26'08" E 638.48 feet to an existing iron pipe; (4) with a curve to the right, having an arc length of 45.84 feet, a radius of 30.00 feet, and a chord bearing and distance of N 85°12'28" E 41.51 feet to an existing iron pipe in the southern right-of-way of Sugg Parkway; thence with the southern right-of-way of Sugg Parkway the following seven (7) calls: (1) with a reverse curve to the left, having an arc length of 220.15 feet, a radius of 650.00 feet, and a chord bearing and distance S 60°43'21" E 219.10 feet to an existing iron pipe; (2) S 70°25'31" E 600.75 feet to an existing iron pipe; (3) with a curve to the right, having an arc length of 504.81 feet, a radius of 450.00 feet, and a chord bearing and distance of S 38°17'17" E 478.75 feet to an existing iron pipe; (4) S 06°09'03" E 400.74 feet to an existing iron pipe; (5) with a curve to the right having an arc length of 212.01 feet, a radius of 450.00 feet, and a chord bearing and distance of S 07°20'47" W 210.06 feet to an existing iron pipe; (6) S 20°50'37" W 242.46 feet to an existing iron pipe; (7) with a curve to the left, having an arc length of 124.75 feet, a radius of 550.00 feet, and a chord bearing and distance of S 14°20'46" W 124.48 feet to a point; thence leaving the Sugg Parkway right-of-way with new zoning line N 76°12'21" W 306.91 feet to a point; thence S 13°51'27" W 336.24 feet to a point in the northern property line of the Gary L. Warren Revocable Trust recorded in Deed Book 2953 Page 429 and Deed Book 999 Page 36; thence with the Gary L. Warren Revocable Trust the following four (4) calls: (1) N 68°07'11" W 322.62 feet to an existing iron pipe; (2) N 86°08'48" W 300.00 feet to a point being witnessed by a disturbed iron pipe; (3) N 56°02'57" W 1,003.75 feet to an existing iron pipe; (4) N 55°53'51" W 15.91 feet to the **Point of Beginning**, containing 55.16 acres more or less and being that portion of Lot 1, Section V, Indigreen Subdivision, 54.77 acres zoned PIU to remain PIU and 0.39 acres zoned RA20 to be rezoned to PIU, and being shown on a drawing by Rivers and Associates, Inc., drawing number Z-2634, dated March 28, 2018, entitled Rezoning Map for Indigreen Subdivision, Section V, which by reference is made a part hereof.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) and PIU (Planned Unoffensive Industry) to IU (Unoffensive Industry).

TO WIT: Pitt County Committee of 100, Inc. (Tract 2)

LOCATION: Located near the northwestern corner of the intersection of Old Creek Road and Sugg Parkway.

DESCRIPTION: All that certain tract or parcel of land lying and being situated in Pactolus Township, Pitt County, North Carolina, bounded on the south by Gary L. Warren Revocable Trust, on the west and north by Indigreen Subdivision Section V Lot 1, on the east by Sugg Parkway and being described by metes and bounds as follows:

Beginning at an existing iron pipe in the western right-of-way of Sugg Parkway, said point being the southeastern corner of Lot 1, Section V, Indigreen Subdivision recorded in Map Book 82 Page 28 and common to property the Gary L. Warren Revocable Trust recorded in Deed Book 2953 Page 429 and Deed Book 999 Page 36; thence with the Gary L. Warren Revocable Trust the following three (3) calls: (1) S 88°54'57" W 3.25 feet to an existing iron pipe; (2) S 88°54'57" W 170.81 feet to a disturbed iron pipe; (3) N 68°07'11" W 302.35 feet to a point; thence with a new zoning line N 13°51'27" E 336.24 feet to a point; thence S 76°12'21" E 306.91 feet to a point in the western right-of-way of Sugg Parkway; thence with the western right-of-way of Sugg Parkway two (2) calls: (1) with a curve to the left having an arc length of 188.96 feet, a radius of 550.00 feet, and a chord bearing and distance of S 01°59'39" E 188.04 feet to a point; (2) with a curve to the left having an arc length of 188.96 feet, a radius of 550.00 feet, and a chord bearing and distance of S 21°40'46" E 188.04 feet to the Point of Beginning, containing 3.03 acres more or less and being that portion of Lot 1, Section V, Indigreen Subdivision, 2.97 acres zoned PIU to be rezoned IU and 0.06 acres zoned RA20 to be rezoned to IU, and being shown on a drawing by Rivers and Associates, Inc., drawing number Z-2634, dated March 28, 2018, entitled Rezoning Map for Indigreen Subdivision, Section V, which by reference is made a part hereof.

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

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

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

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1080615

Excerpt from the DRAFT Planning & Zoning Commission Minutes (05/15/2018)

ORDINANCE REQUESTED BY PITT COUNTY COMMITTEE OF 100, INCORPORATED TO REZONE A TOTAL OF 3.42 ACRES LOCATED NEAR THE NORTHWESTERN CORNER OF THE INTERSECTION OF OLD CREEK ROAD AND SUGG PARKWAY FROM RA20 (RESIDENTIAL-AGRICULTURAL) AND PIU (PLANNED UNOFFENSIVE INDUSTRY) TO PIU (PLANNED UNOFFENSIVE INDUSTRY) FOR TRACT 1 AND IU (UNOFFENSIVE INDUSTRY) FOR TRACT 2 - APPROVED

Ms. Gooby delineated the property. It is located on Sugg Parkway near its intersection with Old Creek Road. The property is located in the Recognized Industrial Area. The request is for two tracts for a total of 3.42 acres. The area is largely vacant and industrial uses. An increase in traffic is not anticipated. This area was incorporated into the City's ETJ as part of a large-scale ETJ extension and was zoned to its current zoning. The property has been subdivided into large tracts. The main difference between the PIU and IU zoning is the minimum lot size. Under the PUI zoning, the minimum lot size is five acres. The minimum lot size under the IU zoning is three acres. The intent of Tract 1 is to clean up zoning lines to match property lines. The Future Land Use and Character Map recommends industrial/logistics (IL) at the northwestern corner of the intersection of Old Creek Road and Sugg Parkway. Potential conservation/open space (PCOS) is recommended along the western right-of-way of Sugg Parkway to act as a buffer between the industrial-zoned area and the current and recommended residential uses. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Chairman King opened the public hearing.

Mr. Dwight Vernelson, Rivers and Associates, representative of the applicant, spoke in favor of the request.

Mr. Robert V. Parker, 220 Old Creek Road, spoke in opposition. He stated that recently a turn lane was added off of Old Creek Road to Sugg Parkway. Because of this work, it has increased the slope of his driveway and he can't mow that area. Representatives from Rivers and Associates and S.T. Wooten have visited his property. This has hurt his property value and he can barely get his boat out of his driveway. Mr. Parker asked his comments be sent to the Pitt County Committee of 100 (applicant).

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Overton, seconded by Mr. Schrade, 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.

Pitt County Committee of 100, Inc.

Tract 1

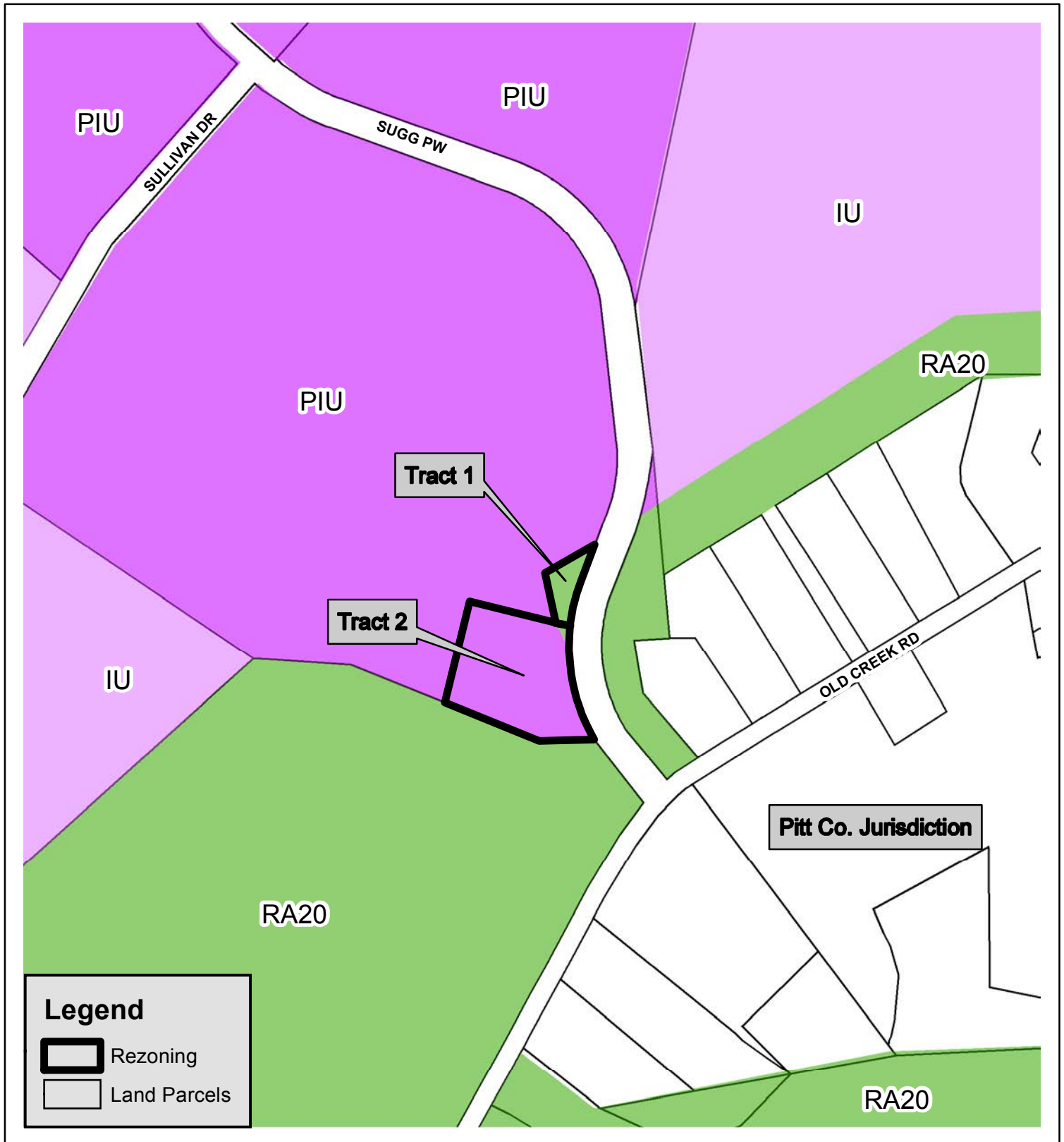
From: RA20 To: PIU

Tract: 2

From: RA20 and PIU To: IU

Total Acres: 3.42

May 1, 2018



Pitt County Committee of 100, Inc.

Tract 1

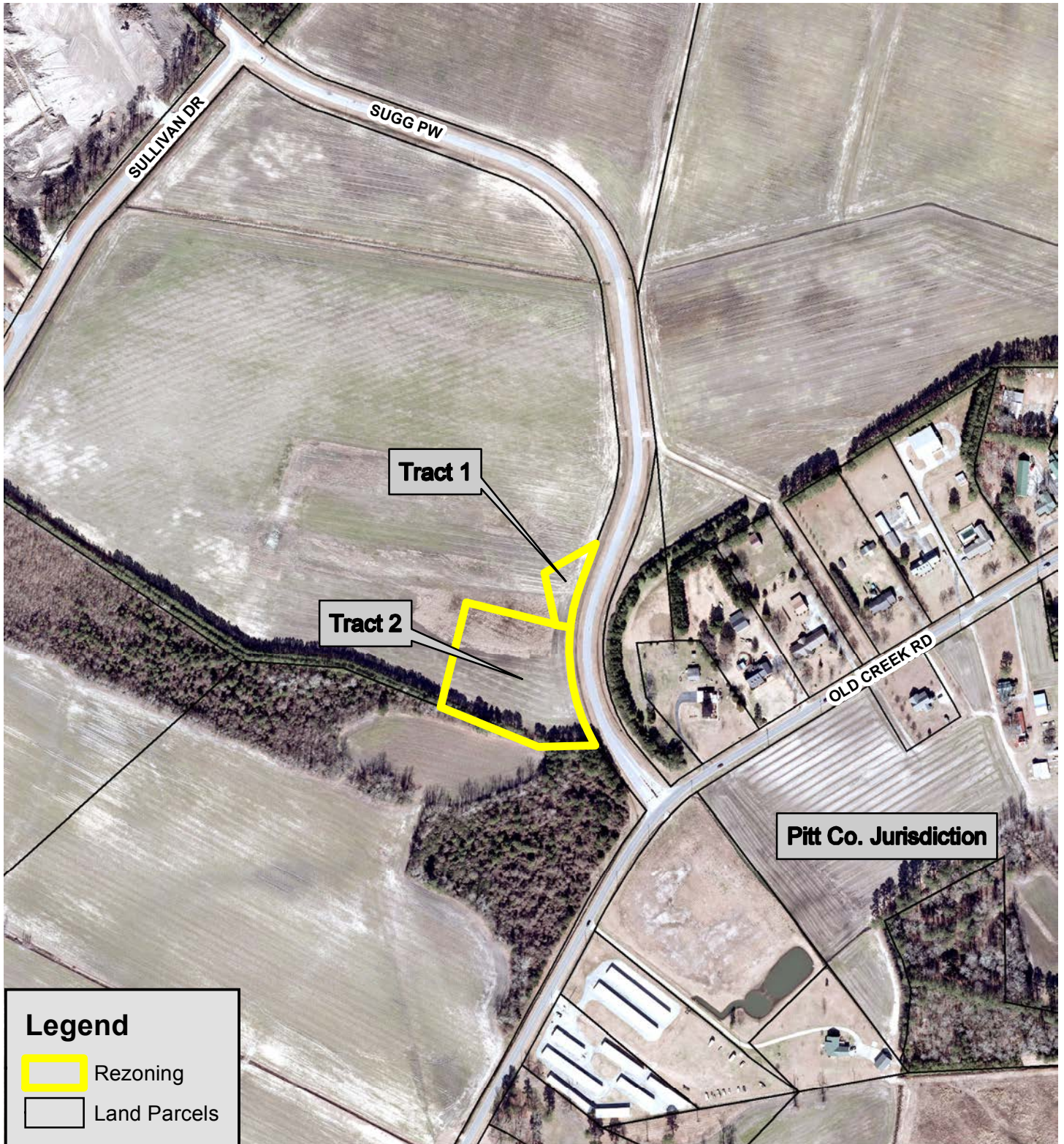
From: RA20 To: PIU

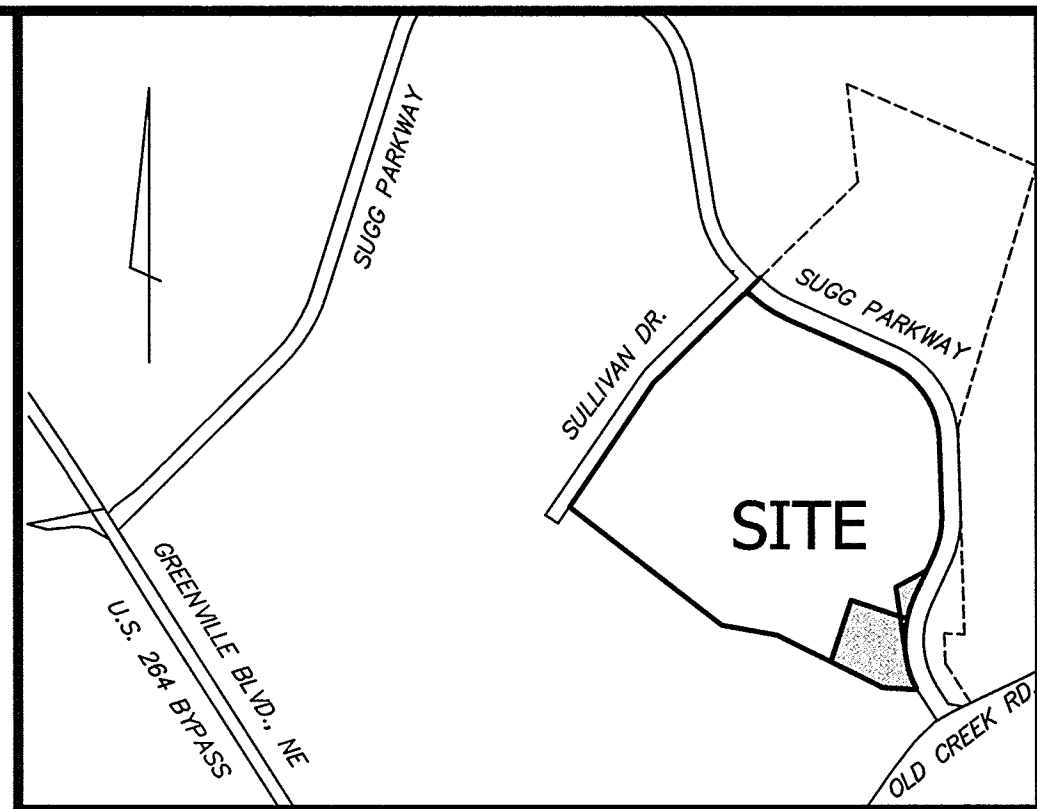
Tract: 2

From: RA20 and PIU To: IU

Total Acres: 3.42

May 1, 2018





VICINITY MAP SCALE: 1" = 1000'

LEGEND:

TOTAL	(T.)
TYPICAL	TYP.
RIGHT OF WAY	R/W
DEED BOOK	D.B.
PAGE	PG.
MAP BOOK	M.B.
PAVEMENT	PVMT
NOW OR FORMERLY	N/F
PARCEL NUMBER	P.N.
PLANNED UNOFFENSIVE INDUSTRY	PIU ZONING
UNOFFENSIVE INDUSTRY	IU ZONING
LOT/BLOCK NUMBER	(A) (B)
PROPERTY LINE	---
REZONING LINE	---
ADJACENT OWNER LINE	---
RIGHT OF WAY LINE	---

REFERENCE:

M.B. 82 PG. 28
M.B. 81 PG. 110
D.B. 2528, PG. 184
D.B. 926, PG. 766
D.B. 932, PG. 734
D.B. 878, PG. 216
D.B. H-47, PG. 663
D.B. 3256, PG. 25
M.B. 51, PG. 131
M.B. 34, PG. 160
M.B. 50, PG. 163
D.B. 0-49, PG. 403
D.B. 219, PG. 754
D.B. F53, PG. 182
D.B. 2953, PG. 429
D.B. 0-49, PG. 411
M.B. 30, PG. 57
M.B. 70, PG. 10
RIVERS DRAWING Z-439
RIVERS DRAWING W-2328
RIVERS DRAWING FP-416
RIVERS DRAWING FP-416-2

REZONED AREA:

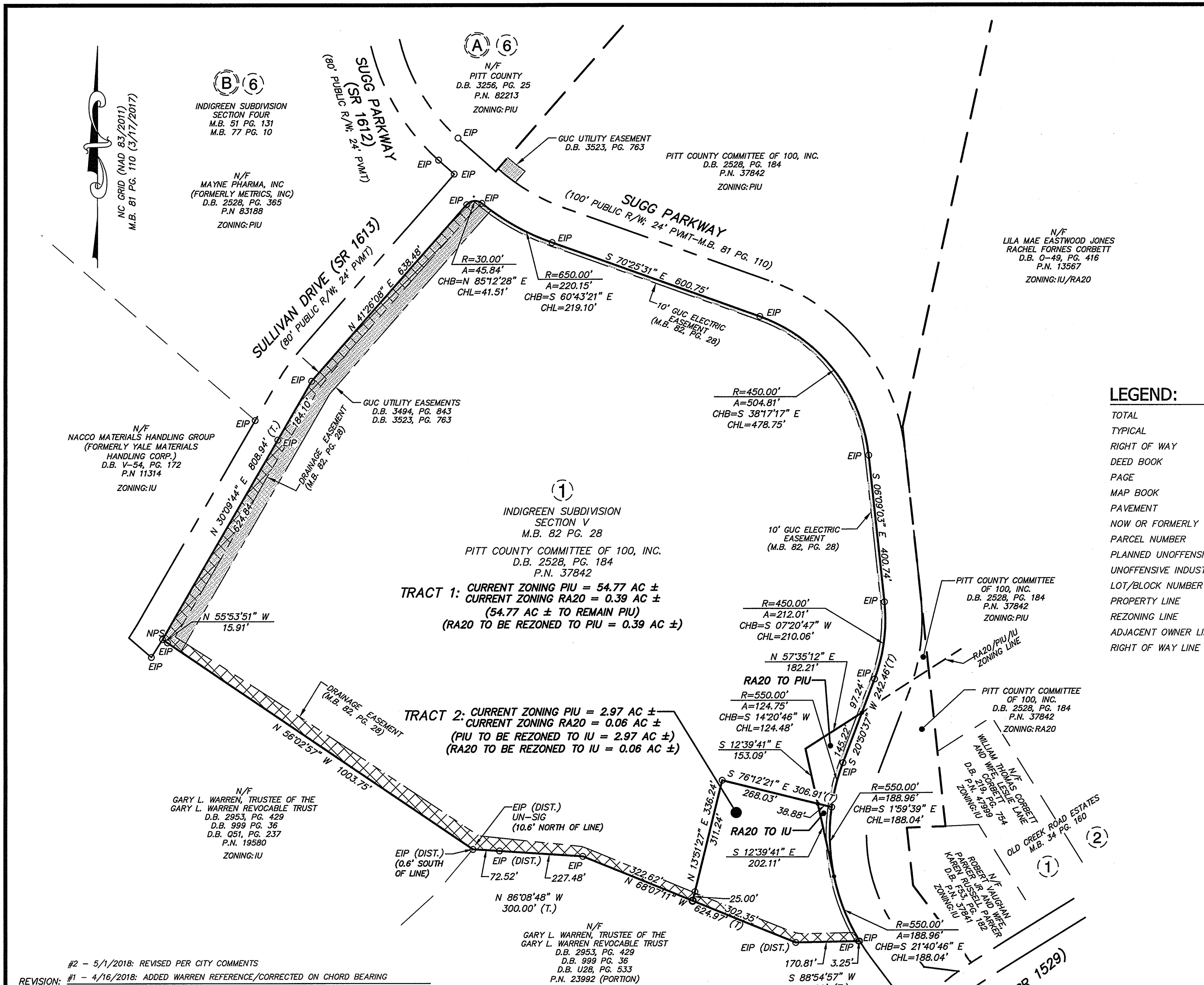
RA20 TO PIU:	17,034 SF ± (0.39 ACRES ±)
PIU TO IU:	129,648 SF ± (2.97 ACRES ±)
RA20 TO IU:	2,503 SF ± (0.06 ACRES ±)
TOTAL:	149,185 SF ± (3.42 ACRES ±)

OWNER:

PITT COUNTY COMMITTEE OF 100, INC.
 P.O. BOX 1714
 GREENVILLE, N.C. 27835
 PHONE: (252) 752-4101

NOTES:

- 1) AREA DETERMINED BY COORDINATES.
- 2) ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
- 3) NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
- 4) THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
- 5) EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND INPUT FROM THE CITY OF GREENVILLE.
- 6) BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN, IN PART, FROM A FIELD SURVEY PERFORMED BY RIVERS AND ASSOCIATES, INC. BASED ON FROM DEEDS AND MAPS REFERENCED HEREON.
- 7) ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.



TRACT 1: CURRENT ZONING PIU = 54.77 AC ±
 CURRENT ZONING RA20 = 0.39 AC ±
 (54.77 AC ± TO REMAIN PIU)
 (RA20 TO BE REZONED TO PIU = 0.39 AC ±)

TRACT 2: CURRENT ZONING PIU = 2.97 AC ±
 CURRENT ZONING RA20 = 0.06 AC ±
 (PIU TO BE REZONED TO IU = 2.97 AC ±)
 (RA20 TO BE REZONED TO IU = 0.06 AC ±)

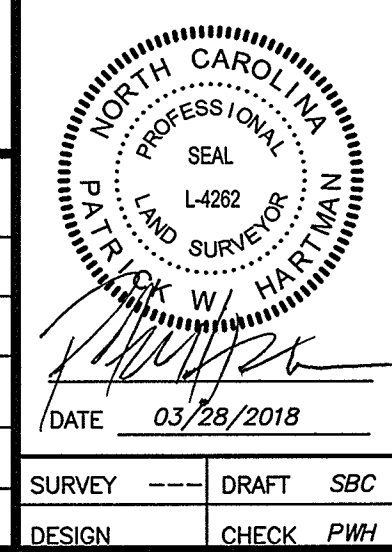
#2 - 5/1/2018: REVISED PER CITY COMMENTS
 REVISION: #1 - 4/16/2018: ADDED WARREN REFERENCE/CORRECTED ON CHORD BEARING

REZONING MAP FOR:
PITT COUNTY COMMITTEE OF 100, INC.
 PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER **PITT COUNTY COMMITTEE OF 100, INC.**
 ADDRESS P.O. BOX 1714 GREENVILLE, NC 27835
 PHONE (252)-752-4101

Rivers & ASSOCIATES, INC.
 NC License: F-0334
 107 East Second Street
 Greenville, NC 27858
 (252) 752-4195
 Since 1918

SURVEYED	DATE
DRAWN	3/28/2018
CHECKED	SCALE
APPROVED	1" = 200'
DATE	
3/28/2018	
SURVEY	DRAFT
DESIGN	CHECK



CERTIFICATION
 I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY BY ME ON MAY 2017 AND OR MAPS AS REFERENCED HEREON, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d, THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF MARCH, 2018.

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



EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	c. Wayside market for farm products produced on-site
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility

o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PIU (PLANNED UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
b.	City of Greenville municipal government building or use (see also section 9-4-103)

	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	e.	Kennel (see also section 9-4-103)
	f.	Stable; horse only (see also section 9-4-103)
	g.	Stable; per definition (see also section 9-4-103)
	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant;
	gg.	Vocational rehabilitation center
	nn.	Industrial laundries
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	cc.	Farm supply and commercial implement sales
	dd.	Industrial implement, machinery or tool sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	a.	Wholesale; durable and nondurable goods, not otherwise listed

	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction		
	b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	a.	Railroad freight or distribution and/or passenger station
	d.	Truck terminal or distribution center
	e.	Parcel delivery service
	f.	Ambulance service
	g.	Airport and related activities; private
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	a.	Ice plant and freezer lockers
	b.	Dairy; production, storage, and shipment facilities
	c.	Bakery; production, storage, and shipment facilities
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	j.	Moving and storage; including outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	p.	Tobacco redrying or processing plant
	s.	Manufacture of nonhazardous products; general, including nonhazardous
	t.	Manufacture of nonhazardous medical supplies or medical products,
	v.	Bottling or packing plant for nonhazardous materials or products
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and
(15) Other Activities (not otherwise listed - all categories) - None		
PIU (PLANNED UNOFFENSIVE INDUSTRY) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	k. Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	l. Convention center; private
	s(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair	
	a. Major repair; as an accessory or principal use
(10) Retail Trade	
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
	d. Stone or monument cutting, engraving
	o. Feed and grain elevator, mixing, redrying, storage or sales facility
	u. Tire recapping or retreading plant
	y. Recycling collection station or facilities
	z. Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed
PROPOSED ZONING	
IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	d. Off-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use

	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
	e.	County government operation center
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	d.	Farmers market
	e.	Kennel (see also section 9-4-103)
	f.	Stable; horse only (see also section 9-4-103)
	g.	Stable; per definition (see also section 9-4-103)
	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	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)
	bb.	Civic organizations
	gg.	Vocational rehabilitation center
	mm.	Commercial laundries; linen supply
	nn.	Industrial laundries
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van

	d. Upholsterer; furniture
	f. Appliance; household and office equipment repair
	h. Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
	b. Gasoline or automotive fuel sales; accessory or principal use, retail
	h. Restaurant; conventional
	i. Restaurant; fast food
	cc. Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	a. Wholesale; durable and nondurable goods, not otherwise listed
	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
	b. Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
	a. Railroad freight or distribution and/or passenger station
	d. Truck terminal or distribution center
	e. Parcel delivery service
	f. Ambulance service
	g. Airport and related activities; private
	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
	a. Ice plant and freezer lockers
	b. Dairy; production, storage, and shipment facilities
	c. Bakery; production, storage, and shipment facilities
	d. Stone or monument cutting, engraving
	g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h. Engraving; metal, glass or wood
	j. Moving and storage; including outside storage
	k. Mini-storage warehouse, household; excluding outside storage
	l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m. Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	o. Feed and grain elevator, mixing, redrying, storage or sales facility
	p. Tobacco redrying or processing plant

	s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
	u.	Tire recapping or retreading plant
	v.	Bottling or packing plant for nonhazardous materials or products
	y.	Recycling collection station or facilities
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None		
IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
	o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	k.	Sand mining(see also item (5)j)
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	e.	Miniature golf or putt-putt course
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	k.	Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	o.	Church or place of worship (see also section 9-4-103)
	s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	g.	Mobile home sales including accessory mobile home office
(12) Construction - None		

(13) Transportation	
	c. Taxi or limousine service
(14) Manufacturing/Warehousing	
	z. Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed

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.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	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	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 (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

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



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item:

Ordinance requested by 101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC to rezone a total of 3.9174 acres located at the southwestern corner of the intersection of East 10th Street and Elm Street from R9 (Residential [Medium Density]) to OR (Office-Residential [High Density Multi-family])

Explanation:

Abstract: The City has received a request from 101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC to rezone a total of 3.9174 acres located at the southwestern corner of the intersection of East 10th Street and Elm Street from R9 (Residential [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 1, 2018.

On-site sign(s) posted on May 1, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 22, 2018.

Public hearing legal advertisement published on June 4 and 11, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends residential, high density (HDR) at the southwestern corner of the intersection of East 10th Street and Elm Street transitioning to university/institutional (UI) to the west. Further, potential conservation/open space (PCOS) is recommended along Green Mill Run.

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable

pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/Civic (churches and schools)

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 (PWD- Engineering Division):

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 333 trips to and from the site on East 10th Street, which is a net increase of 304 additional trips per day.

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

History/Background:

In 1969, the subject property was in the city limits and zoned R9.

Present Land Use:

Three (3) single-family residences.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject properties are impacted by the 100-year flood plain and floodway associated with Green Mill Run.

Surrounding Land Uses and Zoning:

North: R9S - Four (4) single-family residences

South: OR - Drew Steele Center and East Carolina University parking lot; R9 - City-owned property

East: OR - Kappa Delta Sorority

West: OR - Alpha Phi Sorority

Density Estimates:

Currently, there are three (3) single-family residences located on-site.

Under the proposed zoning, the site could accommodate 45-50 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out time is within 1-2 years.

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.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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 5:3 to deny the request at its May 15, 2018 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.



ATTACHMENTS:

- ❑ **Ordinance - 101010, LLC et al 1080691**
- ❑ **Minutes - 101010 LLC et al 1080606**
- ❑ **Attachments**

ORDINANCE NO. 18-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 14th day of June, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance 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 160A-383, 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 provisions of North Carolina General Statute 160A-383, 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 designation and is located in a Preferred Growth Area;

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

Section 1. That the following described territory is rezoned from R9 (Residential) to OR (Office-Residential).

TO WIT: 101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC properties

LOCATION: Located at the southwestern corner of the intersection of East 10th Street and Elm Street.

DESCRIPTION: Being those certain tracts or parcels of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, being collectively bounded on the north by NCSR 1598 (Tenth Street), on the east by Elm Street, on the south by the properties of the City of Greenville and by the property of East Carolina University, on the west by the property of Delta Alpha Chapter of Alpha Phi, Inc. and being more particularly described as follows:

BEGINNING at a concrete monument located on the southern right-of-way of NCSR 1598 (Tenth Street) at the northwest end of the sight distance right-of-way which connects to the western right-of-way of Elm Street; said point having NC grid coordinates of N= 206823.136 meters and E= 758294.491 meters (NAD 83/2001) and being located N 51°46'40" E 1,974.14 feet from NC Geodetic Survey Monument "Hall" having NC grid coordinates of N= 206450.883 meters and E= 757821.820 meters (NAD 83/2001); thence from said beginning point so established along and with the aforementioned sight distance right-of-way line S 35°27'46" E 28.31 feet to an existing concrete monument on the western right-of-way of Elm Street; thence with the western right-of-way of Elm Street S 09°46'40" W 162.92 feet to an existing iron pipe at the northeast corner of the property of the City of Greenville known as Tax Parcel 35887; thence with said City of Greenville northern property line N 79°48'55" W 134.63 feet to an existing concrete monument on the east line of the property of Cook RE Holdings, LLC as described in Deed Book 3608, Page 147 of the Pitt County Registry; thence with the east line of said Cook RE Holdings, LLC property and the west line of said City of Greenville property known as Parcel 35887, S 09°50'08" W 234.76 feet to a point in the center of Green Mill Run on the north line of the property of the City of Greenville known as Tax Parcel 28987; thence with the center of Green Mill Run and the north line of said City of Greenville property the following courses and distances; N 89°24'34" W 36.67 feet to a point, S 69°56'14" W 47.64 feet to a point, and N 79°43'04" W 53.48 feet to a point at the southeast corner of the property of Delta Alpha East, LLC as described in Deed Book 3073, Page 243 of the Pitt County Registry; thence continuing with the center of Green Mill Run along and with the south line of said Delta Alpha East, LLC, the north line of the aforementioned City of Greenville Parcel 28987 and with the north line of the property of East Carolina University known as Pitt County Tax Parcel 28884 the following courses and distances: N 75°10'21" W 23.34 feet, N 63°53'26" W 22.48 feet, N 50°45'16" W 64.11 feet, N 68°09'34" W 35.19 feet, N 42°13'10" W 26.54 feet, N 36°35'41" W 39.35 feet, N 27°27'53" W 37.76 feet and N 38°31'39" W 25.59 feet to a point at the southeast corner of the property of Delta Alpha Chapter of Alpha Phi, Inc. as recorded in Deed Book J-34, Page 110 of the Pitt County Registry, thence leaving the center of Green Mill Run and with the eastern line of said Delta Alpha Chapter of Alpha Phi, Inc. property N 09°23'09" E 304.67 feet to an existing iron pipe on the southern right-of-way of NCSR 1598 (Tenth Street); thence along the southern right-of-way of NCSR 1598 (Tenth Street) S 80°36'51" E 225.08 feet to a point at

the northwest corner of the aforementioned property of Cook RE Holdings, LLC, said northwest corner being located S 09°20'13" W 0.36 feet from an existing iron pipe; thence continuing with the southern right-of-way of NCSR 1598 (Tenth Street) and with the north line of the property of Cook RE Holdings, LLC S 80°34'02" E 134.84 feet to an existing concrete monument at the northwest corner of the aforementioned property of 101010, LLC; thence continuing with the southern right-of-way of NCSR 1598 (Tenth Street) and the north line of the property of 101010, LLC S 80°40'11" E 114.34 feet to the POINT OF BEGINNING containing 3.9174 acres and being further known as Pitt County Tax Parcel Numbers 07071, 23480 and 03379 as described in Deed Book 3542, Page 748, Deed Book 3608, Page 147 and Deed Book 3073, Page 243 of the Pitt County Registry. All distances are horizontal field distances, no grid factor applied. The combined NC grid factor used for grid coordinate calculations is 0.99989571.

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

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

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

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1080691

Excerpt from the DRAFT Planning & Zoning Commission Minutes (05/15/2018)

ORDINANCE REQUESTED BY 101010, LLC, COOK RE HOLDINGS, LLC AND DELTA ALPHA EAST, LLC TO REZONE A TOTAL OF 3.9174 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF EAST 10TH STREET AND ELM STREET FROM R9 (RESIDENTIAL [MEDIUM DENSITY]) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - DENIED

Ms. Gooby delineated the property. It is located along East 10th at Elm Street. There are three separate parcels with three single-family homes on each parcel, but it is considered as one request. There is multi-family on either side of the subject property. There are single-family homes to the north. The property is impacted by the 100-year floodplain and floodway of Green Mill Run. Staff considered this request as being re-developed as multi-family. An increase of 300 trips per day is anticipated. Under the current zoning, the property could accommodate 40-45 multi-family units. The Future Land Use and Character Map recommends high density residential along 10th Street on both side of Elm Street. The requested OR zoning is part of the high density residential character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Maxwell asked how the property can be developed due to the floodway and floodplain.

Mr. Scott Godefroy, City Engineer, stated that property in the floodplain can be developed but not in the floodway.

Mr. Overton asked the maximum density of the requested zoning.

Ms. Gooby stated 17 multi-family units per acre.

Ms. Leech asked if there would be an increase in run-off from the property if it were re-developed.

Mr. Godefroy stated there would be an increase in run-off but stormwater attenuation is not required at this site since it is located on Green Mill Run. The intent would be for the water to keep flowing directly to the Tar River as to not cause flooding upstream.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. These properties are managed by Rahul Thapar. This request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. It will be compatible with surrounding land uses. There will be minimal impacts on streets. Multi-family is encouraged near the university to allow students to walk to class. Stormwater attenuation is not required.

Mr. Maxwell stated that that back portion of the properties are boggy and the air conditioning units of the center property is elevated. The area easily floods.

Mr. Baldwin stated that the air conditioning unit is elevated because of the requirements of the City's Flood Damage Prevention Ordinance. There are regulations in place for when development happens in floodplain and floodway areas. There are ordinances in place to deal with properties being developed when they are located in flood zones. Any future development on this property will be elevated.

Mr. Mike Barnum, spoke in opposition, showed a copy of the survey and a FEMA map delineating the floodway and floodplains on the properties. He stated the request is not supported by the Horizons Plan Policy 5.4.1 to protect natural features, Policy 5.4.2 retain existing topography, Policy 6.1.1 to protect stream buffers, Policy 6.1.3 to preserve natural infrastructure, and Policy 6.2.4 to limit development in the flood plain. Putting multi-family units in this area is not feasible without putting people in harm's way. It's in violation of the City's Flood Damage Prevention Ordinance. The Watershed Master Plan does not support this rezoning.

Mr. Bill Redding, 601 South Elm Street, spoke in opposition, stated there is an oversaturation of multi-family, and our neighborhood doesn't need the increased noise and traffic. Students will still have cars even if they walk to campus.

Ms. Marti Vainwright, 625 Maple Street, spoke in opposition, owns three properties in this area. She lives in one and rents the other two. Two of her houses have been flooded twice. People are put at risk. There is flash flooding. Maple Street is a residential street that is family-oriented.

Mr. Andrew Morehead, 409 South Harding Street, spoke in opposition, stated high density multi-family close to campus is good. In 1999, a student drowned in Green Mill Run during Hurricane Floyd. He is opposed to putting people at risk. Oil and anti-freeze from the cars goes into Green Mill Run.

Ms. Ann Maxwell, serves on the Environmental Advisory Committee, spoke in opposition, and stated there is a real concern with the Watershed Master Plan and that Green Mill Run is a compromised stream. We are building too close to the stream. Recently, there was a parking lot constructed near Green Mill Run which creates an impervious surface and causes run-off. There is language in the Horizons Plan about developing in the floodplain and floodway. There was a study that we are saturated with multi-family. She is concerned for people that are flooded and have had to use canoes.

Ms. Susan Redding, 601 South Elm Street, spoke in opposition, agrees with the other speakers.

Ms. Reid asked if anyone had met with the neighborhood to discuss the plans.

Ms. Redding stated that no one had met with the neighborhood.

Mr. Ed Johnson, Rotary Avenue, spoke in opposition, stated he walks around the neighborhood. We need to be careful with developing in the flood plain.

Mr. William Hanlon, 1009 E. 10th Street, spoke in opposition, discussed the 2015 rezoning request where the property was acquired for greek housing, but that didn't work out. There is a parking problem. He showed a crime map on the projector. He stated that with multi-family you will have crime.

Mr. Mike Baldwin, spoke in rebuttal, in favor of the request. This request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. The wetlands on the property will act as a buffer and will have riparian buffers as required by the Tar-Pamlico Water Quality Buffers. Floodway is not developable. The City's Flood Damage Prevention Ordinance mitigates development in the floodplain. The Province Apartments hasn't flooded and was built in accordance to the Flood Damage Prevention Ordinance. The subject property is not the same in scale. This property is in the middle of the university area. There are no immediate plans for development of this property.

Ms. Reid asked if anyone met with the neighborhood.

Mr. Baldwin said that there are no immediate plans for development and no need to meet.

Mr. Barnum, spoke in rebuttal, in opposition, the re-write of the Horizons Plan was a huge effort. We should develop in the right place. There are other considerations in the Horizons Plan that we shouldn't develop in this area.

Chairman King closed the public hearing and opened for board discussion.

Mr. Wilson asked about the ordinances that were cited by the citizens.

Ms. Gooby stated the Future Land Use and Character Map is a forecast of what is expected. In this area, there is multi-family on either side of the subject property. The property contains three single-family homes that front a 5-lane street. It would be a natural progression that these particular properties were not going to be used as single-family residences in the future. The requested OR district allow office or high density multi-family, which is why the requested zoning is considered to be part of the high density residential character. As to the policies that were cited, these are policies, goals and statements in the Horizons Plan of what you would like the city to look like and this is represented on the Future Land Use and Character Map. This is why the potential conservation/open space (green) is shown on the map to represent environmental concerns, buffers, etc..., but development is to be expected. The City also has the Flood Damage Prevention Ordinance that is used when properties, in the flood plain or floodways, are developed. This allows for development in these areas along with mitigation. Because a property is located in the flood plain should negate that the property can be developed in a reasonable manner. That is why the City has the Flood Damage Prevention Ordinance. The policies, goals and objectives cited should be used along with the ordinances.

Mr. Leech stated that if this property is re-developed then some of the natural features will be removed.

Motion made by Mr. Maxwell, seconded by Ms. Leech, to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Voting in favor: Maxwell, Wilson, Reid, Collins, and Leech. Voting in opposition: Schrade, Overton, and Joyner. Motion carried to deny.

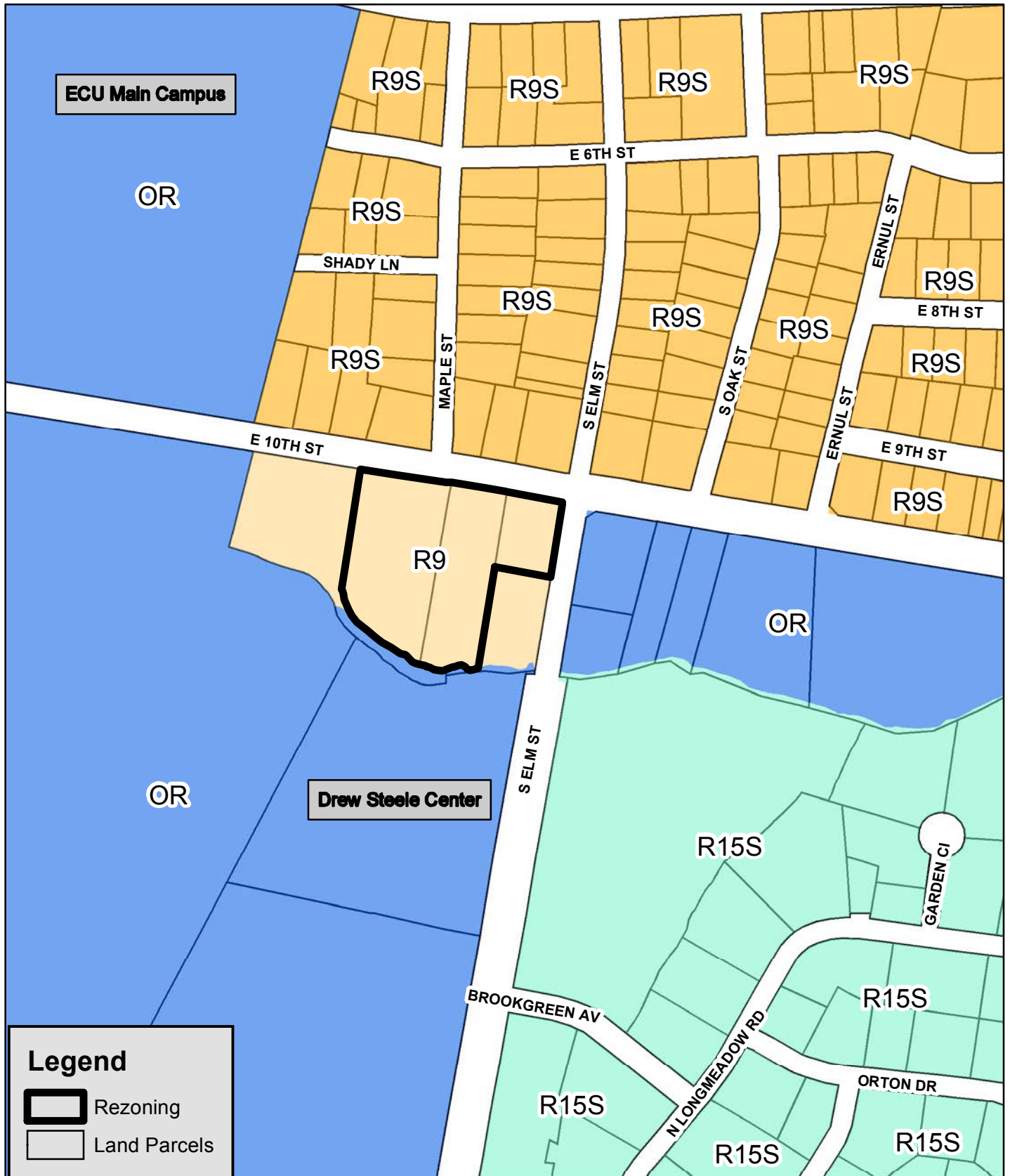
101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC

From: R9

To: OR

Acres: 3.9174

May 1, 2018



Legend

- Rezoning
- Land Parcels

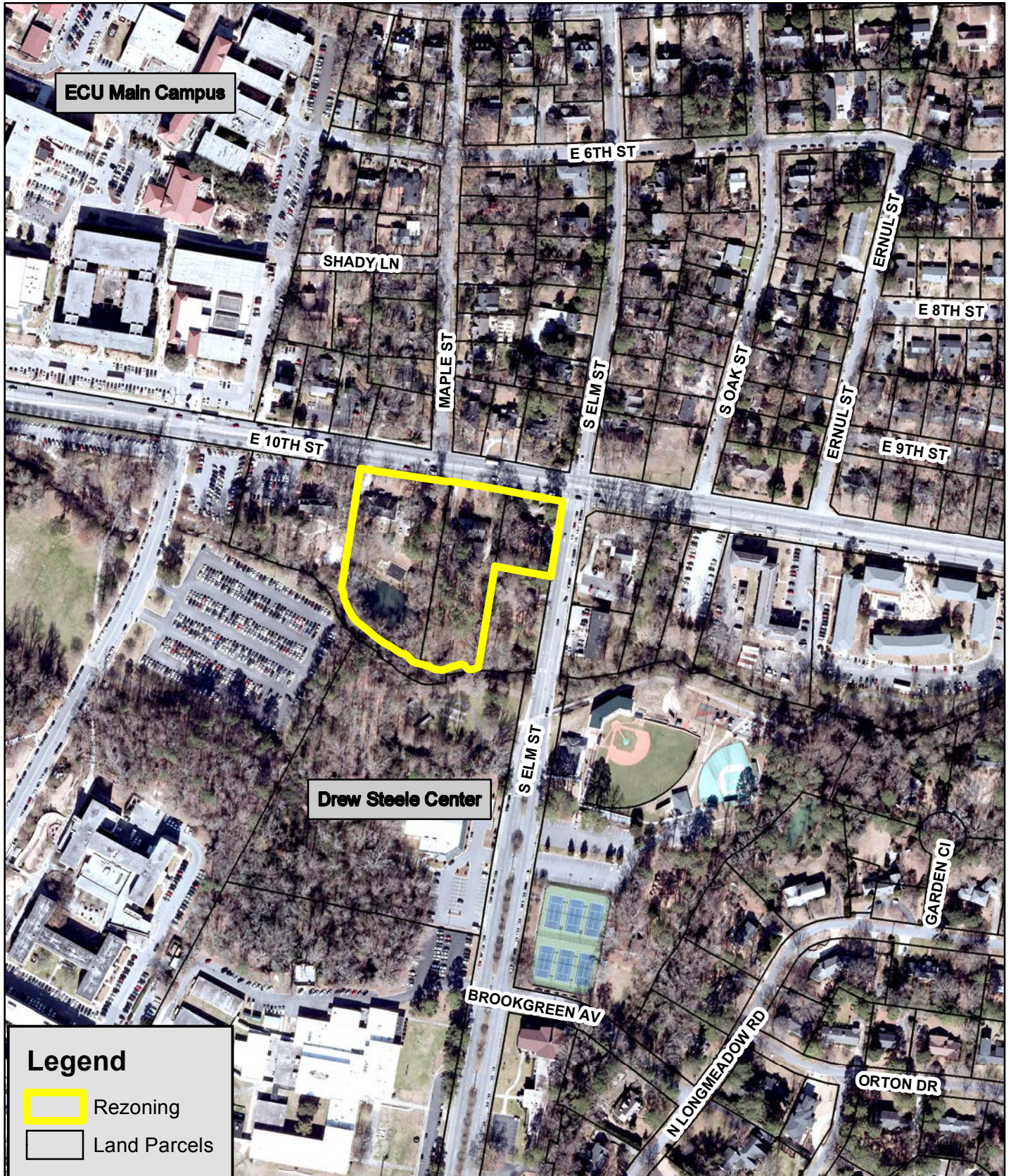
101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC

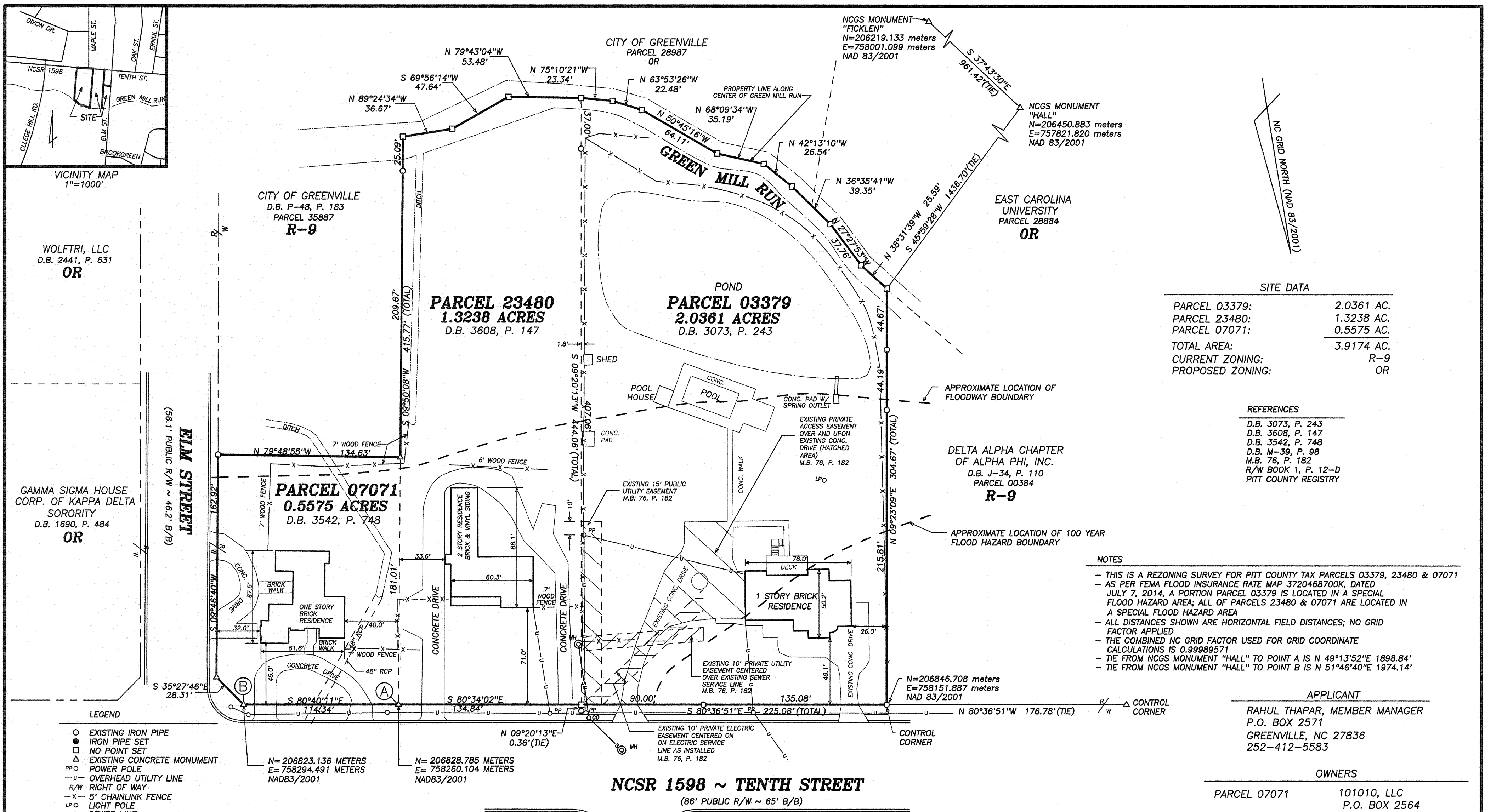
From: R9

To: OR

Acres: 3.9174

May 1, 2018





SITE DATA

PARCEL 03379:	2.0361 AC.
PARCEL 23480:	1.3238 AC.
PARCEL 07071:	0.5575 AC.
TOTAL AREA:	3.9174 AC.
CURRENT ZONING:	R-9
PROPOSED ZONING:	OR

- REFERENCES**
- D.B. 3073, P. 243
 - D.B. 3608, P. 147
 - D.B. 3542, P. 748
 - D.B. M-39, P. 98
 - M.B. 76, P. 182
 - R/W BOOK 1, P. 12-D
 - PITT COUNTY REGISTRY

- NOTES**
- THIS IS A REZONING SURVEY FOR PITT COUNTY TAX PARCELS 03379, 23480 & 07071
 - AS PER FEMA FLOOD INSURANCE RATE MAP 3720468700K, DATED JULY 7, 2014, A PORTION PARCEL 03379 IS LOCATED IN A SPECIAL FLOOD HAZARD AREA; ALL OF PARCELS 23480 & 07071 ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA
 - ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
 - THE COMBINED NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99989571
 - TIE FROM NCGS MONUMENT "HALL" TO POINT A IS N 49°13'52"E 1898.84'
 - TIE FROM NCGS MONUMENT "HALL" TO POINT B IS N 51°46'40"E 1974.14'

APPLICANT
 RAHUL THAPAR, MEMBER MANAGER
 P.O. BOX 2571
 GREENVILLE, NC 27836
 252-412-5583

OWNERS

PARCEL 07071	101010, LLC P.O. BOX 2564 GREENVILLE, NC 27836 252-412-5583
PARCEL 23480	COOK RE HOLDINGS, LLC P.O. BOX 2564 GREENVILLE, NC 27836 252-412-5583
PARCEL 03379	DELTA ALPHA EAST, LLC P.O. BOX 2561 GREENVILLE, NC 27836 252-412-5583

- LEGEND**
- EXISTING IRON PIPE
 - IRON PIPE SET
 - NO POINT SET
 - △ EXISTING CONCRETE MONUMENT
 - PP○ POWER POLE
 - U- OVERHEAD UTILITY LINE
 - R/W RIGHT OF WAY
 - X- 5' CHAINLINK FENCE
 - LPO LIGHT POLE
 - S- SEWER LINE

RYAN JAMES NYQUIST
 D.B. 1640, P. 723
R-9S

CCH ECU LLC
 D.B. 3540, P. 349
R-9S

WILLIAM J. HANLON
 D.B. 3046, P. 528
 PARCEL 19903
R-9S

MJ3, LLC
 D.B. 2786, P. 732
 PARCEL 18578
R-9S

PREM K. SINGLA AND SANTOSH SINGLA
 D.B. 3657, P. 205
 PARCEL 12089
R-9S

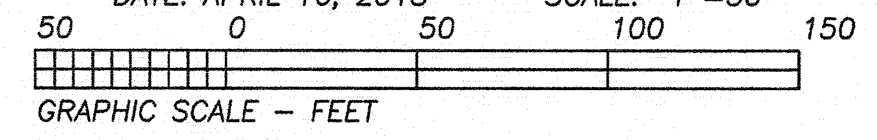
F. JOSEPH GOSSMAN, BISHOP
 D.B. 95, P. 541
 PARCEL 08651
R-9S

F. JOSEPH GOSSMAN, BISHOP
 D.B. E49, P. 555
 PARCEL 07529
R-9S

REZONING SURVEY FOR
101010, LLC; COOK RE HOLDINGS, LLC AND DELTA ALPHA EAST, LLC

DEED BOOK 3542, PAGE 748; DEED BOOK 3608, PAGE 147
 DEED BOOK 3073, PAGE 243
 CITY OF GREENVILLE

GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA
 DATE: APRIL 16, 2018 SCALE: 1"=50'



Spruill & Associates Inc.

2747 East Tenth Street
 Greenville, North Carolina 27858
 (252) 757-1200
 spruill@coastalnet.com

Firm No. C-978

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS IS A SURVEY OF EXISTING PARCELS OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Stephen N. Spruill
 STEPHEN N. SPRUILL, P.L.S. L-2723



STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 21,390; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 2 DAY OF MAY 2018

Stephen N. Spruill
 STEPHEN N. SPRUILL L-2723

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-14

Applicant: 101010, LLC, Cook RE Holdings, LLC and Delta Alpha East, LLC

Property Information

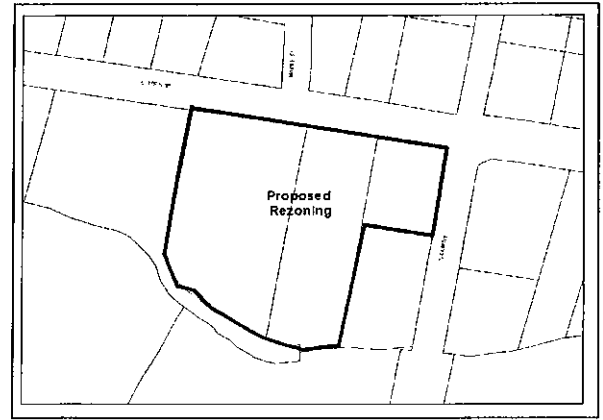
Current Zoning: R9 (Residential [Medium Density])

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

Current Acreage: 3.9174 acres

Location: 10th St, west of Elm St

Points of Access: 10th St



Location Map

Transportation Background Information

1.) 10th St- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	4-lane with median
Right of way width (ft)	85	90
Speed Limit (mph)	35	no change
Current ADT:	21,850 (*)	UltimateDesign ADT: 28,100 vehicles/day (**)
Design ADT:	24,300 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along 10th St that service this property.

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 29 -vehicle trips/day (*) **Proposed Zoning: 333** -vehicle trips/day (*)

Estimated Net Change: increase of 304 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on 10th St are as follows:

1.) 10th St , East of Site (50%): **“No build” ADT of 21,850**

Estimated ADT with Proposed Zoning (full build) – 22,017
 Estimated ADT with Current Zoning (full build) – 21,865
Net ADT change = 152 (<1% increase)

2.) 10th St , West of Site (50%):**"No build" ADT of 21,850**

Estimated ADT with Proposed Zoning (full build) – 22,017

Estimated ADT with Current Zoning (full build) – 21,865

Net ADT change = 152 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 333 trips to and from the site on 10th St, which is a net increase of 304 additional trips per day.

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

CURRENT ZONING	
R9 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(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
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
	* None
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R9 (RESIDENTIAL) - SPECIAL USES	
(1) General	
	* None
(2) Residential	
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)

a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
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. Recording studio
	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)
	bb. Civic organizations
	cc. Trade or business organizations
(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	
OR (OFFICE-RESIDENTIAL) - SPECIAL USES	
(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

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.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	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	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 (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

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



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Jeffrey Daniels and Timothy McCarthy to rezone 0.246 acres located along the southern right-of-way of East 6th Street adjacent to the East Carolina University Main Campus from R9S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from Jeffrey Daniels and Timothy McCarthy to rezone 0.246 acres located along the southern right-of-way of East 6th Street adjacent to the East Carolina University Main Campus from R9S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 1, 2018.

On-site sign(s) posted on May 1, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 22, 2018.

Public hearing legal advertisement published on June 4 and June 11, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends university/institutional (UI) adjacent to the east side of the East Carolina University Main Campus south of East 5th Street, west of Maple Street, and north of East 10th Street transitioning to traditional neighborhood, medium-high density (TNMH).

University/Institutional

Mainly comprised of ECU's Main Campus, surrounding facilities (athletic fields), and the future Millennial Campus. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support campus development as described in A Campus Within Context, A Comprehensive Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary uses:
Institutional/Civic

Secondary uses:
Office
Multi-family residential

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)

Thoroughfare/Traffic Report Summary (PWD - Engineering Division):

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 98 trips to and from the site on East 5th Street, which is a net increase of 84 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 98 trips to and from the site on East 10th Street, which is a net increase of 84 additional trips per day.

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

History/Background:

The subject property has been in the city limits since 1969 and was zoned R9. In 2005, the subject property was rezoned to its current zoning (R9S - single-family only) as part of a large-scale city-initiated rezoning.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R9S - East Carolina University parking lot

South: R9S - One (1) single-family residence

East: R9S - One (1) single-family residence (under common ownership of applicant)

West: OR - East Carolina University Main Campus

Density Estimates:

Under the current zoning, the site could accommodate one (1) single-family residence.

Under the proposed zoning, the site could accommodate a private parking lot containing 25-30 spaces.

The anticipated build-out time is within one (1) year.

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.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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 deny the request at its May 15, 2018 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.

ATTACHMENTS:

- ❑ **Ordinance_-Daniels_and_McCarthy_1080690**
- ❑ **Minutes_-_Jeffrey_Daniels_and_Timothy_McCarthy_1080607**
- ❑ **Attachments**

ORDINANCE NO. 18-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 14th day of June, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance 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 160A-383, 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 provisions of North Carolina General Statute 160A-383, 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 designation and is located in a Preferred Growth Area;

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

Section 1. That the following described territory is rezoned from R9S (Residential-Single-family) to OR (Office-Residential).

TO WIT: Jeffrey Daniels and Timothy McCarthy

LOCATION: Located along the southern right-of-way of East 6th Street adjacent to the East Carolina University Main Campus.

DESCRIPTION: Beginning at a point at the southwestern terminus of East 6th Street. From the above described beginning, so located, running thence as follows:

With the southern right-of-way of East 6th Street, S 72°18'00" E 65.00' and S 69°19'26" E 10.05', thence leaving the southern right-of-way of East 6th Street, S 15°15'47" W 124.70', thence N 81°31'19" W 15.58', thence N 81°44'37" W 72.40', thence N 20°21'00" E 139.64' to the point of beginning containing 0.246 acre.

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

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

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

ADOPTED this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1080690

Excerpt from the DRAFT Planning & Zoning Commission Minutes (05/15/2018)

ORDINANCE REQUESTED BY JEFFREY DANIELS AND TIMOTHY MCCARTHY TO REZONE 0.246 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF EAST 6TH STREET ADJACENT TO THE EAST CAROLINA UNIVERSITY MAIN CAMPUS FROM R9S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - DENIED

Ms. Gooby delineated the property. It is located on East 6th Street adjacent to the ECU Main Campus. Currently, the property is vacant but is adjacent to a single-family home that is also owned by the applicant. There is a university-owned parking lot to the north. There are no environmental concerns. Staff anticipates the property to be developed as a private parking lot of 25-30 spaces. When comparing the site as a single-family residence and a parking lot, a net increase of 84 trips per day is anticipated. The property is zoned residential. The ECU Main campus is zoned OR, which is also the requested zoning. The Future Land Use and Character Map recommends university/institutional for the ECU Main Campus as well as for the area to the east on E. 6th Street. Of the six lots that are shown as university/institutional, half of the lots are already owned by ECU. The remaining lots are privately-owned. This character is shown in this area as a natural progression of the campus. This is the same situation for properties along the northern right-of-way of East 5th Street since ECU owns most of those properties. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. Mr. Daniels intends on putting a parking lot on this lot. He looked at the Future Land Use and Character Map and that is why he purchased the property. A parking lot requires a special use permit. He owns the adjoining property, which is a single-family home that he rents. The request is compatible with the Future Land Use and Character Map. There is a parking lot just across the street from this site.

Ms. Ann Maxwell, spoke in opposition, homeowner in the TRUNA area and was a member of the Comprehensive Plan Committee. This request brought to light that this area of the neighborhood is recommended for university/institutional. Even though she attended 100% of the meetings, she was naïve about the Future Land Use and Character Map. She never saw this on the maps. The ECU parking lot was originally intended as a playground when the property was gifted to ECU by the previous owners of her house. The applicant is the same person who did the parking lot on 10th Street. This will erode our neighborhood.

Ms. Inez Fridley, spoke in opposition, homeowner in TRUNA area and was a member of Comprehensive Plan Committee, she was astonished that university/institutional was recommended for this area. This rezoning allows uses that undercut the neighborhood. This request is in conflict with the text in the Horizons Plan to protect neighborhoods. The applicant is the same person who did the parking lot on 10th Street.

Mr. John Gresham, spoke in opposition, resident of Maple Street, a parking lot will degrade our neighborhood.

Mr. Nathan Maxwell, spoke in opposition, is concerned with the loss of trees. He is speaking for the trees.

Mr. Andrew Morehead, resident of Harding Street, spoke in opposition, stated Maple Street is a quiet street. Adding a parking lot will increase traffic. We need to maintain the character of the neighborhood.

Mr. John Whacker, lives at 6th Street and Elm Street, spoke in opposition, worries that the properties next door could also be developed as a private parking lots.

Mr. Barnum, spoke in opposition, resident of Maple Street, stated a parking lot will turn into an impervious surface and will increase run-off.

Ms. Kara Ameen, spoke in opposition, resident of Harding Street, stated the map should be put back the way it was on the old map.

Ms. Susan Pierce, spoke in opposition, resident of Eastern Street, stated we are not preserving our neighborhoods.

Mr. Ed Johnson, spoke in opposition, was astounded to learn two members of the Comprehensive Plan Committee did not know about this section of the Future Land Use and Character Map. There is an effort to preserve the neighborhood and the map does not support this.

Mr. Mike Baldwin, spoke in rebuttal in favor, stated there is the ECU Main Campus at the end of East 6th Street and a parking lot on the right-hand side of the street. This rezoning would allow a parking lot directly across the street from the existing parking lot. The applicant looked at the Future Land Use and Character Map plan before purchasing the property. He did his due diligence. The map is not a mistake.

Ms. Ann Maxwell, spoke in rebuttal in opposition, this property was owned by Ms. Petterson and when ECU planned buy up the neighborhood, she planted all the trees, greenery and the fence as a buffer to ECU. If the greenery is removed and replaced with gravel for a parking lot, this will cause run-off and further degrade the appearance of the neighborhood.

Chairman King closed the public hearing and opened for board discussion.

Mr. Schrade stated this request could allow other uses than a parking lot. This request does not fit in the neighborhood.

Ms. Leech stated this map is strange in particular to this neighborhood.

Ms. Reid stated there is an issue with the Horizons Plan language. She is concerned more about flooding.

Motion made by Ms. Leach, seconded by Ms. Reid, to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Motion passed unanimously.

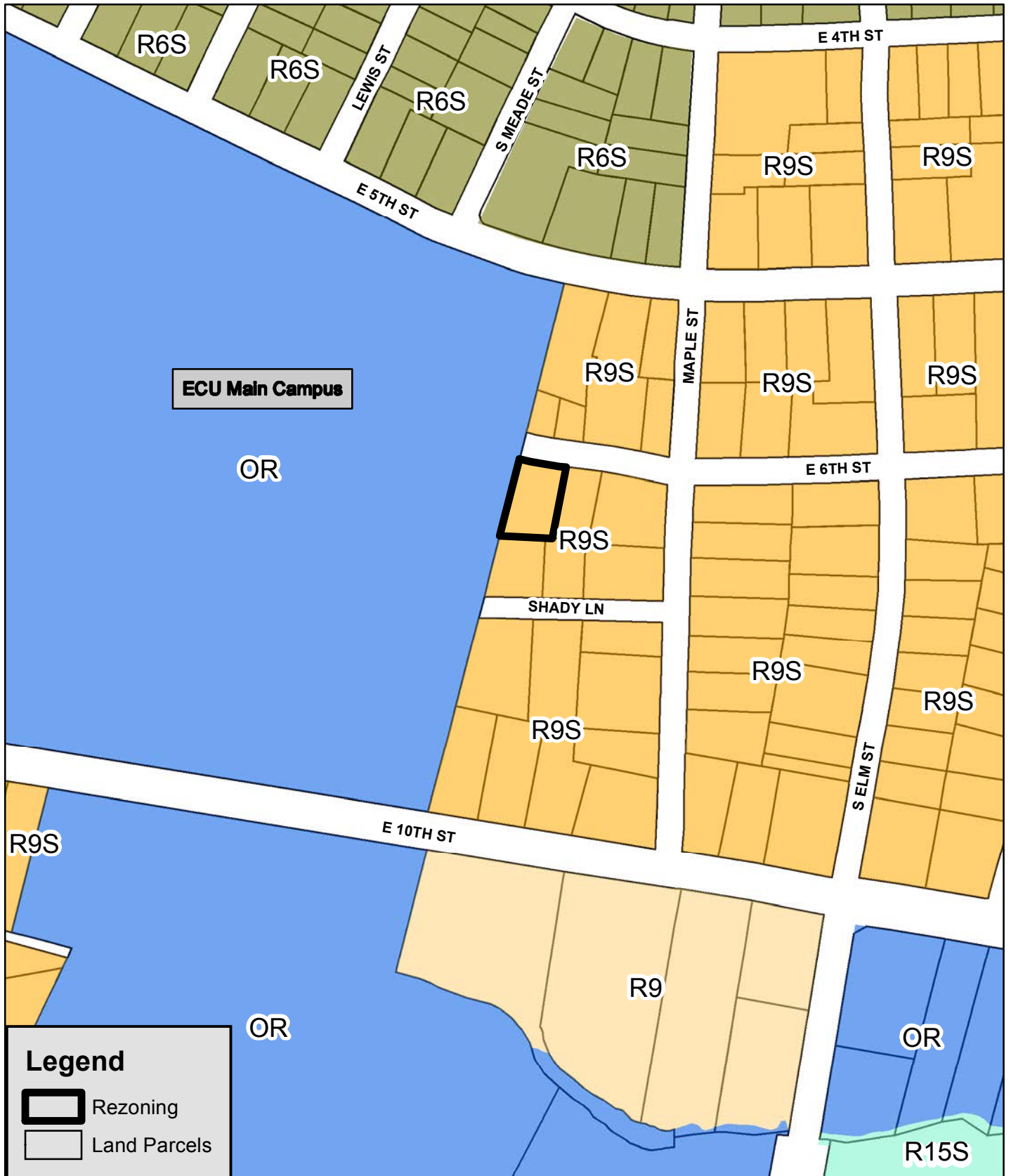
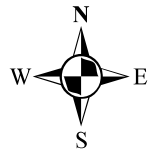
Jeffrey Daniels and Timothy McCarthy

From: R9S

To: OR

Acres: 0.246

May 1, 2018



Jeffrey Daniels and Timothy McCarthy

From: R9S



To: OR

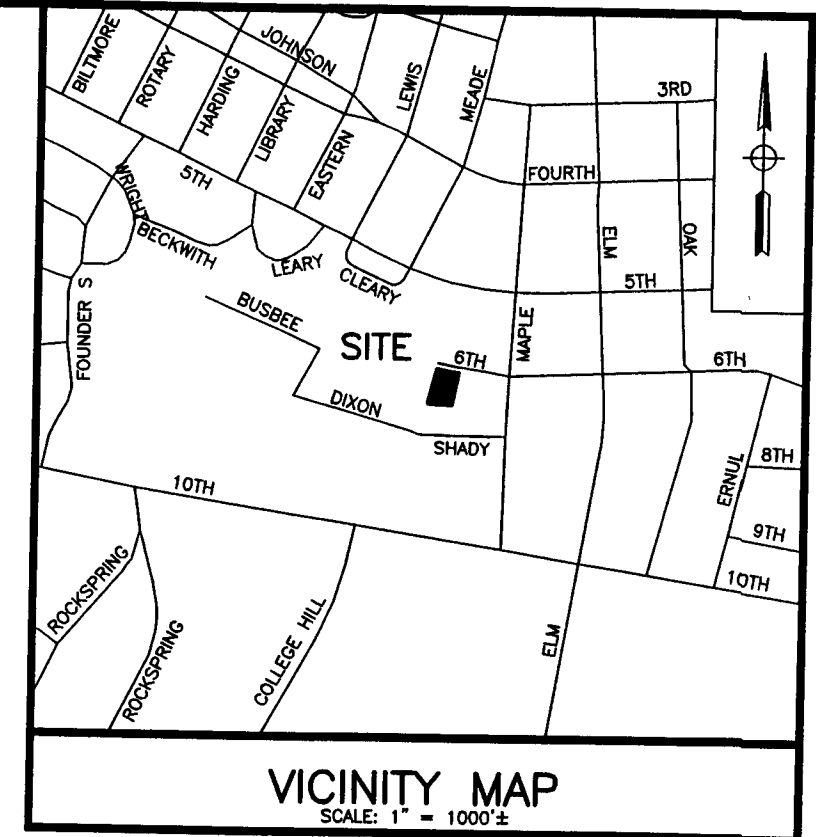
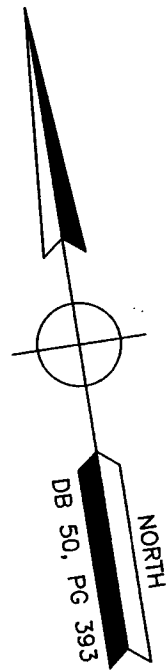
Acres: 0.246

May 1, 2018



Legend

-  Rezoning
-  Land Parcels



EAST CAROLINA UNIVERSITY
OR
EAST CAROLINA UNIVERSITY
PARCEL #28879

PARKING LOT
R-9S
STATE OF NORTH CAROLINA
PARCEL #29295

PARKING LOT
R-9S
STATE OF NORTH CAROLINA
PARCEL #29296

RESIDENTIAL
R-9S
MARK ALAN PETERSON
PARCEL #18028
DB 2504, PG 476
MB 2, PG 204

PROPOSED ZONING
OR
CURRENT ZONING
R-9S

RESIDENTIAL
R-9S
JEFFREY C. DANIELS and
wife ANDREA B. DANIELS
PARCEL #18017
DB 3659, PG 238
MB 4, PG 147

RESIDENTIAL
R-9S
DAVINCI PROPERTIES, LLC
PARCEL #06445
DB 3418, PG 692
MB 4, PG 147

**PROPERTY OWNERS ADDRESSES
WITHIN 100 FEET OF PROPERTY**

EAST CAROLINA UNIVERSITY
901 EAST FIFTH STREET
GREENVILLE, NC 27834

STATE OF NORTH CAROLINA
116 WEST JONES STREET
RALEIGH, NC 27611

MARK ALLAN PETERSON
1505 EAST 6th STREET
GREENVILLE, NC 27858

DAVINCI PROPERTIES, LLC
1900 BLOOMSBURY ROAD
GREENVILLE, NC 27858

ZOE CRABTREE, TONY CRABTREE and
JOHANNA CRABTREE
121 TRELINGWOOD DRIVE
MORRISVILLE, NC 27560

HATTERAS PROPERTIES III, LLC
305 INDUSTRIAL BOULEVARD
GREENVILLE, NC 27834

JEFFREY C. DANIELS and wife
ANDREA B. DANIELS
1202 TRAFALGAR ROAD
WINTERVILLE, NC 27837

RESIDENTIAL
R-9S
HATTERAS PROPERTIES III, LLC
PARCEL #19886
DB 1422, PG 93
MB 4, PG 147

RESIDENTIAL
R-9S
STATE OF NORTH CAROLINA
PARCEL #13974
DB 990, PG 670
MB 4, PG 147

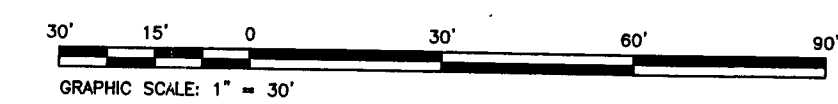
RESIDENTIAL
R-9S
ZOE CRABTREE, TONY CRABTREE
and JOHANNA CRABTREE
PARCEL #18878
DB 3578, PG 280
MB 5, PG 58

MAPLE STREET
(50' R/W 24' ASPHALT PUBLIC)

AREA TO BE REZONED: 0.246 ACRE

NOTES

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 3720468700K, DATED: JULY 07, 2014.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS MAP IS OF AN EXISTING PARCEL OF LAND.
4. REFERENCE: DEED BOOK 3659, PG 238 OF THE PITT COUNTY REGISTRY.



SHEET 1 OF 1
REZONING MAP

PARCEL# 13480
TAX MAP# 4687-79-2235

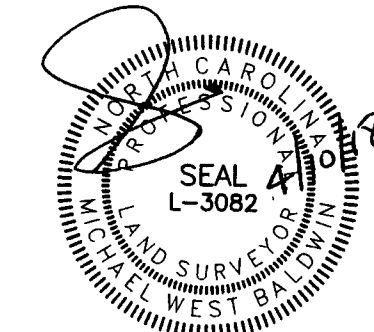
**JEFFREY C. DANIELS
& TIMOTHY McCARTHY**

REFERENCE: DEED BOOK 3659, PAGE 238 OF THE
PITT COUNTY REGISTER OF DEEDS
GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: JEFFREY C. DANIELS & TIMOTHY McCARTHY
ADDRESS: 708 CROMWELL DRIVE, SUITE A
GREENVILLE, NC 27858
PHONE: (252) 689-6100

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 252.756.1390

SURVEYED: N/A	APPROVED: MWB
DRAWN: MAH	DATE: 04/10/18
CHECKED: MWB	SCALE: 1" = 30'



CLOSURE CHECK BOUNDARY

CHECKED: MAH	DATE: 04-09-18
--------------	----------------

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- - - = NOT TO SCALE

Y:\DRAWINGS\18-029 - JEFFREY DANIELS\REZONING.dwg Tue, Apr 10, 2018 - 11:50am MHERREJON

FINAL

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-15

Applicant: Jeffrey Daniels and Timothy McCarthy

Property Information

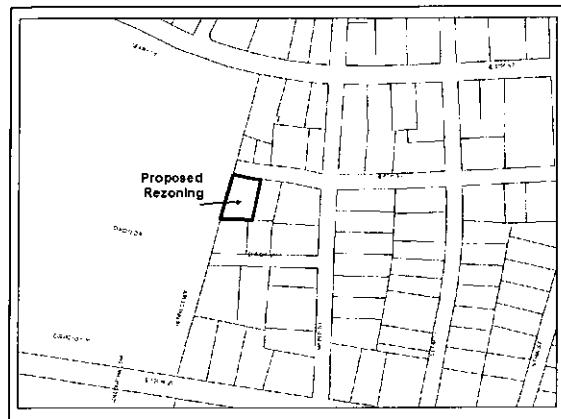
Current Zoning: R9S (Residential-Single-family [Medium Density])

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

Current Acreage: 0.246 acres

Location: 6th St, west of Maple St

Points of Access: 10th St, 5th St



Location Map

Transportation Background Information

1.) 10th St- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	4-lane with median
Right of way width (ft)	85	90
Speed Limit (mph)	35	no change
Current ADT:	21,850 (*)	UltimateDesign ADT: 28,100 vehicles/day (**)
Design ADT:	24,300 vehicles/day	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) 5th St- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane curb & gutter	no change
Right of way width (ft)	50	no change
Speed Limit (mph)	25	no change
Current ADT:	11,445 (*)	
Design ADT:	10,000	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Trips generated by proposed use/change

Current Zoning: 10 -vehicle trips/day (*) **Proposed Zoning: 178** -vehicle trips/day (*)

Estimated Net Change: increase of 168 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on 10th St and 5th St are as follows:

1.) 10th St, West of Site (25%): **“No build” ADT of 21,850**
 Estimated ADT with Proposed Zoning (full build) – 21,895
 Estimated ADT with Current Zoning (full build) – 21,853
Net ADT change = 42 (<1% increase)

2.) 10th St, East of Site (25%): **“No build” ADT of 21,850**
 Estimated ADT with Proposed Zoning (full build) – 21,895
 Estimated ADT with Current Zoning (full build) – 21,853
Net ADT change = 42 (<1% increase)

3.) 5th St, West of Site (25%): **“No build” ADT of 11,445**
 Estimated ADT with Proposed Zoning (full build) – 11,490
 Estimated ADT with Current Zoning (full build) – 11,448
Net ADT change = 42 (<1% increase)

4.) 5th St, East of Site (25%): **“No build” ADT of 11,445**
 Estimated ADT with Proposed Zoning (full build) – 11,490
 Estimated ADT with Current Zoning (full build) – 11,448
Net ADT change = 42 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 89 trips to and from the site on 10th St, which is a net increase of 84 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 89 trips to and from the site on 5th St, which is a net increase of 84 additional trips per day.

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

R9S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(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
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R9S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	d. Cemetery

	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
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.	Recording studio
	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)
	bb.	Civic organizations
	cc.	Trade or business organizations
(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		
OR (OFFICE-RESIDENTIAL) - SPECIAL USES		
(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

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.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	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	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 (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

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



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance to add a dance studio as a permitted use in the IU (Unoffensive Industry) zoning district

Explanation: **Abstract:** The City of Greenville received a text amendment application from Mrs. Kimberly Saad that proposes a dance studio as a permitted land use within the IU (Unoffensive Industry) zoning district.

Explanation: Mrs. Kimberly Saad and her husband own a building within an IU zoning district and desire to open a dance studio. Under the current zoning ordinance, the proposed use is not allowed in the IU district. The Saads have submitted this zoning ordinance text amendment to allow dance studios in the IU district, by right. The applicant's full application submittal is attached. If the ordinance is adopted, dance studios would be permitted in all property zoned IU.

The Zoning Ordinance defines the Unoffensive Industry zoning districts as follows. *"Section 9-4-70 IU Unoffensive Industry. The IU District is primarily designed to accommodate those industrial and wholesale, and warehouse uses which, by their nature, do not create an excessive amount of noise, odor, smoke, dust, airborne debris or other objectionable impacts which might be detrimental to the health, safety or welfare of surrounding uses."*

Map 1 shows locations of existing IU zoning districts throughout the City's jurisdiction. In the southeastern portion of the city along County Home Road, just south of Fire Tower Road, there is a small area zoned IU. This is the area where the Saads own a building zoned IU where they desire to open their dance studio. There are already similar indoor recreation uses in this area along County Home Road zoned IU which include two gyms (Tier I Crossfit and MMA Boxing) and a dance studio (Greenville Civic Ballet).

Attached is a list of all permitted and special uses allowed in the Unoffensive Industry zoning district. Land uses relevant to this application are highlighted in yellow. Dance studios are currently allowed in the OR (Office Residential), Office (O), Downtown Commercial (CD), and Neighborhood Commercial (CN)

zoning districts as a permitted use and are allowed in the Downtown Commercial Fringe (CDF) zoning district as a special use.

Currently, there are some recreational/entertainment uses permitted, by right, in the IU district. Pursuant to the Table of Uses, (6)g., "*Private noncommercial park or recreational facility*" is permitted, by right, in the IU district. The Table of Uses, 6(i) also allows "*Miniature Golf or Putt-Putt Course; Commercial recreation; indoor and outdoor, not otherwise listed*" pending approval of special use permits in the IU district. In addition, services, including *Child Day Care Facilities, Schools and Kindergarten and Nurseries*, are allowed in the IU district pending approval of special use permits.

The administration of the Table of Uses dictates that when a specific land use is listed in the table, such is the case for the dance studio use, a staff interpretation cannot be made to approve it under the broad category of the "*Recreational Facility*" by right nor approve it under the catch all category of "*Recreation/Entertainment - Commercial Recreation (indoor and outdoor, not otherwise listed)*" pending approval of a special use permit.

In order to amend the Table of Uses to allow a dance studio as a permitted use in the IU zoning district, a text amendment is required. The Planning and Zoning Commission is required to review proposed text amendments and prepare recommendations to City Council.

Consideration of any modification to the city zoning ordinance should include a consistency review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons 2026: Greenville's Community Plan was reviewed to ascertain compliance with the Plan, and effectively with the community's values. Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Following is a relevant excerpt from Horizons 2026: Greenville's Community Plan:

Chapter 7, Growing a Healthy City

Policy 7.2.2, Encourage Recreation Space for Children, "Provide active recreation options for Greenville's youngest residents. Investigate the necessary conditions to support non-city-run play destinations such as children's museums. Explore opportunities for adventure parks and playgrounds."

Fiscal Note:

No cost to the City.

Recommendation:

Staff Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Staff recommends adoption of the proposed zoning ordinance text amendment.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission unanimously voted to recommend approval of the request at its April 17, 2018 meeting. (Attached excerpts of adopted meeting minutes)

If the City Council determines to approve the text amendment, a motion to adopt the attached text amendment 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 the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to the following: Horizons 2026: Greenville's Community Plan, Chapter 7, Growing a Healthy City, Policy 7.2.2, Encourage Recreation Space for Children, Provide active recreation options for Greenville's youngest residents; Investigate the necessary conditions to support non-city-run play destinations such as children's museums; and Explore opportunities for adventure parks and playgrounds."

ATTACHMENTS:

- ❑ **Dance_Studio_in_IU_Zoning_Ordinance_Text_Amendment_1079061**
- ❑ **Revised Attachments**

ORDINANCE NO. 18-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 14, 2018, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment 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 160A-383, 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, Horizons 2026: Greenville's Community Plan, Chapter 7, Growing a Healthy City, Policy 7.2.2, Encourage Recreation Space for Children: Provide active recreation options for Greenville's youngest residents; Investigate the necessary conditions to support non-city-run play destinations such as children's museums; and Explore opportunities for adventure parks and playgrounds;

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

Section 1: That Title 9, Chapter 4, Article D, Part 3, Section 9-4-78, (Appendix A) (8)x, of the City Code is hereby amended by adding "Dance studio" as a permitted use in the IU (Unoffensive Industry) district.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1079061



Date Received 4/7/18
JS

**CITY OF GREENVILLE
ZONING ORDINANCE TEXT AMENDMENT APPLICATION**

Applicant Name(s) Greenville Civic Ballet, LLC

Mailing Address PO Box 8062
Greenville, North Carolina 2835

Applicant's Phone Number (252) 3557880

Applicant's e-mail Address () georgesaad1@gmail.com

Zoning Ordinance Section Proposed to be Amended: Title 9, Chapter 4, Article D, Part 3, Section
Appendix A: Table of Uses (A), (8) x

Reason for Request: Activities similar to this use are already permitted in the IU zoning district

Proposed Language of Text Amendment (attach additional pages if needed): _____

I propose to amend the Zoning Ordinance of the City Code to allow a dance studio as a permitted use in the IU (Unoffensive Industry) zoning district by adding a "P" for permitted on the Table of Uses in Title 9, Chapter 4, Article D. Zoning Districts, Part 3. Permitted and Special Uses, Section 9-4-78, Appendix A: Table of Uses, (A), (8) Services, Row x. entitled "Dance studio," under the corresponding zoning district heading labeled "IU".

Kimberly Saad
Print Name

Kimberly Saad
Signature of Applicant

April 5, 2018
Date

A non-refundable fee of \$495 must be attached to applications. Application deadlines are listed on the attached page. Incomplete applications will not be scheduled on the Planning and Zoning Commission agenda. Submit applications and a check written to the City of Greenville to: Tom Weitnauer, AICP, Chief Planner, Community Development Department, Planning Division, 201 W. Fifth St., Greenville, NC 27835.

#899917

(8) *Services.*

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I	
a.	Child day care facilities	3	S					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
b.	Adult day care facilities	3	S					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
c.	Funeral home	3																	P	P	P	P	P		P					
d.	Cemetery	3	S	S	S	S	S	S	S	S	S																			
e.	Barber or beauty shop	3												S	P		P		P	P	P	P	P	P	P	P				
f.	Manicure, pedicure or facial salon	3												S	P		P		P		P	P	P	P	P	P				
g.	School; junior and senior high (see also § 9-4-86(W) and § 9-4-103)	3	S	S	S	S		S	S	S						S		S	P	P		P					S			
h.	School; elementary (see also § 9-4-86(W) and § 9-4-103)	3	S	S	S	S		S	S	S						S		S	P	P		P					S			
i.	School; kindergarten or nursery (see also § 9-4-86(W) and § 9-4-103)	3	S	S	S	S		S	S	S						S		S	P	P	S	P					S			
j.	College and other institutions of higher learning	3												P	S	S			S		P	S	P							
k.	Business or trade schools	3																	P		P	P	P							
l.	Convention center; private	3												S	S				S	S	S	S	S			S	S	S	S	S
m.	Multi-purpose center	3							S	S																				
n.	Auditorium	3																	P		P	P				P	P	P	P	P
o.	Church or place of worship (see also § 9-4-103)	2	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P	P	P	P	P	P	S			
p.	Library	3																		P	P	P	P							
q.	Museum	3																		P	P	P	P	P		P				
r.	Art gallery	3																		P	P	P	P	P		P				

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
s.	Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and § 9-4-103)	3										S	S				P		S		P	P	P		P	P	P	P	P
s(1).	Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and § 9-4-103)	3										S	S				S									S	S	S	S
t.	Guest house for a college or other institution of higher learning	3				S			S	S																			
u.	Art studio including art and supply sales	3												P			P		P	P	P	P	P	P	P	P			
v.	Photography studio including photo and supply sales	3													P		P		P	P	P	P	P	P	P	P			
w.	Recording studio	3																	P	P	P	P							
x.	Dance studio	3																	P	P	P	S		P		P			
y.	Television and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers	3																S			P				P	P	P		
y(1).	Television and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also § 9-4-103)	3																					P						
y(2).	Television 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 § 9-4-103)	3																	P										

P ← Add

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I	
y(3)	Television and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communications towers not exceeding 80 feet in height (see also § 9-4-103)	3										P	P	P	P		P													
y(4)	Distributed Antenna System (See also 9-4-103(Q))											P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books	3													P							P	P	P		P	P	P	P	P
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)	3													P		P					P	P	P	S	P	P	P	P	P
bb.	Civic organizations	3																	P	S	P	S				P	P			
cc.	Trade or business organizations	3																	P	S	P	S				P				
dd.	Massage establishment	3																								S				
ee.	Hospital	3										P	P	P																
ff.	Mental health, emotional or physical rehabilitation day program facility	3										P	P						S											
ff(1).	Mental health, emotional, or physical rehabilitation day program facility	3										P	P	S	S		S		S		S	S				S				
gg.	Vocational rehabilitation center	3											S				S										P	P	P	P
hh.	Exercise and weight loss studios; indoor only	3												S	P		P				P	S	P	P	P					
ii.	Wellness center, indoor and outdoor facilities	3												P	P		P													
jj.	Health services not otherwise listed	3										S	S	S	S		S													
kk.	Launderette; household users	3													P		P				P	P	P	P	P					
ll.	Dry cleaners; household users	3														P		P				P	P	P	P	P				

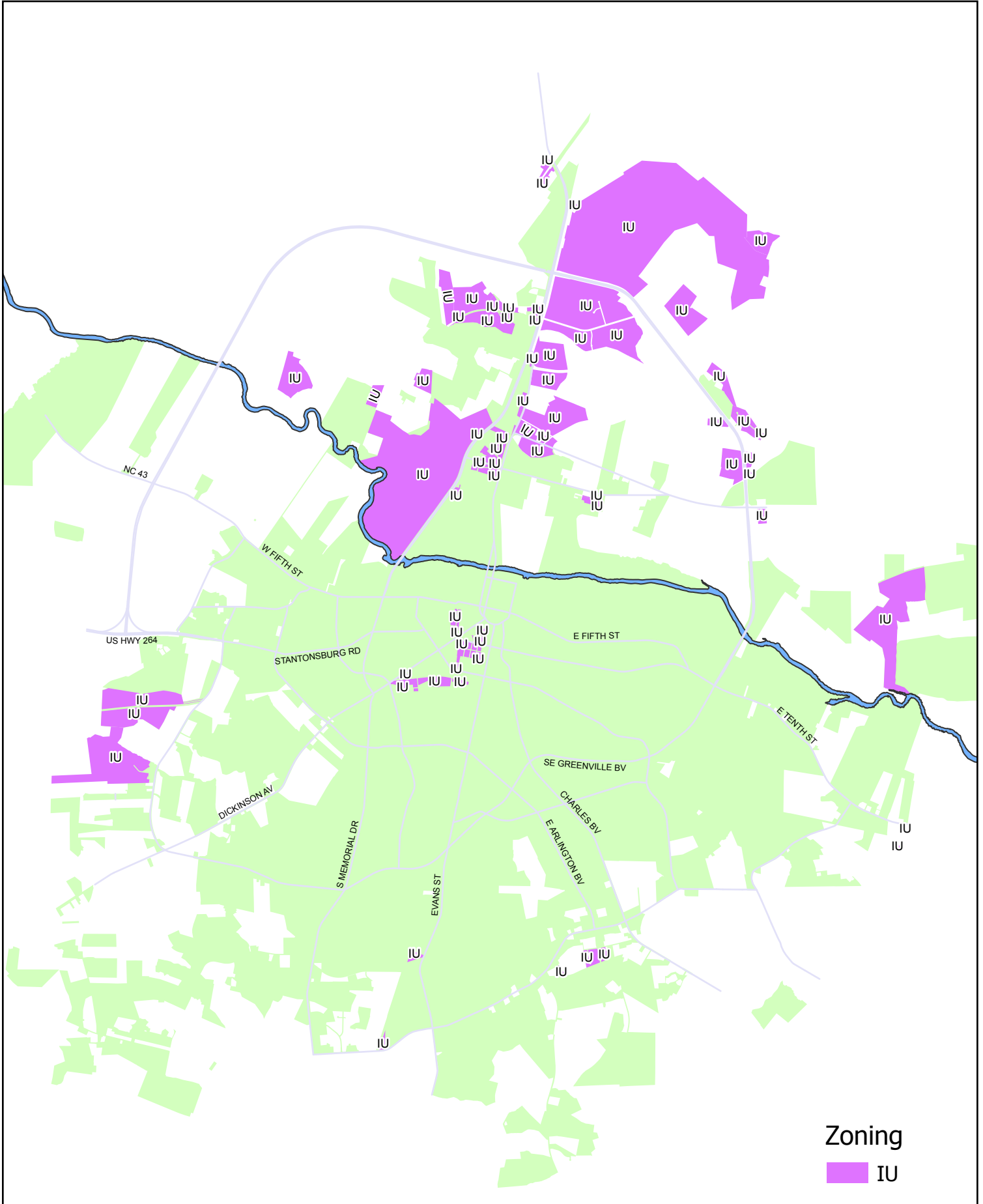
USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9 6	R 6 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I	
ll(1).	Dry cleaners; household users; drop-off/pick-up station only	3												S																
mm.	Commercial laundries; linen supply	4																				P				P	P			
nn.	Industrial laundries	4																								P	P	P	P	
oo.	Clothes alteration or shoe repair shop	3																			P	P	P			P				
pp.	Automobile wash	4																				P	P			P				

(Ord. No. 09-75, § 2, passed 9-10-2009; Ord. No. 10-22, § 1, 3-4-2010; Ord. No. 12-044, § 1, passed 10-11-2012; Ord. No. 14-058, § 1, passed 9-11-2014; Ord. No. 15-041, §§ 1 - 3, passed 8-13-2015; Ord. No. 16-066, § 3, passed 9-8-2016)

(9) *Repair.*

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9 6	R 6 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
a.	Major repair; as an accessory or principal use	4																				S	S		S	S	P	S	P
b.	Minor repair; as an accessory or principal use	4														S					S	S	S	S	P	P	P	P	P
c.	Upholsterer; automobile, truck, boat or other vehicle, trailer or van	4																							P	P	P	P	P
d.	Upholsterer, furniture	4																				P			P	P	P	P	P
e.	Furniture refinishing, stripping or repair facility	4																									P		P
f.	Appliance; household and office equipment repair	4																			P	P			P	P	P	P	P
g.	Jewelry, watch, eyewear or other personal item repair	3													P		P					P	P	P					
h.	Appliance; commercial and industrial equipment repair not otherwise listed	4																								P	P	P	P

Map 1: Locations of Properties Zoned Unoffensive Industry (IU)



PERMITTED AND SPECIAL USES IN THE UNOFFENSIVE INDUSTRY (IU) DISTRICT

The following uses are permitted by right in the IU zoning district:

General: Accessory Use or Building; Internal Service Facilities; On-Premises Signs (per Article N); Off-Premises Signs (per Article N); Temporary Uses (of listed district uses); Retail Sales (incidental); Incidental Assembly of Products Sold at Retail or Wholesale as an Accessory to Principal Uses.

Governmental: Public Utility Building or Use; City of Greenville municipal government building or use (see 9-4-103); County or State Government Building or Use Not Otherwise Listed (excluding outside storage and major or minor repair); Federal Government Building or Use; County Government Operations Center.

Agricultural: Farming (agriculture, horticulture, forestry, see 9-4-103); Greenhouse or Plant Nursery (including accessory sales); Farmers Market; Kennel (see 9-4-103); Stable (horse only, see 9-4-103); Stable (per definition, see 9-4-103); Animal Boarding Not Otherwise Listed (outside facility as an accessory or principal use); Beekeeping (minor use, see 9-4-103).

Recreational/Entertainment: Public Park or Recreational Facility; **Private Noncommercial Park or Recreational Facility;** Dining and Entertainment Establishment (see 9-4-103).

Office/Financial/Medical: Operation/Processing Center; Office (customer service, not otherwise listed including accessory service delivery vehicle parking and indoor storage); Veterinary Clinic or Animal Hospital (see also animal boarding, outside facility, kennel, and stable); Catalogue Processing Center.

Services: Auditorium; Hotel, Motel, Bed and Breakfast Inn (limited stay lodging, see 9-4-103); Television and/or Radio Broadcast Facilities (including receiving and transmission equipment and towers or cellular phone and wireless communication towers); Printing or Publishing Service including Graphic Art, Maps, Newspapers, Magazines, and Books; Catering Service including Food Preparation; Civic Organizations; Vocational Rehabilitation Center; Commercial Laundries (linen supply); Industrial Laundries.

Repair: Minor Repair (as an accessory or principal use); Upholsterer (automobile, truck, boat or other vehicle, trailer, or van); Upholsterer (furniture); Appliance (household and office equipment repair); Appliance (commercial and industrial equipment repair not otherwise listed).

Retail Trade: Gasoline or Automotive Fuel Sales (accessory or principal use, retail); Restaurant (conventional); Restaurant (fast food, see 9-4-103); Farm Supply and Commercial Implement Sales.

Wholesale/Rental/Vehicle Mobile Home Trade: Wholesale (durable and nondurable goods, not otherwise listed); Rental of Automobiles, Noncommercial Trucks or Trailers, Recreational Vehicles, Motorcycles and Boats; Rental of Tractors and/or Trailers or Other Commercial or Industrial Vehicles or Machinery.

Construction: Licensed Contractor (general, electrical, plumbing, mechanical, etc. including outside storage); Construction Office (temporary, including modular office, see 9-4-103); Building Supply (lumber and materials sales, plumbing and/or electrical supply including outside storage).

Transportation: Railroad Freight or Distribution and/or Passenger Station; Truck Terminal or Distribution Center; Parcel Delivery Service; Ambulance Service; Airport and Related Activities; Parking Lot or Structure (principal use).

Manufacturing/Warehousing: Ice Plant and Freezer Lockers; Dairy (production, storage, and shipment facilities); Bakery (production, storage, and equipment facilities); Stone or Monument Cutting (engraving); Cabinet, Woodwork, or Frame Shop (excluding furniture manufacturing or upholstery); Engraving (metal, glass, or wood); Moving and Storage (including outside storage); Mini-Storage Warehouse (household, excluding outside storage); Warehouse or Mini-storage warehouse (commercial or industrial, including outside storage); Warehouse (accessory to approved commercial or industrial uses within the district (excluding outside storage); Feed and Grain Elevator (mixing, redrying, storage, or sales facility); Tobacco Redrying or Processing Plant; Manufacturing of Non-hazardous Products (general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed); Manufacture of Nonhazardous Medical Supplies or Medical Products (including distribution); Tire Recapping or Retreading Plant; Bottling or Packaging Plant for Nonhazardous Materials or Products; Recycling Collection Station or Facilities; Manufacture of Pharmaceutical, Biological, Botanical, Medicinal, and Cosmetic Products and Related Materials.

The following uses are allowed pending approval of special use permit:

Residential: Residential Quarters for Resident Manager, Supervisor, or Caretaker (excluding mobile home); Residential Quarters for Resident Manager, Supervisor, or Caretaker (including mobile home); Nursing, Convalescent or Maternity Home (major care facility).

Agricultural: Sand mining (see also item j); Beekeeping (major use, see 9-4-103).

Recreational/Entertainment: Miniature Golf or Putt-Putt Course; Commercial Recreation (indoor and outdoor, not otherwise listed); Firearm Ranges (indoor or outdoor).

Office/Financial/Medical: Office (professional and business, not otherwise listed).

Services: Child Day Care Facilities; Adult Day Care Facilities; School (junior and senior high: see 9-4-86W and 9-4-103); School (elementary: see 9-4-86W and 9-4-103); School (kindergarten or nursery: see 9-4-86W and 9-4-103); Convention Center (private); Church or Place of Worship (see 9-4-103); Hotel, Motel, Bed and Breakfast Inn (extended stay lodging—see also residential quarters for resident manager, supervisor, or caretaker 9-4-103).

Repair: Major Repair (as an accessory or principal use).

Retail Trade: Restaurant and/or Dining and entertainment establishment (regulated outdoor activities).

Wholesale/Rental/Vehicle Mobile Home Trade: Mobile Home Sales Including Accessory Mobile Home Office.

Transportation: Taxi or Limousine Service.

Manufacturing/Warehousing: Metallurgy, Steel Fabrication, Welding.

Other Activities: Other Activities (commercial services, not otherwise listed); Other Activities (industrial uses, not otherwise listed).

Excerpt from the ADOPTED Planning and Zoning Commission Minutes (04/17/2018)

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING A DANCE STUDIO AS A PERMITTED LAND USE WITHIN THE IU (UNOFFENSIVE INDUSTRY) ZONING DISTRICT. – APPROVED.

Ms. Leech requested to be recused for this item due to her husband's legal representation of the Saad family for many years.

Motion made by Ms. Darden to recuse Ms. Leech from this item, seconded by Ms. Reid, and the motion passed unanimously.

Mr. Weitnauer presented the amendment. The City of Greenville received a text amendment application from Mrs. Kimberly Saad that proposes a dance studio as a permitted land use within the IU (Unoffensive Industry) zoning district. Mrs. Kimberly Saad and her husband own a building within an IU zoning district and desire to open a dance studio. Under the current zoning ordinance, the proposed use is not allowed in the IU district. The Saads have submitted this zoning ordinance text amendment to allow dance studios in the IU district, by right. The Zoning Ordinance defines the Unoffensive Industry zoning districts as follows. "*Section 9-4-70 IU Unoffensive Industry. The IU District is primarily designed to accommodate those industrial and wholesale, and warehouse uses which, by their nature, do not create an excessive amount of noise, odor, smoke, dust, airborne debris or other objectionable impacts which might be detrimental to the health, safety or welfare of surrounding uses.*" In the southeastern portion of the city along County Home Road, just south of Fire Tower, there is a small area zoned IU. This is the area where the Saads own a building zoned IU where they desire to open their dance studio. There are already similar indoor recreation uses in this area along County Home Road zoned IU which include: two gyms (Tier I CrossFit and MMA Boxing), and a dance studio (Greenville Civic Ballet). He showed a list of all permitted and special uses allowed in the Unoffensive Industry zoning district. Dance studios are currently allowed in the OR (Office Residential), Office (O), Downtown Commercial (CD), and Neighborhood Commercial (CN) zoning districts as a permitted use and are allowed in the Downtown Commercial Fringe (CDF) zoning district as a special use. Currently, there are some recreational/entertainment uses permitted, by right, in the IU district. Pursuant to the Table of Uses, (6)g., "*Private noncommercial park or recreational facility*" are permitted, by right, in the IU district. The Table of Uses, 6(i) also allows "*Miniature Golf or Putt-Putt Course; Commercial recreation; indoor and outdoor, not otherwise listed*" pending approval of special use permits in the IU district. In addition, services, including *Child Day Care Facilities, Schools and Kindergarten and Nurseries*, are allowed in the IU district pending approval of special use permits. This text amendment application proposes to amend Title 9, Chapter 4, Article F, Section 9-4-78 (Appendix A, Table of Uses), by adding the dance studio land use, by right, in the Unoffensive Industry (IU) zoning district by adding a "P" for "Permitted" to the table. Mr. Weitnauer showed a map with locations of existing IU zoning districts throughout the City's jurisdiction.

Mr. Weitnauer stated staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Following is a relevant excerpt from Horizons 2026: Greenville's Community

Plan: Chapter 7, Growing a Healthy City: Policy 7.2.2, Encourage Recreation Space for Children, *"Provide active recreation options for Greenville's youngest residents. Investigate the necessary conditions to support non-city-run play destinations such as children's museums. Explore opportunities for adventure parks and playgrounds."*

Mr. Collins asked if the Greenville Civic Ballet was grandfathered or in the same zone.

Mr. Weitnauer stated it is in the same zone. He stated it was probably grandfathered when the property was encompassed into the City jurisdiction.

Mr. Collins asked if this was an expansion of the ballet on a different property.

Mr. Weitnauer stated the request is on a separate parcel across the street from the ballet.

Chairman King opened the public hearing.

Mr. James "Jimmy" Nelson Jr., attorney for the applicant, spoke in favor of the request. He stated that the use in this zoning will not create do an excessive amount of noise, odor, smoke, dust, airborne debris. He stated the dance studio is important to the children and community in this area.

Ms. Kimberly Saad, applicant, spoke in favor of the request. She is the owner and director of the Greenville Civic Ballet, which opened 21 years ago, and has had many children pass through her business. The dance studio is very important to the community. With her non-profit foundation, they award scholarships to children and they perform outreach with the Boys and Girls Club.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Mr. Robinson commended Ms. Saad for her work with children in the community because it is a long term investment for the future of the City of Greenville.

Motion made by Mr. Robinson, seconded by Ms. Reid, 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.



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance to allow Sand Mining in the CH Zoning District with approval of a special use permit

Explanation: **Abstract:** The City of Greenville received a text amendment application from Mr. Mike Baldwin, Baldwin Design Consultants, PA, that proposes sand mines as a special use within the CH (Heavy Commercial) zoning district.

Explanation: Under the current zoning ordinance, the proposed use is not allowed in the CH district. Mr. Baldwin submitted this zoning ordinance text amendment to allow sand mining in the CH district, with approval of a special use permit. In order to amend the Table of Uses to allow sand mines as a special use in the CH zoning district, a text amendment is required.

The attached staff report provides additional details regarding this text amendment. The applicant's application submittal is attached to the staff report in Appendix A.

Consideration of any modification to the city zoning ordinance should include a consistency review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons 2026: Greenville's Community Plan was reviewed to ascertain compliance with the Plan, and effectively with the community's values. Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Following is a relevant excerpt from Horizons 2026: Greenville's Community Plan:

Chapter 4, Growing the Economic Hub, Policy 4.1.4. Support a Positive Business Climate:

Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations align with target industry needs.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Staff recommends adoption of the proposed zoning ordinance text amendment.

The Planning and Zoning Commission voted to recommend approval of the request at its May 15, 2018 meeting. The vote was 5 to 4. (Exhibit E: Excerpt of Draft Minutes, Planning and Zoning Commission Meeting, 5/15/2018)

If the City Council determines to approve the text amendment, a motion to adopt the attached text amendment 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 the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to the following: Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Policy 4.1.4. Support a Positive Business Climate: Continue to market Greenville's excellent business climate; Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion; Support business growth, expansion, and retention through strategic public improvements; and Ensure land use regulations align with target industry needs."

ATTACHMENTS:

- ❑ **Ordinance_for_Sand_Mining_Text_Amendment_1079683**
- ❑ **Revised Attachments**

ORDINANCE NO. 18-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 14, 2018, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment 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 160A-383, 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, Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Policy 4.1.4, Support a Positive Business Climate: Continue to market Greenville's excellent business climate; where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion; support business growth, expansion, and retention through strategic public improvements; and ensure land use regulations align with target industry needs;.

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

Section 1: That Title 9, Chapter 4, Article D, Part 3, Section 9-4-78, (Appendix A) (5)k, of the City Code is hereby amended by adding "Sand mining" as a special use in the CH (Heavy Commercial) district.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1079683

**Staff Report to City Council:
Sand Mining in CH (Heavy Commercial) – Text Amendment**

City Council Meeting: June 14, 2018

Applicant: Mike Baldwin, Baldwin Design Consultants, PA

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**City of Greenville
Community Development Department - Planning Division
May 29, 2018**

Doc. #1080939

Background

Greenville's Zoning Ordinance currently does not allow sand mines in the CH (Heavy Commercial) zoning district. Omission of a particular land use is interpreted to mean uses not listed are prohibited. Sec. 9-4-13, Uses Prohibited states, *"Unless a use of land is specifically allowed in a zoning district, either as a matter of right or as a special use, then the use shall be prohibited in the district."*

The City of Greenville received an application for a text amendment from Mike Baldwin, Baldwin Design Consultants, PA, which proposes to allow sand mining in the CH (Heavy Commercial) zoning district with approval of a special use permit. (Exhibit B: Application Submittal Documents). The applicant's proposed text amendment does not include any review criteria. Therefore, the Board of Adjustment would be limited to reviewing sand mines with their standard criteria. If this text amendment is approved, it will apply city-wide in CH zoning districts.

Proposed Text Amendment

In order to amend the zoning ordinance to allow sand mines to operate in the CH zoning district, a text amendment must be adopted. This text amendment application requires a public hearing before City Council.

Mr. Baldwin's complete text amendment application is provided in Exhibit A. The text amendment proposes sand mining in the CH (Heavy Commercial) zoning district through special use permits. Title 9, Chapter 4, Article D, Part 3, Section 9-4-78 (Appendix A)(5)k. is proposed to be amended add sand mining subject to special use permits in the CH (Heavy Commercial) zoning district and maintaining the Land Use Code (LUC) of 5. Proposed text amendments to add sand mining provisions are illustrated below using underlined text to denote the addition of an "S" for Special Use Permit in the Table of Uses Under the column heading CH on the row labeled (5)k that is labeled Sand mining. Refer to Exhibit B: Excerpt of the Table of Uses Illustrating the Applicant's Proposed Amendment.

Staff Review of Proposed Text Amendment

Map 1 illustrates the zoning districts throughout the city limits and extraterritorial jurisdiction (ETJ). Sand mining is currently allowed in the I (Industrial) zoning district as a permitted use and is allowed in the IU (Unoffensive Industry) zoning district with approval of a special use permit. In October 2015, the City adopted a text amendment to allow temporary sand mining in the RA-20 (Residential Agricultural) zoning district with a special use permit and with rigorous review criteria added as part of that amendment. (Refer to Exhibit C: City of Greenville's Temporary Sand Mining in RA-20 District, Review Criteria). Pitt County amended their zoning ordinance this year to add criteria for sand mining which include review and operation criteria. (Refer to Exhibit D: Pitt County's Sand Mining in RA District, Review Criteria).

Maps 2 and 3 illustrate locations of property zoned CH throughout the City where sand mines would be allowed under the proposed text amendment, pending special use permit approval by the Board of Adjustment.

The CH (Heavy Commercial) zoning district is defined in the Zoning Ordinance, Sec. 9-4-4-46 as follows:

The CH Heavy Commercial District is primarily designated to accommodate a variety of commercial and service activities on an individual lot-by-lot basis and in a planned center setting.

Title 9, Chapter 4, Article D, Section 9-4-78, Appendix A, Table of Uses, lists the following land uses currently allowed, by right, in the CH district:

General: *Accessory Use or Building; Internal Service Facilities; On-Premises Signs (per Article N); Off-Premises Signs (per Article N); Temporary Uses (of listed district uses); Retail Sales (incidental); Incidental Assembly of Products Sold at Retail or Wholesale as an Accessory to Principal Uses.*

Governmental: *Public Utility Building or Use; City of Greenville municipal government building or use; County or State Government Building or Use Not Otherwise Listed (excluding outside storage and major or minor repair); Federal Government Building or Use; County Government Operations Center; Liquor Store (state ABC).*

Agricultural: *Farming (agriculture, horticulture, forestry); Greenhouse or Plant Nursery (including accessory sales); Farmers Market; Kennel; Animal Boarding Not Otherwise Listed (outside facility as an accessory or principal use); Beekeeping (minor use).*

Recreational/Entertainment: *Golf Course (par three); Golf Driving Range; Tennis Club (indoor and outdoor facilities); Miniature Golf or Putt-Putt Course; Public Park or Recreational Facility; Commercial Recreation (indoor only, not otherwise listed); Commercial Recreation (indoor and outdoor, not otherwise listed); Bowling Alleys; Dining and Entertainment Establishment; Theater (movie or drama, indoor only).*

Office/Financial/Medical: *Office (professional and business, not otherwise listed); Operation/Processing Center; Office (customer service, not otherwise listed including accessory service delivery vehicle parking and indoor storage); Bank, Savings and Loan, or Other Savings or Investment Institutions; Medical, Dental, Ophthalmology, or Similar Clinic Not Otherwise Listed; Veterinary Clinic or Animal Hospital (see also animal boarding, outside facility, kennel, and stable); Catalogue Processing Center.*

Services: *Funeral Home; Barber or Beauty Shop; Manicure, Pedicure, or Facial Salon; Auditorium; Church or Place of Worship; Museum; Art Gallery; Hotel, Motel, Bed and Breakfast Inn (limited stay lodging); Art Studio including Art and Supply Sales; Photography Studio including Photo and Supply Sales; Television and/or Radio Broadcast Facilities (including receiving and transmission equipment and towers or cellular phone and wireless communication towers); Printing or Publishing Service including Graphic Art, Maps, Newspapers, Magazines, and Books; Catering Service including Food*

Preparation; Civic Organizations; Trade or Business Organizations; Exercise and Weight Loss Studios (indoor only); Launderette (household users); Dry Cleaners (household users); Commercial Laundries (linen supply); Clothes Alteration or Shoe Repair Shop; Automobile Wash.

Repair: *Minor Repair (as an accessory or principal use); Upholsterer (automobile, truck, boat or other vehicle, trailer, or van); Upholsterer (furniture); Appliance (household and office equipment repair); Jewelry, Watch, Eyewear, or Other Personal Item Repair.*

Retail Trade: *Miscellaneous Retail Sales (nondurable goods, not otherwise listed); Gasoline or Automotive Fuel Sales (accessory or principal use, retail); Wine and Craft Beer Shop; Pharmacy; Convenience Store (see also gasoline sales); Office and School Supply (equipment sales); Fish Market (excluding processing or packing); Restaurant (conventional); Restaurant (fast food); Medical Supply Sales and Rental of Medically Related Products including uniforms and related accessories; Electronic (stereo, radio, computer, television, and the like) Sales and Accessory Repair; Appliance (household use, sales and accessory repair, excluding outside storage); Appliance (household, commercial, or industrial use, sales and accessory repair including outside storage); Furniture and Home Furnishing Sales (not otherwise listed); Floor Covering, Carpet and Wall Covering Sales; Antique Sales (excluding vehicles); Book or Card Store (newsstand); Hobby or Craft Shop; Pet Shop (see also animal boarding; outside facility); Video or Music Store (record, tape, compact disk and the like sales); Florist; Sporting Goods Sales and Rental Shop; Auto Parts Sales (see also major and minor repair); Pawnbroker; Lawn and Garden Supply and Household Implement Sales and Accessory Service; Farm Supply and Commercial Implement Sales; Christmas Tree Sales Lot (temporary only, see 9-4-103).*

Wholesale/Rental/Vehicle Mobile Home Trade: *Wholesale (durable and nondurable goods, not otherwise listed); Rental of Home Furniture, Appliances or Electronics and Medically Related Products; Rental of Clothes and Accessories (formal wear and the like); Rental of Automobiles, Noncommercial Trucks or Trailers, Recreational Vehicles, Motorcycles and Boats; Rental of Tractors and/or Trailers or Other Commercial or Industrial Vehicles or Machinery; Automobile, Truck, Recreational Vehicle, Motorcycle and Boat Sales and Service; Mobile Home Sales Including Accessory Mobile Home Office.*

Construction: *Licensed Contractor (general, electrical, plumbing, mechanical, etc. including outside storage); Construction Office (temporary, including modular office); Building Supply (lumber and materials sales, plumbing and/or electrical supply excluding outside storage); Hardware Store.*

Transportation: *Taxi or Limousine Service; Parcel Delivery Service; Ambulance Service; Parking Lot or Structure (principal use).*

Manufacturing/Warehousing: *Ice Plant and Freezer Lockers; Dairy (production, storage, and shipment facilities); Bakery (production, storage, and equipment facilities); Cabinet, Woodwork, or Frame Shop (excluding furniture manufacturing or upholstery); Engraving (metal, glass, or wood); Moving and Storage of Nonhazardous Materials (excluding outside storage); Mini-Storage Warehouse (household, excluding outside storage); Warehouse (accessory to approved commercial or industrial uses within the district (excluding outside storage); Tire Recapping or Retreading Plant.*

Title 9, Chapter 4, Article D, Section 9-4-78, Appendix A, Table of Uses, lists the following land uses currently allowed, by special use permit, in the CH zoning district:

Residential: *Residential Quarters for Resident Manager, Supervisor, or Caretaker (excluding mobile home); Residential Quarters for Resident Manager, Supervisor, or Caretaker (including mobile home).*

Governmental: *Public Utility Building or Use.*

Agricultural: *Beekeeping (major use).*

Recreational/Entertainment: *Game Center; Billiard Parlor or Pool Hall; Public or Private Club.*

Services: *Child Day Care Facilities; Adult Day Care Facilities; Convention Center (private); Massage Establishment; Mental Health, Emotional or Physical Rehabilitation day program facility.*

Repair: *Major Repair (as an accessory or principal use).*

Retail Trade: *Restaurant and/or Dining and entertainment establishment (regulated outdoor activities); Appliance (commercial use, sales and accessory repair, excluding outside storage); Flea Market; Tobacco Shop (class 1); Tobacco Shop (class 2); Hookah Café.*

Manufacturing/Warehousing: *Stone or Monument Cutting (engraving); Warehouse or Mini-storage warehouse (commercial or industrial, including outside storage); Moving and Storage (including outside storage); Recycling Collection Station or Facilities.*

Other Activities: *Other Activities (personal services, not otherwise listed); Other Activities (professional services, not otherwise listed); Other Activities (commercial services, not otherwise listed); Other Activities (retail services, not otherwise listed).*

Title 9, Chapter 4, Article D, Section 9-4-78, Appendix A, Table of Uses, (15) Other Activities (not otherwise listed – all categories) provides limited flexibility for other activities, not otherwise listed, in the Table of Uses for certain zoning districts through approval of special use permits. This catch-all flexibility tool is allowed in nine of the twenty seven zoning districts, including the CH district. However, since sand mines are already listed in the table of uses in other zoning districts, sand mining is not allowed to use the catch-all flexibility tool for consideration.

Currently, when a property owner in the IU (Unoffensive Industrial) district receive approval for a special use permit for sand mining, they must comply with regulations required in Sec. 9-4-86 Listed Uses: Specific Criteria (R) Mining and Quarrying. If this proposed text amendment is adopted, applicants receiving approval of special use permits for sand mining in CH districts would be required to comply with the same regulations in this section. Following are regulations applicable to sand mines in the IU

district which would be applicable to proposed sand mines in the CH if this text amendment is adopted.

(R) Mining and quarrying.

- (1) No mining, quarrying or excavation activity shall occur closer than 100 feet to an adjacent residential dwelling.*
- (2) Access to sites shall be located so as to avoid the routing of vehicles to and from the operation over streets that primarily serve abutting residential development. Maintenance of this access shall be the responsibility of the operator of the site. Measures to control dust along access roads shall be used as needed to maintain a relatively dust-free operation.*
- (3) Hours of operation may be from 7:00 a.m. to 6:00 p.m. Monday through Saturday except as further provided. Hours of operation, at sites where access is limited to ingress and egress over publicly maintained streets through areas which are residential in nature, shall be 8:00 a.m. to 6:00 p.m. Monday through Friday.*
- (4) A six-foot-high chain link fence shall be located not less than ten feet from the top edge of any exterior cut slope. Gates, the same height as the fence, shall be installed at all points of vehicular or pedestrian ingress and egress and shall be kept locked when not in regular use.*
- (5) Upon completion of mining or quarrying excavation activity, the land shall be restored to a condition that is suitable and amenable to existing or prospective uses of surrounding land.*

Staff believes the existing special use review criteria for sand mines for proposed sand mines in the IU district are appropriate and sufficient to apply to proposed sand mines in the CH district. The required buffer and setback regulations for sand mines require the highest of Greenville's standards as they have an assigned Land Use Code (LUC) of #5 in the Table of Uses. This LUC #5 requires a setback requirement of Type F between sand mines and residential uses of 50 feet and a buffer width of 25 feet including a 6 foot solid fence, berm or landscaping. Whenever there is a conflict between the special use criteria for a particular use, in this case sand mines, and the standard setback and buffer criteria, the more restrictive shall apply. Therefore, in compliance with R(1) above, the minimum setback between proposed sand mine excavation activities and adjacent residential dwellings is 100 feet, rather than 50 feet.

The existing regulations for sand mines in Greenville for setbacks, buffers and operations are also similar to temporary sand mining criteria in the RA-20 district and are similar to Pitt County's new sand mining development criteria in their RA district.

Compliance with Horizons 2026: Greenville's Community Plan

Consideration of any modification to the city zoning ordinance should include a review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons 2026: Greenville's Community Plan, contain adopted goals and policy statements that should be reviewed and considered to ensure that proposed text amendments are in compliance with the Plan, and effectively with the community's values. Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed zoning ordinance text amendment is in compliance with the Plan. Following is a relevant excerpt from Horizons 2026: Greenville's Community Plan.

Chapter 4, Growing the Economic Hub, Policy 4.1.4. Support a Positive Business Climate:

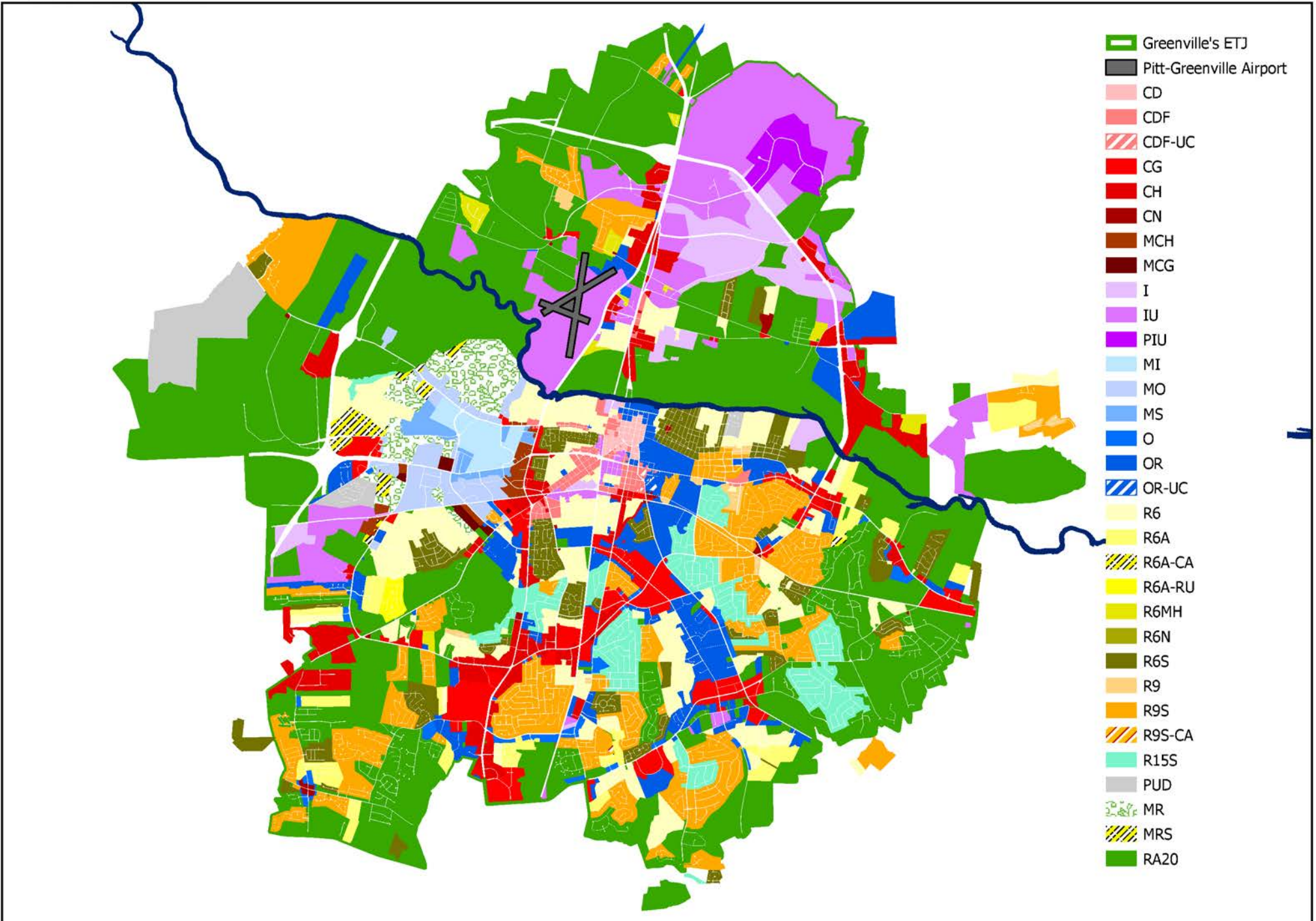
Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations align with target industry needs.

Recommendations

Staff Recommendation. Staff recommends adoption of the proposed zoning ordinance text amendment.

Planning and Zoning Commission Recommendation, April 17, 2018. The Planning and Zoning Commission approved a motion to recommend adoption of the proposed text amendment. The vote was 5 to 4. (Exhibit E: Excerpt of Draft Minutes, Planning and Zoning Commission, May 15, 2018).

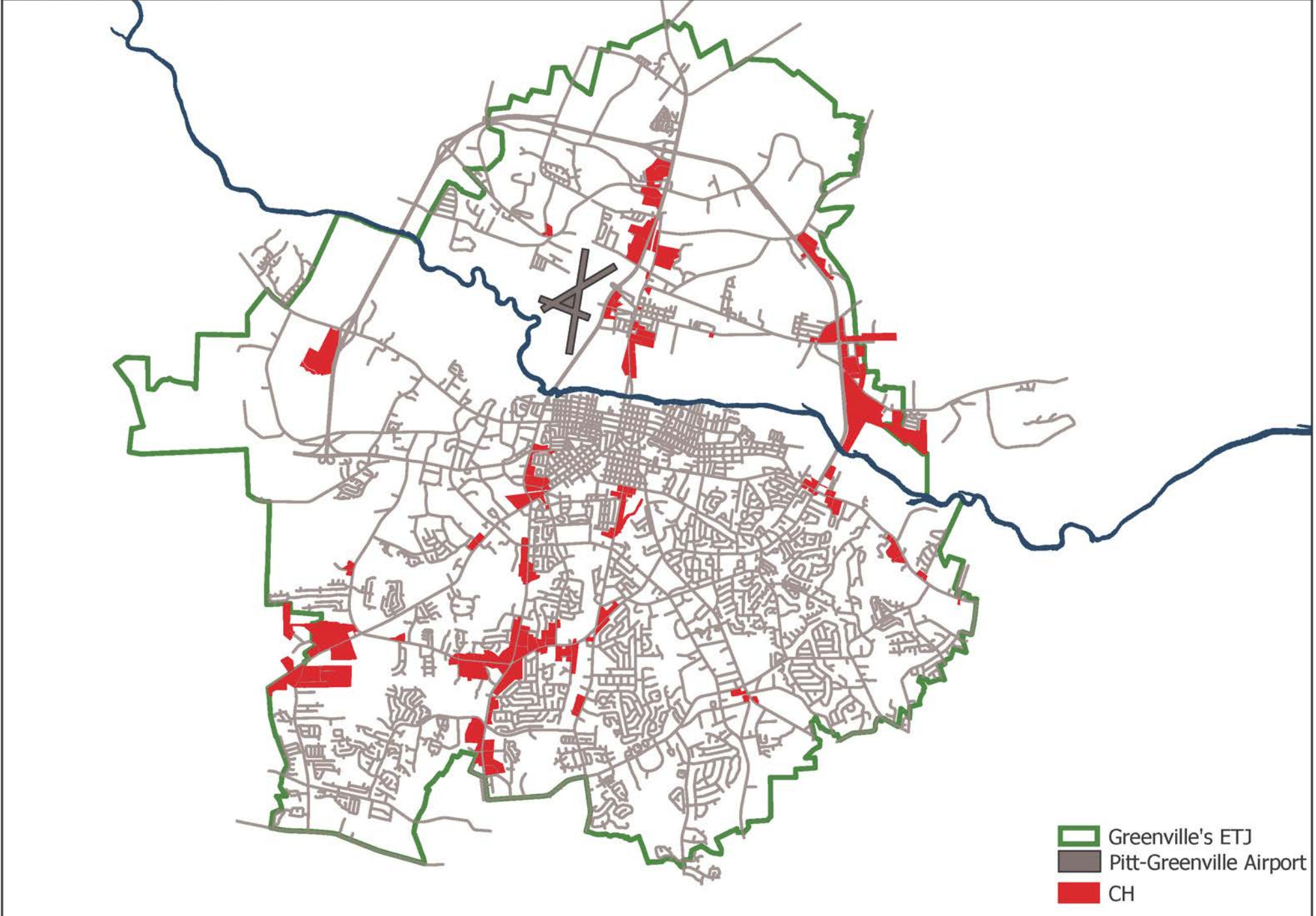
Map 1 - Zoning Districts



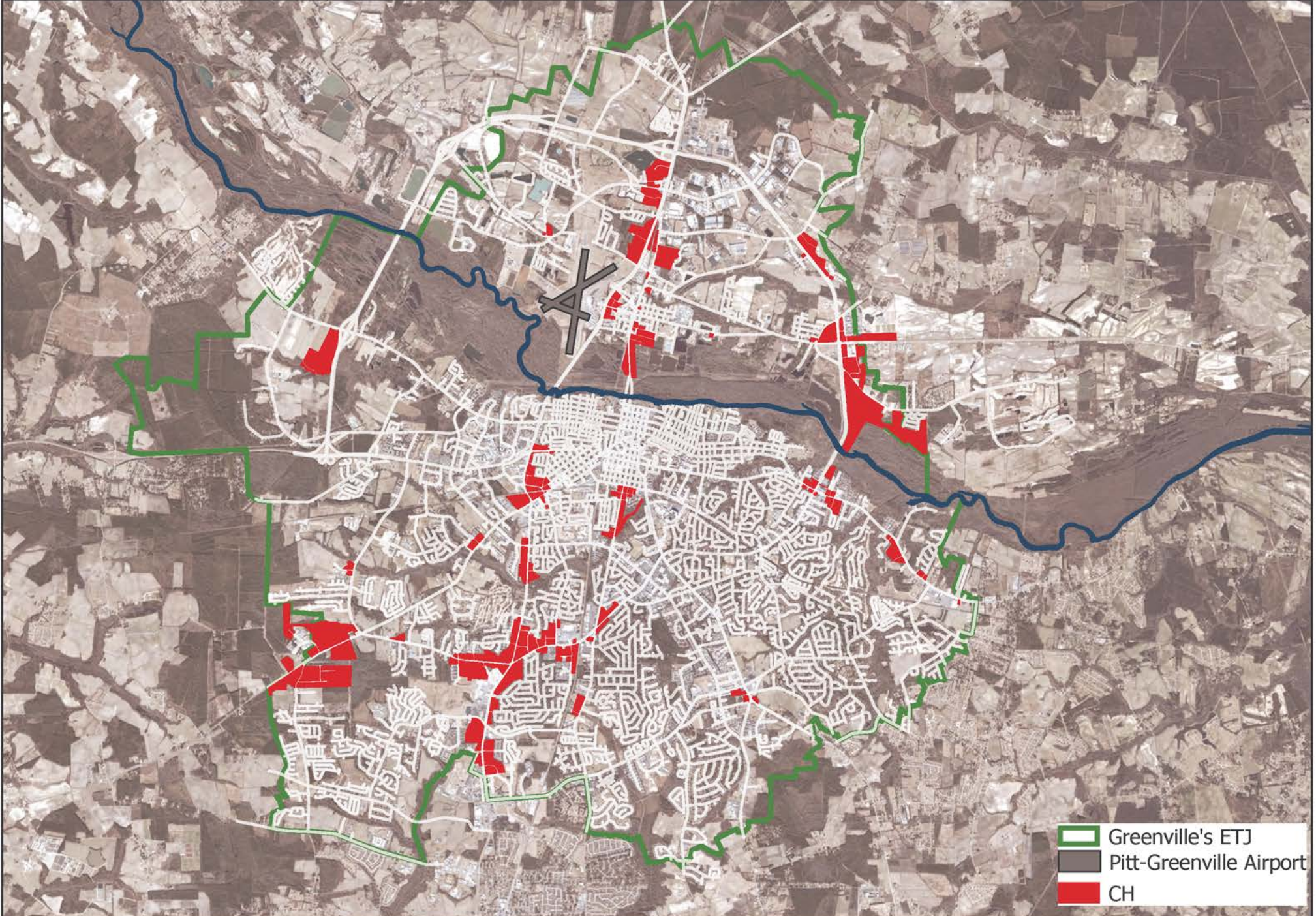
- Greenville's ETJ
- Pitt-Greenville Airport
- CD
- CDF
- CDF-UC
- CG
- CH
- CN
- MCH
- MCG
- I
- IU
- PIU
- MI
- MO
- MS
- O
- OR
- OR-UC
- R6
- R6A
- R6A-CA
- R6A-RU
- R6MH
- R6N
- R6S
- R9
- R9S
- R9S-CA
- R15S
- PUD
- MR
- MRS
- RA20






Map 2 - Location of CH (Heavy Commercial) Zoning Districts



Map 3 - Location of CH (Heavy Commercial) Zoning Districts



-  Greenville's ETJ
-  Pitt-Greenville Airport
-  CH



1700-D East Arlington Blvd · Greenville, NC 27858
252-756-1390 · 252-321-1412 (fax)

To: City of Greenville-Planning
P.O. Box 7207
Greenville, NC 27835

Letter Of Transmittal

Date: 4/4/18 Job No: _____
Attention: Thomas Weitnauer
Re: Text Amendment Request

We are sending you: Attached Under separate cover via _____ the following:

- Drawings Plans Prints Pay Request/ Invoice Specifications
- Letter Package Other _____

Copies	Date	Number	Description
1	4/3/18		Text Amendment Application
1	4/4/18	8410	Check for \$495.00

Transmitted as checked below:

- For approval Approved as noted Resubmit _____ copies for approval
 For your use Approved as submitted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected copies
 For review Other _____

Remarks:

Signed: Mike Baldwin

Copy to:



Date Received 4/5/2018
mw

CITY OF GREENVILLE ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Applicant Name(s) Michael Baldwin

Mailing Address 1700-D East Arlington Blvd
Greenville, NC 27858

Applicant's Phone Number (252) 756-1390

Applicant's e-mail Address (mwbaldwin) @baldwindesignconsultants.com

Zoning Ordinance Section Proposed to be Amended: CH (Heavy Commercial)

Reason for Request: Allow sand mining with a Special Use Permit

Proposed Language of Text Amendment (attach additional pages if needed): _____

Revise table of permitted uses to allow sand mining operations in Heavy Commercial Zoning with
an approval of a Special Use Permit

Michael Baldwin
Print Name


Signature of Applicant

4/3/18
Date

A non-refundable fee of \$495 must be attached to applications. Application deadlines are listed on the attached page. Incomplete applications will not be scheduled on the Planning and Zoning Commission agenda. Submit applications and a check written to the City of Greenville to: Tom Weitnauer, AICP, Chief Planner, Community Development Department, Planning Division, 201 W. Fifth St., Greenville, NC 27835.

#899917

Exhibit B: Excerpt of the Table of Uses Illustrating Applicant's Proposed Amendment

(5) *Agricultural/mining.*

USE	L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
a. Farming; agriculture, horticulture, forestry (see also § 9-4-103)	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
b. Greenhouse or plant nursery; including accessory sales	3	S													P	S								P	P	P	P	P
c. Wayside market for farm products produced on site	4	P																										
d. Farmers market	4																							P	P			
e. Kennel (see also § 9-4-103)	4	P																						P	P	P	P	P
f. Stable; horse only (see also § 9-4-103)	4	P	S														P								P	P	P	P
g. Stable; per definition (see also § 9-4-103)	4	P															P								P	P	P	P
h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use	4	P															P							P	P	P	P	P
i. Livestock sales pavilion, auditorium, yard, distribution or transshipment facility	5																									P	P	
j. Quarrying, mining, excavation and works including material storage and distribution; sand, stone, gravel	5																									P		
k. Sand mining (see also item j. above)	5																											
k(1). Temporary sand mining (see also § 9-4-86(SS))		S																										
l. Beekeeping; minor use (see also § 9-4-103)	1	P	P	P		P	P	P	P	P					P		P					P	P	P	P	P		
m. Beekeeping; major use	4	S																						S	S	S		
n. Solar energy facility	4	S																										

S ← Add

(TT) *Temporary sand mining (see also section 9-4-22).*

- (1) No excavation shall occur closer than 100 feet to an adjacent residential dwelling.
- (2) A 50 foot buffer (minimum) shall be maintained between the mining activity and adjacent property lines.
- (3) The borrow site shall be directly related to a designated and approved NC Department of Transportation (NCDOT) highway construction project.
- (4) The duration of the borrow material excavation and use of the borrow site for excavation shall be limited to the completion of the NCDOT highway construction project.
- (5) Upon completion of the NCDOT highway construction project, the borrow site shall be reclaimed in accordance with NCDOT requirements, and shall result in the creation of a recreational water body (lake or pond).
- (6) The borrow site shall have direct access to a primary highway and that highway shall be utilized for the transport of borrow materials from the excavation area in order to minimize the use of secondary roads or residential streets for this purpose.
- (7) No blasting shall be permitted in conjunction with the borrow material excavation or borrow site.
- (8) Any dust or other airborne emissions shall be minimized from the borrow material excavation and excavation area, whether at the borrow site or during transport of borrow materials over the haul route from the site in accordance with NCDOT regulations.
- (9) All loads of borrow material shall be covered when leaving the borrow site for transport over roadways.
- (10) All trucks used for transport of borrow material from the excavation site shall be registered, licensed and meet emissions standards for the State of North Carolina.
- (11) A gravel construction entrance shall be installed and maintained at the borrow site to prevent the tracking of borrow materials onto the roadways from the site, in accordance with NCDOT regulations.
- (12) Hours of operation at the borrow site shall be limited to 6:30 a.m. to 7:30 p.m. Monday through Saturday.
- (13) In order to protect the integrity and safety of roadways, trucks leaving the borrow site shall comply with all weight and load requirements for North Carolina roadways.
- (14) A six-foot earthen berm shall be installed and maintained in the excavation buffer area where no naturally wooded or vegetative screening exists between the borrow site and adjacent residential uses. This berm may be removed at the conclusion of the borrow site activity.

Exhibit D: Pitt County's Sand Mining in RA District, Conditional Use Review Criteria

Outdoor storage areas shall be no closer than 50 feet to any adjoining residentially or office and institutionally used or zoned property.

3. *Noise*

Equipment-producing noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest residence.

4. *Dust*

All non-paved storage areas shall be maintained in a manner so as to limit dust from leaving the storage area.

5. *Access*

- a. Access roads leading to any part of the operation shall be constructed with a gravel or crushed stone surface and maintained in a dust-free manner.
- b. No part of such roads shall be located closer than 15 feet to an external property line other than a limited access highway or railroad right-of-way line.
- c. A truck route plan shall be submitted showing truck routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools, or other uses which will be negatively affected by truck traffic.

DDD. *Mining, Quarrying, Sand Pits, and Mineral Extraction*

1. *Where Required*

RA district.

2. *Use Separation*

- a. The edges of any pit where a mining operation is taking place and any equipment used in the processing of rock and gravel or other industrial uses operated in conjunction with the mine or quarry shall be located at least 100 feet from the boundary of the mine or quarry as delineated in the mining permit issued by the State of North Carolina or site plan approved by the County, whichever is more restrictive.
- b. Where the mining operation site is bounded by a railroad right-of-way currently being used for rail service to the mining operation, no setback shall be required between the railroad right-of-way and such operation.

3. *Hours of Operation*

All operations involving blasting discernible beyond the external property line on a quarry shall only be conducted between the hours of 7:00 a.m. and 6:00 p.m.

4. *Mining Permit*

A valid state-issued mining permit must be obtained.

5. *Screening*

Screening shall be provided in accordance with the requirements of Section 10(H). However, if a berm is determined to be an adequate alternative screening method as provided for in Section 10(H), the minimum height of the berm shall be six feet.

Excerpt from the DRAFT Planning & Zoning Commission Minutes (05/15/2018)

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING SAND MINING AS A SPECIAL USE IN THE CH (HEAVY COMMERCIAL) ZONING DISTRICT. - APPROVED

Mr. Dail presented the amendment. The application is from Mike Baldwin, of Baldwin Design Consultants, to propose sand mines as a special use within the CH (Heavy Commercial) zoning district. The CH district is primarily designated to accommodate a variety of commercial and service activities on an individual lot-by-lot basis and in a planned center setting. Currently sand mines are allowed as a permitted use in the I (Industrial) district. Sand mines are allowed with a special use permit in IU (Unoffensive Industrial) district. Temporary sand mines are allowed with a special use permit in the RA-20 (Residential Agricultural) district. This text amendment application proposes to amend the Table of Uses by adding the sand mine land use, with approval of a special use permit, in the CH (Heavy Commercial) district. A special use permit requires approval by the Board of Adjustment. There are specific criteria:

(R) Mining and quarrying.

1. No mining, quarrying or excavation activity shall occur closer than 100 feet to an adjacent residential dwelling.
2. Access to sites shall be located so as to avoid the routing of vehicles to and from the operation over streets that primarily serve abutting residential development. Maintenance of this access shall be the responsibility of the operator of the site. Measures to control dust along access roads shall be used as needed to maintain a relatively dust-free operation.
3. Hours of operation may be from 7:00 a.m. to 6:00 p.m. Monday through Saturday except as further provided. Hours of operation, at sites where access is limited to ingress and egress over publicly maintained streets through areas which are residential in nature, shall be 8:00 a.m. to 6:00 p.m. Monday through Friday.
4. A six foot high chain link fence shall be located not less than ten feet from the top edge of any exterior cut slope. Gates, the same height as the fence, shall be installed at all points of vehicular or pedestrian ingress or egress and shall be kept locked when not in regular use.
5. Upon completion of mining or quarrying excavation activity, the land shall be restored to a condition that is suitable and amenable to existing and prospective uses of surrounding land.

Mr. Dail showed a map of the locations of the CH district in the area that would be affected by this amendment. The proposed request is in general compliance with the Horizon 2026: Greenville's Community Plan. Chapter 4: Growing the Economic Hub, policy 4.1.4, Support a Positive Business Climate states: *Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations align with target industry needs.*

Chairman King opened the public hearing.

Mr. Mike Baldwin, of Baldwin Design Consultants, spoke in favor of the request. He stated he has a client with land that would be a great opportunity for sand generating. If this text amendment

is approved, request for sand mining in CH will still need to go before the Board of Adjustment for a special use permit.

Ms. Leech asked if his client's property was previously a land mining use.

Mr. Baldwin stated no, but there is immediately adjacent.

Ms. Leech asked why it would be necessary to make the zone change across all of the CH district.

Mr. Baldwin stated that sand mining is currently only located in Industrial or with a special use permit in Unoffensive Industry and Residential Agricultural. Many of the other CH locations don't have sand. If he was to request a rezoning for the specific parcel, it would appear to be a request for spot zoning.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Mr. Collins, to recommend approval of the proposed text 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.



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance to revise thresholds for vegetation compliance

Explanation: **Abstract:** The City of Greenville City Council initiated a Zoning Ordinance text amendment to revise the thresholds for vegetation compliance.

Explanation: Title 9, Chapter 4, Article P, Vegetation Requirements, Section 9-4-271, entitled, Nonconforming Vegetation; Compliance Required, requires vegetation for existing projects undergoing expansions. City Council requested staff evaluate the suitability of the thresholds of these regulations to current projects, particularly industrial expansions. As requested by Council, staff presented summaries of Greenville's vegetation requirements for expanding businesses during Council meetings on March 8 and April 9, 2018 for Council's discussion. During these meetings, staff summarized existing regulations and results of a survey of how other cities require vegetation for expanding businesses. This zoning ordinance text amendment was developed between staff and Council to address shared concerns to revise thresholds when landscaping would be required during expansions and how to enhance flexibility in administering vegetation requirements for projects that don't meet vegetation requirements prior to expansion.

The proposed amendments to Section 9-4-271, Nonconforming Vegetation: Compliance Required, and Section 9-4-272, Flexibility in Administration, are illustrated in Exhibit A. Underlined text denotes text to add while stricken text denotes text to delete. (Exhibit A: Proposed Zoning Ordinance Text Amendments)

In order to amend the Zoning Code to revise the thresholds when projects must comply with vegetation requirements, a text amendment must be adopted. This text amendment application requires a public hearing by City Council.

Consideration of any modification to the city zoning ordinance should include a consistency review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons 2026: Greenville's Community Plan was reviewed to ascertain compliance with the Plan, and effectively with the community's values. Staff reviewed the Plan and provides

the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Following is a relevant excerpt from Horizons 2026: Greenville's Community Plan:

Chapter 4, Growing the Economic Hub, Policy 4.1.4. Support a Positive Business Climate:

Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations align with target industry needs.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Staff recommends adoption of the proposed text amendment. The Planning and Zoning Commission voted to recommend approval of the request at its May 15, 2018 meeting. The vote was 5 to 4. (Exhibit B: Excerpt of Draft Minutes, Planning and Zoning Commission Meeting, 5/15/2018).

If the City Council determines to approve the text amendment, a motion to adopt the attached text amendment 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 the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to the following: Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Policy 4.1.4. Support a Positive Business Climate: Continue to market Greenville's excellent business climate; Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion; Support business growth, expansion, and retention through strategic public improvements; and Ensure land use regulations align with target industry needs."

ATTACHMENTS:

- ▣ **Ordinance_for_Thresholds_for_Vegetation_Compliance_Text_Amendment_1081210**
- ▣ **Revised Attachments**

ORDINANCE NO. 18-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 14, 2018, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment 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 160A-383, 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, Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Policy 4.1.4, Support a Positive Business Climate: Continue to market Greenville's excellent business climate; where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion; support business growth, expansion, and retention through strategic public improvements; and ensure land use regulations align with target industry needs;.

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

Section 1: That Title 9, Chapter 4, Article P, Section 9-4-271, of the City Code is hereby amended by rewriting said section so that it shall read as follows:

SEC. 9-4-271 NONCONFORMING VEGETATION; COMPLIANCE REQUIRED.

(A) Property that does not comply with the requirements contained in this article shall meet the provisions of this section.

(B) When there is noncompliance with the vegetation standards and requirements of this article, and when an applicant files the necessary forms for a building permit and/or change of use permit, one of the three following situations shall apply:

- (1) The provisions of this article are not applicable when:
 - (a) There is a change of land use where the new land use is of the same or lower land use classification;
 - (b) Building expansion(s) is proposed which constitutes less than a 20% expansion in lot coverage;
 - (c) Parking area and/or drive expansion(s) are proposed which constitute less than a 20% expansion in impervious surface areas;
 - (d) Building and parking area and/or drive expansion(s) are proposed which collectively constitute less than a 50% expansion in existing impervious area and lot coverage combined; and
 - (e) The valuation of any proposed building construction, including repairs, renovations and/or expansions, is less than or equal to 50% of the current tax valuation of all on-site building improvements as listed on the Pitt County tax record. The valuation of proposed construction shall be based on applicable building permit application data.
 - (f) Complete demolitions and reconstructions invoke full compliance with vegetation requirements.
- (2) Vegetation improvements will be required in accordance with subsection (C) below when:
 - (a) There is a change in land use where the new land use is of a higher land use classification;
 - (b) Building expansion(s) is proposed which constitutes a 50% or more expansion in existing lot coverage;
 - (c) Parking area and/or drive expansion(s) are proposed which constitute a 50% or more expansion in existing impervious surface areas;
 - (d) Building and parking area and/or drive expansion(s) are proposed which collectively constitute a 50% or more expansion in existing impervious area and existing lot coverage combined; or
 - (e) The valuation of any proposed building construction, including repairs, renovations and/or expansions, exceeds 50% of the current tax valuation of all on-site building improvements as listed on the Pitt County tax record. The valuation of proposed construction shall be based on applicable building permit application data.

- (3) Street trees and parking screening shall be required in accordance with subsection (C) below when building expansions or parking and/or drive expansion or a combination of both which constitute an expansion between 20% to 50% of existing lot coverage and/or impervious area.
- (C) When vegetation improvements are required based on subsection (B)(2) and/or (B)(3) above the following shall apply:
- (1) Screening vegetation requirements (Bufferyards C, D, E and F).
 - (a) Where all of the minimum bufferyard width is available, all required screening vegetation shall be installed.
 - (b) Where less than 100% of the minimum standard bufferyard width is available, a fence, evergreen hedge or berm meeting the requirements of section 9-4-119, Article G of this chapter, shall be installed and all required screening vegetation shall be installed except as further provided.
 - (c) Where less than 100% of the minimum reduced width bufferyard is available, a percentage of each required material (small trees, large trees, shrubs) equal to the percentage of the reduced bufferyard width available shall be installed within such areas.
 - (d) Where less than six feet of bufferyard width is available, small trees may be substituted for large trees on a one-for-one basis.
 - (e) Where less than three feet of bufferyard width is available, shrubs may be substituted for small trees on a one-for-one basis.
 - (f) Where less than two feet of bufferyard width is available, ground cover may be substituted for shrubs.
 - (2) Site vegetation requirements.
 - (a) All required site vegetation shall be installed.
 - (b) The provisions of this section shall not be deemed to require the removal of existing structures, buildings, mechanical equipment, lighting or any existing impervious areas.
 - (c) The intent of this section shall be to require the installation of required vegetation, to the greatest extent possible, in all available open space areas existing at the time of site plan application. All required vegetation materials shall be planned for installation prior to the location or expansion of any new impervious area or building.

- (d) This section shall apply to street yard vegetation as part of the site vegetation requirement.
- (3) Parking lot and drive area vegetation requirements.
 - (a) All required parking lot and drive area vegetation shall be provided in accordance with section 9-4-268(L) of this article.
 - (b) The provisions of this section shall not be deemed to require the removal of existing structures, buildings, mechanical equipment, and lighting or any existing impervious areas.
 - (c) The intent of this section shall be to require the installation of all required parking lot and drive area vegetation to the greatest extent possible, in all available open space areas existing at the time of site plan application. All required vegetation materials shall be planned for installation prior to the location or expansion of any new impervious area or building.

Section 2: That Title 9, Chapter 4, Article P, Section 9-4-272, of the City Code is hereby amended by rewriting said section so that it shall read as follows:

SEC. 9-4-272 FLEXIBILITY IN ADMINISTRATION.

(A) The City Council recognizes that, due to the wide variety of types of development and property boundary configurations, the varying quantity and dimension of available open spaces, the natural and built environment and other existing adverse physical conditions, it is neither possible nor prudent to establish inflexible vegetation regulations. Therefore, the Director of Community Development, or his or her authorized representative, may permit deviations from the specific requirements of this article provided the deviations are in accordance with subsection (B) or (E).

(B) Prior to the administrative approval of any deviation to the requirements of this article, the Director of Community Development, or his or her authorized representative, shall first determine the application meets all of the following criteria:

- (1) The deviation is necessary due to unique physical conditions of the property, which may include existing vegetation conditions;
- (2) The hardship in complying with the requirements is not created by a proposed building, building expansion or expansion of impervious area into available open space wherein required plantings could be located in accordance with ordinance provisions;
- (3) The hardship in complying with the requirements is not related to the expense or cost of installing the required materials or other improvements;
- (4) The deviation represents the least possible deviation from the letter of this article that will allow reasonable use of the property; and

(5) The deviation is in harmony with the general purpose and intent of this article and preserves its spirit.

(C) Any approved deviation shall be noted on the preliminary and final vegetation plan and include the original minimum requirement, the justifications for the deviation and the resulting modified requirement.

(D) Whenever the condition or circumstances for which any approved deviation was approved no longer exist, the original applicable minimum requirements shall immediately apply and the vegetation improvements required by the requirements shall be installed.

(E) The Director of Community Development, or his or her authorized representative, may reduce vegetation requirements for properties located in any industrial zoning district only when expansions are proposed and not for new development, on a case-by-case basis. However, street trees, bufferyard screening and parking area screening shall continue to be required, but the actual locations may be adjusted based on site constraints, including but not limited to, conflicting locations of utilities, swales, storm water structures and egress.

Section 3. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

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

Adopted this 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1081210

Exhibit A: Proposed Zoning Ordinance Text Amendments
#1080016

SEC. 9-4-271 NONCONFORMING VEGETATION; COMPLIANCE REQUIRED.

(A) Property that does not comply with the requirements contained in this article shall meet the provisions of this section.

(B) When there is noncompliance with the vegetation standards and requirements of this article, and when an applicant files the necessary forms for a building permit and/or change of use permit, one of the ~~two~~ three following situations shall apply:

- (1) The provisions of this article are not applicable when:
 - (a) There is a change of land use where the new land use is of the same or lower land use classification;
 - (b) Building expansion(s) are proposed which constitute less than a 20% expansion in lot coverage;
 - (c) Parking area and/or drive expansion(s) are proposed which constitute less than a 20% expansion in impervious surface areas;
 - (d) Building and parking area and/or drive expansion(s) are proposed which collectively constitute less than a 50% expansion in ~~total ground coverage~~ existing impervious area and lot coverage combined; and
 - (e) The valuation of any proposed building construction, including repairs, renovations and/or expansions, is less than or equal to 50% of the current tax valuation of all on-site building improvements as listed on the Pitt County tax record. The valuation of proposed construction shall be based on applicable building permit application data.
 - (f) Complete demolitions and reconstructions invoke full compliance with vegetation requirements.
- (2) Vegetation improvements will be required in accordance with subsection (C) below when:
 - (a) There is a change in land use where the new land use is of a higher land use classification;
 - (b) Building expansion(s) are proposed which constitute a ~~20%~~ 50% or more expansion in existing lot coverage;
 - (c) Parking area and/or drive expansion(s) are proposed which constitute a ~~20%~~ 50% or more expansion in existing impervious surface areas;
 - (d) Building and parking area and/or drive expansion(s) are proposed which collectively constitute a ~~20%~~ 50% or more expansion in ~~total ground coverage~~ existing impervious area and existing lot coverage combined; or
 - (e) The valuation of any proposed building construction, including repairs, renovations and/or expansions, exceeds 50% of the current tax valuation of all on-site building improvements as listed on the Pitt County tax record. The valuation of proposed construction shall be based on applicable building permit application data.

(3) Street trees and parking screening shall be required in accordance with subsection (C) below when building expansions or parking and/or drive expansion or a combination of both which constitute an expansion between 20% to 50% of existing lot coverage and/or impervious area.

(C) When vegetation improvements are required based on subsection (B)(2) and/or (B)(3) above the following shall apply:

(1) *Screening vegetation requirements (Bufferyards C, D, E and F).*

- (a) Where all of the minimum bufferyard width is available all required screening vegetation shall be installed.
- (b) Where less than 100% of the minimum standard bufferyard width is available a fence, evergreen hedge or berm meeting the requirements of section 9-4-119, Article G of this chapter, shall be installed and all required screening vegetation shall be installed except as further provided.
- (c) Where less than 100% of the minimum reduced width bufferyard is available, a percentage of each required material (small trees, large trees, shrubs) equal to the percentage of the reduced bufferyard width available shall be installed within such areas.
- (d) Where less than six feet of bufferyard width is available, small trees may be substituted for large trees on a one-for-one basis.
- (e) Where less than three feet of bufferyard width is available, shrubs may be substituted for small trees on a one-for-one basis.
- (f) Where less than two feet of bufferyard width is available, ground cover may be substituted for shrubs.

(2) *Site vegetation requirements.*

- (a) All required site vegetation shall be installed.
- (b) The provisions of this section shall not be deemed to require the removal of existing structures, buildings, mechanical equipment, and lighting or any existing impervious areas; ~~provided, however, all other encroachments including but not limited to concrete islands and the like shall be removed.~~
- (c) The intent of this section shall be to require the installation of required vegetation, to the greatest extent possible, in all available open space areas existing at the time of site plan application. All required vegetation materials shall be planned for installation prior to the location or expansion of any new impervious area or building.
- (d) This section shall apply to street yard vegetation as part of the site vegetation requirement.

(3) *Parking lot and drive area vegetation requirements.*

- (a) All required parking lot and drive area vegetation shall be provided in accordance with

section 9-4-268(L) of this article.

- (b) The provisions of this section shall not be deemed to require the removal of existing structures, buildings, mechanical equipment, ~~and lighting or any existing impervious areas.~~ Provided however, when necessary existing parking shall be removed in accordance with section 9-4-268(L)(10) of this article and all other encroachments including but not limited to concrete islands and the like shall be removed.
- (c) The intent of this section shall be to require the installation of all required parking lot and drive area vegetation to the greatest extent possible, in all available open space areas existing at the time of site plan application. All required vegetation materials shall be planned for installation prior to the location or expansion of any new impervious area or building.

SEC. 9-4-272 FLEXIBILITY IN ADMINISTRATION.

(A) The City Council recognizes that, due to the wide variety of types of development and property boundary configurations, the varying quantity and dimension of available open spaces, the natural and built environment and other existing adverse physical conditions, it is neither possible nor prudent to establish inflexible vegetation regulations. Therefore, the Director of Community Development, or his or her authorized representative, may permit deviations from the specific requirements of this article provided the deviations are in accordance with subsection (B) or (E).

(B) Prior to the administrative approval of any deviation to the requirements of this article, the Director of Community Development, or his or her authorized representative, shall first determine the application meets all of the following criteria:

- (1) The deviation is necessary due to unique physical conditions of the property, which may include existing vegetation conditions;
- (2) The hardship in complying with the requirements is not created by a proposed building, building expansion or expansion of impervious area into available open space wherein required plantings could be located in accordance with ordinance provisions;
- (3) The hardship in complying with the requirements is not related to the expense or cost of installing the required materials or other improvements;
- (4) The deviation represents the least possible deviation from the letter of this article that will allow reasonable use of the property; and
- (5) The deviation is in harmony with the general purpose and intent of this article and preserves its spirit.

(C) Any approved deviation shall be noted on the preliminary and final vegetation plan and including the original minimum requirement, the justifications for the deviation and the resulting modified requirement.

(D) Whenever the condition or circumstances for which any approved deviation was approved no longer exist, the original applicable minimum requirements shall immediately apply and the vegetation improvements required by the requirements shall be installed.

(E) The Director of Community Development, or his or her authorized representative, may reduce vegetation requirements for properties located in any industrial zoning district only when expansions are proposed and not for new development, on a case-by-case basis. However, street trees, bufferyard

screening and parking area screening shall continue to be required, but the actual locations may be adjusted based on site constraints, including but not limited to, conflicting locations of utilities, swales, storm water structures and egress.

Excerpt from the DRAFT Planning & Zoning Commission Minutes (05/15/2018)

ORDINANCE TO AMEND THE ZONING ORDINANCE BY AMENDING THRESHOLDS FOR VEGETATION COMPLIANCE. - APPROVED

Mr. Dail presented the amendment. The City Council initiated this request.

History: March 8, 2018 City Council Meeting. As requested by Mayor Connelly, staff provided a summary of vegetation requirements for business expansion (vegetation retrofit for existing businesses); and results of a survey of how other cities regulate vegetation requirements for business expansions.

April 9, 2018 City Council Work Session. As requested by City Council, staff provided recommended amendments to vegetation requirements for business expansions. Council directed staff to prepare this text amendment. The current landscape ordinance requires install of landscaping when: land uses change to more intensive uses; building and/or parking expands lot coverage by 20% or more; or value of proposed construction/repairs exceeds 50% of current tax valuation. If one of those thresholds are crossed then the entire site needs to be brought up to compliance through the installation of: perimeter landscape buffers; landscape islands in parking lots; and street trees and parking screening. City Council's direction to staff for the text amendment:

- Increase threshold for additions and/or parking/driving areas from 20% to 50%;
- Provide more flexibility for industrial nonconforming projects;
- When businesses expand, remove new parking island requirement in existing lots; and
- Enhance deviation review for properties in Industrial zoning districts, yet continue requirement for street trees, bufferyard screening and parking area screening.

Mr. Schrade asked if vegetation requirements in general are being reduced.

Mr. Dail stated that in some redevelopment it would reduce the requirements but the amendment maintains the spirit of the existing requirements.

Mr. Overton asked what other cities do.

Mr. Dail stated a lot of jurisdictions use the 50% expansion rule. We were pretty stringent.

Mr. Wilson asked how this would affect stormwater.

Mr. Godefroy stated if there is a reduction of vegetation it would affect the stormwater detention and water quality.

Mr. Maxwell stated this change could have a ripple effect on mitigation.

Ms. Leech asked if this amendment also address stormwater mitigation.

Mr. Dail stated no, only vegetation requirements. Stormwater is looked at during development review.

Mr. Godefroy stated that mitigation will still be needed.

Chairman King opened the public hearing.

No one spoke in favor or in opposition of the request.

Chairman King closed the public hearing and opened for board discussion.

Ms. Leech stated increasing an existing development would have more impervious coverage and this amendment would lessen the amount of vegetation to the total size.

Mr. Overton stated a small increase in square footage on existing development can create a large out of pocket expense to bring the whole site up to complete compliance. This amendment gives a little leniency. He supports the request.

Ms. Leech stated she would like to see the amendment also consider stormwater mitigation.

Mr. Schrade stated not having this request takes away from smaller development and stifles growth.

Motion made by Mr. Joyner, seconded by Mr. Collins, to recommend approval of the proposed text amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. In favor: Joyner, Collins, Schrade, and Overton. In opposition: Maxwell, Reid, Wilson, and Leech. Chairman King broke the tie by voting in favor. Motion carried.



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Resolution to Close Glen Arthur Avenue from E. Thirteenth Street to E. Fourteenth Street

Explanation: **Abstract:** This item is to consider a Resolution to Close Glen Arthur Avenue from E. Thirteenth Street to E. Fourteenth Street, as requested by Crones, LLC.

Explanation: The City received a petition from Crones, LLC requesting the closure of Glen Arthur Avenue from Thirteenth Street to Fourteenth Street as shown on the attached map. The petitioner is the owner of the properties adjoining both sides of the street section requested to be closed.

The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its April 17, 2018, meeting. City Council adopted a Resolution of Intent to Close Glen Arthur Avenue from E. Thirteenth Street to E. Fourteenth Street during its May 7, 2018, meeting, setting the date for the public hearing on the regularly scheduled City Council meeting on June 14, 2018.

Pursuant to the provisions of G.S. 160A-299, the Resolution of Intent to Close was published in The Daily Reflector on four consecutive Mondays (May 21 and 28, and June 4 and 11, 2018), a copy thereof was sent by certified mail to all owners of property adjacent to the street as shown on the Pitt County tax records, and a notice of the closing and public hearing has been prominently posted in two places along the street section to be closed.

The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). As a condition of final street closure, the petitioner will pay all costs associated with the abandonment of any utilities in the street section to be closed and a final plat is required to recombine all properties into one parcel.

Fiscal Note: Budgeted funds of \$348 for yearly maintenance of this street section and \$300 for street lighting will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds of \$102 for the closed street section.

Recommendation: Hold a public hearing on the question of whether or not the closing would be detrimental to the public interest or the property rights of any individual. If it appears to the satisfaction of City Council after the hearing that closing the street is not contrary to the public interest and that no individual owning property in the vicinity of the street in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, City Council may adopt the Resolution to Close Glen Arthur Avenue from E. Thirteenth Street to E. Fourteenth Street.

ATTACHMENTS:

- ▣ **Glen Arthur Resolution 1080602**

FILE: CITY OF GREENVILLE

RESOLUTION NO. _____
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA
TO CLOSE A PORTION OF
GLEN ARTHUR AVENUE FROM E. THIRTEENTH STREET TO E. FOURTEENTH STREET

WHEREAS, the City Council of the City of Greenville, at its May 7, 2018, meeting, adopted a resolution declaring its intent to close a portion of Glen Arthur Avenue from E. Thirteenth Street to E. Fourteenth Street; and

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a hearing will be held on the 14th day of June, 2018, on the question of the closing a portion of said street; and

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining the portion of Glen Arthur Avenue, as shown on the County tax records, and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said portions of streets; and

WHEREAS, a hearing was conducted on the 14th day of June, 2018, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of a portion of Glen Arthur Avenue is not contrary to the public interest, and that no individual owning property in the vicinity of said street or in the subdivision in which said street is located would thereby be deprived of reasonable means of ingress and egress to their property;

IT IS NOW THEREFORE ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for street purposes is released in accordance with the provisions of G.S. 160A-299:

To Wit: Being the 49.5 foot wide right of way of Glen Arthur Avenue as shown on that plat entitled "Street Closing Map For Glen Arthur Avenue", prepared by Gary S. Miller & Associates, P.A.

Location: Lying and being in the City of Greenville, Pitt County, North Carolina and being located on the south side of E. Thirteenth Street, on the north side of E. Fourteenth Street, east of Cotanche Street, and west of Charles Boulevard, and being more particularly described as follows:

Description: Beginning at an existing re-bar located at the intersection of the eastern right of way of Cotanche Street and the southern right of way of E. Thirteenth Street said re-bar having NC Grid Coordinates N=678107.47 feet, and E= 2483640.04 feet; thence running along the southern right of way of E. Thirteenth Street, S 78-55-33 E - 264.16 feet to an existing iron pipe located at the intersection of the southern right of way of E. Thirteenth Street and the western right of way of Glen Arthur Avenue the POINT OF BEGIINNING; thence from said point of beginning, S 77-14-23 E - 48.27 feet to an existing iron pipe located at the intersection of the southern right of way of E. Thirteenth Street and the eastern right of way of Glen Arthur Avenue; thence leaving the southern right of way of E. Thirteenth Street and running along the eastern right of way of Glen Arthur Avenue, S10-33-24W - 329.57 feet to a point located at the intersection of the northern right of way of E. Fourteenth Street and the eastern right of way of Glen Arthur Avenue; thence N79-16-58W - 51.67 feet to a point located at the intersection of the northern right of way of E. Fourteenth Street and the western right of way of Glen Arthur Avenue; thence leaving the northern right of way of E. Fourteenth Street and running along the western right of way of Glen Arthur Avenue, N 11-09-07 E - 331.30 feet to the POINT OF BEGINNING containing 0.379 acres.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that this Order shall become effective when the following conditions are met:

All utilities located in this street section are abandoned with all associated cost paid by the petitioner; and

The recordation of a final plat to recombine all of the properties owned by the petitioner which adjoin the closed street section in accordance with the provisions of the Subdivision Regulations for Greenville, North Carolina.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the street in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF

GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

ADOPTED this the 14th day of June, 2018.

P.J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and official seal this 14th day of June, 2018.

Notary Public

My Commission Expires: _____



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

Title of Item: Public hearing for the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan for CDBG and HOME Programs

Explanation: **Abstract:**

The Consolidated and Annual Action Plans are required strategies which identify housing objectives and resources that will be used to address the identified needs in the City of Greenville. This Consolidated Plan identifies the proposed goals and objectives for the Housing Division over the next five (5) years.

Explanation:

The Community Development Department, Housing Division, has drafted the update of the five (5) year Consolidated Plan. The plan is mandated by the US Department of Housing and Urban Development (HUD) and is designed to assist municipalities in assessing their needs in affordable housing, economic and community development. The plan is a data-driven approach which takes into consideration market conditions and community needs, as well as to ensuring the City is making good place-based investment decisions. The proposed activities must tie back to the identified objectives of the Consolidated Plan. To receive Community Development Block Grant (CDBG) AND HOME Investment Partnership Funds, the City must prepare an Annual Action Plan each year.

In addition to the Consolidated Plan update, the Housing Division also developed activities for the upcoming 2018-2019 Annual Action Plan with the findings of the 2018-2022 Consolidated Plan. The Annual Action Plan is the annual allocation of resources for housing activities utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership Funds.

The City is an "Entitlement City" under the Community Development Block Grant (CDBG) program and a "Participating Jurisdiction (PJ)" under the HOME Investment Partnership Funds program. These designations result in annual formula allocations to the City by HUD to benefit low to moderate income residents. Expenditure of CDBG and HOME funds must meet grant program spending requirements and national objectives.

Pursuant to the National Affordable Housing Act, the City is required to advertise two (2) public meetings to discuss and receive comments on activities being considered in the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan. The City's 30-day comment period runs from May 15, 2018 to June 15, 2018.

The public meetings were held on Thursday May 17, 2018 at 12:00 noon and May 17, 2018 at 6:30 p.m. in the ComStat Room 329, located on 3rd Floor of the Municipal Building, 201 West 5th Street, Greenville, North Carolina.

The purpose of the meetings as to receive comments from the community and stakeholders of resources and funds provided through the Community Development Block Grant and HOME investment Partnerships Program funds from the US Department of Housing and Urban Development (HUD).

The public hearing will be held on Thursday, June 14, 2018 at the 6:00 pm City Council meeting. This hearing offers the opportunity for the public to make comments and to approve the plans and direct staff to implement the plans.

In the development of the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan analysis, staff finds the following broad program goals should be pursued over the next five (5) year period to advance the goals of City Council:

1. Provide for Owner Occupied Housing Rehabilitation
2. Increase Affordable Rental Opportunities
3. Reduce Slum and Blight in Residential Areas
4. Increase Homeownership Opportunities
5. Provide Permanent Supportive Housing for Homeless Persons
6. Provide Supportive Services for Homeless Persons
7. Improve Access to Public Facilities
8. Expand Public Infrastructure and Improve Capacity

- 9. Provide Supportive Services for Persons with Special Needs
- 10. Provide Vital Services for LMI Households

Fiscal Note:

The City has been authorized to use HUD funding in the amount of \$906,560 in CDBG funds and \$527,575 in HOME program funds for the 2018-2019 fiscal year, Below is the proposed budget for the 2018-2019 budget year.

Staff proposes the funds be used for the following activities:

Annual Action Plan: CDBG Projects and Funding

Project Name	Funding Amount
Administration	\$181,312
Rehabilitation/Urgent Repair - Housing	\$399,264
Public Facilities	\$150,000
Public Services	\$135,984
Clearance/Demolition	\$40,000
Total Allocation	\$906,560

Annual Action Plan: HOME Projects and Funding

Project Name	Funding Amount
Administration	\$52,758
CHDO Reserve Activities	\$79,136
Down Payment Assistance Program	\$80,000
New Construction/Housing	\$315,681
Total Allocation	\$527,575

Recommendation: Conduct the public hearing to further allow citizen participation in the planning of the 2018-2022 Consolidated Plan and the 2018-2019 Annual Action Plan for the CDBG and HOME programs. Approve each plan for implementation and authorize the Mayor and/or City Manager, as appropriate, to sign required documents.

ATTACHMENTS:

- Greenville_ConPlan_Draft_5.15_Public_final_1081574



2018-2022 Consolidated Plan

DRAFT

Housing Division
Community Development Department
City of Greenville, NC
200 West 5th Street
Greenville, NC 27858

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Greenville is located in eastern North Carolina and is the county seat for Pitt County. In 2016, the population of Greenville was 89,745¹, an increase of 8.7% since 2011. The Greenville Consolidated Plan is a multi-year comprehensive planning document which analyzes and identifies the needs in the region. The primary issues addressed are housing, homelessness, and community development needs and resources. This document also outlines the goals and strategies to address these issues and articulates how federal funds will be used to contribute to these goals.

The Consolidated Plan is required by the United States Department of Housing and Urban Development (HUD) from all jurisdictions receiving annual federal assistance. The Greenville 2018-2022 Consolidated Plan combines the planning and application processes for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME).

The time covered by this Consolidated Plan is from July 1, 2018 to June 30, 2022. The Greenville Community Development department is the primary agency responsible for submission, implementation and administration of the Consolidated Plan. This plan reflects a coordinated effort between non-profit entities, private organizations, and public employees throughout the City to create a strategic plan of action.

Submission of the Consolidated Plan is how the City:

- Will apply for the federal assistance programs listed above;
- Establishes the goals, objectives and strategies it will use to administer its federal grant programs;
- Commits to spend its federal funds to benefit very low-, low- and moderate-income residents and communities

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan identifies five priority needs with associated objectives and outcomes that align with the funding program associated with them. The objectives are often broad in nature and capture a range of community needs.

Priority Need #1 – Affordable Housing Preservation and Development

- Goal 1A: Provide for Owner-Occupied Housing Rehabilitation
- Goal 1B: Increase Affordable Rental Housing Opportunities
- Goal 1C: Increase Homeownership Opportunities
- Goal 1D: Provide Permanent Supportive Housing for the Homeless
- AI Goal 1: Increase Access to Affordable Housing

¹ This document uses the 2012-2016 American Community Survey 5-Year Estimates population figures in order to keep the data source consistent when making demographic comparisons. Other programs from the US Census Bureau and other agencies may publish estimates that differ from the ACS.

- AI Goal 2: Reduce Substandard Housing

Priority Need #2 – Reduction of Slum and Blight

- Goal 2A: Provide for Owner-Occupied Housing Rehabilitation
- Goal 2B: Reduce Slum and Blight in Residential Areas

Priority Need #3 – Addressing Homelessness

- Goal 3A: Provide Permanent Supporting Housing for Homeless Persons
- Goal 3B: Provide Supportive Services for Homeless Persons

Priority Need #4 – Improvements to Public Facilities and Infrastructure

- Goal 4A: Improve Access to Public Facilities
- Goal 4B: Expand Public Infrastructure and Improve Capacity

Priority Need #5 – Expansion of Available Public Services

- Goal 5A: Provide Supportive Services for Homeless Persons
- Goal 5B: Provide Supportive Services for Persons with Special Needs
- Goal 5C: Provide Vital Services for LMI Households
- AI Goal 3: Increase Employment Training and Opportunities
- AI Goal 4: Increase Economic Development Activities and Investment
- AI Goal 5: Increase Fair Housing Awareness and Education

3. Evaluation of past performance

The City of Greenville has worked consistently with other public, private and non-profit organizations to provide safe, decent, and affordable housing. There have been significant contributions but there is still considerable work to be done to provide a suitable living environment and economic opportunities for low- to moderate-income households. Affordable housing remains one of the prolific needs in the City, as documented in the prior Consolidated Plan, CAPERs, and Annual Action Plans.

4. Summary of citizen participation process and consultation process

Citizen participation and consultation is key to the success of the City’s public programs. The City continues to work with key leaders and non-profit organizations to encourage participation of the citizens they serve. The citizen participation process is designed to encourage all citizens to participate, especially members of vulnerable populations. Special emphasis is given to include LMI households, persons of color, non-English speaking residents and those with disabilities in order to increase their representation in determining the housing and development needs of the community.

To gather feedback and comments from the public, the City held a Non-Profit Funding Workshop to provide information about the CDBG program and gather feedback about the program. The City also made the plan available to the public for 30 days from May 15, 2018 to June 15, 2018. In addition to this, the City also made the plan available for comments at City Council on June 14, 2018 at 6PM.

5. Summary of public comments

Non-Profit Funding Workshop: Two workshops for potential CDBG grantees was held on November 1, 2017 at the City of Greenville Municipal Building. A total of 19 people attended representing 16 non-profits. These workshops covered the application process and overview of the CDBG program. All written and verbal comments were positive and showed an understanding of the process and priorities for the City.

30 Day Public Comment Period: From May 15, 2018 to June 15, 2018, the Consolidated Plan draft was available to the public at various location in the City and on its website. At this time the public was invited to participate by offering feedback and comments on the plan.

Public Hearing: A public hearing was held at City Council on June 14, 2018 at 6PM and held in the City Council Chambers on the third floor of City Hall located at 200 West Fifth Street.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and responses were accepted

7. Summary

Data Note:

Primary data sources for the Consolidated Plan include the 2012-2016 American Community Survey 5-Year Estimates, 2010-2014 CHAS, Bureau of Labor Statistics, Boxwood Means, 2000 and 2010 decennial census, Center for Disease Control, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center, HUD provided AFFH mapping and data tool, and local data sources.

Due to data constraints of HUD's CPD Maps tool, the maps contain data from the 2009-2013 American Community Survey 5-Year Estimate instead of the more recent 2012-2016 data. Where possible, the data used in the tables and text throughout the plan has been updated to the most current data available. The disparity in the source of data between the tables and maps does not reduce the value or usefulness of the maps. The purpose of the maps is to show geographic concentrations and distributions, not precise values.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GREENVILLE	Community Development
HOME Administrator	GREENVILLE	Community Development

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Gloria H. Kesler
Acting Housing Division Administrator
Community Development Department
City of Greenville, NC
200 West Fifth Street
Greenville, NC 27858
Phone: 252-329-4226

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Greenville (hereafter referred to as “the City”) is actively engaged in ongoing coordination with its local network of public and private community service providers and non-profit organizations that serve the people of Greenville through housing programs, public services and community and economic development programs. The City is the lead agency responsible for HUD’s CDBG and HOME programs, and works with its partners to ensure the needs of the residents are met.

To comply with the Consolidated Plan development process and federal regulations (24 CFR 91.200(b), 91.215(i)) the City of Greenville consulted with community service providers, Pitt County, and other entities with a potential interest in or knowledge of Greenville’s housing and non-housing community development issues. The City reached out through its website, advertisements in the local newspaper of general circulation, stakeholders' meetings, and citizen participation meetings.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Along with keeping an open line of communication with Greenville’s network of public, private community service providers and non-profit organizations, Pitt County and other regional organizations the City also holds meetings and workshops to disseminate information and gather feedback on HUD programs.

On November 1, 2017 the City held a non-profit funding workshop for CDBG funds, which gave an overview of the purpose of the CDBG program, application/approval process and how to work with grant funds. The City also gave an outline of the target population, the service areas identified and identified priority needs in Greenville. A Q&A period was held to address any specific questions from the participants. Sixteen non-profits were in attendance and were given the opportunity to provide feedback and all the organizations felt the information given was useful.

The City of Greenville continues to partner with local non-profit agencies to provide Homeownership Counseling and Workshops for potential homebuyers. In addition to this, a Homeownership Academy provides participants with knowledge of the home buying process and helps prepare them financially to purchase a home within the City. Special focus is placed on the West Greenville Redevelopment Area.

In addition to the homeowner partnerships, the City partners with Pitt Community College and East Carolina University for workforce development. Both organizations have Memorandums of Understanding that connect them to activities and projects that the City believes are imperative to community and economic development.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The North Carolina Balance of State Continuum of Care is a multi-county regional committee of homeless service providers that includes the City of Greenville and Pitt County. The COC is managed by the North Carolina Coalition to End Homelessness (NCCEH). Within the COC, Pitt County Government and the City of Greenville work to actively end homelessness in the region.

To date, Pitt County has received funding every year since the 2003 funding cycle. Funding received under the 2004 and 2005 award was allocated to implement a Homeless Management Information System (HMIS) which is currently fully operational. All actions will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of “institutional structures”, and enhance coordination between public and private housing and social service providers. Other actions will include marketing of the Continuum to reach out to surrounding communities in an endeavor to promote regional participation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Greenville, Pitt County Government, United Way and other non-profit agencies formed a partnership in 2008 to hire a professional consultant to assist the community with developing a Ten-Year Plan to End Chronic Homelessness in Pitt County. The Plan was approved in October 2008 by the Greenville City Council and Pitt County Commission. The goals and objectives are as follows:

GOAL 1

Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

Outcome 1-A

Increased access to services provided to the homeless population.

Outcome 1-B

Increased number of individuals who are employed and able to manage their personal finances.

Outcome 1-C

A comprehensive client-centered discharge planning process coordinated among community agencies for individuals leaving foster care, mental health facilities, jails and prisons, medical facilities, and military units who are at risk for homelessness.

Outcome 1-D

A data infrastructure (HMIS) that would link all services, screen for program eligibility, and gather data needed to monitor (assess) progress of implementation.

GOAL 2

Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.

Outcome 2-A:

Increased inventory of housing options that meet the needs of individuals and families who are homeless and those at risk of becoming homeless.

Both local governments and non-profit agencies are now in the process of implementation. The City Council approved in September 2008 a two-year contribution of CDBG funds in the amount of \$30,000 per year to fund implementation activities. During fiscal year 2012, the CDBG program funded SSI/SSDI Outreach, Access, and Recovery (SOAR) Training, which strived to increase disability benefits for homeless people and those at risk of homelessness who are living with disabilities. In fiscal year 2017-2018, the City will seek to assist those agencies who provide the homeless with housing, economic opportunities, and education opportunities.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Greenville
	Agency/Group/Organization Type	Housing Services - Housing Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Greenville is the lead responsible agency of the Consolidated Plan. The City’s mission is to provide all citizens with high-quality services in an open, inclusive, professional manner, ensuring a community of excellence now and in the future.
2	Agency/Group/Organization	Housing Authority of the City of Greenville, North Carolina
	Agency/Group/Organization Type	Housing PHA Services – Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HACG promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low and moderate-income families throughout the community.
3	Agency/Group/Organization	Pitt County
	Agency/Group/Organization Type	Housing Services - Housing Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pitt County works with the City of Greenville in community and housing needs assessments. The City is the major metropolitan area in the county. The mission of the of Pitt County Government is to enhance the health, safety, and well-being of our community by advocating for and providing quality services in a friendly and cost-effective manner.
4	Agency/Group/Organization	Community Crossroads Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Crossroads Center is an emergency shelter that provides homeless adults and families with temporary shelter and meals. Its mission is to serve the homeless and those at risk of homelessness by providing safe housing and assisting them in developing a long-term plan that leads to self-sufficiency.
5	Agency/Group/Organization	Center for Family Violence Prevention
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Center for Family Violence Prevention is a private, non-profit agency primarily funded by state, federal and local grants. Through this funding, the Center for Family Violence Prevention provides resources and services to victims of domestic violence and their families.
6	Agency/Group/Organization	NC Balance of State COC
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Balance of State Continuum of Care (BoS COC) was created in 2005 in order to help rural communities apply for Continuum of Care funding from HUD. COC funding serves homeless populations through permanent supportive housing, transitional housing, rapid re-housing, supportive services, and HMIS projects, and is accessed through an annual application process.

7	Agency/Group/Organization	Mid-East Commission
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of Mid-East Commission is to enhance the ability of local governments to successfully improve the quality of life for area citizens: Leadership in technical assistance, planning, program management and development and public-private partnerships.
8	Agency/Group/Organization	LWG Intergenerational Community Center
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	IGCC is committed to promoting independence and self-sufficiency among residents of west Greenville and Pitt County by enriching living and social conditions, increasing economic development, community involvement, improving and advocating educational opportunities, stimulating health awareness, and providing outreach networks. Community members benefit from these services regardless of age, race, creed, religion, economic status, or educational level. The IGCC brings all members of the community together to identify and solve community issues with multiple community programs.
9	Agency/Group/Organization	Metropolitan Housing and CDC, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Metropolitan Housing is a Community Development Corporation that has developed housing in the west Greenville area.
10	Agency/Group/Organization	Literacy Volunteers - Pitt County
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of LV-PC is to promote literacy in Pitt County through trained volunteer tutors who provide one on one and small group tutoring to adults with limited reading, writing or English speaking/literacy skills.
11	Agency/Group/Organization	Pitt County Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Pitt County Council on Aging works to enhance the quality of life for adults by providing access to a continuum of services, programs, and resources that promote healthy living and independence.
12	Agency/Group/Organization	ECU Marriage and Family Therapy
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	East Carolina University's marriage and family therapy program prepares students to become a licensed marriage and family therapists. The program has been continuously accredited by Commission on Accreditation for Marriage and Family Therapy Education (COAMFTE) since 1992.
13	Agency/Group/Organization	Mediation Center of Eastern Carolina
	Agency/Group/Organization Type	Services - Mediation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MCEC is a conflict resolution-based center, offering a variety of programs for the communities they serve. Their mission is to help individuals in the community develop the capacity to respectfully resolve conflict.
14	Agency/Group/Organization	Habitat for Humanity Pitt County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of Habitat for Humanity is to bring people together to build homes, communities and hope.
15	Agency/Group/Organization	Operation Sunshine, Inc.
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	OS provides nurturing and motivating programs, structured activities to develop and promote academic success, social skills, cultural awareness, personal growth and self-esteem to economically and socially deprived at-risk females ages 5-13 in the Pitt County Community.
16	Agency/Group/Organization	Boys and Girls Clubs of the Coastal Plain
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the Boys and Girls Clubs of the Coastal Plains is to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.
17	Agency/Group/Organization	KCC Community Development Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	KCC CDC provides before and after school programs, summer camps and youth leadership programs to children and youth in Greenville, NC. The City has partnered with KCC CDC to develop an affordable housing project and has donated a home to them for rehabilitation as an affordable rental unit. This improved coordination is expected to continue with future projects.

18	Agency/Group/Organization	Restore One
	Agency/Group/Organization Type	Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Restore One is a ministry that seeks to open shelters that offer faith-based residential recovery programs, free of cost to American boys who are survivors of domestic minor sex trafficking. Restore One also counteracts human trafficking and human exploitation by community awareness, education, outreach and partnerships.
19	Agency/Group/Organization	United Way of Pitt County
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way PC creates lasting change by addressing the underlying causes of community issues. UWPC provides a safety net of basic needs services, while also focusing on school success and workforce development.
20	Agency/Group/Organization	Gods Love
	Agency/Group/Organization Type	Philanthropy, Charity and Volunteer Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Gods Love is a philanthropy, charity and volunteer promotion organization in North Carolina.
21	Agency/Group/Organization	Trillium Health Resources
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Trillium is a local governmental agency that manages mental health, substance use, and intellectual/developmental disability services in eastern North Carolina.
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Identify any Agency Types not consulted and provide rationale for not consulting

All types of organizations and agencies were welcome. No agencies were intentionally left out of the consultation process associated with the development of the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NC Balance of State COC	The City of Greenville, with Pitt County is part of the North Carolina Balance of State, Continuum of Care (COC), a multi-county regional committee of homeless service providers across the state. Within the COC, Pitt County with Greenville work to actively end homelessness in the city and the county. COC funding serves homeless populations through permanent supportive housing, transitional housing, rapid re-housing, supportive services, and HMIS projects, and is accessed through an annual application process. The goals of the COC address the needs of the homeless population in the City of Greenville by providing services to the homeless population and through homeless prevention programs.
2018 Analysis of Impediments to Fair Housing Choice	City of Greenville	The City of Greenville completed an Analysis of Impediments to Fair Housing Choice (AI) in 2018. Based on HUD's Assessment of Fair Housing (AFH) framework, the AI outlined contributing factors to fair housing issues within the City. The AI is the City's primary way of identifying these fair housing issues and provides goals and strategies on how to address issues specific to the City and affirmatively further fair housing in Greenville.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Greenville works closely with Pitt County in the coordination of programs that are implemented in the Consolidated Plan. The Greenville City Council along with the Pitt County Board of Commissioners adopted a plan to reduce homelessness and eliminate chronic homelessness in the county. This plan, "Our Journey Home: The 10 Year Plan to End Chronic Homelessness" was adopted in 2008 and has helped the City and county build on the existing resources of local service agencies in a coordinated and sustained effort that addresses the underlying causes of homelessness. The City has aligned its efforts to address homelessness in Greenville with this plan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In an effort to allow citizens in the City of Greenville to participate in the Consolidated Plan, the City makes an effort to solicit comments to help guide the planning of entitlement programs. For this purpose, the City adheres closely to HUD citizen participation guidelines. Below is a summary of the citizen participation efforts taken by the City.

1. Non-Profit Funding Workshop: The workshop was held at the City of Greenville Municipal Building in COMSTAT Room 329, 201 W. 5th Street on November 1, 2017 at 12-2PM and 6-8PM. In all, 16 nonprofits were represented. Workshops covered the application process and an overview of the CDBG program. Written and verbal comments were all positive. Attendees felt there was a lot of good information presented about the CDBG program at the workshop.
2. 30 Day Public Comment Period: from May 15, 2018 to June 15, 2018. The Consolidated Plan draft will be available to the public at various location in the City and on its website in this time period. At this time the public was invited to participate by offering feedback and comments on the plan.
3. Public Hearing: A public hearing was held at City Council on June 14, 2018 at 6PM and held in the City Council Chambers on the third floor of City Hall located at 200 West Fifth Street.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Non-Profit Funding Workshop	Non-profit organizations	Two workshops for potential CDBG grantees was held on November 1, 2017 at the City of Greenville Municipal Building in COMSTAT Room 329, 201 W. 5th Street. The first session was held at 12-2PM with 17 in attendance and a second at 6-8PM with 2 in attendance. In all, 16 nonprofits were represented. Workshops covered the application process and an overview of the CDBG program.	Written and verbal comments were all positive. Attendees felt there was a lot of good information presented about the CDBG program at the workshop.	All comments were accepted and were positive.	
2	30-Day Public Comment Period	Non-targeted/broad community	The Consolidated Plan draft was available to the public at various location in the City and on its website for 30 days from May 15, 2018 to June 15, 2018. At this time the public was invited to participate by offering feedback and comments on the plan.	All comments were accepted.	All comments were accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing was held at City Council on June 14 at 6PM and held in the City Council Chambers on the third floor of City Hall located at 200 West Fifth Street.	The public hearing was available and open to the public. All comments were accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs in the City of Greenville by analyzing various demographic and economic indicators. Developing a picture of the current needs in the City begins by looking at broad trends in population, area median income, the number of households, etc. The next step is to examine those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the City's citizens. The main housing problems assessed are:

- cost-burdened households
- substandard housing
- overcrowding

Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. For example, are there any racial or ethnic groups that are more cost-burdened than others? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis.

Understanding the magnitude and incidence of housing problems in Greenville is crucial in aiding the City in setting evidence-based priorities for entitlement programs. The City's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Secure housing is the cornerstone of any city. It is necessary for residents to have safe, secure, and affordable housing in order to be economically and socially productive. Meeting the housing needs of the community is a dynamic process as cities grow and evolve through time. The following data presents a snapshot of the housing needs of Greenville at a certain point of time and uses historical data to find patterns throughout the City. These patterns can be used to both help address current problems as well as predict housing needs that may arise in the future.

According to information published by the U.S. Census Bureau, the City of Greenville had a population increase of approximately 48% between 2000 and 2016. During this time, the City saw the number of households grow by 44% and the Median Household Income increase by 22%.

With income growing at approximately half the rate of costs, many households are “cost-burdened”. According to HUD, a household is “cost-burdened” if they spend 30% or more of their income on housing costs. In Greenville, the percentage of cost-burdened homeowners with a mortgage increased from 20% to 27.5% between 2000 and 2016. The rate of renters who were cost-burdened increased by even more from 44.7% to 59.2% in the same period.

The data paints a picture of both growth and struggle in the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on residents, particularly low-to-moderate income households and renters. This economic pressure pushes many of households into unsustainable housing situations. The chart below highlights demographic changes in population, number of households, and income between 2000 and 2016.

Source: 2000 Decennial Census, 2012-2016 American Community Survey 5-Year Estimates

Demographics	Base Year: 2000	Most Recent Year: 2016	% Change
Population	60,476	89,745	48%
Households	25,304	36,446	44%
Median Income	\$28,648.00	\$35,069.00	22%

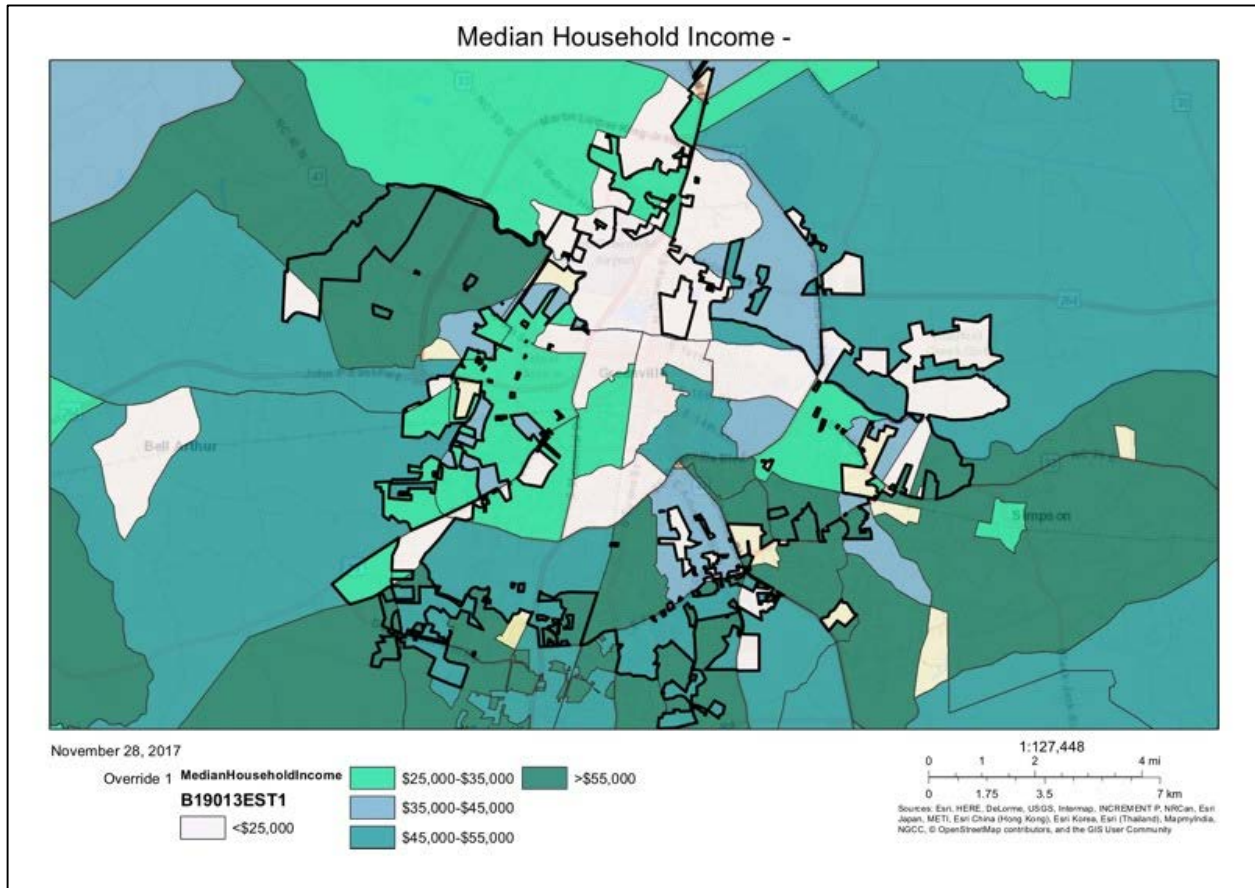
Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2000 Census, 2012-2016 ACS

Median Household Income

The following map displays the Median Household Income (MHI) throughout Greenville. The MHI in the City is \$35,069 but MHI was not distributed evenly across the City. Areas shaded white represent census tracts with the lowest MHI, less than \$25,000. The MHI increases in \$10,000 increments as the shading gets darker. MHI is lowest in the central areas of the City and highest west of the airport and the southernmost census tracts of the City.

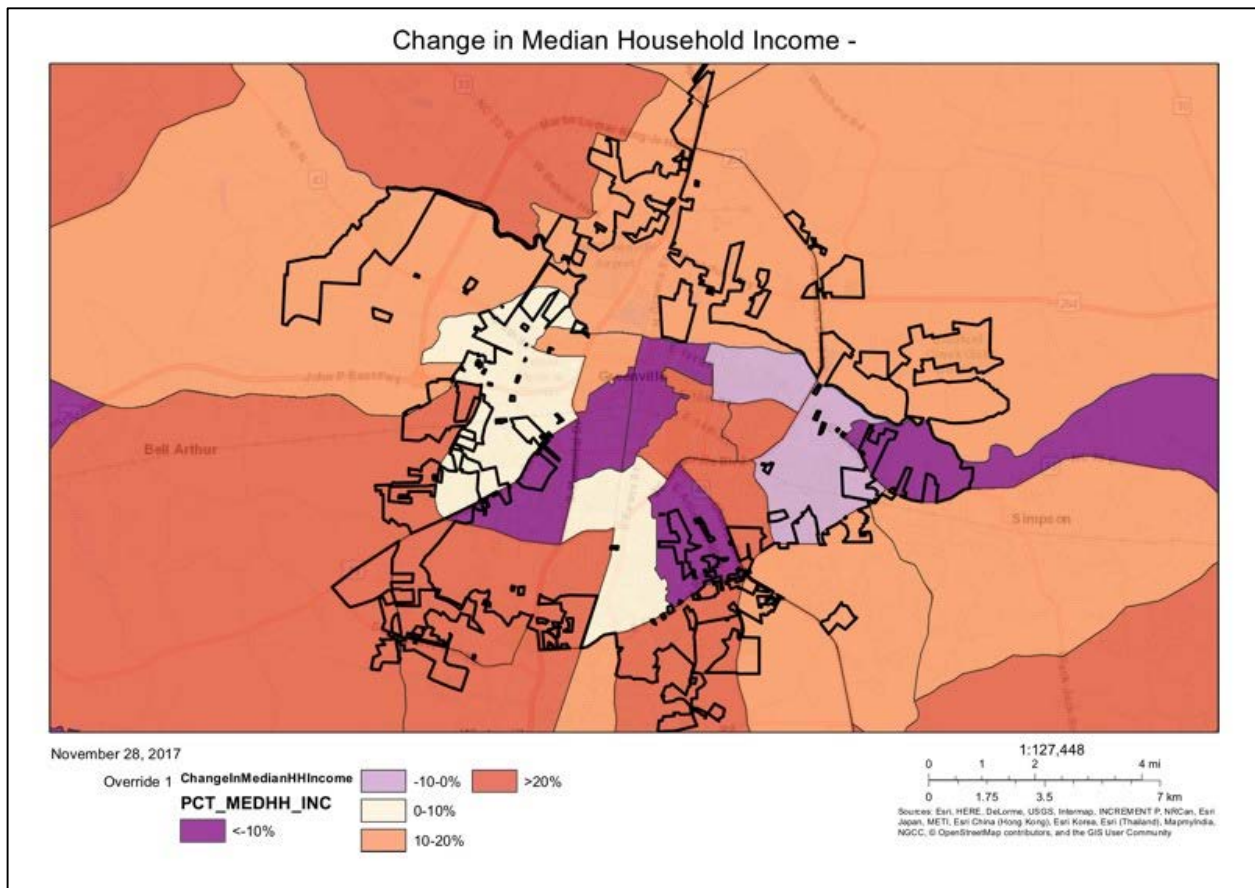
Data Source: 2009-2013 American Community Survey 5-Year Estimates



Change in Median Household Income

The next map shows how the MHI has changed in the City over time. The MHI growth varied throughout the City. Dark purple tracts saw MHI decrease by 10% or more and light purple tracts saw MHI decrease by less than 10%. Beige tracts saw the smallest growth between 0% and 10%. The greatest growth was seen in census tracts colored orange, where light orange areas saw growth between 10% and 20%, and dark orange tracts saw MHI growth of over 20%. The central areas as well as the east side of the City experienced negative growth, while the rest of the City saw an increase.

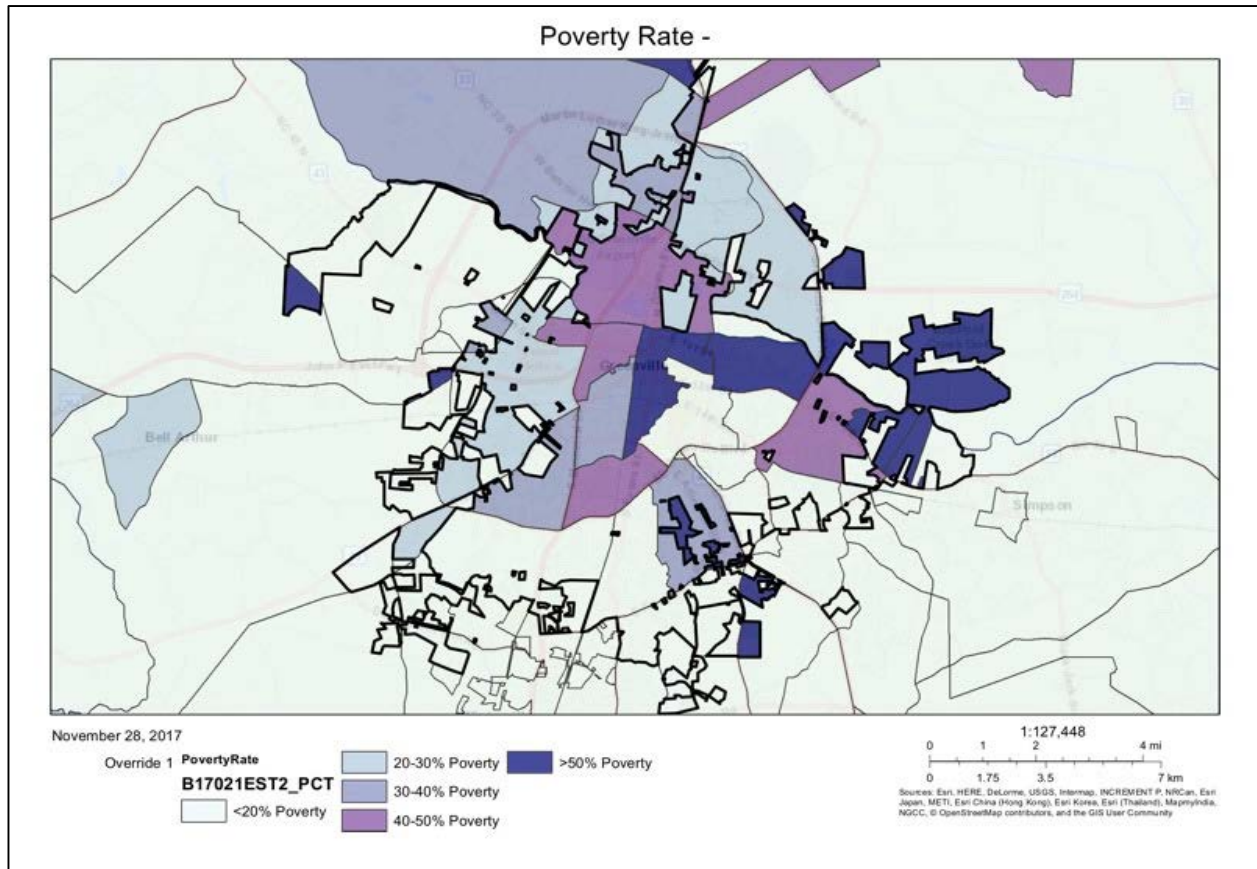
Data Source: 2009-2013 American Community Survey 5-Year Estimates

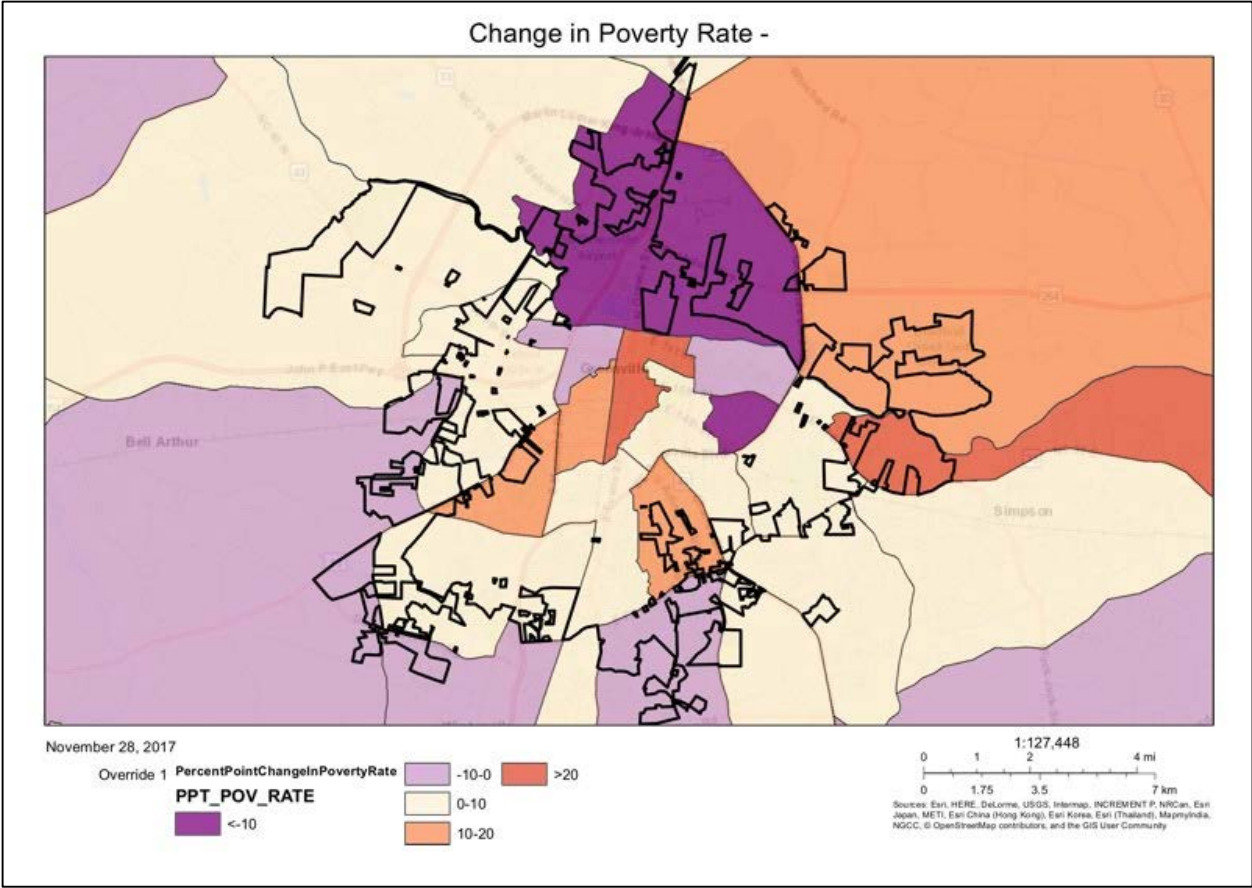


Poverty Rate

The following maps look at poverty in the City of Greenville. The first map displays the current concentrations of poverty and the second map shows how poverty has changed over time. The poverty rate is highest in the central areas of the City. Over time, these central areas have also seen the greatest increase in poverty rate in the City. Some areas east of the City also show a large increase in poverty. Area north of the Tar River and around the airport show a decrease in poverty since 2000.

Data Source: 2009-2013 American Community Survey 5-Year Estimates





Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,685	3,745	6,000	2,310	16,000
Small Family Households	1,475	1,140	1,970	855	7,685
Large Family Households	335	200	165	140	595
Household contains at least one person 62-74 years of age	419	415	565	250	2,470
Household contains at least one person age 75 or older	560	255	535	180	940
Households with one or more children 6 years old or younger	695	504	925	430	2,335

Table 6 - Total Households Table

Alternate Data Source Name:
2010-2014 CHAS

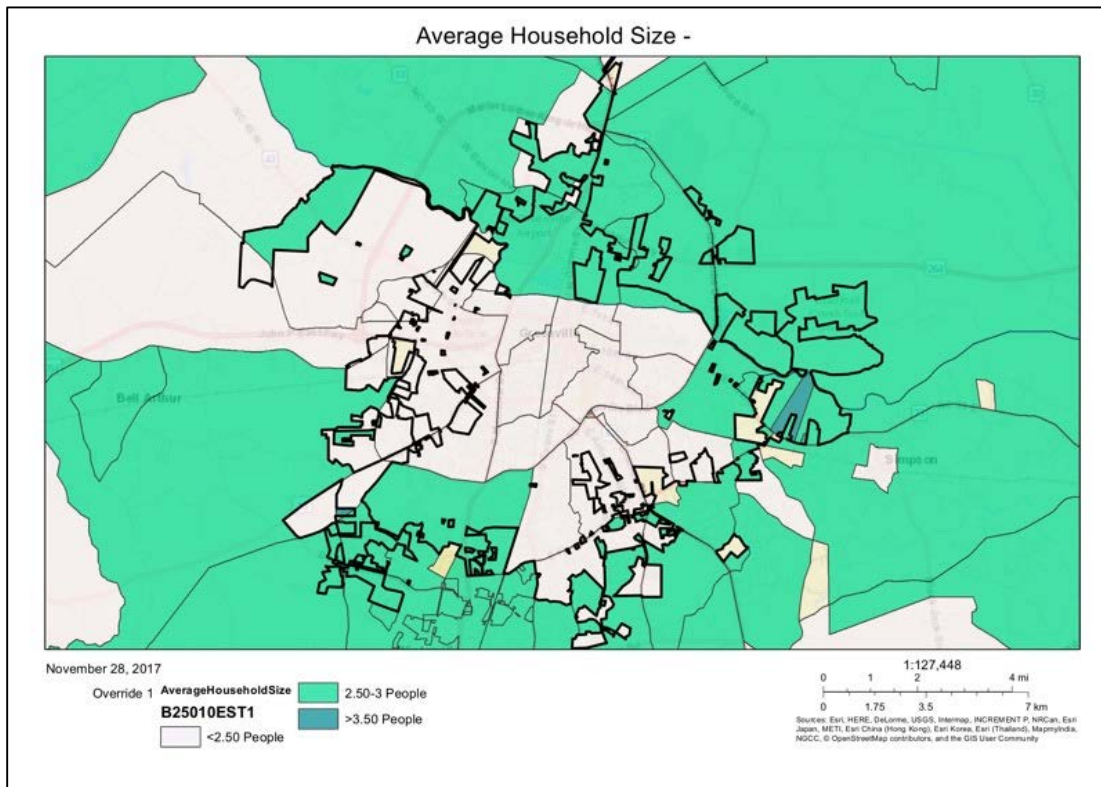
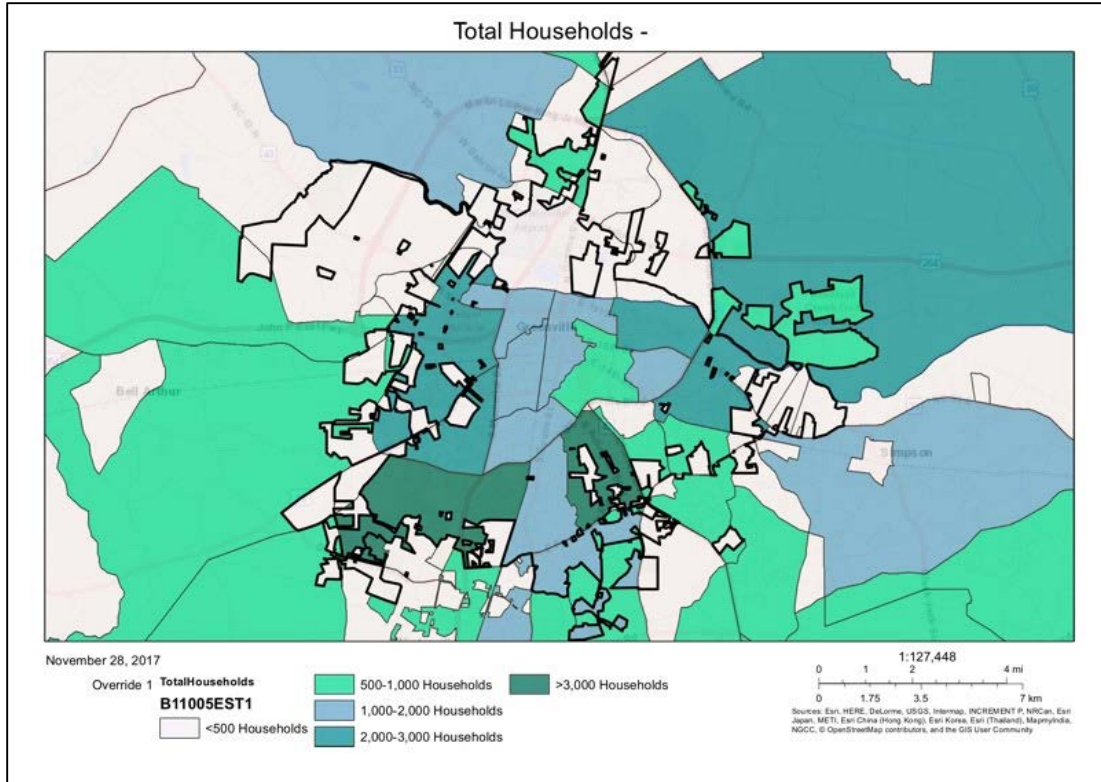
Number of Households

According to the 2014 CHAS data, a total of 6,685 households are 0-30% HAMFI, or extremely low-income. Small family households are more prevalent than large families (HUD defines a large family with 5 or more members). For households with one or more children 6 years old or younger, 695 households are extremely low-income. For elderly 62-74 years old, 419 households were extremely low-income as was 560 for elderly over 75 years old.

Household Density and Size

The following two maps show the distribution of households in Greenville. The first map looks at the total distribution of households and the second map displays the average household size, giving a view of where larger and smaller families tend to live throughout the City.

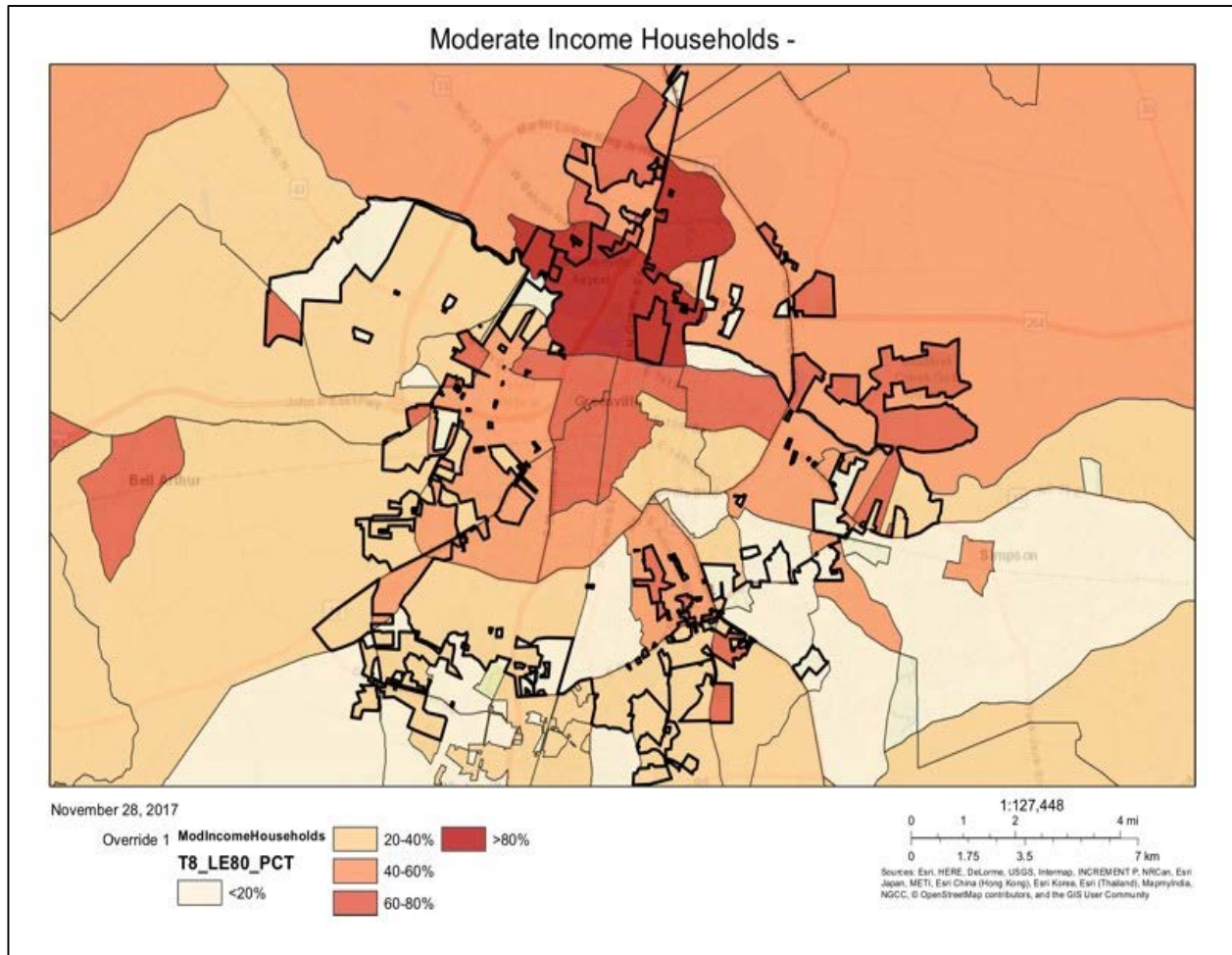
Data Source: 2009-2013 American Community Survey 5-Year Estimates

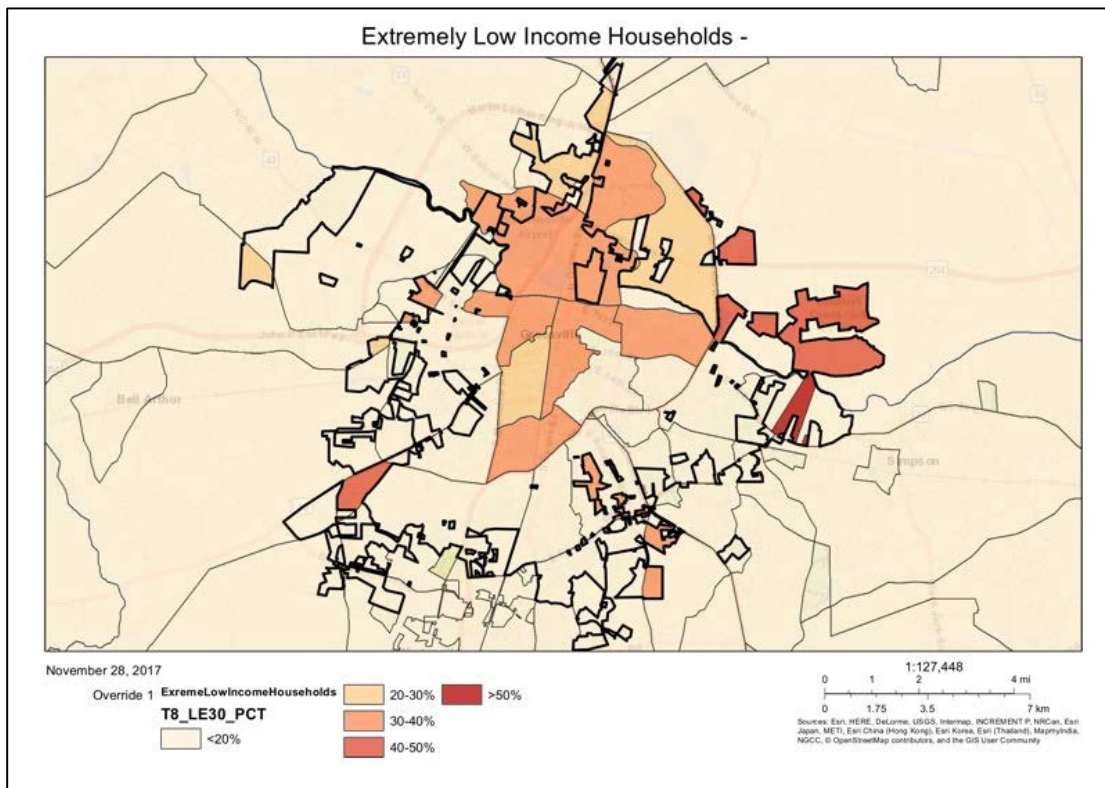
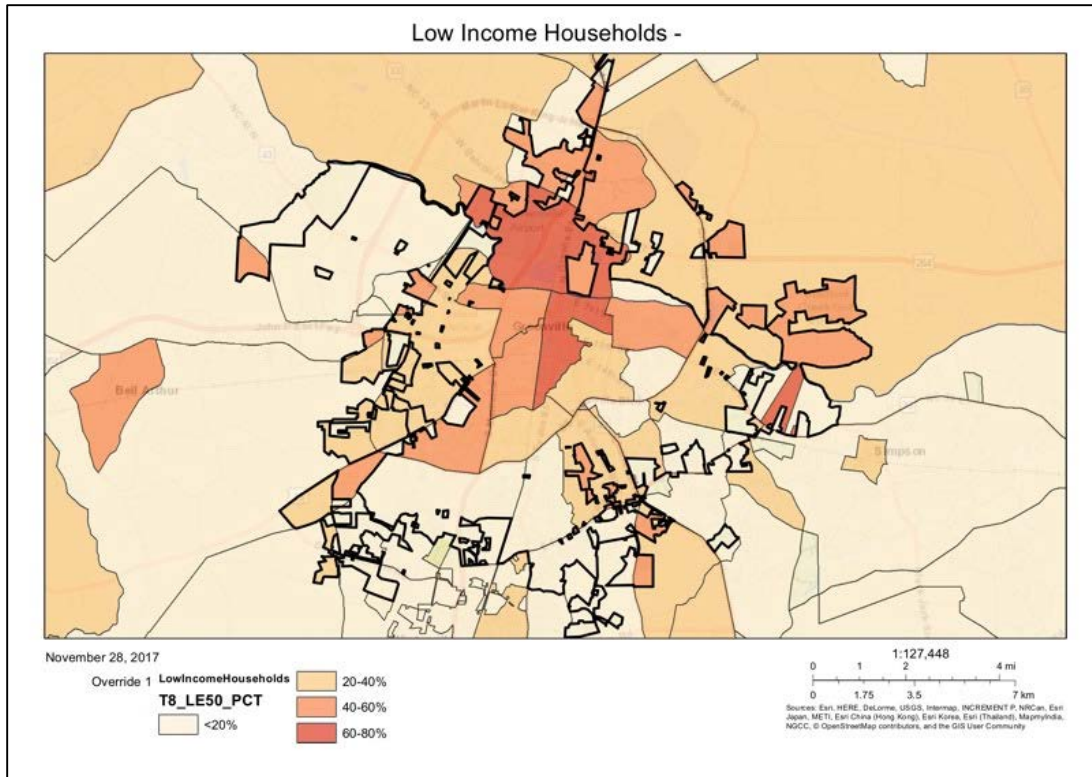


Low and Moderate Income Households

The following maps display the concentrations of Low- and Moderate-Income (LMI) households throughout the City of Greenville. The first map displays the distribution of moderate-income households, the second map shows low-income households, and the final map shows the distribution of extremely low-income households. Lower income households were more prevalent in the north central tracts of Greenville.

Data Source: 2009-2013 American Community Survey 5-Year Estimates





Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	75	85	0	285	0	0	0	40	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	35	10	4	49	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	90	165	0	370	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	4,395	1,515	820	80	6,810	625	250	205	150	1,230
Housing cost burden greater than 30% of income (and none of the above problems)	275	1,075	2,180	375	3,905	95	180	405	285	965

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	750	0	0	0	750	50	0	0	0	50

Table 7 – Housing Problems Table

Alternate Data Source Name:
2010-2014 CHAS

Housing Needs Summary

The table above gives an overview of housing problems in Greenville. Using 2014 CHAS data, it provides the number of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status. For example, looking at the first data cell (top left) we see that 125 renter households in the city made 30% or below the Area Median Income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the most prevalent housing problem in the City. This is a common trend in many communities across the state and nation today. According to the 2014 CHAS data, there were 3,905 renters and 965 homeowners spending 30% of their income on housing costs. Another 6,810 renters and 1,230 homeowners were spending more than 50% of their income on housing costs. The bigger picture is actually worse because these figures do not include households that earn more than 100% of the AMI - a distinction that will be further discussed in the cost burden section below. HUD defines cost-burden as paying more than 30% monthly income on housing costs. Severely cost-burden is paying more than 50% monthly income on housing costs.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,910	2,790	3,260	460	11,420	720	435	610	475	2,240
Having none of four housing problems	235	360	1,625	900	3,120	20	165	500	470	1,155

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	750	0	0	0	750	50	0	0	0	50

Table 8 – Housing Problems 2

Alternate Data Source Name:
2010-2014 CHAS

Severe Housing Problems

The table above shows households with at least one severe housing problem broken down by income and tenure. The broad trend in the data is simply that the lower the income in a household, the greater the presence of severe housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,260	820	985	3,065	130	85	220	435
Large Related	215	140	85	440	55	31	15	101
Elderly	325	250	215	790	170	100	125	395
Other	3,805	1,530	1,740	7,075	395	140	190	725
Total need by income	5,605	2,740	3,025	11,370	750	356	550	1,656

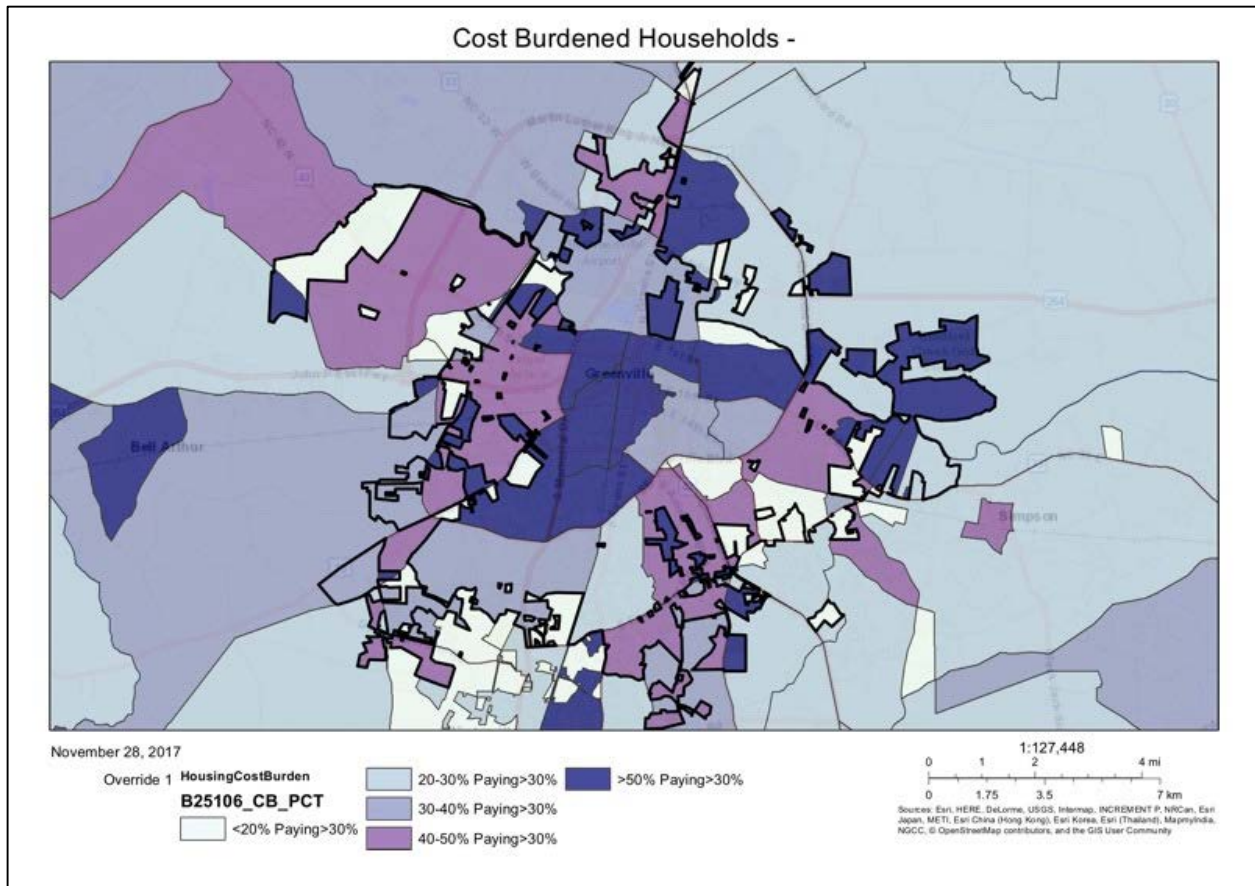
Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2010-2014 CHAS

Cost Burden

The table above displays 2014 CHAS data on cost burdened households in Greenville in the 0% to 80% AMI cohorts. The map below displays the distribution of cost burdened households. The central tracts of the City show more households with housing cost burden than most other tracts in the City with over half the residents paying more than 30% of monthly income on housing costs.

Data Source: 2009-2013 American Community Survey 5-Year Estimates



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	925	385	175	1,485	130	25	40	195
Large Related	110	60	0	170	25	20	11	56
Elderly	290	185	75	550	105	50	125	280
Other	3,210	975	615	4,800	350	125	190	665
Total need by income	4,535	1,605	865	7,005	610	220	366	1,196

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2010-2014 CHAS

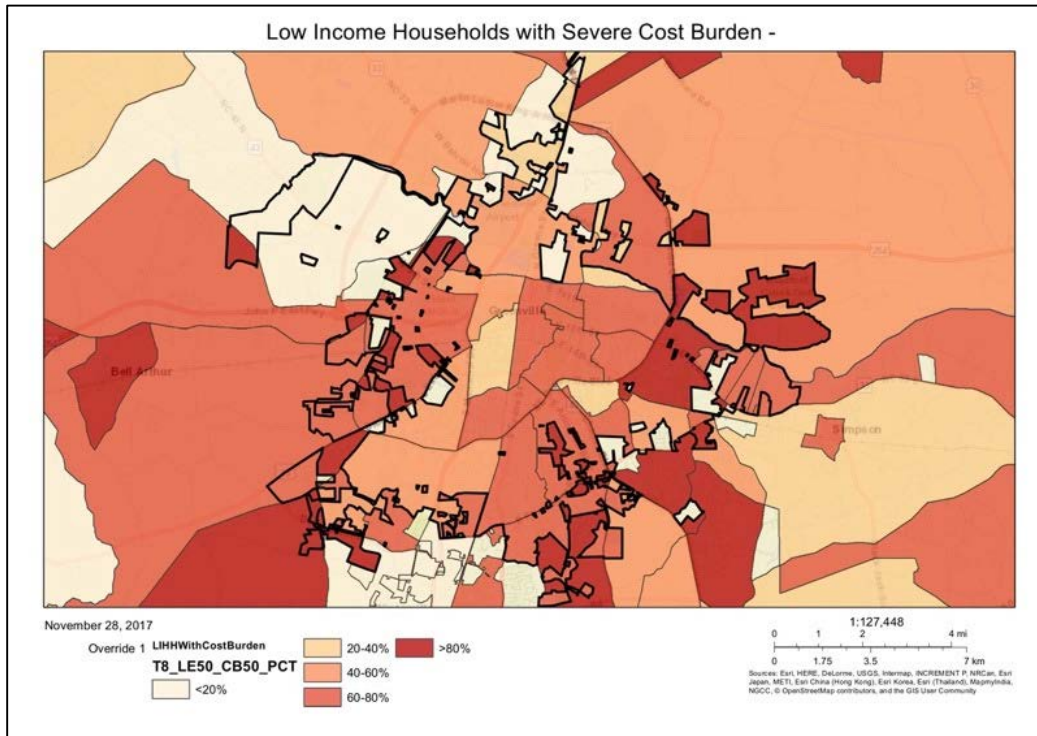
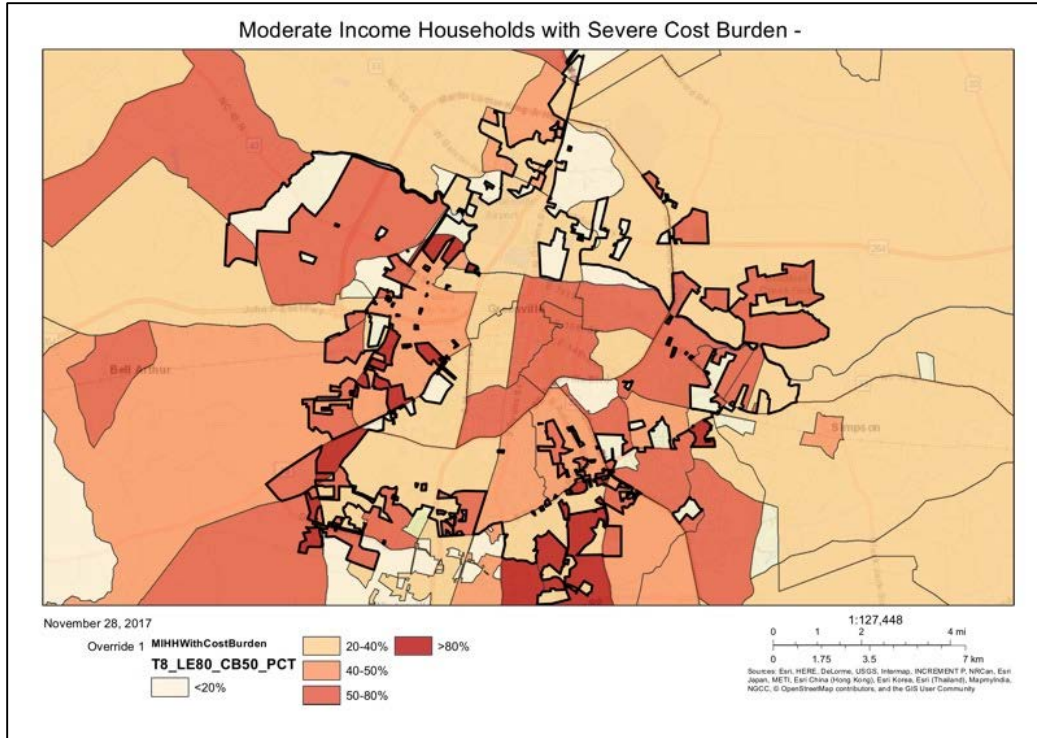
Severely Cost Burdened Households

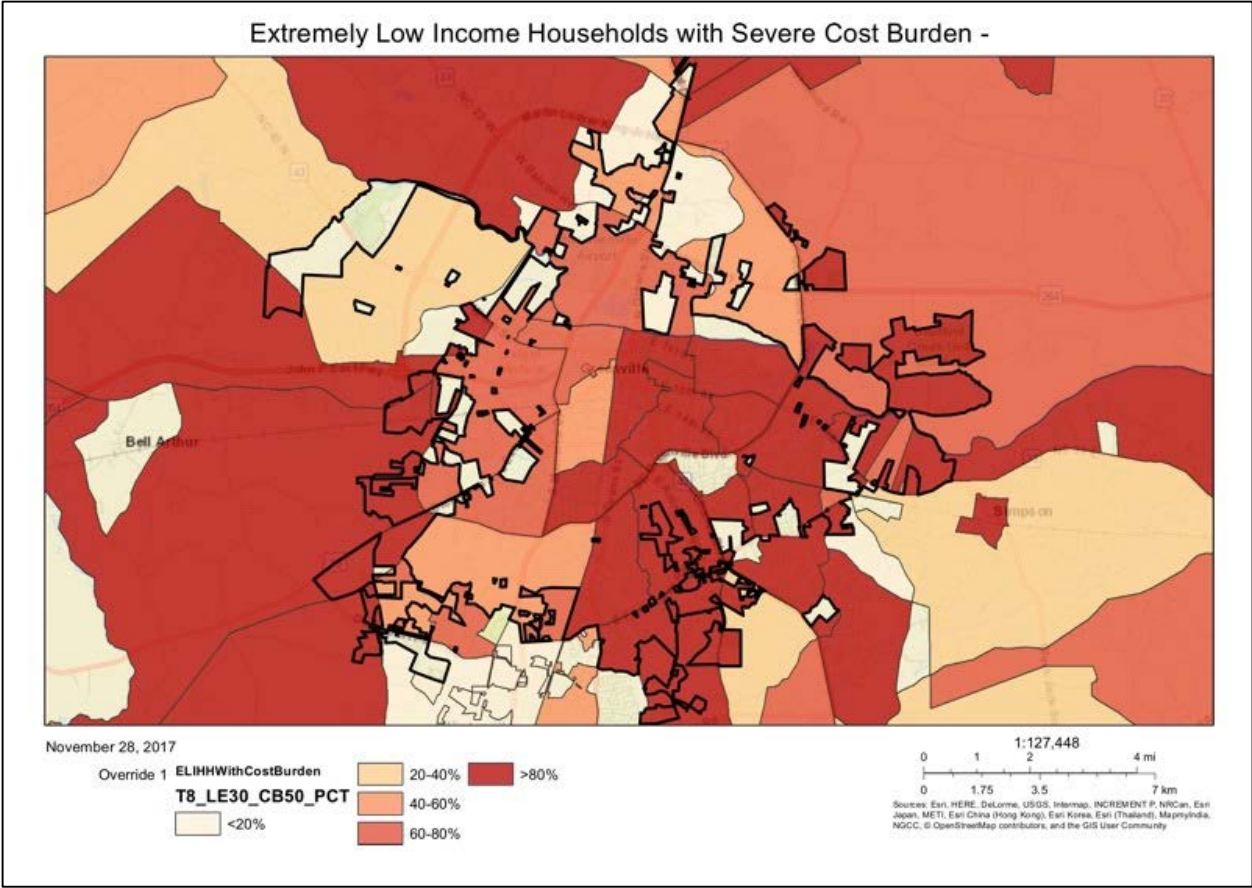
The data above highlights the problem of severe cost burden in the City, which is defined as paying more than 50% of household income on housing costs. One household demographic stands out as being disproportionately less severely cost burdened. Less than 2% of large households are in the 50-80% AMI are severely cost burdened, which is significantly less than small related (12.8%), Elderly (24%), or Other (14.7%) households in the same group. This may be due to large households having more individuals in the labor force.

Severely Cost Burdened LMI Households

The following maps display the percentages of moderate-, low-, and extremely low-income households that are severely cost burdened in the City of Greenville. For moderate-income households, the distribution of severely cost burdened households is slightly higher than the rest of the City near the city-limits to the west and also in the eastern tracts where the university is located. For low-income households, the distribution is similar to moderate-income households. Extremely low-income households experience severe cost burden in many of the same areas, however in more concentration throughout the City than the other two income categories.

Data Source: 2009-2013 American Community Survey 5-Year Estimates





5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	100	110	175	0	385	0	0	0	0	0
Multiple, unrelated family households	0	0	0	4	4	0	4	0	0	4
Other, non-family households	15	15	40	0	70	0	0	0	0	0
Total need by income	115	125	215	4	459	0	4	0	0	4

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2010-2014 CHAS

Describe the number and type of single person households in need of housing assistance.

In 2016, 36.1% of occupied housing units in the City (13,157 households) are single-person households. Single-person households are much more likely to be renters than home-owners. Over 40% of renter-occupied units are occupied by single person households while only 28.1% of owner-occupied households are occupied by a single person. With over half of renters in the City being cost burdened, it is likely that single person households face significant economic struggles. Households with elderly residents (65 and over) living alone make up 7.1% of total households.

Source: 2012-2016 American Community Survey 5-Year Estimates

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2012-2016 American Community Survey 5-Year Estimates, 10.5% of the population in Greenville was with a disability, or 9,334 persons. Of this population, over 2,000 have self-care difficulty and over 3,200 have independent living difficulty. These residents are in need of additional housing support, particularly the elderly who generally have a fixed income.

According to the City's internal tracking there were 21 rapes in Greenville in 2017. There are not estimates available for victims of domestic violence, dating violence, other sexual assault and stalking. According to the arrest reports tracked by LexisNexis, there were 269 reports of "Assault on a Female" that took place in the home of the victim. It is likely that many of these reports were domestic violence or dating violence which points to a need for safe housing for many women in the community. There were also 12 reports of stalking, 3 of which were felony stalking charges.

What are the most common housing problems?

Affordability is the largest housing problem in the City. Over half of renters are cost burdened and 27.5% of homeowners with a mortgage are cost burdened. In total, 2,377 homeowners with a mortgage and 13,532 renter households are financially overstretched due to housing. That's a very significant portion of the population experiencing housing cost burden.

Are any populations/household types more affected than others by these problems?

The extremely low-income income range (30% AMI and below) is more likely to have at least one housing problem than other income ranges, and extremely low-income renters more so than owners. Cost burden is, by far, the most prevalent housing problem faced by residents of the community.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to 2014 CHAS data figures, the lack of affordability housing is by far the greatest housing problem for extremely low-income households and families with children in the region. For extremely low-income households, there are 625 homeowner households with severe housing cost burden and 4395 renter households with severe housing cost burden greater than.

That means there are over 5,000 households in the City that are both extremely low income and have severe housing cost burden, which places them at imminent risk of becoming homeless. Furthermore, 695 households extremely low-low income households in the City are households with one or more children 6 years and younger. Children who lack housing security generally have greater health problems and perform worse in school.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City does not provide these estimates.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households identified to be at increased risk of homelessness include households which are extremely low-income. Persons and households with disabilities, persons who are fleeing domestic violence, unaccompanied youth, and youth aging out of foster care are also at an increased risk of being homeless. The lack of affordable housing is by far the greatest housing problem for extremely low-income households. Households in the City that are both extremely low income and have severe housing cost burden are at imminent risk of becoming homeless.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial or ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,630	255	800
White	2,700	25	470
Black / African American	2,385	205	294
Asian	94	10	4
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	300	10	15

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,225	525	0
White	1,665	165	0
Black / African American	1,315	320	0
Asian	75	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	80	10	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,870	2,125	0
White	1,910	785	0
Black / African American	1,645	1,165	0
Asian	60	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	250	125	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	1,370	0
White	540	620	0
Black / African American	375	665	0
Asian	4	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	45	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

By HUD’s definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems.

Jurisdiction wide, 96% or more of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. No racial group experienced greater need at the extremely low-income category (0% - 30% AMI), however the vast majority of households in this income category had at least one of the four housing problems.

For the 30%-50% AMI income cohort, jurisdiction wide 86% of households experienced at least one of the four housing problems. However, 100% of American Indian and Alaska Native households in this income category experienced at least one housing problem, although it should be noted that this race group accounted for a very small number of households in the City. No other race groups in this income category reported as having disproportionately greater need when it comes to housing problems.

For the 50%-80% AMI income cohort, jurisdiction wide 65% of households experienced at least one of the four housing problems. Asian residents had a disparity because 75% of the Asian population in this income category experiencing at least one housing problem. No other race groups in this income category reported as having disproportionately greater need when it comes to housing problems.

For the 80%-100% AMI income cohort, jurisdiction wide 41% of households experienced at least one of the four housing problems. No race groups reported as having disproportionately greater need when it comes to housing problems for this income category.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's severe housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,260	625	800
White	2,590	135	470
Black / African American	2,160	425	294
Asian	89	20	4
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	270	40	15

Table 16 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,970	1,780	0

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,040	790	0
Black / African American	765	870	0
Asian	40	55	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	80	10	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,285	4,710	0
White	700	2,000	0
Black / African American	390	2,425	0
Asian	20	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	195	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	275	2,035	0
White	180	980	0
Black / African American	100	940	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2010-2014 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

By HUD’s definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems.

Jurisdiction wide, 89% or more of households in the 0% - 30% AMI income cohort experienced at least one of the four severe housing problems. However, 100% of American Indian and Alaskan Native households in this income category experienced at least one severe housing problem. Again, it should be noted that this race group makes up a small number of households in the City. No other race groups in this income category reported as having disproportionately greater need when it comes to severe housing problems.

For the 30%-50% AMI income cohort, jurisdiction wide 53% of households experienced at least one of the four severe housing problems. Approximately 89% of Hispanic households in this income category experienced at least one severe housing problem. No other race groups in this income category reported as having disproportionately greater need when it comes to severe housing problems.

For the 50%-80% AMI income cohort, jurisdiction wide 21% of households experienced at least one of the four severe housing problems. Hispanic households experienced 48% with at least one severe housing problem. No other racial groups in the income cohort experienced a disproportionate need.

For the 80%-100% AMI income cohort, jurisdiction wide 12% of households experienced at least one of the four severe housing problems. No race groups in this income category reported as having disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,975	6,039	8,355	803
White	11,735	3,125	4,520	480
Black / African American	5,985	2,585	3,255	294
Asian	485	160	165	4
American Indian, Alaska Native	70	4	10	0
Pacific Islander	0	0	0	0
Hispanic	700	165	405	25

Table 20 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2010-2014 CHAS

Discussion:

By HUD's definition of a disparity of 10% or higher, there was no disproportionate burden for the race groups in the 30-50% and greater than 50% cost burden categories.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems.

Jurisdiction wide, 96% or more of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. No racial group experienced greater need at the extremely low-income category (0% - 30% AMI), however the vast majority of households in this income category had at least one of the four housing problems.

For the 30%-50% AMI income cohort, jurisdiction wide 86% of households experienced at least one of the four housing problems. However, 100% of American Indian and Alaska Native households in this income category experienced at least one housing problem, although it should be noted that this race group accounted for a very small number of households in the City. No other racial groups in the income cohort experienced a disproportionate need.

For the 50%-80% AMI income cohort, jurisdiction wide 65% of households experienced at least one of the four housing problems. Asians had 75% in this income category experiencing at least one housing problem. No other racial groups in the income cohort experienced a disproportionate need.

For the 80%-100% AMI income cohort, jurisdiction wide 41% of households experienced at least one of the four housing problems. No race groups reported as having disproportionately greater need when it comes to housing problems for this income category.

Severe Housing Problems

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems.

Jurisdiction wide, 89% or more of households in the 0% - 30% AMI income cohort experienced at least one of the four severe housing problems. However, 100% of American Indian and Alaskan Native households in this income category experienced at least one severe housing problem. Again, it should be noted that this race group makes up a small number of households in the City. No other racial groups in the income cohort experienced a disproportionate need.

For the 30%-50% AMI income cohort, jurisdiction wide 53% of households experienced at least one of the four severe housing problems. Approximately 89% of Hispanic households in this income category experienced at least one severe housing problem. No other racial groups in the income cohort experienced a disproportionate need.

For the 50%-80% AMI income cohort, jurisdiction wide 21% of households experienced at least one of the four severe housing problems. Hispanic households experienced 48% with at least one severe housing problem. No other racial groups in the income cohort experienced a disproportionate need.

For the 80%-100% AMI income cohort, jurisdiction wide 12% of households experienced at least one of the four severe housing problems. No race groups in this income category reported as having disproportionately greater need.

Housing Cost Burden

By HUD's definition of a disparity of 10% or higher, there was no disproportionate burden for the race groups in the 30-50% and greater than 50% cost burden categories.

If they have needs not identified above, what are those needs?

No additional needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The highest concentration of the black population is located in central areas of the City (Census tract 37147000701, 37147000702 and 37147000501) and north of the airport (371470008001).

The highest concentration of persons that identify ethnically as Hispanic is located in the northern tract along the city limits. This tract is 37147000800.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to help provide safe and affordable rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by public housing authorities. The Housing Authority of Greenville (HACG) receives federal funding annually and owns and operates 714 units of public housing. The primary use of these funds is for programming, administration, modernization, and repairs. Over the last five years funds have become scarcer and if current trends continue then many families and individuals on the waiting list may not have the opportunity to access public housing. Additionally, the HACG administers the Section 8 Rental Assistance Program.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	714	756	70	686	45	0	157

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,736	10,123	10,172	10,113	7,465	0
Average length of stay	0	0	9	5	3	5	0	0
Average Household size	0	0	3	2	1	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	145	120	6	114	0	0
# of Disabled Families	0	0	155	176	14	142	45	0
# of Families requesting accessibility features	0	0	714	753	20	703	21	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	13	38	7	26	5	0	5
Black/African American	0	0	699	716	63	658	40	0	151
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	1	0	0	0	0	0	1

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	4	0	4	0	0	0
Not Hispanic	0	0	707	752	70	682	45	0	157

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public housing tenants and applicants are often very vulnerable members of the community, particularly when it comes to housing security. The HACG reports that the public housing waiting list includes 250 families that are at or below the 30% AMI range. The annual turnover is only 15%. Tenants are in need of affordable, safe, and secure housing in order to provide a stable environment for their families. Without secure housing, residents are at a high risk of homelessness. In addition to housing needs, residents need economic opportunities, a robust public transportation system, and access to educational and medical facilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Residents of Public Housing and Housing Choice Vouchers need economic opportunities so that they can use Public Housing and HCVs as a stepping-stone out of financial insecurity. Housing security is an important step, but it is not the end goal. It is imperative that job training, transportation, and job opportunities are developed to assist this group of residents.

How do these needs compare to the housing needs of the population at large

The population at large in Greenville face fewer economic problems and has more secure housing than public housing tenants and applicants. The four housing problems primarily affect low-income households.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a very complex issue that is difficult to fully address. The primary reason for this difficulty is that homelessness does not have just one cause, instead it has many causes with interrelated variables. The cause of any single person or family's homelessness often lies at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with domestic violence, educational attainment, and race lying at its root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach with a variety of resources available for those in need.

The Stewart B. McKinney Homeless Assistance Act defines "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residents that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

The City of Greenville has been a key community leader in addressing homelessness in the City. As part of the 10-Year Plan to End Chronic Homelessness in Pitt County the City has two main goals that are being focused on.

1. Assist in providing community-based services and support to prevent homelessness prior to it happening and mitigate the reoccurrences of homelessness
2. Assist in the creation of short-term housing options and supportive housing for those who are chronically homeless or at risk of becoming homeless

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)			26			
Persons in Households with Only Children						
Persons in Households with Only Adults	104	16	120			
Chronically Homeless Individuals			11			
Chronically Homeless Families						
Veterans			13			
Unaccompanied Child			0			
Persons with HIV						

Table 25 - Homeless Needs Assessment

Data Source: 2017 Pitt County PIT Count

Indicate if homeless population is: All Rural Homeless / Partially Homeless / Has No Rural Homeless (Please select one)

No rural homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following demographic information comes from the 2017 Point-in-Time Count for Pitt County. Demographics are not available at the city level but Greenville is the only major city in Pitt County and the majority of the homeless population is in the Greenville area.

Chronically Homeless Individuals and Families: There are 11 Chronically Homeless individuals in Pitt County, all of them are adults.

Families with Children: There are a total of 11 homeless families with children in Pitt County, a total of 26 people. There are 14 individuals under the age of 18.

Veterans and Their Families: There are 13 homeless veterans in Pitt County, none of them have children who are homeless with them.

Unaccompanied Youth: There are no unaccompanied homeless youth in Pitt County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children: There are a total of 11 homeless families with children in Pitt County, a total of 26 people. There are 14 individuals under the age of 18.

Veterans and Their Families: There are 13 homeless veterans in Pitt County, none of them have children who are homeless with them.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data is not available regarding the race or ethnic group of homeless individuals in Greenville.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Within Pitt County there are 120 homeless people. The majority of which are sheltered, 98 are in emergency shelters and 6 are in transitional housing. There are only 16 homeless individuals who are unsheltered.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

There are three primary groups with non-homeless special needs in the jurisdiction. They are the elderly, those with HIV/AIDS and their families, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population in the community faces greater challenges than the population. It is incredibly important that they have access to decent and affordable housing. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting, preferably the home or neighborhood in which they lived their life. As a result, strong emphasis should be placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As housing prices throughout the community increase, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are nearly 11,000 residents over the age of 60 in Greenville, which makes up 12.5% of the population. Over 35% of the elderly population has a disability and approximately 12% are below the poverty level. Elderly residents are more likely to live in owner-occupied housing than renter-occupied housing, 65.2% and 34.8%, respectively. However, elderly residents face a slightly higher rate of being cost-burdened by their housing than the overall population. Over 57% of elderly renters and nearly 30% of home-owners are cost burdened.

Source: American Community Survey 5-Year Estimates 2011-2015

HIV/AIDS: See below

Disability: According to the 2012-2016 American Community Survey 5-Year Estimates, 9,334 people in the City of Greenville have a disability, which is about 10.5% of the population. The Black, non-Hispanic population has the highest rate of disability with 13.4%. Unsurprisingly, disability is correlated with age and older residents are more likely to have one or more disabilities. Ambulatory difficulty is the most common disability, followed closely by cognitive difficulty. Approximately 27.5% of disabled adults are employed.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: The housing needs of the elderly and frail elderly vary depending on the circumstances each individual faces. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, affordability, and ease of upkeep. There are many forms that affordable housing for the elderly can take, including independent and assisted living, nursing homes, and other support facilities such as adult day care, respite, and senior center facilities.

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the ability to access healthcare is vitally important. Health problems generally become more prevalent with aging and without relatively easy access to healthcare the quality and quantity of an elderly person's life can diminish quickly.

Second, the availability of assistance with daily activities such as shopping, cooking, and housekeeping is necessary to allow residents to live as independently as possible. Elderly residents are more likely to thrive if they can receive assistance in their homes and live relatively independently.

Third, the availability of public transportation is necessary as residents become less able to drive. Basic goods and services must be accessible through walkable communities or public transportation.

Forth, safety is a major concern for older residents, particularly those living alone because they are more vulnerable to crime and financial exploitation. It is important that elderly residents are informed about common ways that they could be defrauded and they have the ability to contact emergency services when needed.

Lastly, weather and climate are considerations for many elderly people, since these are often factors in ease of transit as well as health. Greenville cannot change weather, but the City can work to make sure homes are maintained and evacuation plans are in place to help elderly residents in the event of a hurricane, flooding, or other natural disaster.

HIV/AIDS: See below

Disability: Individuals with developmental disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in public welfare funded homes in either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2016 North Carolina HIV/STD/Hepatitis Surveillance Report, there are currently 687 adults or adolescents in the County diagnosed with HIV/AIDS. Pitt County has an average three-year diagnosis rate of 23.0, the tenth highest in the state. There were 32 new cases diagnosed in 2016, which is the lowest number since 2014 despite an increase in overall population.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Greenville, like many cities and towns throughout the country, has a greater need for public facilities to serve the population. The City is a primarily an urban environment, however having a university and several census tracts that have high concentrations of minority and low-income populations create unique public facility needs. These facilities help support and maintain social, economic health, safety, and general well-being.

The West Greenville Redevelopment area has a library that receives significant community support and has become a cornerstone of the community. Similar projects would be incredibly beneficial to the City of Greenville. There is need for services to assist the elderly and the large number of single mothers. The 2016 CAPER highlighted these needs by identifying Public Facility or Infrastructure Activities for Low/Moderate Income Housing to provide resources to special needs populations and create economic opportunities for Low/Moderate Income population.

How were these needs determined?

These needs were determined through meetings with various public officials and citizens throughout the region. Included in this discussion was the Housing Authority of Greenville who is tasked to promote “the development of professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods”. Additionally, research and data were collected using the most recent federal, state, and local data available. This mixture of quantitative and qualitative data allows for a thorough analysis of the community needs for public facilities.

Describe the jurisdiction’s need for Public Improvements:

Public improvements benefit the city as a whole, but they are particularly important in low-income areas that are often neglected or blighted. Improving streets, sidewalks, water, sewer, flood, and drainage systems is something that the City of Greenville will continue to do. Over the last 5 years, the City of Greenville has implemented Phase 1 of its streetscape plan, added sidewalks, and storm water improvements. In 2016, the city adopted the Horizons Plan 2026 to promote a healthy lifestyle by allowing accessible sidewalks and lanes for physically disabled persons. These lanes will have access to community gardens, farmer’s markets, grocery stores, housing, jobs, and recreation. These improvements are necessary to address disparities in access to opportunities in the area.

How were these needs determined?

These needs were determined through meetings with various public officials and citizens throughout the region. Additionally, research and data were collected using the most recent federal, state, and local data available. This mixture of quantitative and qualitative data allows for a thorough analysis of the community needs for public facilities. More discussion can be found in the City’s 2017 Analysis of Impediments (AI).

Describe the jurisdiction's need for Public Services:

There is a continued need for homeless services within the City. There are limited housing opportunities for the homeless and the City needs more services to help prevent homelessness from beginning. Housing stability is necessary for economic and physical health for all residents, but children facing homelessness are particularly vulnerable. The City continues to support programs that increase self-sufficiency to help those facing homelessness, but greater support is needed.

Public Services are also needed to help the non-homeless population. Lack of affordable, integrated housing for individuals who need supportive services was identified in the 2017 AI as a contributing factor for disabled residents in Greenville. Additionally, the Hispanic population faces challenges that come from having a Limited-English proficiency that can make accessing public services more difficult. It is necessary for the City of Greenville to address the public services needs of these at-risk populations.

How were these needs determined?

These needs were determined through meetings with various public officials and citizens throughout the region and are discussed in the City's 2017 Analysis of Impediments. Additionally, research and data were collected using the most recent federal, state, and local data available. This mixture of quantitative and qualitative data allows for a thorough analysis of the community needs for public facilities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Greenville by analyzing a variety of housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of Greenville’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the City, unit size and tenure, as well as an analysis of owner-occupied and renter-occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,963	34%
1-unit, attached structure	4,347	11%
2-4 units	4,055	10%
5-19 units	14,222	34%
20 or more units	4,027	10%
Mobile Home, boat, RV, van, etc	706	2%
Total	41,320	100%

Table 26 – Residential Properties by Unit Number

Alternate Data Source Name:
2012-2016 ACS

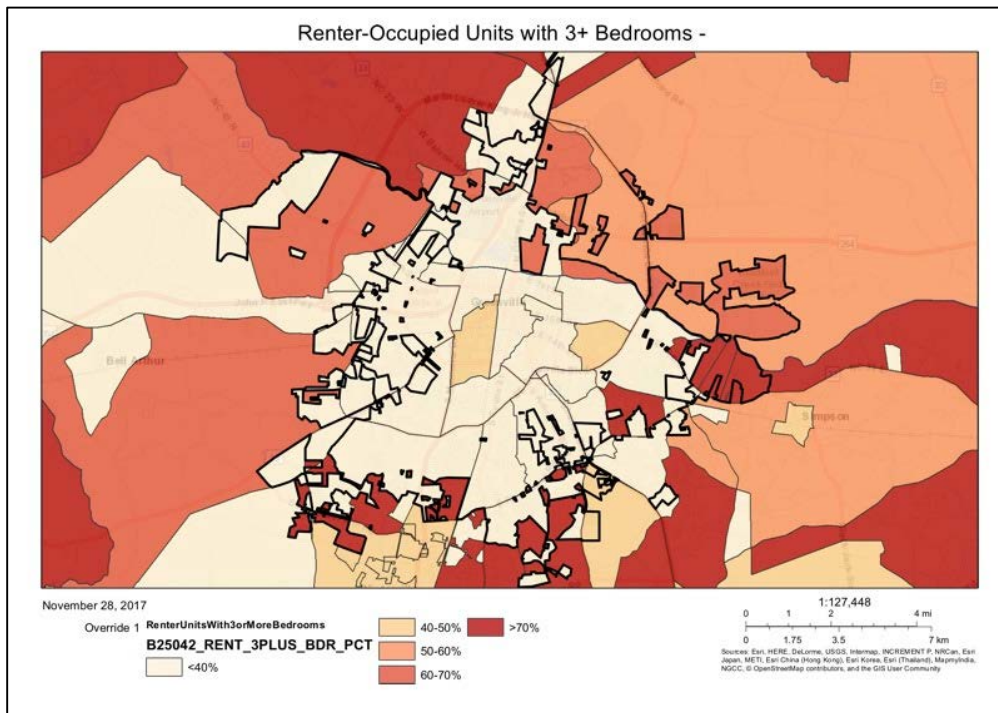
Residential Properties by Number of Units

The table above breaks down the City’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes account for 34% of all housing units. Developments of 2-4 units account for 10% of all housing units and multifamily development units (5 or more units) account for 34% of the housing units in the City.

Multifamily Development Distribution

The two maps below highlight multifamily housing distribution in the City of Greenville. The first map shows the concentration of small- to medium-sized multifamily developments (5-19 units). The second map details the prevalence of larger multifamily developments (20+ units). Purple and darker blue shading indicate census tracts with higher concentrations of these larger developments, while lighter blue and green shades show areas of lower concentration of multifamily housing developments.

Source: 2009-2013 American Community Survey 5-Year Estimates



Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Housing is a critical need for every resident in Greenville, however, some groups experience more pressure to find secure, affordable, and safe homes than others. The groups with the highest need are low- to moderate-income households and the special needs population such as the elderly, persons with a disability, the homeless population, and persons/families with HIV/AIDS. The specific challenges these groups face may differ, but they are united by the difficulties they face in finding and securing housing that meets their needs.

Approximately 2,900 households are assisted each year in Greenville. The Housing Authority of Greenville and the City utilize federal, state, and local funding in order to assist the residents. The most recent breakdown of households served in the City is shown below:

Housing Authority of Greenville: 714 public housing developments, 746 HCV program, 225 through other federally funded programs.

NC Balance of State COC: In 2016, there were 108 homeless individuals with 90 in emergency shelter and 8 in transitional housing and the rest unsheltered. In 2017, there were 120 homeless people. The majority were sheltered with 98 in emergency shelters and 6 in transitional housing. There were 16 homeless individuals who were unsheltered.

The City served 30 households through affordable housing programs and another 1,077 through programs public services that assisted special needs populations.

Data Note: Point in Time (PIT) data is unavailable at the City level but Greenville is the largest city in Pitt County and accounts for the vast majority of its population.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect any units to be lost from the affordable housing inventory. The City is continually working to increase the amount of affordable housing inventory in Greenville.

Does the availability of housing units meet the needs of the population?

Currently, the availability of housing units does not meet the needs of the population. There is a lack of decent and affordable units across the board in the City. From a purely quantitative standpoint, there are ample units in the City to provide housing for the entire population. However, the homes available do not meet the needs of the population. Home values and rents in Greenville are high relative to the City resident's income and this results in much of the housing stock being out of the affordable range for large portions of the population.

Approximately 27.5% of owners with a mortgage and 59.2% of renters are currently cost burdened, pointing to a disconnect between current housing costs and the city residents' income. These numbers represent a significant increase over the last 16 years. During those years the percentage of homeowners with a mortgage who are cost-burdened increased from 20% in 2000 to 27.5% in 2016. The percentage of cost-burdened renters increased from 44.7% in 2000 to 59.2% in 2016. Furthermore, 14.2% of homeowners without a mortgage are currently cost burdened. Starting at the 100% AMI (area median income) income group there is already a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low-income groups.

Source: 2012-2016 American Community Survey 5-Year Estimates

Describe the need for specific types of housing:

Small owner-occupied housing units, particularly 1-bedroom units, are very uncommon. There is a need for smaller units that will be more affordable for low-income families and are attractive for childless Millennials and elderly residents who are transitioning into retirement. Less than 1% of owner-occupied units are 1-bedroom. Similarly, there is a need for more small, affordable rental units within the City. There are significantly more rental units of this size (26%) but with rising rents and housing costs it is important for even more affordable units to be available.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section examines the cost of housing for both homeowners and renters in the City of Greenville. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2016	% Change
Median Home Value	110,200	148,200	34%
Median Contract Rent	392	569	45%

Table 28 – Cost of Housing

Alternate Data Source Name:
2000 Census, 2012-2016 ACS

Rent Paid	Number	%
Less than \$500	3,151	13%
\$500-999	14,572	61%
\$1,000-1,499	4,445	19%
\$1,500-1,999	1,059	4%
\$2,000 or more	474	2%
Total	23,701	100%

Table 29 - Rent Paid

Alternate Data Source Name:
2012-2016 ACS

Cost of Housing

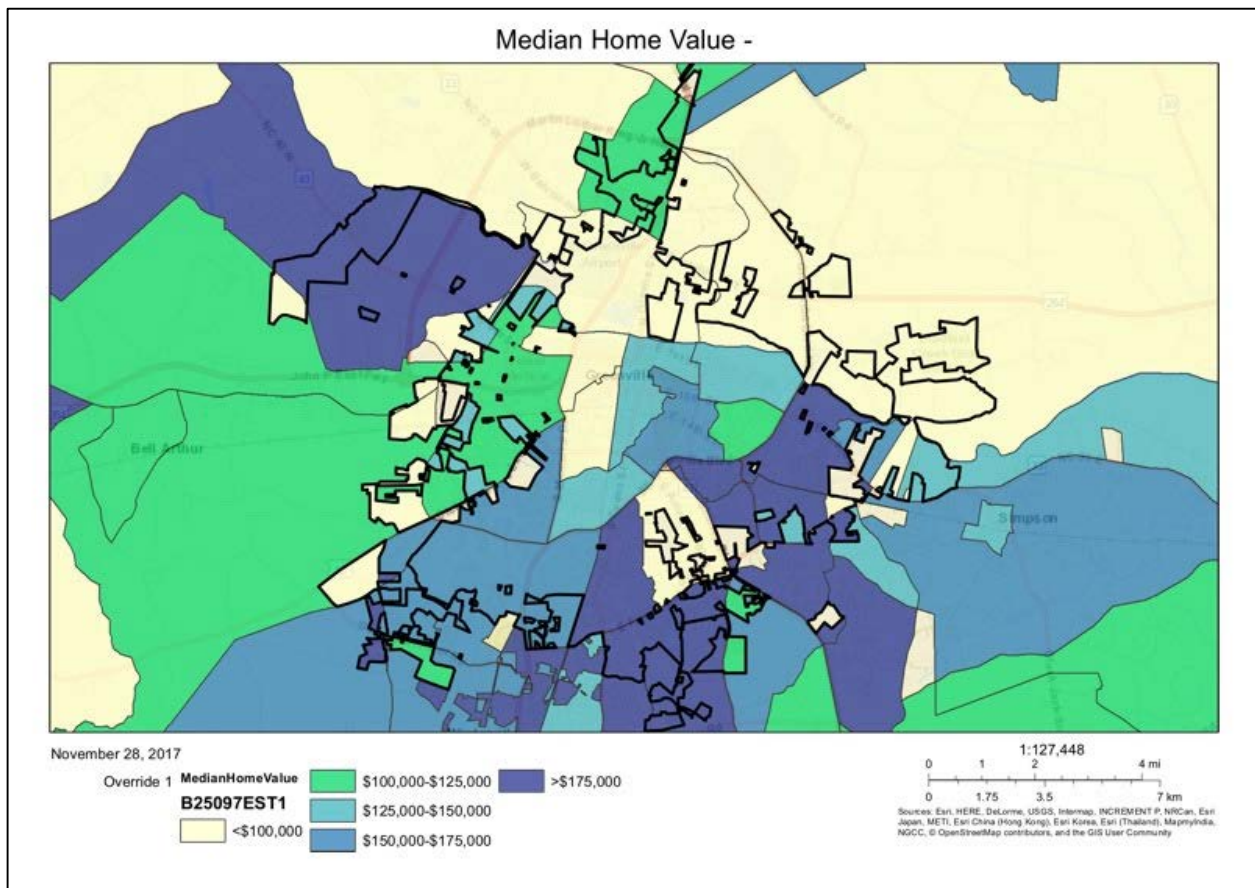
From 2000 to 2016 housing costs have increased substantially in Greenville – with home prices increasing by 34% and rents climbing by 45%.

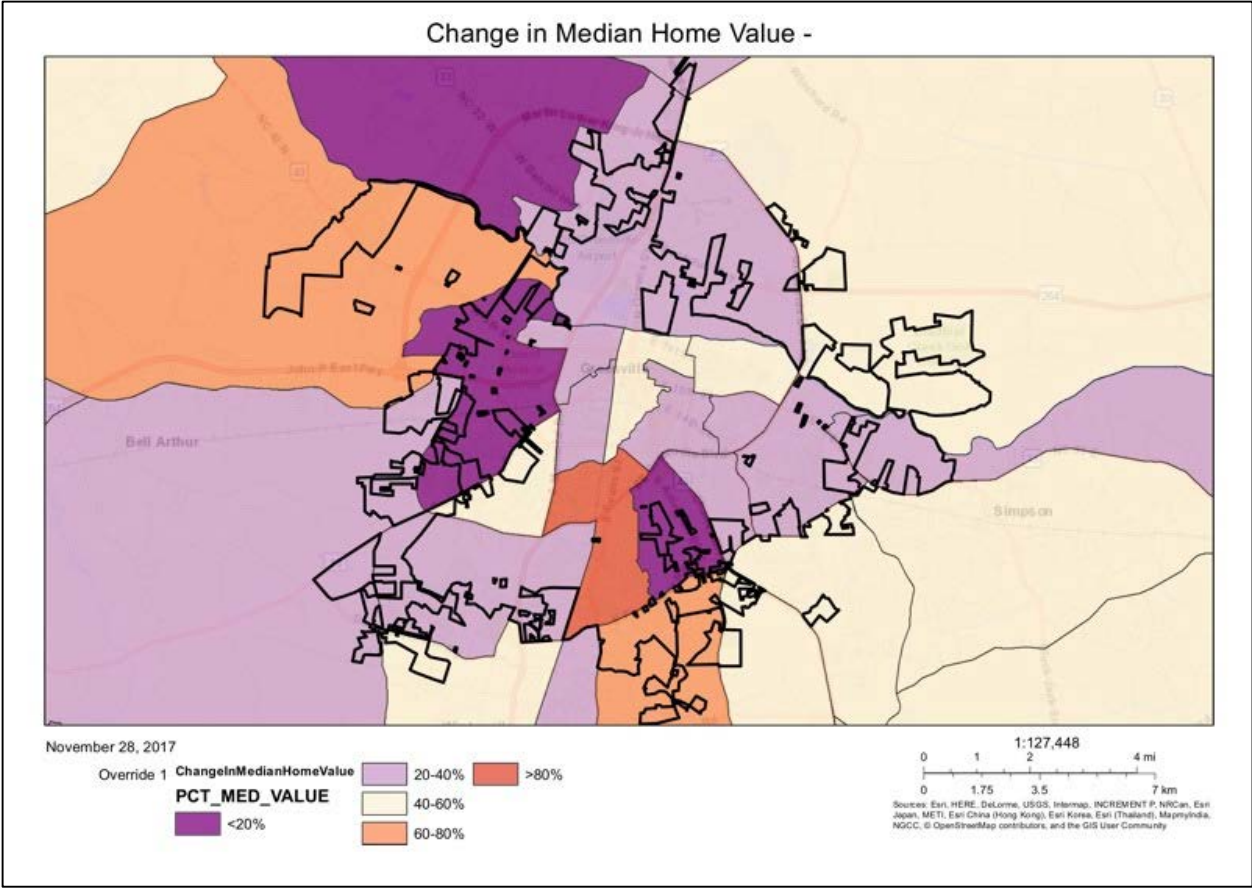
The table above breaks out the rent paid by price cohorts. Approximately 61% of all renters pay between \$500 and \$999 a month, the largest cohort in the City. The next largest rent cohort is \$1,000-1,499, with 19% of renters falling in this range. Later in this section the report examines rental rates as a percentage of household income to determine the affordability of rental housing.

Home Values

The following two maps provide a visual display of the median home values throughout Greenville. The first map shows the current median home value and the second map shows how home values have changed over the preceding decade. Median home values in Greenville are generally higher in the southern tracts of the city and lower in the north central tracts. While Greenville's home values have increase substantially since 2000, the increase was varied throughout the City. Census tract 37147000601 (W Greenville) and 37147000502 (SE Greenville) both experienced slower growth than the rest of the City.

Source: 2009-2013 American Community Survey 5-Year Estimates





Median Rent

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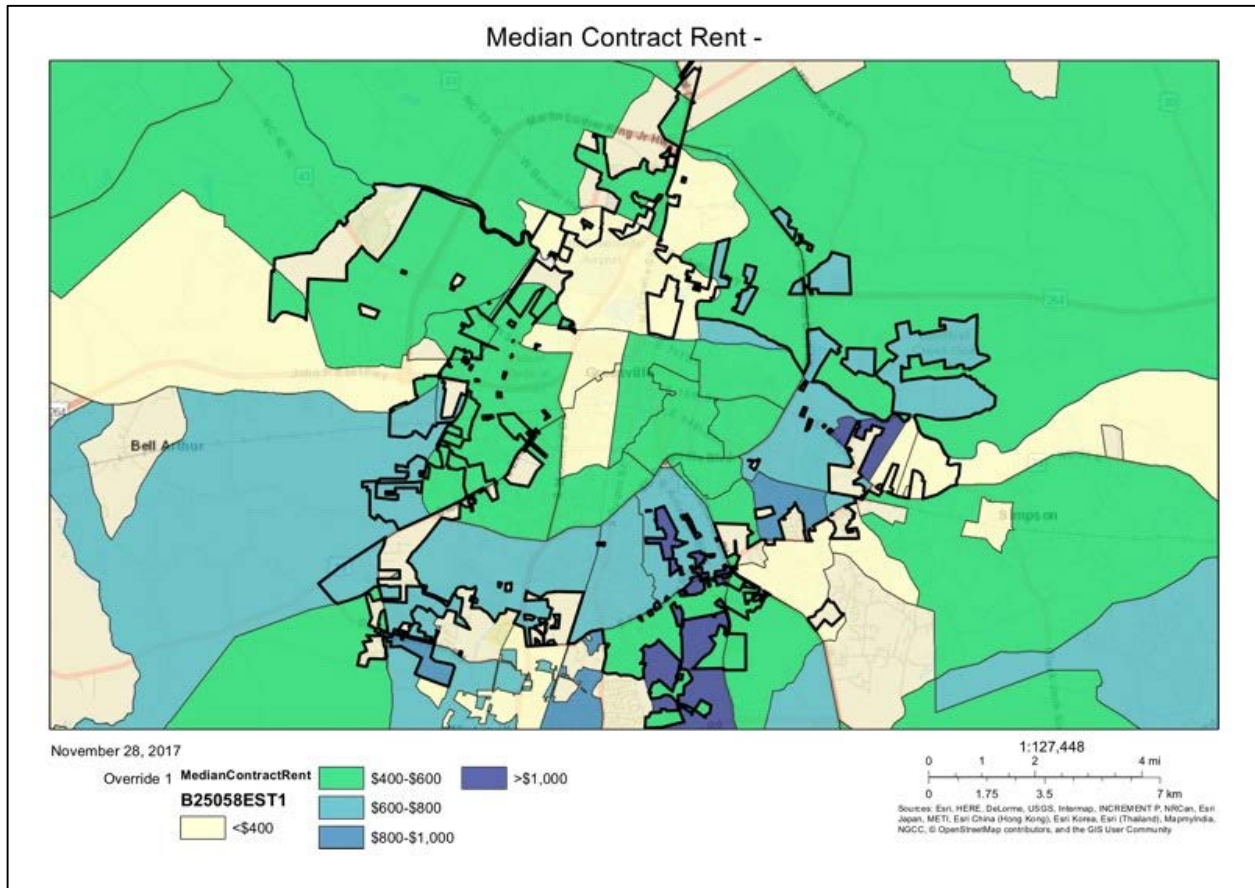
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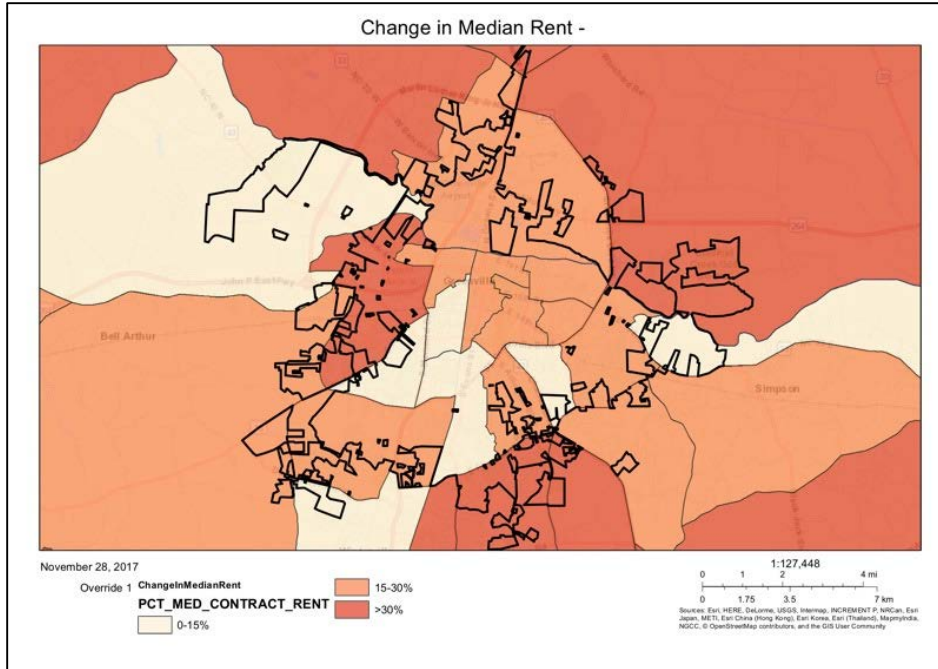
OMB Control No: 2506-0117 (exp. 06/30/2018)

The following two maps look at median rent in the City. The first map displays the current median rent in the City. Rent tends to be lower in the central and northern census tracts and more expensive along the outer edge of the city to the south. Most census tracts have a median contract rent in the \$400-\$600 range.

The second map shows how median rents have changed over the preceding decade. The median rent has increased throughout the City since 2000, however the rate of increase varied by census tract. In general, the central and southern tracts of the City experienced lower increases, while tracts towards the city-limits experienced a higher increase.

Source: 2009-2013 American Community Survey 5-Year Estimates





Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	535	No Data
50% HAMFI	3,204	629
80% HAMFI	11,073	2,153
100% HAMFI	No Data	3,207
Total	14,812	5,989

Table 30 – Housing Affordability

Data Source: 2009-2013 CHAS

Housing Affordability

In general, there are less units that are affordable to households with lower HAMFI (HUD Area Median Family Income). HAMFI is not necessarily the same as other calculations of median incomes (such as the Census or ACS data figures). For the estimates above, in 2013, HUD calculated HAMFI to be \$57,600.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	579	583	742	1,034	1,261
High HOME Rent	579	583	742	1,004	1,100
Low HOME Rent	502	538	646	746	832

Table 31 – Monthly Rent

Alternate Data Source Name:
HUD FMR and HOME Rents 2016

Is there sufficient housing for households at all income levels?

No. There is a lack of decent and affordable units across the board. High home values and rents relative to City residents' income results in much of the housing stock being out of the affordable range for large portions of the population. Cost burden is a major issue in the City, 27.5% of owners with a mortgage and 59.2% of renters are currently cost burdened. There is a significant disconnect between the available housing supply and what residents can afford. These numbers represent a significant increase from 2000, with cost burden growing by 37.5% among homeowners with a mortgage and by 32.4% among renters. Also, 14.2% of homeowners without a mortgage are currently cost burdened. Finally, CHAS data points to there being fewer and fewer housing units affordable to households as they experience lower HAMFI.

How is affordability of housing likely to change considering changes to home values and/or rents?

From 2000 to 2016 the median home value in Greenville increased by 34%, from \$110,200 to \$148,200 and the median contract rent increased by 45%, from \$392 to \$569. Over the same period median income only went up 22%, going from \$28,648 to \$35,069. As such housing cost burden has increased tremendously in the City. It is unlikely that the affordability of housing will change, home values and rents are expected to continue to grow.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent for all units in the City of Greenville was \$569 according to 2016 ACS estimates. The largest rent cohort in the City was the \$500-\$999 range - with 14,572 units, or 61% of the rental stock. The second largest rent cohort was the \$1000-\$1,499 with 4,445 rental units, or 19% of the rental stock.

The median contract rent for the City of \$569 falls below the low end of the High HOME Rent and Fair Market Rents (Efficiency – no bedroom units) and between Efficiency and 1-bedrooms for Low HOME Rents. Overall, rents paid in Greenville roughly fall within the low ranges of Low and High HOME Rents as well as Fair Market Rent.

As was highlighted above, 59.2% of the City's renters are currently cost burdened due to housing. That figure represents a 32.4% growth in renter cost burden since 2000. Housing cost increases continue to outpace income growth and a great number of renter households are deeply in need of assistance, either from direct rental assistance or through market changes that encourage affordable rents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps below provide details on the condition of housing units throughout Greenville by looking at factors such as age, vacancy, and the prevalence of housing problems.

Definitions

According to HUD, there are four housing conditions that should be addressed:

- 1) the home lacks complete or adequate kitchen facilities,
- 2) the home lacks complete or adequate plumbing facilities
- 3) the home is overcrowded - defined as more than one person per room,
- 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

The City uses two (2) terms to describe substandard conditions: Dilapidated Structures and Deteriorated Structures.

Dilapidated Structures: The City of Greenville Minimum Housing Code notes that "*dilapidated* shall mean that a dwelling is unfit for human habitation and *cannot* be repaired, altered or improved to comply with all of the minimum standards established by this article at a cost not in excess of 50% of its value".

Deteriorated Structures: The code also notes that "*deteriorated* shall mean that a dwelling is unfit for human habitation and *can* be repaired, altered, or improved to comply with all of the minimum standards established by this article at a cost not in excess of 50% of its value".

The City's Code Enforcement Department uses these terms to define the condition of the structure, but not the priority in which these structures will be addressed.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,794	23%	13,196	55%
With two selected Conditions	0	0%	318	1%
With three selected Conditions	0	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,476	77%	10,622	44%
Total	12,270	100%	24,176	100%

Table 32 - Condition of Units

Alternate Data Source Name:
2012-2016 ACS

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. Twenty-three percent of all owner-occupied housing units face at least one housing condition

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while 55% of all renters have at least one housing condition. There are very few households with multiple housing problems. When compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are cost related.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,522	37%	9,361	39%
1980-1999	3,765	31%	9,071	38%
1950-1979	3,628	30%	4,944	20%
Before 1950	355	3%	800	3%
Total	12,270	101%	24,176	100%

Table 33 – Year Unit Built

Alternate Data Source Name:
2012-2016 ACS

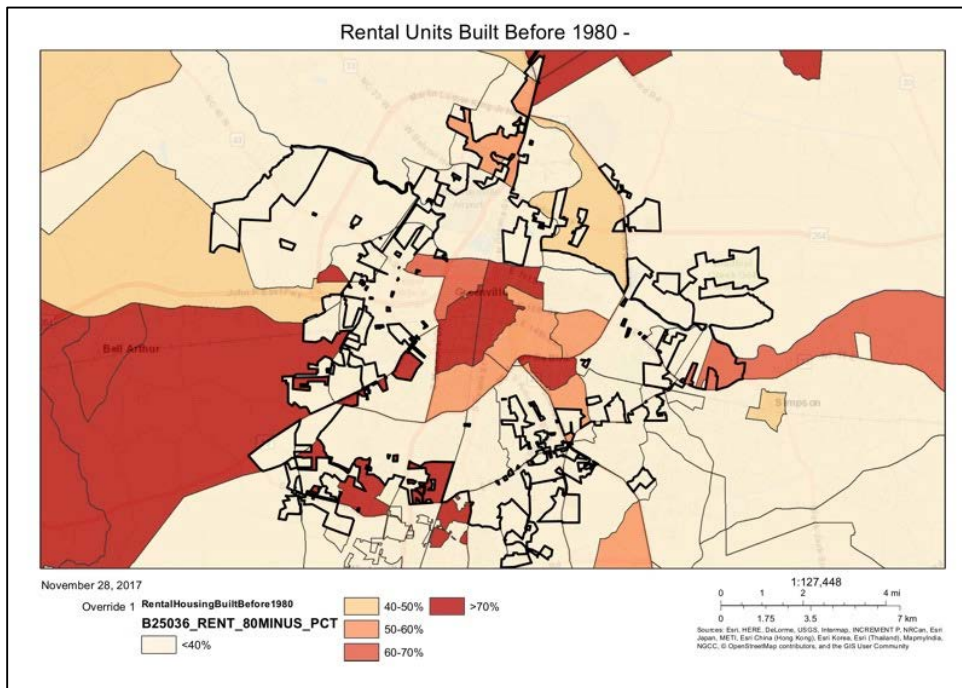
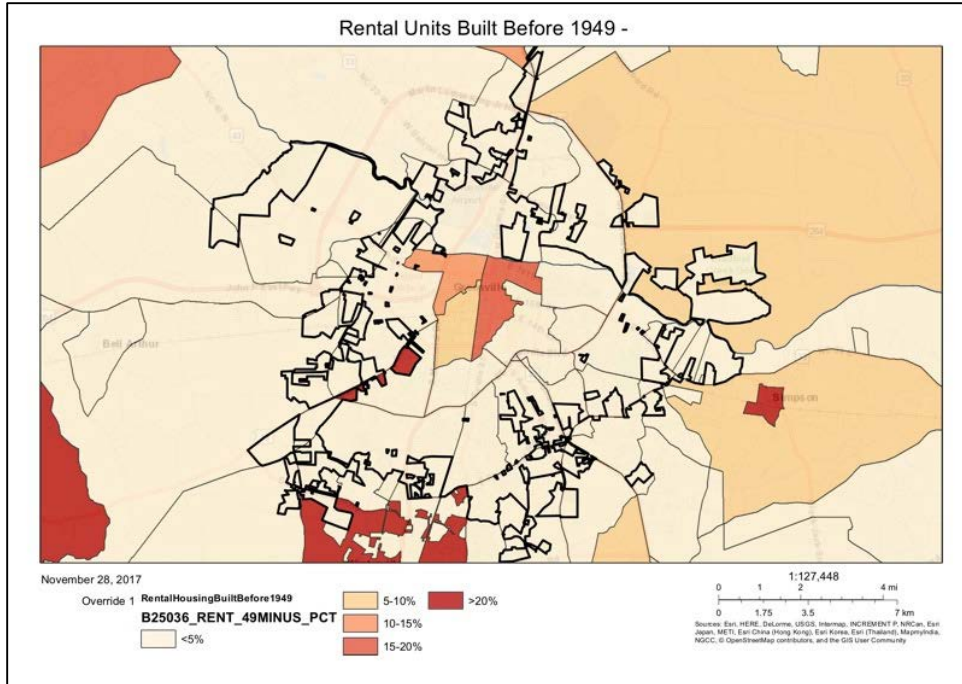
Age of Housing

The table above provides details on the age of owner-occupied and renter-occupied housing units within Greenville. While development of new housing appears to be consistent over the past several decades, there are still a significant amount of homes that were built before 1980. Approximately 33% of owner-occupied homes and 23% of renter-occupied homes were built in 1980 or earlier. These homes will naturally have higher concentrations of deferred maintenance and deteriorating conditions. Additionally, older homes may have any number of code violations and there is a risk of lead-based paint hazards in these homes.

Age of Housing Maps

The maps below display the prevalence of older rental housing units in Greenville. The first map identifies the percentage of rental units built before 1949, while the second map displays rental units built before 1980. The darker shaded areas have higher concentrations of older rental housing units and the lighter shaded areas have a younger housing stock. The central tracts in the City are shown to have more older units than the rest of the City.

Source: 2009-2013 American Community Survey 5-Year Estimates



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,983	32%	5,744	24%
Housing Units build before 1980 with children present	3,422	28%	1,493	6%

Table 34 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Lead-Based Paint Hazards

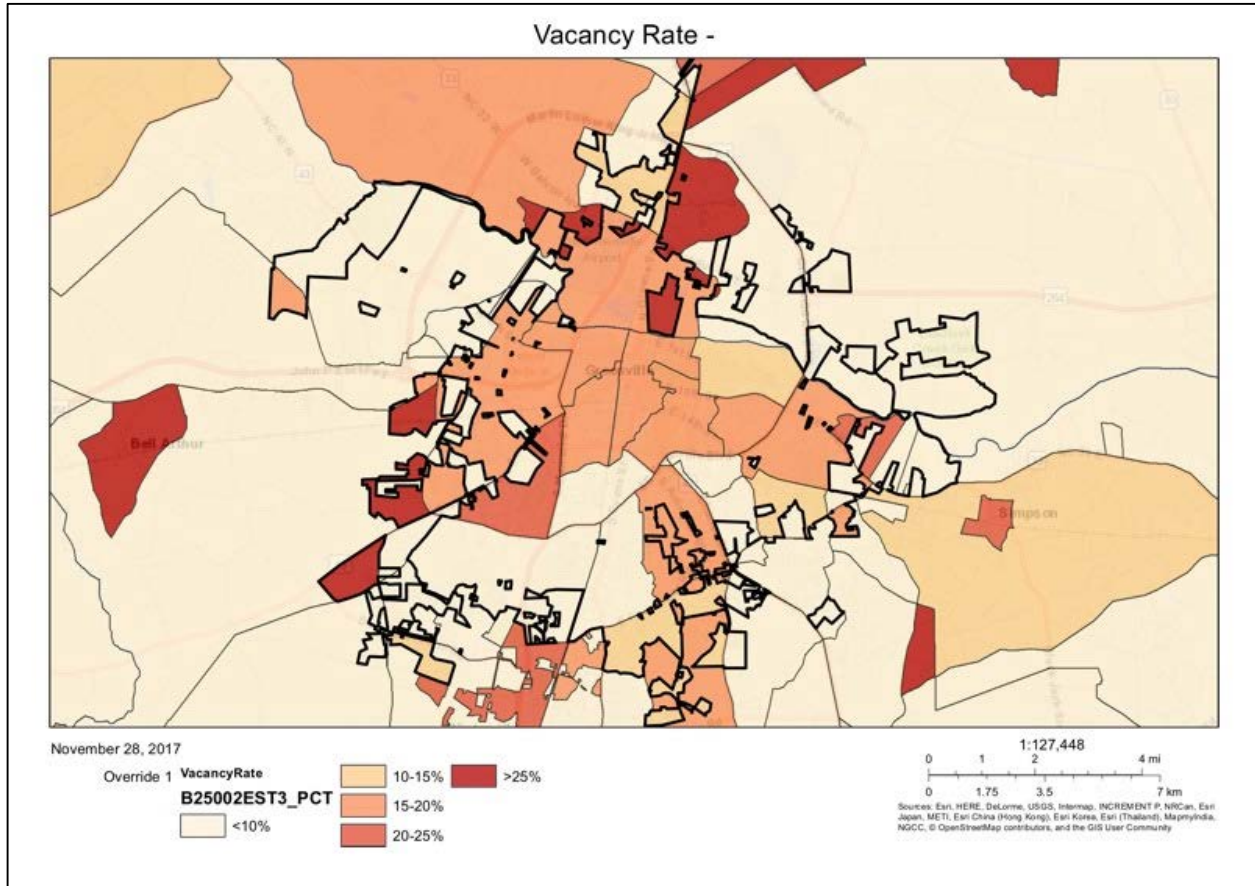
Any housing unit built prior to 1980 may contain lead-based paint in portions of the home or, in some cases, throughout the entire home. It is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. As indicated in the Year Unit Built table above in this section, throughout Greenville, 32% of all owner-occupied housing units and 24% of all renter-occupied units were built prior to 1980.

Children are most at risk for experiencing lead-based paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. In the table above, 28% of owner occupied homes and 6% of renter occupied homes, built prior to 1980, have children living in the home.

Source: 2009-2013 American Community Survey 5-Year Estimates, 2013 CHAS

Vacancy Rate

The following map shows the average housing vacancy rate throughout Greenville. The darker shaded areas have higher vacancy rates while lighter shaded areas have lower vacancy rates. While the vacancy rate in the City of Greenville was 11.8%, the rate varied throughout the City. The vacancy rate was higher in the northern tracts of the City. These tracts include East Carolina University and areas north of the Tar River where development has been limited due to flooding concerns. This was also where the identified racially and ethnically concentrated areas of poverty (R/ECAP) tracts are located (Census tract codes 000800, 000701 and 000702).



Need for Owner and Rental Rehabilitation

Housing units begin to face rehabilitation issues as the units age. In 2016, 3,983 owner-occupied housing units in Greenville were built before 1980, which represents 33% of owner housing units. For renter-occupied housing units, 5,744 units were built before 1980, 23% of renter housing units. Of these housing units, a total of 1,155 units were built before 1939.

Source: 2012-2016 American Community Survey 5-Year Estimates

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The greatest potential for lead-based paint and other environmental and safety hazards to children and their families exists in the approximate 1,155 homes built before 1939 and the 9,727 homes built before 1980. Therefore, it is essential to identify and address these environmental hazards and safety issues present in these older homes.

Households living in poverty are more likely to be living in older units in the City, which are frequently in dilapidated condition where lead-based paint hazards may be found. There were 2,394 households with children under the age of 6 in the City living in poverty and are likely to be in old homes that were built prior to 1980.

Source: 2012-2016 American Community Survey 5-Year Estimates

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Greenville has one Public Housing Authority in its jurisdiction, the Housing Authority of the City of Greenville (HACG). HACG provides public housing units and oversees the Section 8 Housing Choice Voucher program.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	714	756	70	686	45	0	157
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 35 – Total Number of Units by Program Type

Alternate Data Source Name:
PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The HACG maintains 714 public housing units in 3 housing developments.

Public Housing Condition

Public Housing Development	Average Inspection Score
KEARNEY PARK	88
MOYEWOOD I	89
HOPKINS PARK	82

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HUD provides physical inspection scores for PHA developments across the country. The physical condition scoring process is based on three elements within the property, which are:

1. Inspectable areas: site, building exterior, building system, common areas and dwelling units;
2. Inspectable items: walls, kitchens, bathrooms and other things to be inspected in the inspectable area; and
3. Observed deficiencies.

A score of 55 or below means that the property is in poor condition, and properties in excellent condition have a score of 90 and over. All three developments from HACG have a score over 80. At this time, there are no units which are in poor condition and none require major restoration.

HACG's physical needs assessments rendered the following conclusions:

- To increase the supply of 504 Accessible Units.
- Upgrade units that are in the older stock with: flooring, cabinets, energy efficient windows, storm doors and/or vinyl siding replacement.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

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.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Addressing homelessness requires cooperation from both public and private organizations. Within the City of Greenville there is one major homeless facility. The Community Crossroads Center has the ability to house 70 individuals for emergency shelter and 16 for transitional housing needs. Additionally, the Center for Family Violence is also available to provide emergency shelter for 28 individuals.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	98	0	16	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Services for the homeless in the City of Greenville are provided by a wide range of public and private organizations. These organizations include government agencies, faith-based organizations, and other non-profits.

Services provided include those that help meet the basic needs of homeless individuals, such as food and housing, as well as the provision of other services to meet their critical needs and increase independence. Supportive services include assistance with health and substance abuse, employment, education, childcare, transportation, case management, and counseling in areas such as life skills and mental health. Outreach services including mortgage, rental and utilities assistance, counseling and advocacy, and legal assistance are also available.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Within the region there are several services and facilities that meet the needs of the Chronically Homeless.

- **Community Crossroads Center:** This is an emergency shelter that provides homeless adults and families with temporary shelter and meals.
- **Housing Authority of Greenville:** This agency promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low and moderate-income families throughout the community.
- **Center for Family Violence:** This organization is a private, non-profit agency that is funded by state, federal, and local grants to provide resources and services to victims of domestic violence and their families.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs for facilities and services in Greenville. They are the elderly, those with HIV/AIDS and their families, residents dealing with alcohol and/or drug addiction, and the mentally or physically disabled. This section will address the facilities and services currently in place for these groups.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: Elderly persons need a living environment that provides them with several areas of assistance or convenience. The City of Greenville operates an elderly homeowner rehabilitation program in order to help elderly residents maintain a living environment that is familiar, comfortable and safe. In addition, the Housing Authority of Greenville provides housing and services for the elderly population. The city expects the elderly population to continue to grow in the region and is proactively working to build relationships with the medical community to address their needs.

HIV/AIDS: Medical and social support is incredibly important for residents living with HIV/AIDS. There have been great advances in the medical treatment of HIV/AIDS but medical costs are expensive and put a financial strain on residents. Because of this, special care and support is needed to help this population. The Housing Authority of Greenville currently provides services and housing to those with HIV/AIDS. There are 61 dedicated rental units for this population that are funded through HOPWA and Shelter+Care programs.

Alcohol and/or Drug Addiction: Residents dealing with addiction are in need of housing options that will support their path to physical and emotional health. Sober living facilities, medical facilities that specialize in detoxification, transitional homes, and access to medical professionals is imperative. Of particular concern are those who are victims of the opioid epidemic that reaches every corner of the country. Oftentimes those facing addiction are unable or unwilling to seek help due to fear of the legal and social repercussions. Having safe, non-judgmental housing options that take a harm-reduction approach instead of a punitive approach can assist residents with addiction heal.

Greenville is home the state-run Walter B. Jones Alcohol and Drug Abuse Treatment Center that is specifically designed to provide inpatient treatment, psychiatric stabilization, and medical detoxification. Port Health provides services for both adults and children that focuses on prevention, treatment, and counseling.

Mental and Physical Disabilities: Individuals with disabilities often have a wide variety of housing needs that depend heavily on both the type of disability they have, as well as the severity of the disability. The City of Greenville works to provide assistance to non-profits in the region whose mission is to provide housing and supportive services to individuals with disabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Greenville has a number of organizations that assist with supportive housing for persons returning from medical facilities. The GHA provide three programs to the community: The Permanent Supportive Housing Program (PSH), formerly Shelter Plus Care program, The VASH program (VA-Homeless Veterans Program and The Family Self-Sufficiency (FSS) Program. FSS is a voluntary program for participants in Greenville Housing Authority's Housing Choice Voucher and Public Housing Programs. Its purpose is to assist families receiving HUD Housing Choice Voucher rental assistance or living in public housing to improve their economic situation and reduce their dependence on public assistance and welfare. FSS is for individuals who are unemployed or already employed but wanting to increase their income, and who are willing to commit to changing their lives.

Trillium Health Resources offers programs to ensure that persons returning from mental health institutions receive appropriate supportive housing.

The Permanent Supportive Housing Program (PSH), formerly Shelter Plus Care, is a federally funded program that provides rental assistance to people with disabilities who are experiencing homelessness. The program specifically targets people who have a serious mental illness, substance use issues, and/or intellectual/developmental disabilities.

The Trillium Transitions to Community Living Initiative (TCLI) Department works in collaboration with the NC Department of Health & Human Services and other MCOs across the state to meet the goals specified in the Department of Justice (DOJ) Settlement Agreement.

The Transitions to Community Living Initiative (TCLI) staff primarily works to ensure individuals with serious mental illness identified within the DOJ Settlement Agreement are:

- given choice in determining where they would like to live
- provided access to supports and services to assist with safe and successful transitions into the community
- linked to evidence-based, person-centered, recovery-focused, and community-based supports and services

As part of the DOJ settlement, NC DHHS has determined that the following members are potentially eligible for inclusion in the TCLI. Approval for inclusion in the TCLI program comes from NC DHHS and is not determined by Trillium.

- Individuals with severe and persistent mental illness (SPMI) who reside in adult care homes that are determined to be Institutes of Mental Disease (IMD)
- Individuals with SPMI who reside in adult care homes licensed for at least 50 beds, and in which 25% or more of the population has a mental illness
- Individuals with SPMI who reside in adult care homes licensed for 20-49 beds, and in which 40% or more of the population has a mental illness
- Individuals with SPMI who are or will be discharged from a State psychiatric hospital, and who are homeless or have unstable housing

- Individuals diverted from entry into adult care homes pursuant to the preadmission screening and diversion

The components of TCLI are:

In-reach: Certified Peer Specialists will go into facilities and build relationships with individuals to discuss community-based mental health services and potential housing resources.

- **Diversion:** Pre-admission Screening and Resident Review (PASRR) is a screening tool used prior to any admission into an adult care home to determine if the candidate has mental illness.
- **Transition planning:** Once an individual is identified by In-reach as interested in community-based mental health or housing services, then they are assigned to a Transition Coordinator. The Transition Coordinator helps develop a plan to transition an individual into the community.
- **Available services:**
 - Housing slots with financial rental assistance
 - Tenancy Support to help with moving, setting up household supplies and furniture, and explaining what to do in an emergency
 - Individual Placement and Support-Supported Employment service (for individuals with mental health and substance use disorders) to obtain competitive employment in an integrated work setting
 - Work Incentives Planning and Assistance (WIPA) (for individuals with disabilities who receive Social Security benefits) to help acquire, retain, and increase meaningful employment with the goal of improving financial independence
 - Special Assistance-In Home provides cash supplement to help low-income adults who are at risk of placement in a licensed residential care setting to reside in a private living setting

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Greenville plans to provide financial support for a variety of non-profit organizations that address special needs populations. Additional details for this project is listed below in AP-38 at Project 4 “CDBG: Public Services (2018)”. The organizations included in this project are:

- Lucille Gorham Intergenerational Center
- Boys and Girls Club of the Coastal Plain
- Literacy Volunteers of America – Pitt county
- Center for Family Violence
- Pitt County Council on Aging
- The Greenville Community Shelters DBA Community Crossroads Center
- ECU Family Therapy Clinic
- Habitat for Humanity

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2018, Greenville conducted an Analysis of Impediments to Fair Housing Choice (AI), based on HUD's Assessment of Fair Housing (AFH) framework. The AI outlined contributing factors to fair housing issues in the region of which the lack of affordable housing in the City plays a central role. It was identified that two of the major variables comprising affordable housing was low income and issues relating to the housing supply in the City.

The most prevalent contributing factor to fair housing choice is the location and type of affordable housing. This contributing factor has a significant impact on maintaining and creating segregated communities and HUD-defined racial and ethnic concentrations of poverty (R/ECAPs) within the City. Several other significant contributing factors to fair housing were identified, including: community opposition, displacement of residents due to economic pressure lack of public investments, and lack of local fair housing enforcement. These additional factors also contribute to multiple fair housing issues including segregation, R/ECAPs, and disproportionate housing needs.

The AI identified five goals which help to address barriers to affordable and fair housing in the City. They are:

Goal 1: Increase Access to Affordable Housing: Lack of affordable housing is incredibly pervasive in Greenville. This is particularly true for low-income Black and Hispanic households who experience higher rates of poverty, lower incomes, and lower rates of homeownership than white residents. To address this issue the City of Greenville will work to establish a formal fair housing working group, establish a Tenant-Based Rental Assistance program, increase homeownership opportunities using down-payment assistance, and increase mobility-based counseling efforts in all affordable housing programs.

Goal 2: Reduce Substandard Housing: Increasing the availability of affordable housing will not address all fair housing needs. Many residents prefer to stay in their homes even if affordable options become available elsewhere in the city. This is particular problem in R/ECAP tracts where substandard housing is present at much higher rates than elsewhere in the city. The strategies in this goal aim to improve the quality of the housing stock in the city, particularly homes located in R/ECAP tracts. The City of Greenville plans to rehab substandard homes throughout the city with a focus on R/ECAP tracts.

Goal 3: Increase Employment Training and Employment Opportunities: An additional aspect of fair and affordable housing is the availability of economic opportunities in the City. Greater access to education and employment will raise household income which will increase the number or homes that are affordable to residents. The City of Greenville plans on improving employment and economic opportunities through partnerships with the Literacy Volunteers of America and STRIVE. These partnerships will allow the City to train vulnerable populations in marketable skills and increase literacy. Special focus will be on R/ECAP tracts due to the lower levels of education and higher levels of unemployment.

Goal 4: Increase Economic Development Activities & Investments: Increasing education is important to address the economic needs of households but it is also necessary to provide targeted investments in areas. The City of Greenville will increase economic development activities in areas that will primarily benefit low-income minority residents. There will also be increased coordination between community and economic development departments in the city which will help facilitate the inclusion of affordable housing in new economic development projects.

Goal 5: Increase Fair Housing Awareness and Education: It is imperative that residents are aware of their fair housing rights and the programs that are available to them. This goal aims to increase education among residents by hosting fair housing education events, particularly in R/ECAP tracts.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic landscape of the City of Greenville. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	295	65	1	0	-1
Arts, Entertainment, Accommodations	6,273	6,961	15	14	-1
Construction	1,221	827	3	2	-1
Education and Health Care Services	14,237	22,460	33	46	13
Finance, Insurance, and Real Estate	2,195	2,179	5	4	-1
Information	718	806	2	2	0
Manufacturing	3,824	314	9	1	-8
Other Services	2,302	897	5	2	-3
Professional, Scientific, Management Services	3,053	5,207	7	11	4
Public Administration	1,681	2,206	4	4	0
Retail Trade	5,115	6,015	12	12	0
Transportation and Warehousing	1,181	505	3	1	-2
Wholesale Trade	857	885	2	2	0
Total	42,952	49,327	--	--	--

Table 38 - Business Activity

Alternate Data Source Name:
2011-2015 ACS (Workers), 2015 LEHD (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,929
Civilian Employed Population 16 years and over	48,811
Unemployment Rate	12.00
Unemployment Rate for Ages 16-24	24.20
Unemployment Rate for Ages 25-65	8.50

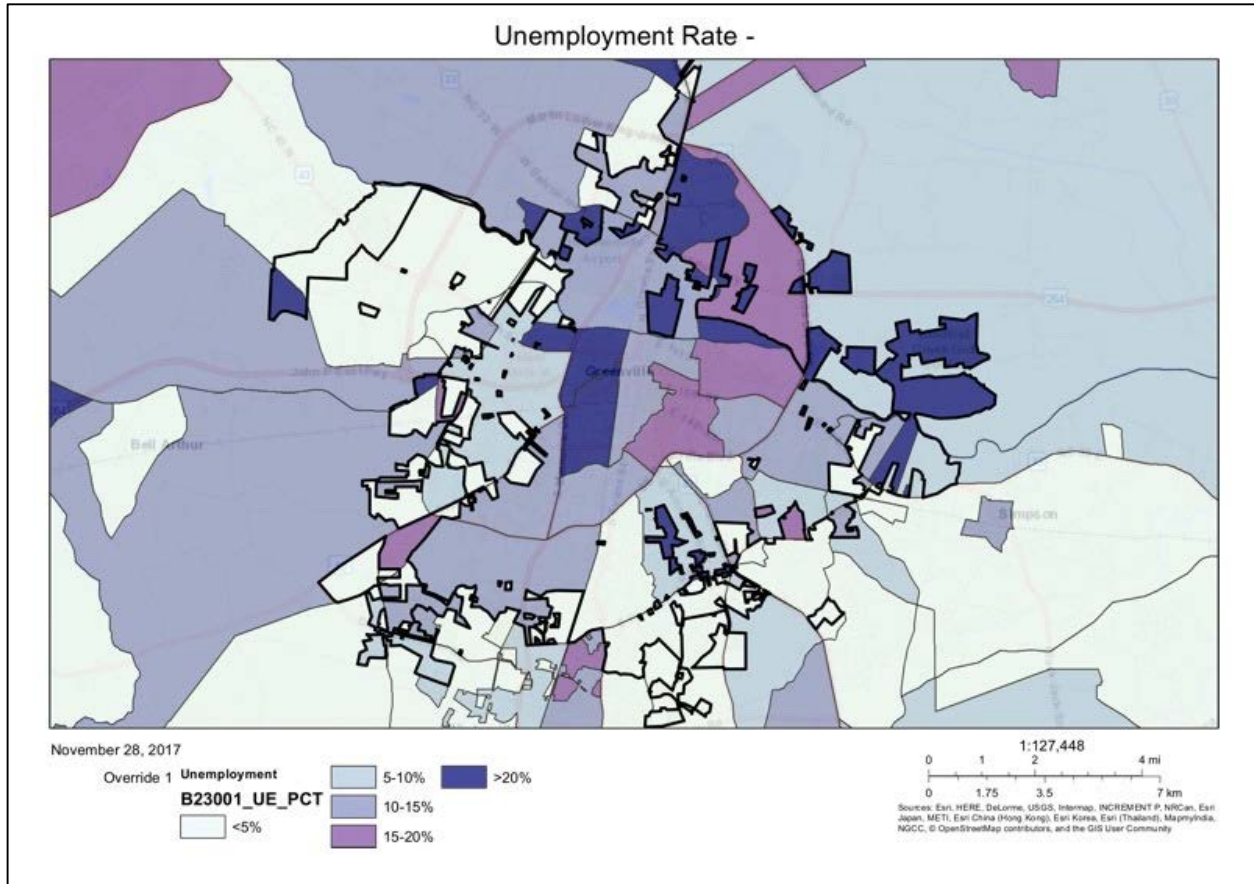
Table 39 - Labor Force

Alternate Data Source Name:
2012-2016 ACS

Unemployment

According to the 2012-2016 American Community Survey 5-Year Estimates, the unemployment rate in Greenville was 12%, however the unemployment rate was not distributed evenly across the City. The central tracts of the City (37147000701 & 37147000702) as well as some tracts in the northern areas of the City display rates higher than 20%. The map below displays the unemployment rate in Greenville by census tract.

Map Data Source: 2009-2013 American Community Survey 5-Year Estimates



Occupations by Sector	Number of People
Management, business and financial	16,765
Farming, fisheries and forestry occupations	295
Service	10,354
Sales and office	10,037
Construction, extraction, maintenance and repair	1,749
Production, transportation and material moving	4,047

Table 40 – Occupations by Sector

Alternate Data Source Name:
2012-2016 ACS

Occupations by Sector

Consolidated
Plan

GREENVILLE

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OMB Control No: 2506-0117 (exp. 06/30/2018)

The largest employment sector is the management, business and financial sector employing 16,765 persons throughout Greenville. This is followed by the service sector with 10,354 persons and the sales and office sector with 10,037 persons.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	34,607	84%
30-59 Minutes	4,985	12%
60 or More Minutes	1,607	4%
Total	41,199	100%

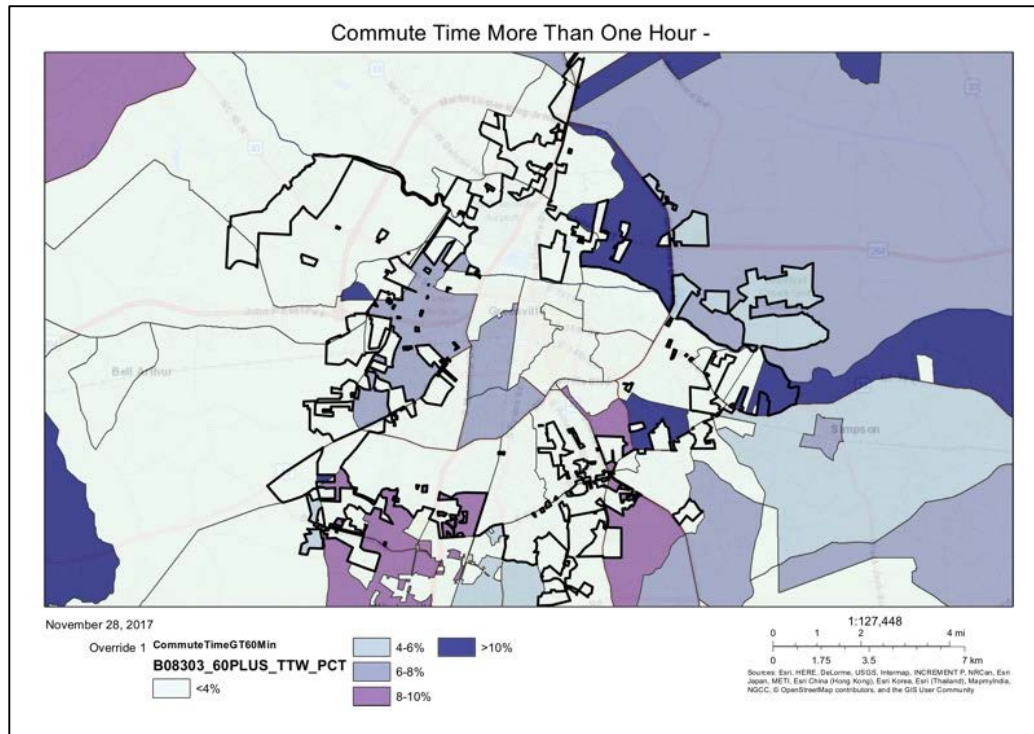
Table 41 - Travel Time

Alternate Data Source Name:
2012-2016 ACS

Commute Time Greater Than One Hour

A long commute time was not an issue with most commuters within the City of Greenville. Approximately 84% had a commute time of less than 30 minutes, while only 4% had a commute time of over one hour. The map below displays commute time in the City by census tract.

Map Source: 2009-2013 American Community Survey 5-Year Estimates



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,294	436	1,091
High school graduate (includes equivalency)	4,737	1,381	2,304
Some college or Associate's degree	9,911	1,321	2,441
Bachelor's degree or higher	12,602	418	1,956

Table 42 - Educational Attainment by Employment Status

Alternate Data Source Name:
2012-2016 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	79	59	245	590	533
9th to 12th grade, no diploma	739	460	534	754	829
High school graduate, GED, or alternative	4,413	2,035	2,119	3,875	2,216
Some college, no degree	16,965	3,981	1,860	3,292	1,182
Associate's degree	731	1,478	1,275	1,599	644
Bachelor's degree	3,083	4,345	1,824	3,024	1,328
Graduate or professional degree	72	1,553	1,608	2,578	1,225

Table 43 - Educational Attainment by Age

Alternate Data Source Name:
2012-2016 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,724
High school graduate (includes equivalency)	22,952
Some college or Associate's degree	26,550
Bachelor's degree	37,309
Graduate or professional degree	55,683

Table 44 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2012-2016 ACS

Median Earnings in Past 12 Months based on Educational Attainment

Median earnings are strongly correlated to educational attainment. In Greenville, individuals with a bachelor’s degree can expect to earn more than twice as much as those who have not completed high

school. Similarly, those with a graduate or professional degree can expect to earn double what those with only come college or associates degree earn.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The education and health care services sector provides the highest percentage of all jobs in Greenville with 33.1% of all jobs coming from the sector. This is followed by the arts, entertainment and recreation, and accommodation sector comprising of an additional 14.6% of the jobs. The third largest business sector is retail trade, which accounts for 11.9% of the total jobs.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

In 2016, over 37% of the population had a bachelor’s degree or higher and another 10.6% with an associates degree (25 years or older). The City is fortunate to have two leading higher educational institutions, Pitt Community College (PCC) and East Carolina University (ECU). The City recognizes that it is important to work with the higher education institutions in preparing students for the workforce. Through matching data provided by the ACS (workers) and LEHD (jobs), the City can determine where there are workforce needs.

The “Education and Health Care Services” and “Professional, Scientific, Management Services” business sectors have the largest gap in the number of workers to the number of jobs in the City. For the Education and Health Care Services business sector, the ACS reports there are 14,237 workers however according to the LEHD there are 22,460 jobs. For the Professional, Scientific, Management Services business sector, the ACS reports there are 3,053 workers and according to the LEHD there are 5,207 jobs. While the data doesn’t account for workers commuting into the City, these figures still represent a large gap between the number of workers to jobs available.

Infrastructure Needs

The area north of the Tar River have important economic assets such as PGV Airport and Indigreen Corporate Park but development in this area has been limited by environmental constraints. Much of this land is located within the floodway or 100-year floodplain. After Hurricane Floyd in 1999, there was severe flooding, which prompted local, state and federal authorities to limit development through zoning and other regulatory measures. As some areas have recovered, residents and businesses are calling for new developments in this area, while also protecting sensitive environmental areas. Infrastructure planning includes the design and construction of an airport gateway beautification project and other infrastructure improvements to gateway and corridor streets.

According to the Mid-East Commission’s 2017 Comprehensive Economic Development Strategy (CEDS), Region Q, which includes the City of Greenville and Pitt County is in need of infrastructure improvements to its highways. A significant part of US 264 has been brought up to Interstate standards but some

portions still fall below those standards. Infrastructure improvements to highways are important to freight and commuters dependent on manufacturing and wholesale industries.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2012, the City of Greenville created the Office of Economic Development and adopted its first strategic economic development plan. Since the development of the plan, the City's core area, Uptown/Dickinson Ave, has attracted over \$500 million in built or "in the pipeline" new private investments. To continue this momentum, the City's Office of Economic Development has identified four target industries where current economic efforts are focused in the planning period. These industries are:

- High-Value Office/Headquarters
- Artisanal Manufacturing
- Healthcare Information Technology (HIT)
- Digital Media/Software/Simulation

The City is working with both higher educational institutions in the City to help ensure the workforce of these targeted industries are supported by training programs. Full details of the targeted industries to help economic growth in the City can be found in the City's *2020 Economic Development Plan* and <http://www.growgreenvillenc.com/>

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Analyzing the number of workers and available jobs in the City helps to determine the skills and education needed for workers in Greenville. According to the latest ACS and LEHD estimates, there is a need for more workers in the educational services, and health care and social assistance industry.

The educational services and health care sector is the largest employing sector in the City with 33.1% of workers employed (14,237). When matched with LEHD data by the U.S. Census Bureau, which counts the number of jobs by jurisdiction, there are 22,460 jobs in this industry in the City. While some of these jobs may be held by workers who commute into the City, it still represents a significant amount of jobs to workers employed in the City.

By contrast, the manufacturing industry employs 3,824 workers in the City and there are only 314 jobs located in Greenville from this industry. This can be partly explained by Greenville residents commuting to work outside of the City, as Pitt County as a whole has 5,842 jobs in the manufacturing sector, however the manufacturing sector has also declined from 11.1% of all workers in 2000 to 8.9% of all workers in 2016.

Source: 2011-2015 American Community Survey 5-Year Estimates, 2015 LEHD

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Region Q Workforce Development Board (QWDB) is the local workforce development board, which includes the City of Greenville and Pitt County. QWDB is composed of members from the private and public sectors and has the authority to determine how NCWorks Career Centers, Workforce Innovation & Opportunity Act and federal/state employment and training funds are used within the region. The board also monitors, reviews and evaluates all programs and services and awards contracts. The City works with the local workforce development board and has initiatives which align with the development board.

Key strategies for preparing an educated and skilled workforce by QWDB are:

- Focus resources and training on providers that deliver high-quality employer-focused and job seeker programs.
- Continue and expand networking with Community Colleges to identify “gaps” in program offerings as identified through labor market research and dialogue with business.
- Continue close working relationship with the Customized Industry Training program.
- Continue and expand assessment instruments in the NC Works Centers to help identify the barriers to employment and provide comprehensive individualized plans to produce the best-skilled workers for a referral to businesses.
- Continue emphasis on short-term training and work-based learning in the region.
- Expand our sector work to identify emerging sectors and to begin offering skills training to meet the projected needs.
- Continue Career Pathways work (NC Works Career Pathways) to engage businesses, K-12, Community Colleges, Economic Developers, Chambers of Commerce, STEM, and the Universities to develop our workforce from school to life-long learning.
- Continue close working relationship with local, regional, and state economic developers.

The strategies supported by QWDB align closely with the City of Greenville to strengthen the workforce in the City through education and training initiatives outlined above.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Greenville participates with the Mid-East Commission in working with the 2017 Comprehensive Economic Development Strategy (CEDs). The goals and objectives outlined in the 2017 CEDs aligns with the City's economic development plans. Listed below are the goals and objectives of the Mid-East Commission's 2017 CEDs:

Goal #1: BUILD ON EACH REGION'S COMPETITIVE ADVANTAGE AND LEVERAGE THE MARKETPLACE

Brand and market the Mid-East Region in order to support existing businesses, encourage entrepreneurship, highlight educational opportunities, foster continued development of target clusters, attract new employers, diversify the regional economy, and retain the millennial generation.

- Objective 1: Identify the region's clusters of economic development that offer competitive advantages.
- Objective 2: Use the cluster analysis to target existing businesses and start-ups and market the benefits of locating in the region.
- Objective 3: Develop and implement a regional plan to leverage the region's competitive advantages.
- Objective 4: Conduct an analysis that identifies the existing and potential improved place brand for the region.
- Objective 5: Develop and implement a Regional Marketing Plan
- Objective 6: Create a marketing image that reflects the quality of life and unique assets of each area, such as water resources, peanuts, historical sites, sports arenas, campgrounds, etc.
- Objective 7: Identify new adaptive capabilities of the regional economy.

Goal #2: ESTABLISH AND MAINTAIN A ROBUST REGIONAL INFRASTRUCTURE

Complete and maintain the physical infrastructure needed to support industrial, commercial and residential development in rural areas, including broadband service, multi-modal transportation connections, and affordable housing.

- Objective 1: Identify the region's infrastructure assets (transportation, workforce, water/sewer/gas, broadband, housing, education, healthcare, green space, access to capital and energy assets) and assess whether infrastructure assets can accommodate future growth.
- Objective 2: Develop multi-modal transportation plans that address existing and future year capacity deficiencies.
- Objective 3: Research existing service availability data, identify additional data needs, and develop and implement plans for the expansion of telecommunications and broadband infrastructure growth.
- Objective 4: Research the current housing stock, identify additional needs, and develop and implement a plan for the availability of a variety of housing options.

Goal #3: CREATE REVITALIZED, HEALTHY AND RESILIENT COMMUNITIES

Support and help revitalize safe, walkable communities with vibrant urban and town centers, thriving rural areas, a variety of housing options, affordable services and healthy citizens.

- Objective 1: Promote environmentally sustainable development patterns.
- Objective 2: Develop a plan for accelerating investments in healthy, safe and walkable neighborhoods and ensure that underserved and distressed communities are engaged in the planning process.
- Objective 3: Develop a plan to promote the restoration and preservation of urban and town centers.
- Objective 4: Collaborate with law enforcement on community policing initiatives.
- Objective 5: Ensure that all residents have access to healthcare, education, and affordable services. Identify areas that lack access or where access is not affordable.
- Objective 6: Capitalize on natural resources and recreation opportunities in order to improve the quality of life for citizens and promote ecotourism.
- Objective 7: Address food deserts where there is a lack of options for healthy, fresh foods. Develop healthy eating resources to address dietary challenges in low-income rural areas.

Goal #4: DEVELOP TALENTED AND INNOVATIVE PEOPLE

Develop a workforce with 21st Century skills by retaining the millennial generation, expanding access to higher education, workforce, and vocational training, increasing collaboration with employers, expanding access to entrepreneurial support, and providing incubator spaces for small businesses.

- Objective 1: Foster the development, recruitment, and retention of a workforce with 21st-century skills.
- Objective 2: Identify and analyze all educational, workforce, and vocational training resources and conduct a gap analysis based on employer needs.
- Objective 3: Develop ways to create an entrepreneurial ecosystem across the region which supports existing small businesses and fosters the development and growth of new small businesses.
- Objective 4: Develop Career Paths that recognize the needs of employers and starts students in developing along these pathways in high school.
- Objective 5: Provide the atmosphere and amenities desired by the millennial generation.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute housing problems: cost burdened, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Within the City, 0.00% of occupied households lack complete plumbing, 0.9% lack complete kitchen facilities, 1.72% are overcrowded, and 46.79% are cost burdened.

Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average or, more specifically, a lack of complete plumbing over 1.0%, lack of complete kitchen facilities over 2.0%, overcrowding over 4.0%, and cost burdened over 60.0%.

By this standard there are two census tracts that have a concentration of multiple housing problems:

Census Tract 37147000201 – Northeast side of the city

- Lack of Complete Kitchen Facilities: 2.4%
- Cost Burdened Households: 65.96%

Census Tract 37147000602- Southwest corner of the city

- Lack of Complete Kitchen Facilities: 4.7%
- Overcrowding: 4.6%

Source: 2012-2016 American Community Survey 5-Year Estimates

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes, there are multiple census tracts that have concentrations based on race and/or low-income families. City wide, 38.73% of the population is Black or African-American, non-Hispanic and 4.64% are ethnically Hispanic (the two most prominent minority groups). A census tract has a concentration of these groups if the Black or African-American, non-Hispanic population is greater than 50% or the Hispanic population is greater than 10%.

Black or African-American

Census Tract 37147000601 – 55.8%

Census Tract 37147000602 – 66.8%

Census Tract 37147000701 – 81.2%

Census Tract 37147000702 – 96.8%

Census Tract 37147000800 – 64.1%

Hispanic

Census Tract 37147000202 – 16.0%

A census tract is considered a concentration of low-income if the median household income is 80% or less of the jurisdiction median household income. The regional median household income is \$35,069 and low-income is \$28,055.

Low-Income

Census Tract 37147000100 - \$14,504

Census Tract 37147000201 – \$20,041

Census Tract 37147000701 – \$20,833

Census Tract 37147000702 - \$20,625

Source: 2012-2016 American Community Survey 5-Year Estimates

What are the characteristics of the market in these areas/neighborhoods?

Greenville is a city that is working to address the continuing areas of concentrated poverty and racial segregation. The areas mentioned above tend to be in lower-income areas with fewer economic opportunities than other parts of the city. The housing stock tends to be older and in need of repair and support. Economic opportunities are less available in these areas.

Are there any community assets in these areas/neighborhoods?

These tracts are close to the downtown district and the resources that are available to the rest of the City. West Greenville has schools, a library, a police substation, a recreation center, a workforce development center, and an afterschool center in order to help support residents.

Are there other strategic opportunities in any of these areas?

Yes, there are many opportunities in the areas. Many of these areas were identified in the jurisdictions 2017 Analysis of Impediments (AI). The current goals and strategies to address these opportunities include:

- 1) Increase access to affordable housing
 - a) Establish a formal “Affordable & Fair Housing Working Group”
 - b) Establish a TBRA program to help low-income families

- c) Increase homeownership opportunities via down payment assistance
- 2) Reduce substandard housing through a rehab program
- 3) Increase employment training and employment opportunities
 - a) Increase financial literacy through increased partnership with Literacy Volunteers of America
 - b) Increase job training programs for vulnerable populations through partnership with STRIVE
 - c) Increase city financial literacy training
- 4) Increase economic development activities and investments by focusing on activities that benefit low-income residents
- 5) Increase fair housing awareness and education
 - a) Increase the number of fair housing education events
 - b) Conduct fair housing education directly into tracts with racial, ethnic, or low-income concentrations

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the Greenville's priority needs and goals for housing, economic development and other non-housing community development. It also outlines the City's funding allocation and reasoning for the use of CDBG and HOME program funds in support of the priority needs identified in the City of Greenville. To fulfill this the City will work in partnership with local public and private organizations, Pitt County and non-profits to serve the community effectively. The City will monitor programs and continue to pursue opportunities to better serve the City residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

1	Area Name:	Center City Revitalization Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Center City Revitalization Area is located just west of East Carolina University. It is bordered by the West Greenville Revitalization area to the west, the Tar River to the north, the university to the east and 12th and 14th street to the south.
	Include specific housing and commercial characteristics of this target area.	The area is a mostly residential area with some commercial and industrial sites. Some locations have become dilapidated and need rehabilitation or demolition. Some commercial buildings are in need of renovation.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City consulted with residents and local organizations who helped with the identification of this revitalization area. The City also held a 30-day public comment period and a public hearing for residents to comment on the plan.
Identify the needs in this target area.	Public infrastructure and facility improvements are needed. There is a need to remove blight in the area. Employment opportunities and other economic improvements are needed.	
What are the opportunities for improvement in this target area?	The opportunities are: Laying the foundation for new and improved schools in the project area; Creating and expanding cultural resources to include libraries, community theaters and performing arts centers; Developing conditions that lead to new employment opportunities through the creation of new commercial districts and through improvements to existing districts; Forging new partnerships where opportunities exist to improve education, health care and employment in the project area; Bringing about physical change including streetscape improvements, design guidelines and recreational amenities to improve safety and livability in the project area; and working to develop quality, affordable housing for rental and ownership while maintaining neighborhood identity.	

	Are there barriers to improvement in this target area?	Available and accessible funding for these opportunities and projects are a barrier for improvement in this target area.
2	Area Name:	West Greenville NRSA
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	6/16/2015
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The West Greenville Neighborhood Revitalization Strategy Area (NRSA) is located between two of the largest economic drivers in the city of which to the west is Vidant Medical Center and the east is East Carolina University. To the north is the Tar River and to the south is the 10th street connector.
	Include specific housing and commercial characteristics of this target area.	The West Greenville NRSA has residential, industrial and commercial units with approximately 84% being residential units. Most these residential units are single-family homes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Greenville consulted with residents of West Greenville in the process of identifying the NSRA. Multiple meetings were held that was comprised of various stake holders in the city such as local residents, local agencies and organizations and City Council. The City also held a 30-day public comment period and a public hearing for residents to comment on the plan.
Identify the needs in this target area.	Residents identified the need for public infrastructure improvements such as improved lighting, more sidewalks, additional covered bus stops and other improvements to transportation in the area. There is also a need to remove blight, rehabilitation of both owner-occupied and renter-occupied homes, and rehabilitation to historical structures. There is also a need for public infrastructure improvements, public services for increasing jobs and economic development activities. The median household income in the NSRA is lower than the citywide MHI. Elderly residents make up a larger percentage of the population in the NRSA than in the city as a whole.	

<p>What are the opportunities for improvement in this target area?</p>	<p>There is an opportunity to increase the availability and quality of affordable housing for LMI individuals and families. This will involve maintaining and sustaining the current housing stock through housing rehabilitation. It is possible to create a diverse and dynamic neighborhood which serves the needs of all types of families. It is also necessary to add newly constructed housing, rehabilitating existing homes and providing down-payment assistance when funds are available.</p> <p>Infrastructure improvements to the infrastructure such as the completion of West 5th St Corridor and accessibility to sidewalks constructed would also be an improvement to the area.</p> <p>Economic programs that help LMI residents would also be a benefit. This would be achieved through the City helping attract three new businesses a year in the area, helping to assist in creating new jobs in the area and job training.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Funding for these projects and opportunities remain the largest barrier to making improvements in this area. Related are additional public and private investments which go hand in hand with the City's involvement.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City's focus will remain in the identified Redevelopment Areas – more specifically, concentrating in the West Greenville NRSA and the Center City Revitalization Area. Revitalization Areas typically have low-income households, more older structures that are often in need of rehabilitation, and public infrastructure needs. These geographic locations will serve as a great asset in the future for housing, business, senior programs, and educational opportunities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Preservation & Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence
	Geographic Areas Affected	Center City Revitalization Area West Greenville NRSA
	Associated Goals	Provide for Owner Occupied Housing Rehabilitation Increase Affordable Rental Housing Opportunities Increase Homeownership Opportunities Provide Permanent Supportive Housing for Homeless AI Goal 1: Increase Access to Affordable Housing AI Goal 2: Reduce Substandard Housing
	Description	Preserve and increase owner-occupied housing for low income families and individuals.
	Basis for Relative Priority	There is a high need for affordable housing in the City.
2	Priority Need Name	Reduction of Slum & Blight
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Center City Revitalization Area West Greenville NRSA
	Associated Goals	Provide for Owner Occupied Housing Rehabilitation Reduce Slum & Blight in Residential Areas
	Description	There are many substandard, abandoned, and vacant homes within the redevelopment areas in the City. The City must continue to address the amount of substandard and blighted homes.

	Basis for Relative Priority	The City must continue to address substandard and blighted homes to improve the housing stock.
3	Priority Need Name	Addressing Homelessness
	Priority Level	Low
	Population	Chronic Homelessness Individuals Families with Children Victims of Domestic Violence
	Geographic Areas Affected	Center City Revitalization Area West Greenville NRSA
	Associated Goals	Provide Permanent Supportive Housing for Homeless Provide Supportive Services for Homeless Persons
	Description	The City has identified a need to address and promote programs that help prevent homelessness in the City through partnership with local homeless organizations and the COC.
	Basis for Relative Priority	The City with the County has identified the need to address the needs of the homeless in the County in its 10-Year Plan to End Chronic Homelessness.
4	Priority Need Name	Improvements to Public Facilities & Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Center City Revitalization Area West Greenville NRSA
	Associated Goals	Improve Access to Public Facilities Expand Public Infrastructure & Improve Capacity
	Description	Improve the public infrastructure in low wealth communities, which are typically out of date, and in need of upgrades.
	Basis for Relative Priority	There is a relative need of public infrastructure improvements in the City.
5	Priority Need Name	Expansion of Available Public Services
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Center City Revitalization Area West Greenville NRSA
Associated Goals	Provide Supportive Services for Homeless Persons Provide Supportive Services for Special Needs Provide Vital Services for LMI Households AI Goal 3: Increase Employ Training/Employment Opp AI Goal 4: Increase Economic Dev Activities/Invest AI Goal 5: Increase Fair Housing Awareness and Edu
Description	The City has identified the need to provide and expand public services that support the low- and moderate-income individuals and households in Greenville. Special needs groups such as the elderly and disabled persons will also be targeted.
Basis for Relative Priority	Public service programs will help with economic growth, education and improve living situations of LMI individuals and households in the City.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City will look to establish a TBRA program to help LMI families achieve affordable rent in Greenville as guided by the recently completed 2018 AI.
TBRA for Non-Homeless Special Needs	The City will look to establish a TBRA program to help LMI families achieve affordable rent in Greenville as guided by the recently completed 2018 AI.
New Unit Production	The population and number of households has been steadily growing in Greenville. Housing cost-burden and a lack of affordable housing options continue to be problems in Greenville, and the data indicate that this burden disproportionately falls on certain populations, especially low-income Black and Hispanic households. New unit production will be guided by the recently completed 2018 AI.
Rehabilitation	The Community Development Department understands that the City’s current housing stock is aging and the need of owner occupied rehabilitation will continue to increase. The City will work to reduce substandard housing as guided by the recently updated 2018 AI.
Acquisition, including preservation	Staff will continue to pursue properties for acquisition. These properties will be both residential and commercial in use. It is the City’s intention to keep the character and design of the neighborhood intact. In many cases, the properties purchased are dilapidated or damaged beyond repair. In those cases, the City will demolish and rebuild with past character in mind.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The resources available to support the projects and activities in the Consolidated Plan will be HUD entitlement funds from Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME). Included are also general fund revenues from the local bond program, North Carolina Housing Finance Agency, private lending institutions, and private developers.

The City has been allocated \$906,560 for the CDBG program and \$527,575 for the HOME program.

The City of Greenville is aware that over the course of the 5-year planning period it will be critical to leverage as much outside funding as possible to assist in carrying out activities planned. Through partnerships, the annual federal funding the City receives has a higher potential to reach more low- and moderate-income families and individuals.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	906,560	0	0	906,560	3,640,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	527,575	0	0	527,575	2,120,000	

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Through the availability of CDBG and HOME entitlement funds, the City of Greenville has been able to leverage those funds to find local and state funds such as the local bond program, North Carolina Housing Finance Agency, private lending institutions, and match funds from private developers for the HOME program. In the previous program year, these leveraged funds amounted to over \$300,000 in support of the housing and services programs.

Winslow Pointe is an affordable housing community that was developed in part through the use of HOME Investment Partnership funds and Low Income Housing Tax Credits. Federal funds were used to leverage over \$11 million to complete the development. The developers have expressed an interest to begin Phase 2 of Winslow Pointe. The City staff has discussed this phase with the development team, and they have also noted that they will pursue tax credits from the North Carolina Housing Finance Agency (NCHFA).

Parkside Commons is a new, all-inclusive community for residents 55 years old or older. The North Carolina Finance Agency assisted in offering financing to produce this complex. The construction of this project was part of the Community Development Strategies for the City to assist low-income elderly residents.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In previous planning periods, staff strategically acquired properties within our target/focus areas. These properties are slated to be combined and then subdivided (many of the properties are narrow lots) for both owner-occupied, lease-purchase, and rental property.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Literacy Volunteers - Pitt County	Subrecipient	public services	Jurisdiction
Center for Family Violence Prevention	Subrecipient	public services	Region
Community Crossroads Center	Non-profit organizations	Homelessness	Jurisdiction
Pitt County	Government	Homelessness	Jurisdiction
LIFE of North Carolina/STRIVE	Non-profit organizations	Economic Development	Jurisdiction
METROPOLITAN HOUSING AND CDC, INC.	CHDO	Ownership Rental	Jurisdiction
Housing Authority of the City of Greenville, North Carolina	PHA	Public Housing Rental	Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Greenville will continue to assess the strengths and gaps in the institutional delivery system of the CDBG and HOME programs within the City. Community Development staff have cultivated many programs through sub-recipient funding and partnerships with non-profits. The City has also increased partnerships with other institutional organizations and government agencies throughout the years. An example of this is the increased partnership with the county in the work with reducing homelessness through prevention services and finding shelter support.

The City is always working to improve the delivery of programs through CHDOs. The City will also work to recruit 2-3 more over the next planning period and build capacity in this area. Workforce development has remained a concern for Greenville, and the City intends to keep working with workforce development agencies and organizations to increase the skills of the workers in the City.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		X
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		X
Transportation	X	X	
Other			
Transitional Housing	X		

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

For homeless persons in the City, the Community Crossroads Center (CCC) offers a variety of services to meet the needs of the homeless 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 98 shelter beds that has a communal living arrangement, and case management assessment, which also points homeless persons and families towards the correct resource to help transition into a stable living situation.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

For homeless persons in the City, the Community Crossroads Center (CCC) offers a variety of services to meet the needs of the homeless 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 98 shelter beds that has a communal living arrangement, and case management assessment, which also points homeless persons and families towards the correct resource to help transition into a stable living situation.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will work towards building capacity in working with LMI communities with CHDO organizations. The City will be responsible as the PJ to work with CHDO organizations that serve these communities. Staff will continue to provide resources to existing CHDOs and will also recruit new CHDOs over the next five years of the Consolidated Planning period.

Staff will also continue to provide resources to non-profits who are conducting workforce development initiatives. The City will partner with all capable and effective agencies who provide these types of programs for LMI communities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide for Owner Occupied Housing Rehabilitation	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development Reduction of Slum & Blight		Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Increase Affordable Rental Housing Opportunities	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit
3	Reduce Slum and Blight in Residential Areas	2018	2022	Affordable Housing Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Reduction of Slum & Blight		Buildings Demolished: 5 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Homeownership Opportunities	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Homeowner Housing Added: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
5	Provide Permanent Supportive Housing for Homeless	2018	2022	Homeless	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development Addressing Homelessness		Homelessness Prevention: 1500 Persons Assisted Housing for Homeless added: 5 Household Housing Unit
6	Provide Supportive Services for Homeless Persons	2018	2022	Homeless	Center City Revitalization Area West Greenville NRSA	Addressing Homelessness Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
7	Improve Access to Public Facilities	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Improvements to Public Facilities & Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Expand Public Infrastructure and Improve Capacity	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Improvements to Public Facilities & Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
9	Provide Supportive Services for Special Needs	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
10	Provide Vital Services for LMI Households	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	AI Goal 1: Increase Access to Affordable Housing	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Direct Financial Assistance to Homebuyers: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
12	AI Goal 2: Reduce Substandard Housing	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Homeowner Housing Rehabilitated: 15 Household Housing Unit
13	AI Goal 3: Increase Employ Training/Employment Opp	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted Other: 75 Other
14	AI Goal 4: Increase Economic Development Activities and Investment	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	AI Goal 5: Increase Fair Housing Awareness and Education	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Other: 5 Other

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Provide for Owner Occupied Housing Rehabilitation
	Goal Description	The City will provide for owner occupied housing rehabilitation through rehabilitation in LMI and Revitalization areas and LMI households.
2	Goal Name	Increase Affordable Rental Housing Opportunities
	Goal Description	The City will increase affordable rental housing opportunities through the construction of rental housing units in LMI and Revitalization areas and rehabilitation of rental housing units in LMI areas.
3	Goal Name	Reduce Slum & Blight in Residential Areas
	Goal Description	The City will reduce slum & blight in residential LMI and Revitalization areas through the demolition of dilapidated or severely damaged buildings.
4	Goal Name	Increase Homeownership Opportunities
	Goal Description	The City will increase homeownership opportunities through adding new homeowner housing in LMI areas and direct financial assistance to LMI homebuyers. The City will also provide direct financial assistance to qualified households.

5	Goal Name	Provide Permanent Supportive Housing for Homeless
	Goal Description	The City will provide permanent supportive housing for homeless individuals and households.
6	Goal Name	Provide Supportive Services for Homeless Persons
	Goal Description	The City will provide supportive services for homeless persons in the City. These services will promote and expand homeless prevention services and job training services.
7	Goal Name	Improve Access to Public Facilities
	Goal Description	The City will improve access to public facilities in Revitalization areas. These activities will be improvements to public facilities and will help accommodate for special needs populations such as the elderly and disabled persons.
8	Goal Name	Expand Public Infrastructure & Improve Capacity
	Goal Description	The City will expand public infrastructure and improve capacity in Revitalization areas. These activities will also benefit the special needs populations such as the elderly and disabled persons.
9	Goal Name	Provide Supportive Services for Special Needs
	Goal Description	The City will provide supportive services for special needs populations such as elderly and disabled persons. These activities will include the expansion of available public services in LMI and Revitalization areas.
10	Goal Name	Provide Vital Services for LMI Households
	Goal Description	The City will provide vital services for LMI households. These public services will expand upon and include emergency and critical services that will respond the needs of city residents.

11	Goal Name	AI Goal 1: Increase Access to Affordable Housing
	Goal Description	<p>The City has a goal to Increase Access to Affordable Housing with a Focus on Increasing Mobility and Alleviating Disproportionate Needs as guided by the 2018 AI.</p> <p>Strategies are:</p> <p>1a.) Establish a formal “Affordable & Fair Housing Working Group”. The purpose of this group is to develop meaningful recommendations, advocate for policy changes and get political buy-in for affordable and fair housing initiatives.</p> <p>1b.) Establish TBRA program to help low-income families achieve affordable rent.</p> <p>1c.) Increase homeownership opportunities via down payment assistance.</p> <p>1d.) Increase mobility-based counseling efforts in all affordable housing programs, such as educating TBRA and Down-payment Assistance program participants in the ability and benefits of living in high-opportunity areas.</p> <p>Measurements of Achievement are:</p> <p>1a.1) Formally establish the Working Group by end of Year 2.</p> <p>1a.2) Development and publish 3 meaningful recommendations by end of Year 3.</p> <p>1b.1) Formally establish the TBRA Program by end of Year 2.</p> <p>1b.2) Disseminate 10 TBRA vouchers by end of Year 3.</p> <p>1c.1) Assist 1 persons per year for the coming five program years achieve homeownership through down payment assistance.</p> <p>1d.) Increase number of program participants moving to high-opportunity areas.</p>

12	Goal Name	AI Goal 2: Reduce Substandard Housing
	Goal Description	<p>The City has a goal to reduce substandard housing in LMI areas of the City as guided by the 2018 AI.</p> <p>Strategies are:</p> <p>2a.) Rehab substandard homes</p> <p>2b.) Focus on rehabbing substandard in R/RECAP</p> <p>Measurements of Achievement are:</p> <p>2.a) Rehab 3 homes per year for the coming five program years.</p> <p>2.b) At least 1/3 of rehabs to take place in R/ECAP tracts.</p>
13	Goal Name	AI Goal 3: Increase Employ Training/Employment Opp
	Goal Description	<p>The City has a goal to Increase Employment Training and Employment Opportunities as guided by the 2018 AI.</p> <p>Strategies are:</p> <p>3a.) Increase financial literacy through increased partnership with Literacy Volunteers of America.</p> <p>3b.) Increase job training programs for vulnerable populations through partnership with STRIVE.</p> <p>3c.) Increase city financial literacy training.</p> <p>Measurements of Achievement are:</p> <p>3a.1) Train 20 people per year for the next five years in financial literacy.</p> <p>3a.2) Increase outreach in R/ECAP tracts.</p> <p>3a.3) Train 10 people from R/ECAP tracts per year in financial literacy.</p> <p>3b.1) Provide job training for 5 people per year for the next five years.</p> <p>3b.2) Increase outreach in R/ECAP tracts.</p> <p>3b.3) Provide job training for 10 people from R/ECAP tracts per year.</p> <p>3c.1) Provide literacy training for 10 people per year for the next five years.</p> <p>3c.2) Increase outreach in R/ECAP tracts.</p> <p>3c.3) Provide financial literacy training for 5 people from R/ECAP tracts per year.</p>

14	Goal Name	AI Goal 4: Increase Economic Dev Activities/Invest
	Goal Description	<p>The City has a goal to Increase Economic Development Activities and Investments as guided by the 2018 AI.</p> <p>Strategies are:</p> <p>4a.) Increase economic development activities that benefit low-income minority residents</p> <p>4b.) Increase coordination between community and economic development departments.</p> <p>4c.) Facilitate for the inclusion of affordable housing in new economic development projects.</p> <p>Measurements of Achievement are:</p> <p>4a.1) Amount of economic development spending that benefit low-income minority residents.</p> <p>4a.2) Amount of economic development spending on projects directly located in R/ECAPS.</p> <p>4b.1) Amount of economic development spending on projects directly located in R/ECAPS.</p> <p>4c.1) Number of affordable units in new economic development projects.</p> <p>4c.2) Number of affordable units in new economic development projects located in R/ECAPS.</p>
15	Goal Name	AI Goal 5: Increase Fair Housing Awareness and Edu
	Goal Description	<p>The City has a goal to Increase Fair Housing Awareness and Education in the City as guided by the 2018 AI.</p> <p>Strategies are:</p> <p>5a) Increase the number of fair housing education events.</p> <p>5b) Conduct fair housing education directly in R/ECAP tracts.</p> <p>Measurements of Achievement are:</p> <p>5a) Increase number of fair housing events to 2 per year for the next five years.</p> <p>5b1) Increase the number of participants from R/ECAP tracts to 20 every year</p> <p>5b2) Hold at least 1 fair housing education events in a R/ECAP tract per year.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates low- and moderate income (LMI) households that will directly benefit from affordable housing will be:

Homeowners

Homeowner Housing Rehabilitated: 50 Household Housing Units
Homeowner Housing Added: 15 Household Housing Units
Direct Financial Assistance to Homebuyers: 15 Households Assisted

Renters

Rental units constructed: 10 Household Housing Units
Rental units rehabilitated: 10 Household Housing Units

Homeless

Housing for Homeless added: 5 Household Housing Units

AFH Goals:

Direct Financial Assistance to Homebuyers: 5 Households Assisted
Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
Homeowner Housing Rehabilitated: 15 Household Housing Unit

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The HACG is actively converting units to meet the 504 Accessibility Plan according to the ADA requirements to meet the needs of the families on its waiting list as well as already housed. This is due to the number of elderly residents with the desire to age in place, coupled with the diversity of families seeking and needing affordable housing, many of which had physical disabilities.

Activities to Increase Resident Involvements

The HACG's Resident Advisory Board and Resident Council Organization is actively engaged in meeting and surveying the needs of the residents. The Resident Advisory Board brings their needs, concerns to the HACG Management for implementation of programs, services and initiatives that they deem necessary for resident empowerment and involvement.

HACG also partners with the Resident Advisory Board and Resident Council to promote the various self-sufficiency programs aimed at assisting residents in becoming more economically self-sufficient, working the agency's housing counseling program to address financial barriers i.e. budgeting, credit rebuilding and homeownership training activities to help them reach their goals.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In 2018, Greenville conducted an Analysis of Impediments to Fair Housing Choice (AI), based on HUD's Assessment of Fair Housing (AFH) framework. The AI outlined contributing factors to fair housing issues in the region of which the lack of affordable housing in the City plays a central role. It was identified that two of the major variables comprising affordable housing was low income and issues relating to the housing supply in the City.

The most prevalent contributing factor to fair housing choice is the location and type of affordable housing. This contributing factor has a significant impact on maintaining and creating segregated communities and HUD-defined racial and ethnic concentrations of poverty (R/ECAPs) within the City. Several other significant contributing factors to fair housing were identified, including: community opposition, displacement of residents due to economic pressure lack of public investments, and lack of local fair housing enforcement. These additional factors also contribute to multiple fair housing issues including segregation, R/ECAPs, and disproportionate housing needs.

The AI identified five goals, which help to address barriers to affordable and fair housing:

Goal 1: Increase Access to Affordable Housing

Goal 2: Reduce Substandard Housing

Goal 3: Increase Employment Training and Employment Opportunities

Goal 4: Increase Economic Development Activities & Investments

Goal 5: Increase Fair Housing Awareness and Education

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Greenville, in partnership with other local agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable housing. These activities are outlined below:

1. Provide and assist in the construction, rehabilitation, and planning of low to moderate income communities and housing.
2. Promote, implement, and assist with educational programs that will provide future opportunities for home-ownership, job options, and family stability.
3. Support non-profits who help those that have made bad decisions in the past, to work towards better opportunities.
4. Provide and Assist in down-payment assistance programs, workforce development programs, and financial management programs.
5. Partner with lending institutions to provide a wide variety of financing options for low-moderate income households.
6. Plan for at least one homebuyer education workshop that will be held completely for the Spanish speaking population.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Greenville partners with the Pitt County Continuum of Care to combat homelessness and aid with the creation of a seamless continuum of housing and support services. It is the goal of the City and COC to provide services and housing to all homeless and subpopulations of homeless in the city and county. Currently there are multiple agencies and coalitions working on this issue. The City and its partners must continue to strengthen the coordination of homeless prevention activities by taking a comprehensive approach to the issue. This is not a housing issue, nor is it a support service issue. Greenville must begin to treat homelessness as a community development activity - meaning workforce development, job creation, support services, and housing all combined.

There will continue to be Point-in-Time surveys conducted to identify both sheltered and unsheltered persons. Through these surveys, the COC and partners will implement strategies that will:

- Identify the chronically homeless persons within the City of Greenville and Pitt County.
- Create programs that prevent homelessness prior to it occurring.
- Provide supportive and transitional housing for those in need.

Addressing the emergency and transitional housing needs of homeless persons

Community Crossroads Center (CCC) is a 98-bed emergency shelter serving the homeless in the City. There are 58 beds for men, 24 for women and 4 family rooms. They are available on first come first served basis. CCC will continue to partner with the city, county, and other organizations to add services that match the needs of the homeless. The City is committed to providing resources and assistance to mitigating homelessness before it happens through programs and services that reduce and eliminate homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will continue to partner with and support the efforts of the COC to help homeless individuals and families make the transition to permanent housing and self-sustainability. Towards this end, the City will prioritize funding towards activities that further preventing individuals and families from becoming homeless again. In Greenville/Pitt County, the typical individual or family that stays in transitional housing usually has demonstrated an inability to sustain housing. They have either defaulted on their lease, been evicted from their homes, and/or have a poor credit history.

The City of Greenville will not differentiate between the already homeless and those individuals and families who are on the brink of becoming homeless. The City will provide resources and funding the both

the COC and CCC to assist both types of the cases. The City agrees that both transitional housing and supportive housing can assist with breaking down the barriers to affordable housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The cause, nature and full extent of the homeless problem is both varied and complex. With the different homeless populations described here and the level of services offered as they relate to the Continuum of Care initiative, it is obvious that there is no single cause of homelessness. To identify the homeless populations and assess their needs, the City and COC will continue to utilize the PIT survey and work with partners to assess the needs of the homeless. Also, as mentioned above, Greenville will prioritize funding towards activities that preventing LMI individuals and families who are at-risk from becoming homeless.

Community Crossroads Center also runs the Temporary Assistance for Needy Families (TANF) program, which may help qualified families with first month's rent, security deposits and a utilities deposit. This program is designed to help families increase their ability to become self-sufficient.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As required by HUD, any residential property built before 1978 receiving federal funds from CDBG and HOME programs are to be tested for lead based paint and any lead hazards discovered are to be removed. Currently, the City provides LBPH assistance to owner occupied housing and housing provided by non-profits and CHDOs. The City will continue to apply for and an Office of Healthy Homes and Lead Hazard Control Grant to provide lead-based paint testing and abatement to rental properties and to address healthy homes issues.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2012-2016 ACS 5-Year Estimates, there are over 3,900 owner-occupied units and 5,700 renter-occupied units that were built before 1980. This represents a third of all the owner-occupied units and almost a quarter of renter-occupied units in the city that may potentially have lead based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

In all property rehabilitation projects undertaken by the City of Greenville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

The City of Greenville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs implemented. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

The majority of the City of Greenville CDBG and HOME funds are spent on owner-occupied housing stock so it is imperative that the City find other resources to address the hazard of lead based paint and health home issues from other funding sources. We hope in the future to apply for and receive another Office of Healthy Homes and Lead Hazard Control Grant to provide lead-based paint testing and abatement to eligible rental properties.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Greenville's housing programs were created to address poverty and the lack of resources through providing housing opportunities for low-income households. Without these housing opportunities many low-income households would not be able to afford housing rehabilitation costs, renting or purchasing a home.

The City envisions a strategy that can reduce the number of families and individuals in poverty through a comprehensive process. This process includes workforce development and training, job creation through the expansion of economic opportunities, and affordable housing. The Community Development Department intends to use its own resources along with resources from partners that nurture the low-income families and households.

The idea is to provide every resource for low-income families and individuals to improve their situation. For example, the City will continue to provide affordable housing to both potential homeowners and renters. However, low-income families will not be able to remain in affordable housing if they do not have jobs. The City will assist in providing economic opportunities through small business development, entrepreneurship initiatives, and business attraction. Although, we will also use other private economic development partners to leverage the amount of funding we provide. Moreover, the City will provide funding for non-profits to assist and create workforce development programs. The City of Greenville understands that without proper training individuals cannot hope to ever gain decent employment.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Funding through CDBG Public Service activities that help individuals with job training, workforce development and finding employment help to keep these individuals out of impoverished conditions and allow them the opportunity to establish themselves to find suitable living arrangements. Such efforts will work to reduce the number of persons and families living in poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Greenville is a compliant PJ of the U.S. Department of Housing and Urban Development. Staff understands that the effectiveness and efficiency of federal dollars determine whether the funds will continue to be allocated. Thus, the City will do its absolute best to ensure that every dollar is not only spent properly, but also leveraged to the maximum amount possible.

HOME rules for oversight have been changed to improve the performance of new projects and activities. Staff has already begun the implementation of CPD notice 12-007. During the next five years of the Consolidated Plan, the City will connect the market analysis and needs assessment to every project or activity that conducted. This will help ensure the feasibility of the development and may give staff some indication of several potential outcomes.

As part of the analysis, the City must also place more scrutiny on the CHDO's that work with the City and build their capacity. The City will monitor the CHDOs and will also make notes on the necessary resources CHDOs need to be successful.

A final component to the monitoring change will be within IDIS. Staff will be more vigilant in the time frame of projects and activities. Although we cannot make some developments progress more quickly, we can track them more closely in IDIS and report on them more frequently.

Monitoring Objective

Primary - To ensure that subrecipients are:

- Complying with all applicable federal requirements
- Complying with administrative and financial management standards
- Performing and delivering services in a timely manner

Secondary - To identify any potential areas of non-compliance and offer technical assistance.

Monitoring Procedure

- In-house reviews of sub-recipient materials and regulations review
- Pre-monitoring visits with sub-recipient
- Conduct visit as follow:
 - Notify of date, scope, focus of review
 - Hold entrance conference with chief official
 - Document, gather and analyze
 - Hold exit conference to report results, hear reaction and form conclusions

- Follow-up with letter of results to include findings and/ or concerns

On-Site Visits

Staff performs on-site monitoring reviews at least annually, depending on the assessment of risks for non-compliance. Program operations are observed, staff interviewed, client eligibility confirmed, financial and programmatic reports verified.

Long-Term Compliance

Activities involving real property acquisition or improvement require long-term compliance with original purpose of the federal assistance. The City of Greenville's Community Development Department maintains a CDBG Real Property Inventory that is updated annually and confirms that such property is still being used for the intended purpose. Staff carries out an annual review of HOME-assisted rental units, to ensure compliance with Housing Quality Standards, tenant eligibility, and rent ceilings.

Rental Housing Monitoring

Staff must review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with:

- Rent and occupancy requirements
- Property standards
- Other Federal requirements (e.g. fair housing, lead-based paint, and affirmative marketing)

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The resources available to support the projects and activities in the Consolidated Plan will be HUD entitlement funds from Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME). Included are also general fund revenues from the local Bond program, North Carolina Housing Finance Agency, private lending institutions, and private developers.

The City has been allocated \$906,560 for the CDBG program and \$527,575 for the HOME program.

The City of Greenville is aware that over the course of the 5-year planning period it will be critical to leverage as much outside funding as possible to assist in carrying out activities planned. Through partnerships, the annual federal funding the City receives has a higher potential to reach more LMI families and individuals.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	906,560	0	0	906,560	3,640,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	527,575	0	0	527,575	2,120,000	

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Through the availability of CDBG and HOME entitlement funds, the City of Greenville has been able to leverage those funds to find local and state funds such as the local Bond program, North Carolina Housing Finance Agency, private lending institutions, and match funds from private developers for the HOME program. In the previous program year, these leveraged funds amounted to over \$300,000 in support of the housing and services programs.

Winslow Pointe is an affordable housing community that was developed in part through the use of HOME Investment Partnership funds and Low-Income Housing Tax Credits. Federal funds were used to leverage over \$11 million to complete the development. The developers have expressed an interest to begin Phase 2 of Winslow Pointe. The City Staff has discussed this phase with the development team, and they have also noted that they will pursue tax credits from the North Carolina Housing Finance Agency (NCHFA).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In previous planning periods, staff strategically acquired properties within our target/focus areas. These properties are slated to be combined and then subdivided (many of the properties are narrow lots) for both owner-occupied, lease-purchase, and rental property.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide for Owner Occupied Housing Rehabilitation	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development Reduction of Slum & Blight		Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Increase Affordable Rental Housing Opportunities	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit
3	Reduce Slum & Blight in Residential Areas	2018	2022	Affordable Housing Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Reduction of Slum & Blight	CDBG: \$40,000	Buildings Demolished: 2 Buildings
4	Increase Homeownership Opportunities	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Permanent Supportive Housing for Homeless	2018	2022	Homeless	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development Addressing Homelessness		Homelessness Prevention: 300 Persons Assisted Housing for Homeless added: 1 Household Housing Unit
6	Provide Supportive Services for Homeless Persons	2018	2022	Homeless	Center City Revitalization Area West Greenville NRSA	Addressing Homelessness Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
7	Improve Access to Public Facilities	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Improvements to Public Facilities & Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
8	Expand Public Infrastructure & Improve Capacity	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Improvements to Public Facilities & Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
9	Provide Supportive Services for Special Needs	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services	CDBG: \$135,984	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provide Vital Services for LMI Households	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
11	AI Goal 1: Increase Access to Affordable Housing	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Direct Financial Assistance to Homebuyers: 1 Household Assisted Tenant-based rental assistance/ Rapid Rehousing: 2 Households Assisted
12	AI Goal 2: Reduce Substandard Housing	2018	2022	Affordable Housing	Center City Revitalization Area West Greenville NRSA	Affordable Housing Preservation & Development		Homeowner Housing Rehabilitated: 3 Household Housing Units
13	AI Goal 3: Increase Employment Training and Employment Opportunities	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Other: 15 Other
14	AI Goal 4: Increase Economic Development Activities and Investment	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Other: 1 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	AI Goal 5: Increase Fair Housing Awareness and Education	2018	2022	Non-Housing Community Development	Center City Revitalization Area West Greenville NRSA	Expansion of Available Public Services		Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Provide for Owner Occupied Housing Rehabilitation
	Goal Description	The City will provide for owner occupied housing rehabilitation through rehabilitation in LMI and Revitalization areas and LMI households.
2	Goal Name	Increase Affordable Rental Housing Opportunities
	Goal Description	The City will increase affordable rental housing opportunities through the construction of rental housing units in LMI and Revitalization areas and rehabilitation of rental housing units in LMI areas.
3	Goal Name	Reduce Slum & Blight in Residential Areas
	Goal Description	The City will reduce slum & blight in residential LMI and Revitalization areas through the demolition of dilapidated or severely damaged buildings.
4	Goal Name	Increase Homeownership Opportunities
	Goal Description	The City will increase homeownership opportunities through adding new homeowner housing in LMI areas and direct financial assistance to LMI homebuyers. The City will also provide direct financial assistance to qualified households.
5	Goal Name	Provide Permanent Supportive Housing for Homeless
	Goal Description	The City will provide permanent supportive housing for homeless individuals and households.

6	Goal Name	Provide Supportive Services for Homeless Persons
	Goal Description	The City will provide supportive services for homeless persons in the City. These services will promote and expand homeless prevention services and job training services.
7	Goal Name	Improve Access to Public Facilities
	Goal Description	The City will improve access to public facilities in Revitalization areas. These activities will be improvements to public facilities and will help accommodate for special needs populations such as the elderly and disabled persons.
8	Goal Name	Expand Public Infrastructure & Improve Capacity
	Goal Description	The City will expand public infrastructure and improve capacity in Revitalization areas. These activities will also benefit the special needs populations such as the elderly and disabled persons.
9	Goal Name	Provide Supportive Services for Special Needs
	Goal Description	The City will provide supportive services for special needs populations such as elderly and disabled persons. These activities will include the expansion of available public services in LMI and Revitalization areas.
10	Goal Name	Provide Vital Services for LMI Households
	Goal Description	The City will provide vital services for LMI households. These public services will expand upon and include emergency and critical services that will respond the needs of city residents.
11	Goal Name	AI Goal 1: Increase Access to Affordable Housing
	Goal Description	The City has a goal to Increase Access to Affordable Housing with a Focus on Increasing Mobility and Alleviating Disproportionate Needs as guided by the 2018 AI.
12	Goal Name	AI Goal 2: Reduce Substandard Housing
	Goal Description	The City has a goal to reduce substandard housing in LMI areas of the City as guided by the 2018 AI.
13	Goal Name	AI Goal 3: Increase Employ Training/Employment Opportunity
	Goal Description	The City has a goal to Increase Employment Training and Employment Opportunities as guided by the 2018 AI.

14	Goal Name	AI Goal 4: Increase Economic Development Activities/Invest
	Goal Description	The City has a goal to Increase Economic Development Activities and Investments as guided by the 2018 AI.
15	Goal Name	AI Goal 5: Increase Fair Housing Awareness and Education
	Goal Description	The City has a goal to Increase Fair Housing Awareness and Education in the City as guided by the 2018 AI.

Projects

AP-35 Projects – 91.220(d)

Introduction

HUD entitlement CDBG and HOME funding will be used to administer programs that benefit LMI households throughout the service area including: owner-occupied and renter-occupied housing rehabilitation, public services, and CHDO activities.

Projects

#	Project Name
1	CDBG: Program Administration (2018)
2	CDBG: Rehabilitation/Urgent Repair-Housing (2018)
3	CDBG: Public Facilities (2018)
4	CDBG: Public Services (2018)
5	CDBG: Clearance/Demolition (2018)
6	HOME: Program Administration (2018)
7	HOME: CHDO Reserve Activities (2018)
8	HOME: Down Payment Assistance Program (2018)
9	HOME: Housing Rehab & Development (2018)

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding allocations are based on the priority needs and goals identified as part of the Consolidated Plan. The major obstacle to addressing the underserved needs is the lack of available funding to serve the all the areas of the City.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Program Administration (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Provide for Owner Occupied Housing Rehabilitation Increase Affordable Rental Housing Opportunities Reduce Slum & Blight in Residential Areas Increase Homeownership Opportunities Provide Permanent Supportive Housing for Homeless Provide Supportive Services for Homeless Persons Improve Access to Public Facilities Expand Public Infrastructure & Improve Capacity Provide Supportive Services for Special Needs Provide Vital Services for LMI Households AI Goal 1: Increase Access to Affordable Housing AI Goal 2: Reduce Substandard Housing AI Goal 3: Increase Employ Training/Employment Opp AI Goal 4: Increase Economic Dev Activities/Invest AI Goal 5: Increase Fair Housing Awareness and Edu
	Needs Addressed	Affordable Housing Preservation & Development Reduction of Slum & Blight Addressing Homelessness Improvements to Public Facilities & Infrastructure Expansion of Available Public Services
	Funding	CDBG: \$181,312
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant programs. This project and related activities will be funded through CDBG funds as well as local general revenue support.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Program administration of the CDBG program in Greenville.
2	Project Name	CDBG: Rehabilitation/Urgent Repair-Housing (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA

	Goals Supported	Provide for Owner Occupied Housing Rehabilitation Reduce Slum & Blight in Residential Areas AI Goal 2: Reduce Substandard Housing
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	CDBG: \$399,264
	Description	This program is designed to assist very low- to low-income homeowners with rehabilitating existing housing structures. The primary intent of this activity is to bring units up to code through the provision of rehabilitation activities to eliminate all code violations and provide a decent, safe, and sanitary living environment. Program costs incurred may include demolition, construction, permitting fees, surveying, lead abatement, credit reports and closing costs. This activity will target owner-occupied homeowners only. Qualified candidates for assistance include homeowners with annual incomes below eighty percent (80%) of the median area income as defined by HUD.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Number of units rehabilitated: 6
	Location Description	Citywide
	Planned Activities	Rehabilitation activities to eliminate all code violations and provide a decent, safe, and sanitary living environment to 6 qualified homeowners with annual incomes below eighty percent (80%) of the median area income as defined by HUD. Additional funding for this projects is: CDBG Program Income: \$30,000 Urgent Repair-NCHFA: \$50,000 Disaster Recovery-NCHFA: \$150,000
3	Project Name	CDBG: Public Facilities (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Improve Access to Public Facilities
	Needs Addressed	Improvements to Public Facilities & Infrastructure
	Funding	CDBG: \$150,000
	Description	Efforts will continue to improve public facilities including infrastructure, streetscape, sidewalks, public parks, drainage, etc.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of LMI persons and/or families served is 500.
	Location Description	Citywide
	Planned Activities	Improvement of public facilities including infrastructure, streetscape, sidewalks, public parks, drainage that will benefit 500 LMI persons/families.
4	Project Name	CDBG: Public Services (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Provide Supportive Services for Special Needs
	Needs Addressed	Expansion of Available Public Services
	Funding	CDBG: \$135,984
	Description	The City of Greenville will make available funds to assist non-profit organizations with approved public services activities. Qualified agencies will participate in projects that benefit City of Greenville citizens. Non-profit housing and service providers must assist the under-served populations of the City. Applications from non-profits are submitted to the City for consideration annually and reviewed by the Affordable Housing Loan Committee. The activities will assist low income persons, homeless and special needs persons, youth development, victims of family/domestic violence, and housing providers.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Number if LMI households served: 500 Number if LMI persons served: 500
	Location Description	Citywide

	Planned Activities	<p>The City of Greenville will make available funds to assist non-profit organizations with approved public services activities that will assist low income persons, homeless and special needs persons, youth development, victims of family/domestic violence, and housing providers. Activities will be provided by:</p> <p>The Greenville Community Shelters DBA Community Crossroads Center - \$10,031</p> <p>Pitt County Council on Aging - \$14,496</p> <p>Lucille Gorham Intergenerational Center - \$24,159</p> <p>Habitat for Humanity - \$14,520</p> <p>Boys and Girls Club of the Coastal Plain - \$19,327</p> <p>Center for Family Violence Prevention - \$24,154</p> <p>ECU Family Therapy Clinic - \$17,700</p> <p>Literacy Volunteers of America – Pitt County- \$11,597</p>
5	Project Name	CDBG: Clearance/Demolition (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Reduce Slum & Blight in Residential Areas
	Needs Addressed	Reduction of Slum & Blight
	Funding	CDBG: \$40,000
	Description	This activity is designed to acquire and demolish substandard structures in the revitalization areas in an effort to improve the living conditions for low-income residents. Parcels may be recombined for the development of new, affordable housing units.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Number of units demolished: 2
	Location Description	Revitalization areas
	Planned Activities	Two units to be cleared in the West Greenville NRSA/Center City Revitalization Area.
6	Project Name	HOME: Program Administration (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	
	Needs Addressed	

	Funding	HOME: \$52,758
	Description	Staff salary, planning, and administrative service delivery costs for implementing the HOME program. This project and all related activities will be funded through the annual HOME allocation.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Program administration of the HOME program in Greenville.
7	Project Name	HOME: CHDO Reserve Activities (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Increase Homeownership Opportunities AI Goal 1: Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$79,136
	Description	It is anticipated that a certified CHDO will utilize the funding to continue production of single-family units for first-time, low-moderate income homebuyers. At the present time, the City has one certified organization, Metropolitan Housing and CDC.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Number of new single-family units: 1
	Location Description	Citywide
	Planned Activities	Production of one single-family unit for first-time LMI homebuyers.
8	Project Name	HOME: Down Payment Assistance Program (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$80,000
	Description	Funds available for first time buyers who have completed homebuyer education classes.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Number of new homeowners: 2
	Location Description	Citywide
	Planned Activities	Down payment assistance for two first-time buyers who have completed homebuyer education classes.
9	Project Name	HOME: Housing Rehab & Development (2018)
	Target Area	Center City Revitalization Area West Greenville NRSA
	Goals Supported	Increase Affordable Rental Housing Opportunities Increase Homeownership Opportunities AI Goal 1: Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation & Development
	Funding	HOME: \$315,681
	Description	This activity will provide funding for the development of new owner-occupied affordable housing and rehab of current owner-occupied housing via partnerships with non-profits. These homes will be made available to homebuyers who are LMI.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Number of new single-family units constructed: 5
	Location Description	Citywide
	Planned Activities	Construction of 5 new single-family units.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Program activities carried out by the City of Greenville will occur throughout the city, but more specifically within the Center City Revitalization Area and the West Greenville NRSA. The West Greenville NRSA can be defined as bounded to the north by the Tar River, to the west by Memorial Drive, to the east by the Center City, and to the south by the 10th Street Connector.

Geographic Distribution

Target Area	Percentage of Funds
Center City Revitalization Area	
West Greenville NRSA	

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Revitalization Areas are consistent with areas with LMI households, aging housing that is in need of rehabilitation and infrastructure that is in need of improvements.

Recent efforts have targeted clusters within each area in an attempt to address urgent needs in a more concentrated approach. Some program data indicates that minority populations comprise a majority of the targeted income groups; however, eligible persons from all racial, ethnic and gender groups are given the opportunity to participate in any of the housing programs.

NOTE [will erase below if we don't add Tar River]

Another location mentioned above is the area north of the Tar River. Since the flood of 1999, there has been a significant lack of investment within this zone of the city.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Greenville continually seeks methods for fostering and maintaining affordable housing through Housing Strategies, Community Development, and Economic Development.

Housing Strategies include:

1. **Down Payment Assistance** to decrease the amount of financing and/or funding for a homebuyer in order to purchase a home.
2. **Development of Affordable Housing:** Greenville continues to create single-family affordable housing opportunities.
3. **Owner Occupied Home Rehabilitation:** The City offers grants/loans that assist and encourage preservation of its older housing stock.
4. **Partnerships:** The City partners with local non-profit agencies to provide Homeownership Counseling and Workshops for potential homebuyers.

Community Development Strategies include:

1. **Revitalization:** Revitalization of the West Greenville Neighborhood Revitalization Strategy Area (NRSA). The NRSA encompasses the current West Greenville Redevelopment area and expands those boundaries to the north and the south significantly.
2. **Multi-family Development** of Winslow Pointe apartments and Parkside Commons (senior housing) for low income households.
3. **Infrastructure Improvements** throughout the City.

Economic Development Strategies include:

1. **Business Incubator:** The City has partnered with other organizations to develop a feasible business plan for the incubator.
2. **Commercial Center Development** in the West Greenville Redevelopment Area that will include a grocery store, laundromat and office space.

Environmental Obstacles

1. **Lead:** The West Greenville Redevelopment Area exists within one of the oldest developed areas of the city and is part of the urban core.
2. **Brownfield Development:** The City of Greenville has been a recipient of EPA Brownfield funds in the past and will continue to seek these grant opportunities.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	20
Special-Needs	125
Total	146

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2
The Production of New Units	5
Rehab of Existing Units	15
Acquisition of Existing Units	1
Total	23

Table 57 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The City of Greenville has one Public Housing Authority in its jurisdiction, the Housing Authority of the City of Greenville (HACG). HACG provides public housing units and oversees the Section 8 Housing Choice Voucher program. The PHA maintains 714 public housing units in 3 housing developments as well as 756 housing vouchers.

Actions planned during the next year to address the needs to public housing

HACG plans to initiate and carry out capital improvement projects to increase the safety, energy efficiency and appearance of the public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HACG's Resident Advisory Board and Resident Council Organization is actively engaged in meeting and surveying the needs of the residents. The Resident Advisory Board brings their needs, concerns to the HACG Management for implementation of programs, services and initiatives that they deem necessary for resident empowerment and involvement.

HACG also partners with the Resident Advisory Board and Resident Council to promote the various self-sufficiency programs aimed at assisting residents in becoming more economically self-sufficient, working the agency's housing counseling program to address financial barriers i.e. budgeting, credit rebuilding and homeownership training activities to help them reach their goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Pitt County. The group, known as the Pitt County Continuum of Care, is devised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in our community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. The 2015 Homeless Population Point in Time Survey revealed that there are 88 homeless persons in Pitt County. Currently, Pitt County has 100 emergency beds and eight transitional housing units available to serve them.

Community Crossroads Center provides emergency shelter for individuals and families and also provides case management and referral services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Greenville is committed to the continuance of support for the regional committee Continuum of Care through programs and services that reduce and eliminate homelessness. Through the many members and partners of the COC, the City is able to assess the individual needs of the homeless in the city and point them to the resources that they need. Community Crossroads Center also acts like a first stop for homeless in the City. Through case management, CCC is able to address the needs of the homeless through programs and services designed to help them become self-sustainable in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Community Crossroads Center (CCC) is a 98-bed emergency shelter serving the homeless in the City. There are 58 beds for men, 24 for women and 4 family rooms. They are available on first come first served basis. CCC will continue to partner with the city, county, and other organizations to add services that match the needs of the homeless. The City is committed to providing resources and assistance to mitigating homelessness before it happens through programs and services that reduce and eliminate homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to partner with and support the efforts of the COC to help homeless individuals and families make the transition to permanent housing and self-sustainability. Towards this end, the City will prioritize funding towards activities that further preventing individuals and families from becoming homeless again. In Greenville/Pitt County, the typical individual or family that stays in transitional housing usually has demonstrated an inability to sustain housing. They have either defaulted on their lease, been evicted from their homes, and/or have a poor credit history.

The City of Greenville will not differentiate between the already homeless and those individuals and families who are on the brink of becoming homeless. The City will provide resources and funding the both the COC and the Community Crossroads Center to assist both types of the aforementioned cases. The City agrees that both transitional housing and supportive housing has the ability to assist with breaking down the barriers to affordable housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The cause, nature and full extent of the homeless problem in Pitt County is both varied and complex. With the different homeless populations described here and the level of services offered as they relate to the Continuum of Care initiative, it is obvious that there is no single cause of homelessness. To identify the homeless populations and assess their needs, the City and COC will continue to utilize the PIT survey and work with partners to assess the needs of the homeless. Also, as mentioned above, Greenville will prioritize funding towards activities that preventing LMI individuals and families who are at-risk from becoming homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Greenville has identified several barriers that impede efforts to develop affordable housing or that make decent, safe, and sanitary housing unobtainable by lower income families in Greenville. Financial barriers to affordable housing exist for both homeowners and renters. Many low and moderate-income families do not have the funds needed for down payment and closing costs for the purchase of a home. The aforementioned barrier coupled with poor credit histories does not make acquiring a home easy.

Many low and moderate-income households lack the education and job skills necessary to obtain adequate housing. In addition, first-time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership. For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights to tenants can further act as a barrier.

Each HOME PJ must adopt affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities.

The City of Greenville understands that we have population that is in a greater disproportionate need. The Hispanic population is not only a growing population across the nation, but also in Greenville-Pitt County. The city has already created affordable housing brochures in Spanish, but we are also planning for entire home education workshops in Spanish.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing. The land for the subdivisions is purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. The purchase of the land and installation of the infrastructure improvements increases the affordability of the lots, while reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the lot cost is recaptured and used to fund future developments.

The City of Greenville partners with local non-profit agencies to provide homeownership counseling and workshops for potential homebuyers. The Community Development staff will also assist, and sometimes even offer a Homeownership Academy that provides the participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Redevelopment Area.

Over the next five (5) years, the city will focus on a comprehensive approach to affordable housing. We will not only provide the resources to becoming a homeowner or finding suitable living environments, but we will also provide and assist with workforce training. The economy has changed over the past couple of decades and even more so over the past five (5) years. We must prepare both young and older individuals for the 21st Century workforce. This includes computer classes, high tech manufacturing, and new age healthcare. We will still promote basic literacy and community college classes; however, city staff will begin to think more progressively.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Greenville will work to undertake additional actions when financially feasible to improve the quality of life for its residents. These actions will be used to meet underserved needs that have been identified for very low and low-income households. Efforts will be made to maintain and preserve the existing affordable housing stock and reduce the incidence of lead based paint through actions including abatement. The City will continue to support economic development programs that will help to reduce the number of families living in poverty and will continue to coordinate with public and private housing developers and social service providers in our area to better serve our residents. The City will continually evaluate and develop its institutional structure.

Actions planned to address obstacles to meeting underserved needs

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing and provide support job training and job creation initiatives. Substandard units and vacant lots are purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increase the affordability of the lots - in turn reducing the cost to the homebuyer. As each lot or home is sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

The City of Greenville partners with local non-profit agencies to provide new lease-purchase programs, homeownership counseling, homeownership workshops, workforce development, and educational programs. The City expects that these types of partnerships will give low- moderate income families and individuals the opportunity to (1) gain a working knowledge of the home buying process (2) prepare financially to purchase a home (3) gain the necessary direction to acquire middle skills jobs (4) and obtain basic education needs.

Actions planned to foster and maintain affordable housing

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create single-family affordable housing opportunities. These opportunities are provided via properties purchased by the City with local public bond funds and HUD funds. Upon acquisition and installation of infrastructure, the City then makes lots available to non-profit and for-profit agencies for development.

All development proposals are accepted based on a reasonable price per square foot and the developer's ability to meet building specifications as required by the Request for Proposals. As a direct result of the City's purchase of the land and the infrastructure improvements, the lots become more affordable, therefore reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the funds for the lot cost are sometimes recaptured and used to fund future developments.

Actions planned to reduce lead-based paint hazards

Lead poisoning is one of the worst environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six (6) are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma and even death. Such severe cases of lead poisoning are now extremely rare but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities, impaired hearing and slowed growth.

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have made a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In all property rehabilitation projects undertaken by the City of Greenville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

The City of Greenville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs implemented. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

Many of the low-moderate income communities across the nation face environmental hazards and lack the funds to abate or mitigate them. The City of Greenville still has housing units that are of sufficient age to contain lead. The City is dedicated to providing funding for the elimination, abatement or mitigation of some of these hazards.

The West Greenville Redevelopment Area exists within one of the oldest developed areas of the city. The neighborhoods in this area are part of the urban core. Many of the homes in these neighborhoods have both lead and asbestos materials inside of them. The City will continue to work in eliminating these hazards when possible. For example, when staff conducts owner-occupied home rehabilitations, it is the City's policy to test for and abate any lead or asbestos material. Staff will constantly seek out grant opportunities for lead or asbestos abatement.

Actions planned to reduce the number of poverty-level families

City of Greenville housing programs directly address poverty by creating housing opportunities for low-income households. Without these housing opportunities many low-income households would not be

able to afford housing rehabilitation costs or to purchase a home.

Furthermore, funding through the CDBG Public Service projects allows housing providers to assist those families and individuals who normally reside in impoverished conditions. They are able to do so through job training and educational programs. The strategy is to find suitable employment for people, thus reducing the number of those in poverty.

Actions planned to develop institutional structure

The City of Greenville, through its Housing Division, the network of housing subrecipients, and Community Housing Development Organizations (CHDOs), is effectively organized to utilize all funding received through the various state/federal programs.

In addition, each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities and participation in the Pitt County Continuum of Care. The Pitt County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers, service providers, and other interested groups. The development of the Continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. The Public Housing Authority has also joined the Continuum of Care and has begun working in concert with the City of Greenville and our revitalization efforts in the West Greenville Redevelopment Area.

The City of Greenville will continue to coordinate with other governmental agencies, non-profit organizations, private enterprises, and individuals to provide increased opportunities for the target area.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Greenville partners with local non-profit agencies to provide Homeownership Counseling and Workshops for potential homebuyers. The City also offers a Homeownership Academy that provides participants with the opportunity to gain working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Redevelopment Area or in other neighborhoods across the city. At program completion, participants receive a certificate for \$500 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area or other neighborhoods.

In addition to the homeowner partnerships, the City partners with Pitt Community College and East Carolina University for workforce development. Both organizations have Memorandums of Understanding that connect them to activities and projects that the City believes are imperative to community and economic development.

Staff partnered with the Metropolitan Housing and Community Development Corporation to construct a new single-family home within the target area. The home is near completion and is currently on the market for sale for a low to moderate income homebuyer.

Actions planned for Infrastructure Improvements

Staff is currently working on securing easements for the West Fifth Streetscape Phase II. Phase II extends four (4) city blocks, and the same treatment that the Gateway project received is also planned for this project. This portion of the streetscape will provide a more sustainable pedestrian experience and will provide much-needed traffic and utility upgrades. The planning and design are complete. Construction, funded by a local General Obligation Bond, will start sometime in 2017.

Lincoln Park is an older neighborhood within the urban core. This portion of the city is very old, and many infrastructure improvements are necessary. The City owns eleven (11) lots within the neighborhood and will help facilitate the construction of new, affordable, single-family homes. These homes will be occupied by low-moderate income homeowners, renters, and those who are eligible for the lease-purchase option.

New home construction in the Lincoln Park Neighborhood is underway. Partnerships with the Greenville Housing Community Development Corporation and the Metropolitan Housing and Development Corporation were established in 2014 and 2015 respectively for this area. This activity required a host of infrastructure improvements. City staff oversaw the abandonment, extension, and installation of new upgraded water and sewer lines. Furthermore, this activity involved installation of sidewalks, curb and gutter, and street lighting improvements. Staff completed the water and sewer abandonment within the area. Phase I of upgrades to street light infrastructure along Bancroft Avenue has begun for this area.

Staff anticipates that there will be other infrastructure improvements throughout the West Greenville Target Area. This target area will require future capital improvements because of the age of the infrastructure. West Greenville is within the urban core and is the oldest area within the city limits.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The North Carolina Housing Finance Agency in partnership with the City of Greenville provides up to an additional \$12,000 in down payment assistance to qualified buyers. When combined with the City's down payment assistance program, up to \$32,000.00 is available to reduce the burden of homeownership for low-wealth families.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, City of Greenville has adopted the recapture provision. Greenville provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. Greenville provides HOME funds to its CHDO's to develop affordable housing. Greenville CHDO's have adopted the HOME recapture provision, with the exception of development of rental units. When CHDO's develop homeownership single-family housing, down payment assistance is provided by the city.

All CHDO's, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by the City. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a Declaration of Deed Restrictions, which identifies the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision.

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period at 0% interest. If the property is disposed voluntary, involuntary or is in default, the percentage for repayment is based on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-

recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by CHDO, on behalf of City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of Greenville residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Greenville. For households with incomes less than 50% of the area median income, a 10 year deferred loan will be offered up to \$60,000 for rehabilitation assistance. For households with incomes from 51% to 80% of the median area income, the combination of a deferred payment loan and a no interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over ten (10) years. In no case may the assistance exceed \$60,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of Greenville residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of

Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Greenville does not have existing debt.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2000 Census, 2012-2016 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The US Census 2000 contains detailed tables presenting data for the United States, 50 states, the District of Columbia and Puerto Rico focusing on age, sex, households, families, and housing units. These tables provide in-depth figures by race and ethnicity. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Census information affects the numbers of seats a state occupies in the U.S. House of Representatives. An accurate count of residents can also benefit the community. The information the census collects helps to determine how more than \$400 billion dollars of federal funding each year is spent on infrastructure and services. Among other things, Census data is used to advocate for causes, rescue disaster victims, prevent diseases, research markets, locate pools of skilled workers and more. ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The City of Greenville, NC
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2000 Census 2012-2016 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? N/A
	2
Data Source Name 2012-2016 ACS	
List the name of the organization or individual who originated the data set. US Census Bureau	

	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>"The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year."</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Greenville, NC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2012-2016 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
3	<p>Data Source Name</p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2011-2015 ACS and 2015 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>

	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Greenville, NC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015 ACS 5-Yr Estimates</p> <p>2015 Longitudinal Employee-Household Dynamics</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
4	<p>Data Source Name</p> <p>2010-2014 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The City of Greenville, NC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010-2014 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
5	<p>Data Source Name</p> <p>HUD FMR and HOME Rents 2016</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD</p>
	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for the HCV program, to determine project-based Section 8 contracts and other housing programs. HUD annually estimates FMRs.</p> <p>HOME Rents are used to determine the rent limits for HUD HOME program and are calculated by HUD annually.</p>
	<p>What was the purpose for developing this data set?</p> <p>HUD FMR and HOME Rents Limits were developed to determine rents for housing programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Greenville, NC MSA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2016</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
6	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD</p>
	<p>Provide a brief summary of the data set.</p> <p>PIC is responsible for maintaining and gathering data about all of PIH's inventories of Housing Agencies (HAs).</p>
	<p>What was the purpose for developing this data set?</p> <p>PIC facilitates more timely and accurate exchanges of data between Housing Authorities (HAs) and Local HUD Offices.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Housing Authority of the City of Greenville (HACG)</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>



City of Greenville, North Carolina

Meeting Date: 6/14/2018
Time: 6:00 PM

- Title of Item:** Ordinances adopting the Fiscal Year 2018-19 Budget and approving the Fiscal Year 2019-20 Financial Plan for:
- a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority
 - b. Greenville Utilities Commission

Explanation: **Abstract:** This item is for adoption of the fiscal year 2018-19 City of Greenville budget.

Explanation: Attached are the fiscal year 2018-19 budget ordinances for the City of Greenville (including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority) and Greenville Utilities Commission. The ordinances establish the fiscal year 2018-19 budgets.

Also attached is the updated Manual of Fees, which includes fee changes for Inspections, Recreation and Parks, Cemetery, and Parking.

Fiscal Note: The fiscal year 2018-19 budget ordinances provide revenues and appropriations for the following funds:

General	\$ 84,993,936
Debt Service	5,463,492
Public Transportation - Transit	3,249,922
Fleet Maintenance	4,431,156
Sanitation	7,843,096
Stormwater Utility	5,882,000
Housing	1,597,179
Health Insurance	13,562,600

Vehicle Replacement	4,332,161
Facilities Improvement	1,400,000
Capital Reserve	740,000
Greenville Utilities Commission	253,310,658
Convention & Visitors Authority	1,396,501
Sheppard Memorial Library	2,479,917

Recommendation: Approval of budget ordinances for the Fiscal Year 2018-19 inclusive of reimbursement resolutions associated with budget ordinances.

ATTACHMENTS:

- ❑ **Budget_Ordinance_2018-2019_1081278**
- ❑ **GUC_2019__2020_Budget_Ordinance_1081286**
- ❑ **GUC_Reimb_Resol_-_Heavy_Equip_1081300**
- ❑ **GUC_Reimb_Res_-_Cap_Projects_1081304**
- ❑ **Manual_of_Fees_2019__2020_1079328**
- ❑ **Budget Charts**

ORDINANCE NO. 18-

CITY OF GREENVILLE, NORTH CAROLINA
2018-2019 BUDGET ORDINANCE

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

Section I: Estimated Revenue. It is estimated that the following revenues will be available for the City of Greenville during the fiscal year beginning July 1, 2018 and ending June 30, 2019:

GENERAL FUND

Unrestricted Intergovernmental Revenues:

Ad Valorem Taxes;

Current Year Taxes - Operations	\$ 33,177,515	
Prior Year's Taxes and Penalties	<u>544,985</u>	
Subtotal		\$ 33,722,500

Sales Tax	\$ 19,463,690	
Video Programming & Telecommunication Services Tax	860,935	
Rental Vehicle Gross Receipts	160,370	
Utilities Franchise Tax	7,000,000	
Motor Vehicle Tax	1,508,522	
Other Unrestricted Intergovernmental Revenues	<u>886,443</u>	
Subtotal		\$ 29,879,960

Restricted Intergovernmental Revenues:

Restricted Intergovernmental Revenues	\$ 1,290,682	
Powell Bill - State allocation payment	<u>2,220,065</u>	
Subtotal		\$ 3,510,747

Licenses, Permits, & Fees:

Other Licenses, Permits & Fees	\$ <u>4,159,556</u>	
Subtotal		\$ 4,159,556

Sales and Services:

Rescue Service Transport	\$ 3,643,346	
Parking Violation Penalties, Leases, and Meters	375,000	
Other Sales and Services	<u>294,803</u>	
Subtotal		\$ 4,313,149

Other Revenues:

Other Revenue Sources	\$ <u>796,793</u>	
Subtotal		\$ 796,793

Investment Earnings:

Interest on Investments	\$ <u>500,000</u>	
Subtotal		\$ 500,000

Other Financing Sources:

Transfer from Greenville Utilities Commission	\$ 6,731,296	
Appropriated Fund Balance	1,379,935	
Other Transfers	<u>-</u>	
Subtotal		\$ 8,111,231

TOTAL GENERAL FUND REVENUES		<u>\$ 84,993,936</u>
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DEBT SERVICE FUND

Occupancy Tax	726,490	
Transfer from General Fund	<u>4,737,002</u>	
TOTAL DEBT SERVICE FUND		<u>\$ 5,463,492</u>

PUBLIC TRANSPORTATION FUND

Operating Grant 2017-2018	\$ 1,771,993	
Planning Grant 2017-2018	42,000	
State Maintenance Assistant Program	285,000	
Hammock Source	974	
Pitt Community College Bus Fare	9,744	
Bus Fares	255,297	
Bus Ticket Sales	108,149	
Pitt County Bus Service	4,871	
Transfer from General Fund	771,894	
Appropriated Fund Balance	<u>-</u>	
TOTAL TRANSPORTATION FUND		<u>\$ 3,249,922</u>

FLEET MAINTENANCE FUND

Fuel Markup	\$ 1,190,882	
Labor Fees	1,411,373	
Parts Markup	1,329,829	
Commercial Labor Markup	464,742	
Other Revenue Sources	<u>34,330</u>	
TOTAL FLEET MAINTENANCE FUND		<u>\$ 4,431,156</u>

SANITATION FUND

Refuse Fees	\$ 7,524,096	
Cart and Dumpster	122,500	
Solid Waste Tax	59,000	
Other Revenues	<u>137,500</u>	
TOTAL SANITATION FUND		<u>\$ 7,843,096</u>

STORMWATER MANAGEMENT UTILITY FUND

Utility Fee	<u>\$ 5,882,000</u>	
TOTAL STORMWATER MANAGEMENT UTILITY FUND		<u>\$ 5,882,000</u>

COMMUNITY DEVELOPMENT HOUSING FUND

CDBG Grant Income	\$ 872,246	
HOME Grant Income	415,103	
Transfer from General Fund	<u>309,830</u>	
TOTAL COMMUNITY DEVELOPMENT HOUSING FUND		<u>\$ 1,597,179</u>

HEALTH FUND

Employer Contributions - City of Greenville	\$	9,049,593	
Employee Contributions - City of Greenville		1,646,123	
Retiree Contributions - City of Greenville		1,327,544	
Other Health Sources		1,313,641	
Appropriated Fund Balance		<u>225,699</u>	
TOTAL HEALTH FUND			<u>\$ 13,562,600</u>

FACILITY IMPROVEMENT FUND

Transfer from General Fund	\$	<u>1,400,000</u>	
TOTAL FACILITY IMPROVEMENT FUND			<u>\$ 1,400,000</u>

VEHICLE REPLACEMENT FUND

Sale of Property	\$	227,460	
Transfer from Sanitation Fund		250,000	
Transfer from Other Funds		3,803,701	
Other Revenues		51,000	
Appropriated Fund Balance		<u>-</u>	
TOTAL VEHICLE REPLACEMENT FUND			<u>\$ 4,332,161</u>

CAPITAL RESERVE FUND

Transfer from General Fund	\$	<u>740,000</u>	
TOTAL CAPITAL RESERVE FUND			<u>\$ 740,000</u>

TOTAL ESTIMATED CITY OF GREENVILLE REVENUES			<u>\$ 133,495,542</u>
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SHEPPARD MEMORIAL LIBRARY FUND

City of Greenville	\$	1,269,958	
Pitt County		634,979	
Pitt County-Bethel/Winterville		12,000	
Town of Bethel		21,108	
Town of Winterville		165,300	
State Aid		197,262	
Desk/Copier Receipts		112,500	
Interest Income		1,500	
Other Revenues		32,000	
Greenville Housing Authority		10,692	
Appropriated Fund Balance		<u>22,618</u>	
TOTAL SHEPPARD MEMORIAL LIBRARY FUND			<u>\$ 2,479,917</u>

PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND

Occupancy Tax (2%)	\$	797,627	
Occupancy Tax (1%)		398,814	
Interest Income		61	
Appropriated Fund Balance		<u>200,000</u>	
TOTAL PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND	\$		<u><u>1,396,502</u></u>

Section II: Appropriations. The following amounts are hereby appropriated for the operation of the City of Greenville and its activities for the fiscal year beginning July 1, 2018 and ending June 30, 2019:

GENERAL FUND

Mayor & City Council	\$	430,586
City Manager		2,496,657
City Clerk		275,649
City Attorney		509,349
Human Resources		2,855,170
Information Technology		3,151,566
Fire/Rescue		14,689,593
Financial Services		2,481,422
Contingency		140,000
Other Post Employment Benefits		600,000
Police		25,091,055
Recreation & Parks		7,181,175
Public Works		9,999,525
Community Development		2,848,068
Capital Improvement		2,556,323
Transfers to Other Funds		11,638,684
Indirect Cost Reimbursement		(1,950,887)
TOTAL GENERAL FUND	\$	<u><u>84,993,936</u></u>

DEBT SERVICE FUND

Debt Service	\$	5,463,492
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PUBLIC TRANSPORTATION FUND

Public Transportation	\$	3,249,922
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FLEET MAINTENANCE FUND

Fleet Maintenance	\$	4,431,156
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SANITATION FUND

Sanitation Service	\$	7,843,096
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STORMWATER MANAGEMENT UTILITY FUND	
Stormwater Management Utility Fund	\$ 5,882,000
COMMUNITY DEVELOPMENT HOUSING FUND	
Community Development Housing/CDBG	\$ 1,597,179
HEALTH FUND	
Health Fund	\$ 13,562,600
FACILITY IMPROVEMENT FUND	
Facility Improvement Fund	\$ 1,400,000
VEHICLE REPLACEMENT FUND	
Vehicle Replacement Fund	\$ 4,332,161
CAPITAL RESERVE FUND	
Transfer from General Fund	<u>\$ 740,000</u>
TOTAL CAPITAL RESERVE FUND	<u><u>\$ 740,000</u></u>
TOTAL CITY OF GREENVILLE APPROPRIATIONS	<u><u>\$ 133,495,542</u></u>
SHEPPARD MEMORIAL LIBRARY FUND	
Sheppard Memorial Library	<u><u>\$ 2,479,917</u></u>
PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY	
Pitt-Greenville Convention and Visitors Authority	<u><u>\$ 1,396,502</u></u>

Section III: Encumbrances. Appropriations herein authorized and made shall have the amount of outstanding purchase orders as of June 30, 2018, added to each appropriation as it appears in order to account for the expenditures in the fiscal year in which it was paid.

Section IV: Taxes Levied. There is hereby levied a tax rate of 52 cents per one hundred dollars (\$100) valuation of taxable properties, as listed for taxes as of January 1, 2018, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Section V: Salaries.

(a) Salaries of Elected Officials. The annual salaries of the Mayor, Mayor Pro-Tem, and other members of the City Council shall be as follows:

Mayor	\$ 13,900
Mayor Pro-Tem	\$ 9,600
Council Members	\$ 8,700

(b) Salary Cap of Greenville Utilities Commission Members. Pursuant to Section 4 of the Charter of the Greenville Utilities Commission of the City of Greenville, the monthly salaries of members of the Greenville Utilities Commission shall not exceed the following caps:

Chair	\$ 350
Member	\$ 200

Section VI: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the City Manager is authorized to transfer funds from one appropriation to another within the same fund in an amount not to exceed \$10,000. Any such transfers shall be reported to the City Council at its regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the City Manager may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the City Council as soon as possible, and the appropriate budget amendments are submitted at the next regular meeting.

Section VII: The Manual of Fees, dated July 1, 2018, is adopted herein by reference.

Section VIII: Motor Vehicle Tax.

(a) Pursuant to the provisions of General Statute 20-97 (b1) and Section 10-3-1 of the Code of Ordinances, City of Greenville, an annual motor vehicle tax in the amount of thirty dollars (\$30) is hereby levied upon any vehicle resident in the city.

Section IX: Community Development. The City Council does hereby authorize grant project funds for the operation of FY 2018-2019 CDBG Entitlement and Community Development Home Consortium programs under the Community Development Block Grant Program and Home Consortium Program for the primary purpose of housing rehabilitation and other stated expenditures.

Section X: Greenville Utilities Commission. The City Council adopts a separate ordinance for the budget of the Greenville Utilities Commission.

Section XI: Distribution. Copies of this ordinance shall be furnished to the City Manager and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

ADOPTED this the 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

ORDINANCE NO. _____
 CITY OF GREENVILLE, NORTH CAROLINA
 2018-19 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues and Fund Balances It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2018 and ending June 30, 2019 to meet the subsequent expenditures, according to the following schedules:

	<u>Revenues</u>	<u>Budget</u>
A.	<u>Electric Fund</u>	
	Rates & Charges	\$168,192,401
	Fees & Charges	2,081,219
	Miscellaneous	1,292,496
	Interest on Investments	325,000
	Transfer from Rate Stabilization	<u>250,000</u>
	Total Electric Fund Revenue	\$172,141,116
B.	<u>Water Fund</u>	
	Rates & Charges	\$20,504,829
	Fees & Charges	402,000
	Miscellaneous	262,555
	Interest on Investments	<u>55,000</u>
	Total Water Fund Revenue	\$21,224,384
C.	<u>Sewer Fund</u>	
	Rates & Charges	\$23,006,546
	Fees & Charges	363,604
	Miscellaneous	168,411
	Interest on Investments	<u>35,000</u>
	Total Sewer Fund Revenue	\$23,573,561
D.	<u>Gas Fund</u>	
	Rates & Charges	\$36,007,700
	Fees & Charges	152,925
	Miscellaneous	150,972
	Interest on Investments	<u>60,000</u>
	Total Gas Fund Revenue	<u>\$36,371,597</u>
	Total Revenues	<u><u>\$253,310,658</u></u>

Section II. Expenditures The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2018 and ending on June 30, 2019, according to the following schedules:

<u>Expenditures</u>	<u>Budget</u>
Electric Fund	\$172,141,116
Water Fund	21,224,384
Sewer Fund	23,573,561
Gas Fund	<u>36,371,597</u>
Total Expenditures	<u><u>\$253,310,658</u></u>

Section III: Capital Improvements. The following Capital Improvements anticipated revenues and project appropriations as listed below in this section are hereby adopted in the fiscal year beginning July 1, 2018.

(a) It is estimated that the following non-tax revenues and long term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2018.

<u>Capital Projects Revenues</u>	<u>Budget</u>
Electric Fund - Long Term Debt Proceeds	\$6,000,000
Water Fund - Capital Projects Fund Balance	500,000
Sewer Fund - Long Term Debt Proceeds	1,100,000
Sewer Fund - Capital Projects Fund Balance	250,000
Gas Fund - Capital Projects Fund Balance	<u>1,500,000</u>
 Total Revenues	 <u><u>\$9,350,000</u></u>

(b) The following amounts are hereby appropriated for capital projects that will begin during the fiscal year beginning July 1, 2018

<u>Capital Projects Expenditures</u>	<u>Budget</u>
Vidant Peaking Generators	\$6,000,000
Water Distribution System Improvements - 2MG Southeast Tank and Pipeline:	500,000
Forlines Pump Station Expansion	250,000
Greene Street Pump Station and Force Main	1,100,000
Memorial Drive Bridge Replacement (NCDOT B-4786)	1,500,000
 Total Capital Projects Expenditures	 <u><u>\$9,350,000</u></u>

Section IV: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

(d) Capital Projects listed in section III may be amended on an individual project basis.

Section V: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VI: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the 14th day of June, 2018.

Attest:

P. J. Connelly, Mayor

Carol L. Barwick, City Clerk

**GREENVILLE UTILITIES COMMISSION
REVENUE AND EXPENDITURES
ALL FUNDS**

	2016-2017 Actual	2017-2018 Budget	2017-2018 Projected	2018-2019 Budget	2019-2020 Plan
REVENUE:					
Rates & Charges	\$ 242,622,742	\$ 243,785,295	\$ 249,991,998	\$ 247,711,476	\$ 251,997,999
Fees & Charges	2,437,562	2,369,093	2,706,541	2,762,497	2,815,946
U. G. & Temp. Ser. Chgs.	426,095	208,008	286,900	237,251	247,183
Miscellaneous	2,729,243	2,843,377	3,665,999	1,874,434	1,796,003
Interest on Investments	408,657	336,000	748,000	475,000	475,000
FEMA/Insurance Reimbursement	1,580,687	-	77,584	-	-
Transfer from Cap Projects	1,308,082	-	170,915	-	835,162
Transfer from Rate Stabilization	400,000	-	-	250,000	2,600,000
Appropriated Fund Balance	-	1,000,000	967,395	-	-
	\$ 251,913,068	\$ 250,541,773	\$ 258,615,332	\$ 253,310,658	\$ 260,767,293
EXPENDITURES:					
Operations	\$ 60,540,506	\$ 65,558,607	\$ 65,257,585	\$ 67,870,789	\$ 67,732,502
Purchased Power	129,626,970	125,005,049	128,134,094	126,008,698	130,409,287
Purchased Gas	16,047,934	19,423,500	23,083,840	21,753,700	21,869,300
Capital Outlay	10,606,161	9,673,307	13,031,279	10,785,611	10,538,127
Debt Service	14,423,969	14,313,444	14,308,472	14,025,045	14,907,091
City Turnover - General	5,899,987	5,853,236	5,853,236	5,908,642	5,923,391
Street Light Reimbursement	764,901	798,693	798,693	822,654	847,334
Transfer to OPEB Trust	500,000	500,000	500,000	500,000	500,000
Transfer to Rate Stabilization	4,500,000	1,450,000	4,100,000	-	-
Transfer to Capital Projects	7,130,166	6,350,000	1,850,000	4,550,000	6,700,000
Transfer to Designated Reserve	800,000	-	-	-	-
Operating Contingencies	-	1,615,937	1,698,133	1,085,519	1,340,261
	\$ 250,840,594	\$ 250,541,773	\$ 258,615,332	\$ 253,310,658	\$ 260,767,293

**GREENVILLE UTILITIES COMMISSION
REVENUE AND EXPENDITURES
ELECTRIC FUND**

	2016-2017		2017-2018		2017-2018		2018-2019		2019-2020
	Actual		Budget		Projected		Budget		Plan
REVENUE:									
Rates & Charges	\$ 173,232,911	\$	169,026,175	\$	172,634,605	\$	168,192,401	\$	169,742,465
Fees & Charges	1,520,767		1,573,044		1,601,687		1,858,468		1,893,837
U. G. & Temp. Ser. Chgs.	411,595		204,408		272,400		222,751		232,683
Miscellaneous	1,822,799		2,295,301		2,943,233		1,292,496		1,203,700
Interest on Investments	240,446		204,000		450,000		325,000		325,000
FEMA/Insurance Reimbursement	1,181,352		-		41,959		-		-
Bond Proceeds	-		-		-		-		-
Installment Purchases	-		-		-		-		-
Transfer from Cap Projects	743,619		-		-		-		378,435
Transfer from Rate Stabilization	-		-		-		250,000		2,600,000
Appropriated Fund Balance	-		-		-		-		-
	\$ 179,153,489	\$	173,302,928	\$	177,943,884	\$	172,141,116	\$	176,376,120
EXPENDITURES:									
Operations	\$ 27,059,219	\$	28,858,575	\$	28,292,212	\$	29,133,393	\$	28,932,129
Purchased Power	129,626,970		125,005,049		128,134,094		126,008,698		130,409,287
Capital Outlay	6,849,593		5,846,686		7,702,091		7,932,467		7,371,623
Debt Service	3,191,579		3,089,614		3,089,616		3,382,942		3,959,861
City Turnover - General	4,425,646		4,254,580		4,254,580		4,184,591		4,155,600
Street Light Reimbursement	764,901		798,693		798,693		822,654		847,334
Transfer to OPEB Trust	300,000		275,000		300,000		300,000		300,000
Transfer to Rate Stabilization	4,500,000		1,200,000		4,100,000		-		-
Transfer to Capital Projects	1,400,000		3,000,000		-		-		-
Transfer to Designated Reserve	150,000		-		-		-		-
Operating Contingencies	-		974,731		1,272,598		376,371		400,286
	\$ 178,267,907	\$	173,302,928	\$	177,943,884	\$	172,141,116	\$	176,376,120

**GREENVILLE UTILITIES COMMISSION
REVENUE AND EXPENDITURES
WATER FUND**

	2016-2017	2017-2018	2017-2018	2018-2019	2019-2020
	Actual	Budget	Projected	Budget	Plan
REVENUE:					
Rates & Charges	\$ 18,983,628	\$ 19,010,430	\$ 19,052,908	\$ 20,504,829	\$ 22,061,548
Fees & Charges	369,790	356,187	451,907	387,500	395,250
U. G. & Temp. Ser. Chgs.	14,500	3,600	14,500	14,500	14,500
Miscellaneous	381,661	246,053	296,897	262,555	267,807
Interest on Investments	56,151	45,000	88,000	55,000	55,000
FEMA/Insurance Reimbursement	133,250	-	2,622	-	-
Bond Proceeds	-	-	-	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	73,548	-	-	-	227,967
Transfer from Rate Stabilization	-	-	-	-	-
Appropriated Fund Balance	-	-	-	-	-
	\$ 20,012,529	\$ 19,661,270	\$ 19,906,834	\$ 21,224,384	\$ 23,022,072
EXPENDITURES:					
Operations	\$ 12,311,039	\$ 13,273,137	\$ 13,357,439	\$ 14,181,011	\$ 14,296,447
Capital Outlay	1,132,520	1,100,540	2,042,599	566,231	844,261
Debt Service	3,559,855	3,454,686	3,449,696	3,225,573	3,680,742
Transfer to OPEB Trust	100,000	75,000	100,000	100,000	100,000
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	2,407,333	1,600,000	750,000	2,950,000	3,850,000
Transfer to Designated Reserve	200,000	-	-	-	-
Operating Contingencies	-	157,907	207,100	201,569	250,622
	\$ 19,710,747	\$ 19,661,270	\$ 19,906,834	\$ 21,224,384	\$ 23,022,072

**GREENVILLE UTILITIES COMMISSION
REVENUE AND EXPENDITURES
SEWER FUND**

	2016-2017		2017-2018		2017-2018		2018-2019		2019-2020
	Actual		Budget		Projected		Budget		Plan
REVENUE:									
Rates & Charges	\$ 22,232,340	\$	22,065,490	\$	22,256,478	\$	23,006,546	\$	23,753,986
Fees & Charges	395,878		304,686		497,000		363,604		370,876
Miscellaneous	197,484		145,866		237,075		168,411		171,778
Interest on Investments	41,143		27,000		85,000		35,000		35,000
FEMA/Insurance Reimbursement	131,275		-		27,757		-		-
Transfer from Cap Projects	154,733		-		170,915		-		128,886
Transfer from Rate Stabilization	-		-		-		-		-
Appropriated Fund Balance	-		-		-		-		-
	\$ 23,152,853	\$	22,543,042	\$	23,274,225	\$	23,573,561	\$	24,460,526
EXPENDITURES:									
Operations	\$ 12,123,880	\$	13,657,020	\$	13,614,848	\$	14,283,007	\$	14,318,778
Capital Outlay	1,244,529		1,331,941		1,846,321		1,115,631		862,651
Debt Service	6,124,635		6,394,613		6,394,621		6,095,606		5,858,225
Transfer to OPEB Trust	100,000		75,000		100,000		100,000		100,000
Transfer to Rate Stabilization	-		-		-		-		-
Transfer to Capital Projects	2,572,833		1,000,000		1,100,000		1,600,000		2,850,000
Transfer to Designated Reserve	450,000		-		-		-		-
Operating Contingencies	-		84,468		218,435		379,317		470,872
	\$ 22,615,877	\$	22,543,042	\$	23,274,225	\$	23,573,561	\$	24,460,526

**GREENVILLE UTILITIES COMMISSION
REVENUE AND EXPENDITURES
GAS FUND**

	2016-2017	2017-2018	2017-2018	2018-2019	2019-2020
	Actual	Budget	Projected	Budget	Plan
REVENUE:					
Rates & Charges	\$ 28,173,864	\$ 33,683,200	\$ 36,048,007	\$ 36,007,700	\$ 36,440,000
Fees & Charges	151,126	135,176	155,947	152,925	155,983
Miscellaneous	327,298	156,157	188,795	150,972	152,718
Interest on Investments	70,917	60,000	125,000	60,000	60,000
FEMA/Insurance Reimbursement	134,809	-	5,245	-	-
Transfer from Cap Projects	336,182	-	-	-	99,874
Transfer from Rate Stabilization	400,000	-	-	-	-
Appropriated Fund Balance		1,000,000	967,395	-	-
	\$ 29,594,197	\$ 35,034,533	\$ 37,490,389	\$ 36,371,597	\$ 36,908,575
EXPENDITURES:					
Operations	\$ 9,046,368	\$ 9,769,875	\$ 9,993,086	\$ 10,273,378	\$ 10,185,148
Purchased Gas	16,047,934	19,423,500	23,083,840	21,753,700	21,869,300
Capital Outlay	1,379,520	1,394,140	1,440,268	1,171,282	1,459,592
Debt Service	1,547,900	1,374,531	1,374,539	1,320,924	1,408,263
City Turnover - General	1,474,341	1,598,656	1,598,656	1,724,051	1,767,791
Transfer to OPEB Trust	-	75,000	-	-	-
Transfer to Rate Stabilization	-	250,000	-	-	-
Transfer to Capital Projects	750,000	750,000	-	-	-
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	398,831	-	128,262	218,481
	\$ 30,246,063	\$ 35,034,533	\$ 37,490,389	\$ 36,371,597	\$ 36,908,575

RESOLUTION NO. 18-__
RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE TO REIMBURSE THE
GREENVILLE UTILITIES COMMISSION, OF THE CITY OF GREENVILLE, NORTH
CAROLINA, A BODY POLITIC DULY CHARTERED BY THE STATE OF NORTH
CAROLINA, FROM THE PROCEEDS OF ONE OR MORE TAX EXEMPT
FINANCING FOR CERTAIN EXPENDITURES MADE AND TO BE MADE IN
CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF CERTAIN
CAPITAL IMPROVEMENTS

WHEREAS, the Greenville Utilities Commission of the City of Greenville, North Carolina, a body politic duly chartered by the State of North Carolina, (the Commission) has determined to pay certain expenditures (the “Expenditures”) incurred no more than 60 days prior to the date hereof and thereafter relating to the acquisition and construction of certain improvements (collectively, the “Project”) more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the “System”); and

WHEREAS, the City Council of the City of Greenville, North Carolina (the “City Council”) has determined that those moneys previously advanced by the Commission no more than 60 days prior to the date hereof to pay such Expenditures are available only on a temporary period and that it is necessary to reimburse the Commission for the Expenditures from the proceeds of one or more issues of tax-exempt obligations (the “Debt”);

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

Section 1. The City Council hereby declares concurrence with the Commission’s intent to reimburse the Commission from the proceeds of the Debt for the Expenditures made with respect to the Project no more than 60 days prior to the date hereof and thereafter. The City Council reasonably expects on the date hereof that it will reimburse the Commission for the Expenditures from the proceeds of a like amount of the Debt.

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

Section 3. The principal amount of the Tax Exempt Financing estimated to be issued to reimburse the Commission for Expenditures for the Improvements is estimated to be not more than \$9,350,000.

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

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

Adopted this the 14th day of June, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

THE IMPROVEMENTS

The Improvements referenced in the resolution include, but are not limited to, all operating and capital expenditures associated with the purchase, design and construction of:

Vidant Peaking Generators	\$6,000,000
Water Distribution System Improvements – 2MG Southeast Tank and Pipelines	500,000
Forlines Pump Station Expansion	250,000
Green Street Pump Station and Force Main	1,100,000
Memorial Drive Bridge Replacement (NCDOT B-4786)	1,500,000
	<hr/> <u>\$9,350,000</u> <hr/>



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CITY OF GREENVILLE MANUAL OF FEES

JULY 1, 2018

Document Number 1079328-v1

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INTRODUCTION

The Manual of Fees represents the compilation into one document of the fees and charges established by the City Council. Annually, the Manual of Fees is reviewed in its entirety and edited with any changes that may be made by City Council during the budget process. The Manual of Fees was amended by the City Council on June 14, 2018 by Ordinance 18- .

Revisions may be made in this Manual as fees and charges are subsequently amended, established, or altered by City Council. Once City Council approves an amendment, it is the department head's responsibility to notify the Financial Services Director of the change.

The Manual of Fees was first printed on March 12, 1981. The Manual of Fees was repealed by the City Council and a new Manual of Fees was adopted on June 9, 1983 by Ordinance 1280.

ADMINISTRATIVE FEES

Service	Fee
Beer & Wine License	
On-premises License	\$30.00
Off-premises License	\$15.00
Citizen Self Service - Credit Card Convenience Fee	\$1.50 per transaction
Copies	
Any Information Not Specifically Listed	\$0.25/page for each page over 7 pages
Requiring Research of Council, Board, or Commission Minutes 20 Years and Older	\$2.00/page for each page over 7 pages
Video Copy Fee	\$15.00
Video Mailing Fee (to Cover Postage & Envelope)	\$3.00
Motor Vehicle Fee	\$30.00
Notary Service	
1 Signature	\$3.00
2 Signatures	\$4.00
3 Signatures	\$5.00
Public Record Requests	\$5.00 per CD or DVD
	\$50.00 per 64GB Flash Drive
	\$25.00 per 32GB Flash Drive
	\$15.00 per 16GB Flash Drive
	\$3.00 Mailing Fee
Release of Custodial Law Enforcement Agency Recordings [N.C.G.S. § 132-1.4A(I)]	Same Fees as Public Records Requests
Rental of Council Chambers (3-hour minimum)	Actual Staff Cost (\$150.00 Minimum)
Returned Check Fee	\$25.00

ANIMAL PROTECTIVE SERVICES FEES

Service	Fee
Animal Protective Services Civil Penalties	
Animal Noise	\$100.00
Public Nuisance	\$25.00
Cruelty to Animals	\$50.00/1st Offense \$100.00/2nd Offense \$150.00/3rd Offense
Failure to Acquire Rabies Vaccination	\$50.00/1st Offense \$100.00/2nd Offense \$150.00/3rd Offense
Lack of Restraint by Chain or Leash (Leash Law Violation)	\$50.00/1st Offense \$100.00/2nd Offense \$150.00/3rd Offense
Unkept Kennels or Pens	\$25.00/1st Offense \$50.00/2nd Offense \$75.00/3rd Offense
All Other Sections	\$15.00
Exotic Animal Fees	
Circus, Exhibitions, Shows	\$250.00
Pet Store Permit	\$150.00
Individual Permit	\$75.00

CEMETERY FEES

Service	Fee
Grave/Crypt Opening & Closing - Weekday	\$600.00
Grave/Crypt Opening & Closing - Weekend or Holiday	\$750.00
Cremation Niche Opening & Closing - Weekday	\$200.00
Cremation Niche Opening & Closing - Weekend or Holiday	\$250.00
Wait Time Per Hour	\$50.00
Tree Removal	\$50.00
Shrubbery Removal Per Lot	\$50.00
Crypt/Mausoleum Installation Permit	\$100.00
Monument Permit **	\$40.00
Certification of Cemetery Lot	\$10.00
Trading or Resale of Cemetery Lot	\$25.00
Copy of Lot Ownership When Original Deed Is Lost	\$10.00

**A permit for a government-issued Veteran's flush-mounted foot marker is required, but the permit fee will be waived for the foot marker. The fee will apply to government-issued headstones.

Prices are for the hours of 8 AM - 5 PM. For grave opening/closing before 8 AM and after 5 PM, add \$50 per grave. Wait time will be billed at the rate of \$50 per hour when the funeral director does not comply with the scheduled closing time as indicated on the "Request for Opening/Closing Grave".

Sale of Cemetery Spaces	City Resident	Non Resident
Single Grave Lot	\$700.00	\$900.00
Four Grave Lot	\$2,200.00	\$3,000.00
Eight Grave Lot	\$4,400.00	\$6,000.00
Inside Mausoleum Space	\$5,000.00	\$5,200.00
Outside Mausoleum Space	\$2,500.00	\$2,700.00
Outside Cremation Niche Space	\$1,750.00	\$1,950.00
Hillside West Mausoleum Space	\$2,000.00	\$2,200.00

Grave lots are no longer available in Cherry Hill and Brownhill Cemeteries.

CODE ENFORCEMENT FEES

Specific Offenses	Fee
Closing or Securing Vacated and Closed Buildings	
Each Day Violation Continues	\$50.00 civil citation
Minimum Housing Code	
1st Offense	\$50.00
2nd Offense in Calendar Year	\$100.00
3rd Offense in Calendar Year	\$250.00
Each Subsequent Offense After the Third Offense	\$250.00
Parking on Unimproved Surfaces	
	\$25.00 per day
Signs, Banners, Occupancy Violations	
1st Offense	\$50.00
2nd Offense in Calendar Year	\$100.00
3rd Offense in Calendar Year	\$250.00
3rd and Subsequent Offenses within 12-Month Period	\$250.00
Weeds, Vegetation and Other Public Health Nuisances	
1st Offense	\$50.00 + Administrative Fee
2nd Offense in Calendar Year	\$100.00 + Administrative Fee
3rd Offense in Calendar Year	\$250.00 + Administrative Fee
Administrative Fee	\$50.00
Administrative Filing Fee for Grass Liens	\$10.00

ENGINEERING FEES

Service	Fee
Grading Permit	\$100.00 per acre of land disturbing activity
Street Closings (Right-of-Way Abandonments)	\$600.00 per street plus \$100/each additional street or portion thereof
Right-of-Way Encroachment Agreements	\$500.00*

*No fee when the City of Greenville provides funding for either wholesale or partial improvements that require an encroachment agreement through the Neighborhood Grant Program.

Driveway (Single-Family and Duplex)	\$30.00
Driveway (Multi-Family and Commercial)	\$45.00 for 1st + \$20.00 each additional
Re-Inspection	\$75.00 for 1st + \$125.00 each additional
After Hours Inspection Fee	\$100.00 per hr with 2 hr minimum
Color CAD/GIS Maps	
City Map (1" = 1000')	\$30.00
City Map (1" = 1500')	\$25.00
City Map (1" = 2000')	\$20.00
GIS (8 1/2" x 11")	\$5.00
GIS (11" x 17")	\$17.00
GIS (30" x 42")	\$30.00
Special Map Requests	\$20.00
Blueprint/Photocopy	
Planimetric (1" = 100')	\$10.00
Topos (1" = 100')	\$10.00
Topos (1" = 200')	\$15.00
City Map (1' - 1000')	\$10.00
City Map (1' - 2000')	\$5.00
Printing/Miscellaneous Photocopies	
Bond (20" x 24") Small	\$3.00
Vellum (20" x 24") Small	\$4.00
Film mylar (20" x 24") Small	\$8.00
Bond (24" x 36") Medium	\$4.00
Vellum (24" x 36") Medium	\$5.00
Film mylar (24" x 36") Medium	\$10.00
Bond (30" x 42") Large	\$5.00
Vellum (30" x 42") Large	\$8.00

ENGINEERING FEES

Service	Fee	
Film mylar (30" x 42") Large		\$15.00
Small Photocopies (8 ½" x 11", 8 ½" x 14")	\$0.25/page over 7 pages; \$2.00 minimum	
Photocopies (11" x 17")		\$1.00
Shipping		\$3.00
Traffic Engineering		
Handicapped Signs		\$18.00
Maximum Penalty Signs		\$8.00
Maximum Penalty Stickers		\$3.00
Van Accessible Signs		\$8.00
Barricade Delineator (Left or Right)		\$13.00
2-Way Street Name Signs		
	For 9"	For 6"
(Under 36")	\$58.00	\$50.00
(36" - 48")	\$74.00	\$60.00
(49" - 60")	\$90.00	\$75.00
4-Way Street Name Signs		
	For 9"	For 6"
(Under 36")	\$91.00	\$75.00
(36" - 48")	\$123.00	\$99.00
(49" - 60")	\$156.00	\$118.00
Over 60"	\$188.00	\$132.00
No Parking-Fire Lane Sign		\$18.00
Community Watch Sign		\$20.00
11' Channel Posts		\$23.00
12' Channel Posts		\$26.00
14' Channel Posts		\$38.00
10' Aluminum Pole		\$36.00
Hardware (1 set)		\$2.00

EQUIPMENT RENTAL RATES – Equipment rates have been established by the Department of Homeland Security Federal Emergency Management Agency (FEMA). Each rate covers all costs eligible under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and are applicable to major disasters and emergencies declared by the president.

FIRE/RESCUE FEES

Service	Fee
Tank Extraction Permit	\$125.00/tank
Tank Installation Permit	\$150.00/tank
Re-piping Permit	\$50.00
Tank Abandonment	\$50.00/tank
Follow-up Tank Inspection	\$50.00
Burn Permit: Open Burning except that there shall be no fee for flag retirement ceremony when conducted by a nonprofit veterans organization	\$50.00
Permits: Fair/Carnival, Tents, Explosives, Pyrotechnics, Fumigate/Fogging, Exhibits, Trade Shows	\$50.00
Permits: Mall Displays, Private Fire Hydrant	\$50.00
EMS Basic Transport Fee:	
BLS (Basic Life Support)	\$0.00
BLS - Emergency	\$375.00
ALS (Advanced Life Support)	\$0.00
ALS - Emergency	\$475.00
ALS 2	\$0.00
Oxygen Delivery	\$30.00
No Transport/Treatment Fee	\$100.00
No Transport/Treatment Fee (ALS)	\$200.00
Head Immobilization	\$30.00
Ground Mileage, Per Statute Mile	\$9.00
EMS Dedicated Standby	
Unit & Crew	\$100.00/hr.
Crew Only	\$35.00/hr. per employee
ETJ Business Inspections (Except for Those Under Fire Protection Contracts (Initial Inspection):	
Minimum	\$60.00
Hourly	\$30.00

FIRE/RESCUE FEES

Service	Fee
State-Required Inspection for Licenses:	
In City Limits	\$50.00/per building
In ETJ	\$80.00/per building
Special Requested Business Inspection:	
In City Limits	\$50.00
In ETJ	\$80.00
Special Requested Business Inspection with plan reviews	
In City Limits	\$60.00/per system
In ETJ	\$90.00/per system
Sprinkler Review and Field Test	
In City Limits	\$100.00/per system
In ETJ	\$130.00/per system
Sprinkler Review and Field Test Follow up (Re-inspection)	
In City Limits	\$50.00
In ETJ	\$65.00
City Code Violation	\$50.00
Life Safety Violation	
1st Offense	\$100.00
2nd Offense	\$250.00
3rd Offense	\$500.00
Fire Inspection Follow-Up (Re-Inspections)	\$50.00
<p><i>Fire Protection Service: The following formula is hereby established for determining the extraterritorial fire protection fee each fiscal year: Total property value divided by 100 multiplied by 10% equals the billed amount. In no event shall the annual cost of service under this agreement exceed the sum of \$50,000.</i></p>	

INFORMATION TECHNOLOGY FEES

Service	Fee
Provide Existing Database Information	
8.5" x 11" Document Paper	\$0.25/page for each page over seven pages
Digital GIS - Commercial User	
GIS Data Request (Digital Delivery)	\$100.00
AS400 Magstar Tape Cartridge	\$80.00
Service Charge for Research Labor <i>(No charge if less than one hour of research)</i>	\$75.00
CDROM	\$10.00
Flash Drive	\$10.00
<u>Printed Maps from the IT Department</u>	
Small (up to 11" x 17")	\$5.00
Medium (up to 22" x 34")	\$17.00
Large (up to 34" x 44")	\$30.00
Custom Map & Analytics	\$50.00/ per hour

INSPECTIONS FEES

Service	Fee
---------	-----

Square Footage Costs of Construction	
Type Construction	Rate: \$/Sq. Ft.
<u>Commercial</u>	
General	\$100.00
Multi-Family (Apartments, Townhouses, Condos)	\$80.00
Shell (Exterior Walls, Roof, Floor Slab or Some Combination Thereof)	\$50.00
Addition	\$55.00
<u>Residential</u>	
Single-Family and/or Duplex	\$75.00
Addition	\$55.00
Storage Building	\$30.00

Example: (Actual Square Footage) x (Square Footage Cost) = Computed Construction Cost; 1,970 square feet x \$50.00 per square foot = \$98,500

Building Permit Fees

Service: Single-family, multi-family, multi-family additions, multi-family alterations, commercial, commercial additions, commercial alterations, industry, industry additions, industry alterations, church, hotel/motel and roofing.

Service: New duplex, duplex additions, duplex alterations, residential additions, residential alterations, new storage additions, storage alterations, new garage/carports, garage/carport additions, garage/carport alterations, swimming pools, and signs.

Computed Costs of Construction	
\$100 to \$5,000	\$50.00
\$5,001 to \$15,000	\$75.00
\$15,001 to \$30,000	\$100.00
\$30,001 to \$50,000	\$140.00
\$50,001 to \$75,000	\$180.00
\$75,001 to \$100,000	\$250.00
\$100,001 & over	\$250.00 + \$3.00/\$1,000 over \$100,000

Example: Computed Cost = \$120,000; Permit Fee = \$250 plus \$3 x 20 = \$310.00

INSPECTIONS FEES

Service	Fee
Other Permit Fees	
Change of Occupancy Review	\$50.00/unit
Day Care Inspection	\$100.00/unit
Demolition	\$100.00
Driveway (single family and duplex)	\$30.00
Driveway (multi-family and commercial)	\$45.00
	For 1 st , plus \$20.00 each additional
Group Home Inspection	\$100.00/unit
House Moving	\$125.00
Insulation (insulation work only)	\$50.00
Lawn Irrigation existing property	\$25.00
Lawn Irrigation w/ new construction (considered per fixture)	\$6.00
Mechanical (per unit) up to 5 tons	\$100.00
Mechanical (per unit) over 5 tons	\$200.00
Mobile Home	\$50.00
Occupant Load Card	\$50.00 to calculate
Off Six Months - Electrical or Gas	\$35.00
Plumbing (per fixture)	\$7.00 each w/ minimum of \$50.00
Refrigeration, Installation & Repair	\$50.00/unit
Sewer, septic tank, gas, and water	\$50.00
Sprinkler Systems (1 & 2 Family Structures)	\$100.00
Tent	\$40.00
Electrical Permits	
Commercial	
General	
Hospitals, Hotel/Motel, Business Occupancies, Industrial, & Manufacturing (Service Equipment Included)	\$.08/sq. ft. for 1st 6,000 sq. ft. plus \$.04/sq. ft. over 6,000 sq. ft. each floor
Commercial Storage and Warehouse, Farm Buildings (Up to 75 outlets) (Service Equipment Included)	\$65.00/Flat Fee

INSPECTIONS FEES

Service	Fee
Residential	
General	
Single-Family, Duplex, Multi-Family (Apts., Townhomes, and Condominiums) (Service Equipment Included)	\$.08/sq. ft. each floor
Example: (Actual Square Footage) x (Square Footage Cost) = Permit Fee; 1970 Square Feet x \$.06 Square Feet = \$118.20 Actual Permit Cost	
Mobile Homes/Office Trailer Services	\$50.00
Change of Electrical Service	\$50.00
Temporary Construction Service	\$50.00
Signs (electrical)	\$50.00
Pole Service	\$50.00
Swimming Pool	\$50.00
Mobile Home Park Pedestal	\$50.00
Minimum: Up to 20 Outlets (Storage Buildings, Additions, Additional Circuits, Dryers, HVAC, etc.)	\$50.00
NOTE: Over 20 outlets use appropriate square footage rate.	
NOTE: Service Fees below apply to all Inspections Division Fee areas:	
After Hours Inspection Fee	\$100.00 per hr. w/ 2 hr. minimum
Penalty Fee (Minimum)	\$100.00
Re-inspection	\$75.00 for 1st time, \$125.00 each time after
Technology Fee (qualifying permit only)	\$10.00
Temporary Utility Permit	\$75.00

PARKING FEES

Service	Fee
Leased Parking	
Monthly Rates:	
Single Space in Paved Lot	According to Lease Agreement
Single Space in Unpaved Lot	According to Lease Agreement
Contractor (Maximum 4 Spaces/Month)	According to Lease Agreement
E-Tag Limited Time Zone Parking	\$75 per year
Controlled Residential Parking Permit	\$5 per decal/per calendar year
Online application convenience fee	\$2.50
Duplicate Residential Parking Permit Decals	\$5.00
Merchant Lot*	\$60.00 per month/per space
Harris Lot*	\$60.00 per month/per space
Courthouse Lot*	\$60.00 per month/per space
Blount Harvey Lot*	\$60.00 per month/per space
Edwards Lot*	\$60.00 per month/per space
Hooker Lot	Operated by Evans Street Properties, LLC
Greene Street Lot	City of Greenville Employee Only Parking
Parking Deck	Metered Parking - \$0.75 per hour / \$6 per day
*Each Space Increases by \$2.00 Per Year	

USE OF FIVE POINTS PLAZA PARKING LOT - UPTOWN GREENVILLE

The City of Greenville welcomes persons, organizations or groups to use the Five Points Plaza for various purposes provided that the proposed use enhances the vibrancy of the Uptown District and generates increased patronage of the Uptown businesses and venues. The nature and scheduling of all activities must be approved by the *Five Points Plaza Activities Committee*. A "Special Event Permit Application" must be completed and signed by the applicant. Applications may be submitted online through the City's website by visiting www.greenvillenc.gov/fivepoints or a hard copy may be picked up at Greenville City Hall, 200 West Fifth Street.

The application packet contains "*Rules for Use of the Five Points Plaza*", a listing of other information and documents required as a part of the application process, and the fees associated with the use of Five Points Plaza. Applications must be submitted a maximum of 10 months prior to the event and a minimum of 4 months (120 days) prior to the event. Please allow 14 days from the submission date of the application packet for review and approval processes by the committee. All fees are due at the time application is made and are refundable should the request be denied, less a \$25 non-refundable processing fee.

PARKING FEES

Service	Fee
----------------	------------

Parking Fees - Meters	
City Meters	\$0.25
Pay by License Plate	
1-Hour Limit	\$0.75
2-Hour Maximum	\$1.50
Parking Deck – All Day	\$6.00

PARKING PENALTIES

Service	Fee
Overtime Parking Downtown	
If Paid Within 10 Calendar Days - First Offense	\$0.00
If Paid Within 10 Calendar Days - Second Offense	\$5.00
If Paid Within 10 Calendar Days - Third Offense (and thereafter)	\$10.00
If Paid Within 10 Calendar Days - Fourth Offense (and thereafter)	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$10.00
If Paid After 30 Days	\$15.00
Overtime Parking Residential & All Areas Not Otherwise Designated	
If Paid Within 10 Calendar Days	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$35.00
If Paid After 30 Days	\$50.00
Illegal Parking Downtown	
If Paid Within 10 Calendar Days	\$15.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$20.00
If Paid After 30 Days	\$25.00
Illegal Parking Residential & All Areas Not Otherwise Designated	
If Paid Within 10 Calendar Days	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$35.00
If Paid After 30 Days	\$50.00
Parking in a Fire Lane	
If Paid Within 10 Calendar Days	\$50.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$65.00
If Paid After 30 Days	\$80.00

PARKING PENALTIES

Service	Fee
Designated Handicap Spaces	
If Paid Within 10 Calendar Days	\$100.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$150.00
If Paid After 30 Days	\$200.00
If Paid After 60 Days	\$250.00
Parking on Unimproved Surface	
	\$25.00 per occurrence
Penalties for Violation of Traffic Regulations	
All Violations of Articles D through K of Title 10, Chapter 2 of Ordinance #00-111, Unless Otherwise Specified	\$50.00
Parking Fees Meters	
City Meters - Single Post	\$0.25
Pay by License Plate	
1-Hour Limit	\$0.75
2-Hour Maximum	\$1.50
Parking Deck - All day	\$6.00

PLANNING FEES

Service	Fee
Preliminary Plat	\$550 base fee \$50 per acre or additional major fraction thereof Min \$600
Final Plat (Including Minor Subdivisions)	\$440 base fee plus \$50 per acre or additional major fraction thereof Min \$490
Rezoning	\$550 base fee plus \$50 per acre or additional major fraction thereof Min \$600
Board of Adjustment Case	\$385 flat fee for residential related special use permits included under Sec 9-4-78 (f)(2) & (3); \$50 flat fee for an appeal of an administrative decision to issue a citation for parking on an unimproved surface as a violation of a parking area surface material requirement as set forth in Section 9-4-248 (a): All other cases \$500 flat fee ; refund of Appeals of Administrative Decisions or Interpretation case fee where the Board of Adjustment finds in favor of the applicant
Board of Adjustment Renewal Case	\$275.00
Special Use Permit Renewals for Public or Private Clubs and Billiard Parlors or Pool Halls in any Zoning District	
Site Plan	\$495 base fee plus \$50 per acre or additional major fraction thereof Min \$545
Landscape Plan	1st Inspection: \$110 base fee plus \$25 per acre or additional major fraction thereof (\$150 minimum) not to exceed \$500; Each additional inspection, \$75 flat fee
NOTE: Planning fees are based on the minimum charge	

PLANNING FEES

Service	Fee
Preliminary Plat - Minor Alterations	\$330.00 Flat Fee
Final Plat - Minor Alterations	\$330.00 plus \$30/sheet
Site Plan - Minor Alterations	\$330.00 Flat Fee
Landscape Plan - Minor Alterations	\$165.00 Flat Fee
Landscape Plan Inspection	\$210.00
Street Name Change	\$440.00 Base Fee + \$10.00/certified notice
Amendments (Zoning/Subdivision Text, Comprehensive Plan)	\$495.00 Flat Fee
Annexation; Petition (voluntary)	\$440.00 Flat Fee
Planning & Zoning Commission Special Use Permit (Planned Unit Development-PUD; Land Use Intensity-LUI)	\$880.00 Flat Fee
Zoning Certificate Letter	\$25.00 Flat Fee
Certificate of Appropriateness (COA) Major Works	\$20.00 Flat Fee
Certificate of Appropriateness (COA) Major Works - After the Fact	\$75.00
<u>Maps from the Planning Department:</u>	
Small	\$20.00
Medium	\$25.00
Large	\$35.00
Special Request (May Require Multiple Data Layers) If the time exceeds 30 minutes in designing a special request map, then a programming fee of \$25.00 per hour will be applied.	

POLICE FEES

Service	Fee
Accident Report	
First Copy Only for Driver/Individual Involved	No Charge
Additional Accident Copies and all Incident Copies	\$5.00
Mail Order Requests (Fee to Cover Postage, Envelope, Stationery and Storage)	Additional \$5.00
Alarm Permit	
First Year	\$15.00
Subsequent Years	\$5.00 per year
Crosswalk Enforcement Zone Violation	
If Paid Within 10 Calendar Days	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th day	\$35.00
If Paid After 30 Days	\$50.00
Fingerprinting	\$15.00
Outdoor Amplified Sound (Noise) Permit*	\$50.00
Parade Permit*	\$50.00
Parade Staffing*	\$37.75/per hour per Officer Minimum of 3 hours per parade \$25.00/per vehicle per event
<p>*There shall be no fee charged for a parade permit, parade staffing, off-duty officers, temporary street closing application, and outdoor amplified sound permit for the following:</p> <ul style="list-style-type: none"> -Veteran's Day Parade -Memorial Day Parade (in the event a Memorial Day parade occurs) <p>Permits will still be required to be obtained from the City but with no fee.</p>	
<p>*There shall be no fee charged for parade staffing and off-duty officers for the following:</p> <ul style="list-style-type: none"> -Christmas Parade -ECU Homecoming Parade -Martin Luther King Jr. Day march <p>Fees will continue to be charged for a parade permit, temporary street closing application, and outdoor amplified sound permit.</p>	
<p>*All fees shall be charged for other processions which are parades. This includes:</p> <ul style="list-style-type: none"> -St. Patrick's Day Parade -Road Races 	

POLICE FEES

Service	Fee
*There is no fee charged for use of a recreation facility and for off-duty officers, temporary street closing application, and outdoor amplified sound permit for the following:	
-Veteran's Day ceremonies at the Town Common	
-Memorial Day ceremonies at the Town Common	
-Fireworks display on the 4 th of July at the Town Common	
-PirateFest	
Solicitation Permit	\$30.00
Temporary Street Closing Application	\$25.00
Taxicab Annual Inspection	\$20.00
Taxi License Initial Application	\$30.00
Taxi License Renewal Application	\$19.00
Peddler's License Application Fee	\$60.00 + \$14.00 money order
Itinerant Merchant License	\$374.00
Itinerant Merchant License Renewal	\$219.00
Towing Administrative Fee	\$30.00
Towing Operator Inspection Fee	\$25.00
Wrecker	\$20.00
Off-Duty Fee	Officer Supervisor Premium
Rate Paid to Employee by City	\$32.00 \$37.00 \$42.00
Administrative Fee	\$3.00 \$3.00 \$3.00
Extra Duty Solution (EDS)	\$2.75 \$3.15 \$3.53
Total	\$37.75 \$43.54 \$48.53
Police Athletic League (PAL) After-School Program	
One Semester	\$50.00
Two Semesters	\$80.00
Summer Camp	\$50.00
Spring Break	\$25.00
Late Pick-up Fee	\$5.00 - \$10.00
Precious Metals Dealer	
Dealer Fee	\$180.00
Background Fee	\$38.00

POLICE FEES

Service

Precious Metal Dealer - Co-owner Supplement	
Background Fee	\$38.00
Precious Metal Dealer - Employee Registration Form	
Background Fee	\$10.00
Each Subsequent Year	\$38.00 + \$3.00

PUBLIC TRANSPORTATION FEES

Service	Fee
Bus Fares	
Elderly & Handicap	\$0.50
Regular	\$1.00
Transfers	Free
Bus Passes/Ticket Book Transfers	Free
Bus Passes	
12 Rides (Elderly & Handicap)	\$5.00
22 Rides (Elderly & Handicap)	\$10.00
44 Rides (Elderly & Handicap)	\$20.00
12 Rides (Regular)	\$10.00
22 Rides (Regular)	\$20.00
44 Rides (Regular)	\$40.00
Day Pass (Regular)	\$2.00
Day Pass (Elderly & Handicap)	\$1.00
Kid's Summer Pass (Ages 6 to 16)	\$15.00
*Paratransit Per Trip	\$2.00
* These riders must be unable to access the GREAT Bus due to disability.	

PUBLICATIONS FEES

Service	Fee
Many publications listed below can be accessed at www.greenvillenc.gov	Free
Audit	\$25.00
Budget	\$25.00
Capital Improvement Program	\$15.00
City Code	\$125.00
City Code Supplement	\$30.00
Comprehensive Plan (on disk)	\$40.00
Driveway Ordinance	\$3.00
Economic Base Report	\$15.00
Erosion Control Ordinance	\$3.00
Flood Damage Prevention Ordinance	\$3.00
Land Development Ordinance (on disk)	\$10.00
Landscape Ordinance	\$5.00
Manual of Fees	\$10.00
Manual of Standard Designs and Details (MSDD)	\$15.00
MSDD Shipping Fee	\$3.00
Minority/Women Business Enterprise (MWBE) Directory	\$25.00
Noise Ordinance	\$5.00
Parking Ordinance	\$5.00
Pay Plan	\$5.00
Personnel Policies Manual	\$10.00
Purchasing Procedures Manual	\$10.00
Reports, manuals, and other official documents not listed	\$10.00
Schedule of Traffic Regulations	\$30.00
Special District Report	\$5.00
Storm Drainage Ordinance	\$1.50
Street List	\$3.00
Subdivision List	\$3.00
Subdivision Ordinance	\$10.00
Zoning Ordinance	\$40.00
Zoning Ordinance Supplements	\$10.00

RECREATION & PARKS FEES

Service	Fee
River Park North	
Pedal Boat Rental Individual	\$5 R/ \$7 NR - 30 minutes
Group Pedal Boat Rental (Six Boats)	\$60 R/ \$90 NR - per hour
Science & Nature Center Admission	\$10 R/ \$3 NR (Under 12) \$2 R/ \$3 NR (12 & Over)
Boat Launch Fees	\$2 R/ \$4 NR
Camping Fee	\$4 R/ \$8 NR - per person fee for groups over 12 \$10 R/ \$15 NR - per campsite
Jon Boat Rental	\$9 R/ \$12 NR - 3 hours
Fishing Permit	
Annual	\$12 R/ \$24 NR
Daily	\$1.50 R/ \$3 NR
Lifetime Senior Fishing Pass (Born after 7/1/1956)	\$15
Permanently Disabled Public/Veteran Lifetime License	\$10 - lifetime
Large Shelter Reservation	See Shelter Reservations (page 31)
Small Shelter Reservation	See Shelter Reservations (page 31)
Cleanup Fee	See Shelter Reservations (page 31)
Kayak Rental	\$9 R/ \$12 NR - 3 Hours
Group Kayak Rental (Seven Kayaks)	\$35 R/ \$50 NR - per hour
RPN Enclosed Camping Platform	\$20 R/ \$30 NR - per night
RPN Platform Gear Transport Fee	\$10
Adult Recreation and Fitness	\$0 - \$200 R/ \$0 - \$300 NR
Karate/Self Defense	
Weightlifting	
Ladies Exercise	
Adult Dance	
Riverbirch Tennis Center	
Adult Tennis Lessons	\$0 - \$200 R / \$0 - \$300 NR
Youth Tennis Lessons	\$0 - \$50 R / \$0 - \$75 NR

RECREATION & PARKS FEES

Service	Fee
Sports Connection	
Entrance (Walk-Ins)	\$1 - \$150 R/ \$1 - \$225 NR
Gym Rental Fee	\$50 - 1.5 hours R/ \$75 - 1.5 hours NR
Court Rental Fee	\$10 R/ \$15 NR - hour for half court
Tokens for Batting Cage (1-12 rounds)	\$.50 - \$10.00 each
Pitching / Hitting Lessons Packages	\$20 - half hour R/ \$30 - half hour NR
Birthday Parties	\$100 - \$300 R/ \$150 - \$450 NR
Sports Clinics	\$1 - \$150 R/ \$1 - \$225 NR
Youth & Adult Programs	\$1 - \$150 R/ \$1 - \$225 NR
Concessions	\$.50 - \$5.00 each
Art Classes	
	\$20 - \$250 R/ \$30 - \$375 NR
Ceramics Classes	
Dance	
Decorative Arts	
Drawing & Painting	
Fiber Arts	
Potters Club	
Workshops	
Youth Arts & Crafts	
Public Outdoor Pool (Community Pool)	
Admission	\$1.50-\$2.50 Daily R/ \$10-\$50 Season Pass R
	\$2.25-\$3.25 Daily NR/ \$15-\$55 Season Pass NR
Aquatic Programs	
	\$20 - \$100 R/ \$30 - \$150 NR
Camps	
Swimming Lessons	
Swim Team	
Life Guard Training	
Specialized Recreation	
	\$20 - \$100 R/ \$30 - \$150 NR
Creative Oasis	
Seasonal dances	

RECREATION & PARKS FEES

Service	Fee
Youth Sports	\$0 - \$90 R/ \$0 - \$130 NR
Baseball - Small Fry, Mini Fry, Big Fry	
Basketball	
Flag Football	
Future Stars Soccer	
Running/Track and Field Programs	
Tennis Programs	
Various Sports Clinics	
Adult Sports	\$75 - \$750 Team Fee \$0 - \$50 R/ \$15 - \$75 NR Individual Participation Fee
Adult Dodgeball	
Adult Softball Leagues	
Adult Summer Basketball	
Adult Tennis Programs	
Basketball Leagues	
Basketball Program	
Flag Football Leagues	
Kickball Leagues	
Running Programs	
Wiffleball Leagues	
Parking	\$5 - \$35 R/ \$150 - \$225 NR - Season pass per vehicle
Vendor Fees	\$0 - \$500/month
Special Events	
Concession Services in Parks	
Summer Camps/Programs	\$0 - \$150 R/ \$0 - \$225 NR - per week
Art Camps	
Day Camps	
Junior Counselor Program	
Outdoor Living Skills / Nature	
Sports Camps	

RECREATION & PARKS FEES

Service	Fee
Senior Recreational Programs	\$0 - \$4,000 R/ \$0 - \$6,000 NR
Bridge Classes	
Exercise Classes	
Instructional Classes	
Senior Olympics	
Senior Clubs	
Trips	
CLASS DEFINITIONS FOR RENTAL RATES BELOW	
Class I - Any event for which admission is charged or any other type of compensation is realized including donations. This class does not include non-profit organizations. All Class I rentals must receive administrative approval.	
Class II - Any event where no admission is charged nor any other type of compensation is realized.	
Class III - Any event hosted by an organization which can provide proof of non-profit/federal tax-exempt status.	
Town Common Amphitheater	Class I - \$100 - \$600 / day R
Call 329-4567	Class I - \$400 - \$900 / day NR
Includes facilities such as:	Class II - \$50 - \$300 / day R
Amphitheater, Greenway Bridge,	Class II - \$150 - \$450 / day NR
Sycamore Hill Gateway Plaza	Class III - \$25 - \$100 / day R
	Class III - \$38 - \$150 / day NR
Staff if necessary	\$30 per hour staff fee
Barnes-Ebron -Taft Building at Greenfield Terrace	Class I - \$65 R/ \$98 NR - per hour
	Class II - \$35 R/ \$53 NR - per hour
	Class III - \$25 R/ \$38 NR - per hour

RECREATION & PARKS FEES

Service	Fee
Meeting Rooms	Class I - \$60 R/ \$90 NR - per hour
Multipurpose Rooms	Class II - \$30 R/ \$45 NR - per hour
Jaycee Park Auditorium	Class III - \$15 R/ \$23 NR - per hour
Elm Street Center	
Bradford Creek Public Golf Course Clubhouse	\$100 - \$200/hr; \$100 Deposit
Call 329-GOLF	
Community Pool	Class I - \$40 R/ \$60 NR- per hour
Call 329-4041	Class II - \$20 R/ \$30 NR - per hour
	Class III - \$12 R/ \$18 NR - per hour
Elm Street Lawn Games Area	\$50 / hr; Staff may be required
Call 329-4550	
Greenville Aquatics & Fitness Center	Varies
(Gym, Gym & Pool, Pool, Entire Facility)	
Call 329-4041 for details	
Guy Smith Stadium	Class I - \$300 R/ \$450 NR - per day
Call 329-4550	Class II - \$200 R/ \$300 NR - per day
	Class III - \$100 R/ \$150 NR - per day
	All Classes - \$35/per hour light fee
	All Classes - \$30/marketing fee
Sarah Vaughn Field of Dreams	Class I - \$60 R/ \$90 NR - per hour
	Class II - \$30 R/ \$45 NR - per hour
	Class III - \$15 R/ \$23 NR - per hour

RECREATION & PARKS FEES

Service	Fee
Softball / Baseball / Cricket Field Rentals	Class I - \$30 R/ \$45 NR – per hour
Call 329-4550	Class II - \$20 R/ \$30 NR – per hour
	Class III - \$10 R/ \$15 NR – per hour
Special Services	All Classes - \$35 / per hour light fee All Classes - \$100 / marking fee
Soccer / Lacrosse / Football Multipurpose Fields	Class I - \$30 R/ \$45 NR – per hour
	Class II - \$20 R/ \$30 NR – per hour
	Class III - \$10 R/ \$15 NR – per hour
Special Services	All Classes - \$35/ per hour light fee All Classes - \$100/ marking fee
Gymnasiums	Class I - \$100 R/ \$150 NR – per hour
Drew Steele	Class II - \$50 R/ \$75 NR – per hour
Eppes	Class III - \$25 R/ \$38 NR – per hour
H. Boyd Lee	
South Greenville	
Skate Park / Roller Hockey Rink at Jaycee Park	Class I - \$100 R/ \$150 NR – per hour
	Class II - \$50 R/ \$75 NR – per hour
	Class III - \$25 R/ \$38 NR – per hour
Tennis Courts	Class I - \$10 R/ \$15 NR – per hour
Call 329-4559	Class II - \$3 R/ \$5 NR – per hour
	Class III - \$2 R/ \$4 NR – per hour
Family Rental for Athletic Tournaments	Tournament Rates
Call 329-4550	
Science & Nature Center Facility	
Deck & Surrounding	\$25 R/ \$37 NR – per hour
Classroom	\$50 R/ \$75 NR – per hour
Theatre	\$75 R/ \$112 NR – per hour
Entire Facility (6) Tables, (50) Chairs	\$375 R/ \$563 NR – 8 hours
	\$290 R/ \$435 NR – 3 hours
	\$50 per event

RECREATION & PARKS FEES

Service	Fee
CLASS DEFINITIONS (Do not apply for Shelter Reservations)	
Class I - Any event for which admission is charged or any other type of compensation is realized including donations. This class does not include non-profit organizations. All Class I rentals must receive administrative approval.	
Class II - Any event where no admission is charged nor any other type of compensation is realized.	
Class III - Any event hosted by an organization which can provide proof of non-profit/federal tax exempt status.	
Shelter Reservations	
Rates are determined by half day and full day rentals	
<ul style="list-style-type: none"> • In-Season (March – October) <ul style="list-style-type: none"> ○ Half day rentals are 8 am-2:30 pm or 3:00 pm-dark ○ Full day rentals are 8 am-dark • Off-season (November – February) <ul style="list-style-type: none"> ○ Full day rentals are 8 am-dark, at in-season half day rates 	
Large Picnic Shelters	Half Day Rentals: \$40 R / \$60 NR Full Day Rentals: \$70 R / \$105 NR Groups of 75 or more pay \$50 clean-up fee
Small Picnic Shelters	Half Day Rentals: \$30 R / \$45 NR Full Day Rentals: \$50 R / \$75 NR Groups of 75 or more pay \$50 clean-up fee Groups of 200 or more: \$150 clean-up fee
Extras:	
Key Fobs for Recreation Centers All Recreation Centers	First Replacement is free, \$1 for 2 nd
Press Box; Scoreboard / Panel Box Call 329-4550	\$50 (up to 4 hrs); \$10 per hour staff fee
Staging	\$35 for 4' x 8' section
For more information, call 329-4567	

RECREATION & PARKS FEES

Service	Fee
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Application for service and sale of malt beverages and unfortified wine pursuant to the Policy and Procedures for the Conditional Service, Sale and Consumption of Alcoholic Beverages within Greenville Recreation and Parks Facilities	\$50
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Alcohol Service/ABC Permit Holder Proof of Insurance (if provided after 14 days prior to event) fine	\$
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NOTE: As a result of the diversity of opportunities provided, programs may be added or dropped at any time and, therefore, the fees are subject to change as approved by the Recreation & Parks Commission. Additionally, the Recreation & Parks Commission may waive, in whole or in part, fees which are related to programs conducted in cooperation with another organization or individual which is assuming all or a portion of the expense of the program.

R means City Resident, NR means Non-City Resident

Non Resident Fees equal 150% of Resident Fees unless otherwise indicated. Recreation & Parks programs listed are examples and are not inclusive of all offerings at all times.

BRADFORD CREEK PUBLIC GOLF COURSE

Service	Fee
Golf Green and Ball Fees	\$5 to \$45
All Range Ball and Range Fees	
Various Play Offerings	
Golf Clinics	
Summer Youth Golf Camp	
Spring Youth Camp	
Junior Golf Team	
Coastal Plains Tournament	
Clubhouse Rental	\$100 - \$200 / hr; \$100 Deposit
Call 329-GOLF	

GREENVILLE AQUATICS & FITNESS CENTER (GAFC)

Service	Fee
Family Membership (City Employee)	\$13/Mthly
Family Membership (GUC Employee)	\$12/Mthly
GAFC Recreational Programming	\$0 - \$150/Members \$0 - \$200/ Non-members
	\$0 - \$400 / Non-member/ Resident (Effective 9/1/12)
Membership Application Fees	\$0 - \$75
Walk-in Fees	\$0 - \$12
Amenities/Concessions:	\$0 - \$40 per use

Membership Type for Residents	Yearly Fees	Quarterly Fees	Monthly Draft Fee
Family Individual Young Adult Senior Corporate	\$220 - \$515	\$60 - 238	\$19 - \$185
Membership Type for Non-Residents	Yearly Fees	Quarterly Fees	Monthly Draft Fee
Family Individual Young Adult Senior Corporate	\$275 - \$643.75	\$75 - \$272.50	\$23.75 - \$218.75

Quarterly Memberships - application fee included in first three months; Bank Draft Memberships pay 3 months in advance plus application fee.

SANITATION FEES

Service	Fee
Refuse Fee-Backyard Pickup (Premium)	Eliminated - 7/1/2017
Refuse Fee-Curbside Pickup (Basic)	\$16.00/per month
Multi-Family Containers	\$16.00/per month
Containers 6 or 8 Yards	\$100.00 over cost Rounded to nearest dollar
Roll Out Carts	\$65.00
Each Additional Curbside Container	\$5.00 per month
Yard Waste over 4 Cubic Yards	\$25.00 per collection
Sanitation Nuisance Abatement Fee	\$150.00 for the first hour and \$125.00 for each additional hour

STORMWATER FEES

Service	Fee
Stormwater Utility Fees*	\$5.35 per unit per month

*For each equivalent rate unit, as defined by Section 8-3-2 of the Greenville City Code, there shall be a service charge per month for the purposes of supporting stormwater management programs and structural and natural stormwater and drainage systems, said charge to be effective on and after July 1, 2003. One unit equals 2,000 square feet.

STREETS FEES

Service	Fee
Application Fee for a Right-of-Way Excavation and Restoration Permit	\$250.00
Utility Cuts	See Below
Other Cuts	See Below
Asphalt Cuts	
1 - 25 Square Feet (Minimum)	\$275.00
26 - 50 Square Feet (Per Square Ft)	\$10.68
51 - 100 Square Feet (Per Square Ft)	\$7.22
101 - 200 Square Feet (Per Square Ft)	\$6.80
200+ (Per Square Ft)	\$4.38
Curb & Gutter Cuts	
1 - 10 (Per Linear Ft)	\$488.00
11 - 50 (Per Linear Ft)	\$39.00
51 - 100 (Per Linear Ft)	\$38.82
101 - 200 (Per Linear Ft)	\$29.79
200+ (Per Linear Ft)	\$25.28
Concrete Cuts	
1 - 25 Square Feet (Per Square Ft)	\$355.00
26 - 50 Square Feet (Per Square Ft)	\$12.47
51 - 100 Square Feet (Per Square Ft)	\$7.15
101 - 200 Square Feet (Per Square Ft)	\$5.28
200+ (Per Square Ft)	\$4.21

TAXICAB FARES

Taxicabs operating within the jurisdictional city limits may elect to charge fares and fees by the installation and use of a taximeter or by use of the approved zone map and the fares and fees provided herein. The election decision is made by the franchise holder and will apply to all taxicabs operating under the particular franchise.

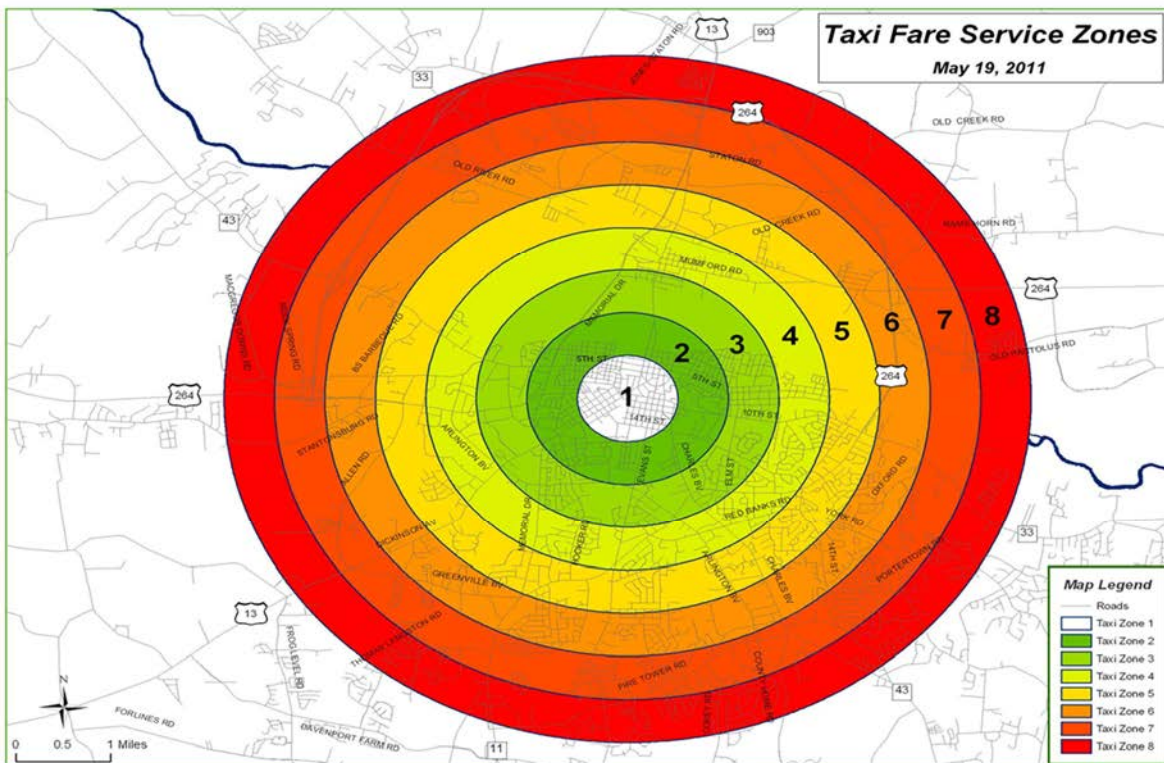
Taximeter Rates and Fees:	
Drop Fee	\$2.75
Per 1/6th of Mile	\$0.25
Surcharge Night Time from 11 PM to 6 AM per Person	\$0.50
Per Minute Wait Time at Fare's Request	\$0.30
Per Luggage Bag Over Two	\$1.25
Per Person Over First Two	\$2.00
Per Trunk or Large Suitcase	\$0.10
Pedi-cab Rates and Fees:	
Per Person per 1/2 mile or Fraction Thereof	\$1.50
Per Minute Wait Time at Fare's Request	\$0.30
Per Luggage Bag Over Two	\$1.25
Per Person Over First Two	\$2.00
Per Trunk or Large Suitcase	\$2.00
Per Grocery Bag Over 3	\$0.10

TAXICAB ZONE FARES

The following rates shall be applicable for each standard zone fare:

ZONES	1	2	3	4	5	6	7	8
1	6.00	6.35	6.70	7.05	7.40	7.75	8.10	8.50
2	6.35	6.35	6.70	7.05	7.40	7.75	8.10	8.50
3	6.70	6.70	6.70	7.05	7.40	7.75	8.10	8.50
4	7.05	7.05	7.05	7.05	7.40	7.75	8.10	8.50
5	7.40	7.40	7.40	7.40	7.40	7.75	8.10	8.50
6	7.75	7.75	7.75	7.75	7.75	7.75	8.10	8.50
7	8.10	8.10	8.10	8.10	8.10	8.10	8.10	8.50
8	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50

The fare charged shall be the amount of the highest zone which is traveled through. Only one fare shall be charged for one or two persons traveling from the same point of origin to the same point of destination.



TAXICAB ZONE FARES

The following rates are for fares across town:

ZONES	1	2	3	4	5	6	7	8
1	6.00	6.60	7.20	7.80	8.40	9.00	10.60	10.20
2	6.60	7.20	7.80	8.40	9.00	9.60	11.20	10.80
3	7.20	7.80	8.40	9.00	9.60	10.20	11.80	11.40
4	7.80	8.40	9.00	9.60	10.20	10.80	11.40	12.00
5	8.40	9.00	9.60	10.20	10.80	11.40	12.00	12.60
6	9.00	9.60	10.20	10.80	11.40	12.00	12.60	13.20
7	9.60	10.20	10.80	12.40	12.00	12.60	13.20	13.80
8	10.20	10.80	11.40	12.00	12.60	12.20	13.80	14.50

Ironwood/Bradford Creek	Standard Fare	\$9.50
	Across Town	\$14.50
Over two persons (per person extra)		
Waiting time (per hour)		\$18.00
Trunks or footlockers (each)		\$2.00
Baggage (each)		\$1.50
Grocery bags (each bag over 3)		\$0.10
Rates outside zones unless previously specified (per mile)		\$2.75
Pedi-cab rates:	\$1.50 per person per 1/2 mile or fraction	
Waiting time (per hour)		\$18.00
Trunks or footlockers (each)		\$2.50
Baggage (each)		\$1.50
Grocery bags (each bag over 3)		\$0.10

**FY 2018-19 OPERATING BUDGET &
FY 2019-20 FINANCIAL PLAN**

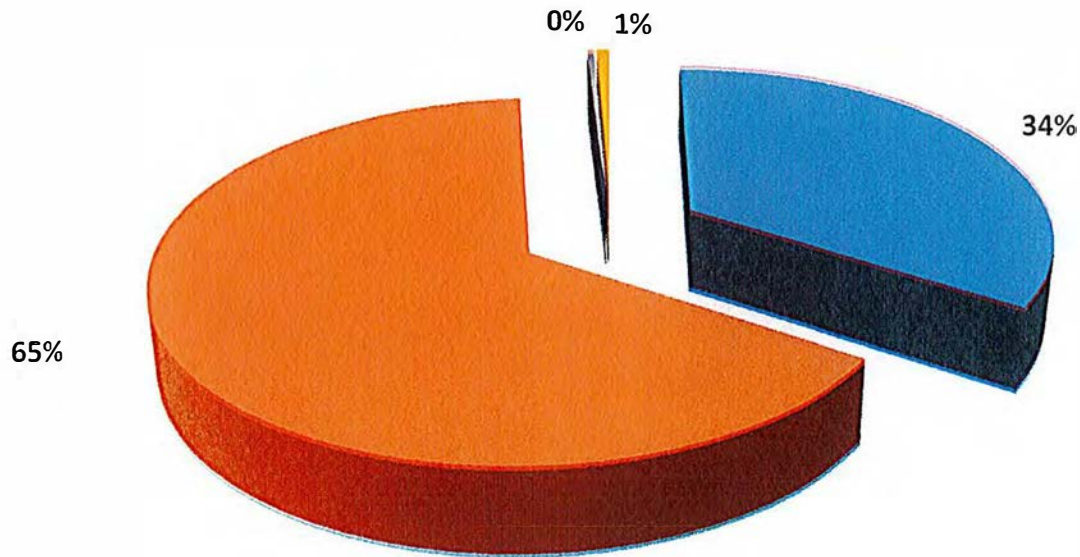


Find yourself in good company®

**ALL FUNDS
BUDGET SUMMARY**

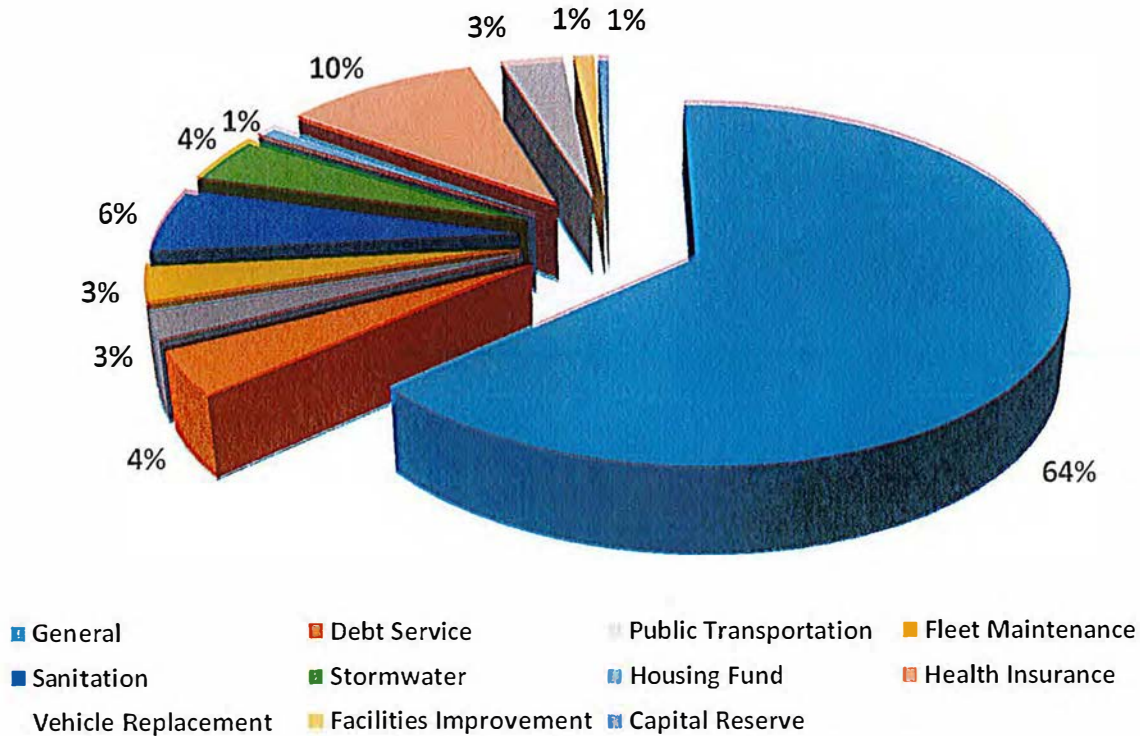
CITY OF GREENVILLE
BUDGET PROPOSED FOR CITY MANAGED FUNDS & INDEPENDENT AGENCIES
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN

FUND	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
City Managed Funds	\$ 126,367,318	\$ 125,843,779	\$ 129,243,088	\$ 133,495,542	3.29%	\$ 135,195,385	1.27%
Greenville Utilities Commission	250,509,023	251,913,068	250,541,773	253,310,658	1.11%	260,767,293	2.94%
Convention & Visitors Authority	1,099,168	1,291,124	1,228,484	1,396,501	13.68%	1,444,359	3.43%
Sheppard Memorial Library	2,308,937	2,528,942	2,432,280	2,479,917	1.96%	2,554,619	3.01%
TOTAL ALL FUNDS	\$ 380,284,446	\$ 381,576,913	\$ 383,445,625	\$ 390,682,618	1.89%	\$ 399,961,656	2.38%



**CITY OF GREENVILLE
BUDGET PROPOSED FOR CITY MANAGED FUNDS
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

FUND	2016	2017	2018	2019	INC/ (DEC)	2020	INC/ (DEC)
	ACTUAL	ACTUAL	ORIGINAL BUDGET	PROPOSED BUDGET		FINANCIAL PLAN	
General	\$ 77,638,278	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	3.63%	\$ 85,888,414	1.05%
Debt Service	10,991,661	5,626,726	5,448,934	5,463,492	0.27%	5,477,129	0.25%
Public Transportation	2,638,980	2,269,117	2,858,391	3,249,922	13.70%	3,288,032	1.17%
Fleet Maintenance	4,058,800	4,288,034	4,337,071	4,431,156	2.17%	4,543,792	2.54%
Sanitation	7,460,008	7,201,930	7,619,286	7,843,096	2.94%	7,918,360	0.96%
Stormwater	4,905,213	5,462,158	5,928,998	5,882,000	-0.79%	5,941,000	1.00%
Housing Fund	1,251,636	1,520,001	1,424,149	1,597,179	12.15%	1,645,094	3.00%
Health Insurance	12,233,780	12,924,677	13,135,690	13,562,600	3.25%	14,003,384	3.25%
Vehicle Replacement	2,161,931	3,638,255	4,934,770	4,332,161	-12.21%	4,700,179	8.50%
Facilities Improvement	1,579,180	1,590,000	1,542,000	1,400,000	-9.21%	1,400,000	0.00%
Capital Reserve	1,447,851	467,842	-	740,000	0.00%	390,000	-47.30%
TOTAL CITY MANAGED FUNDS	\$ 126,367,318	\$ 125,843,779	\$ 129,243,088	\$ 133,495,542	3.29%	\$ 135,195,385	1.27%



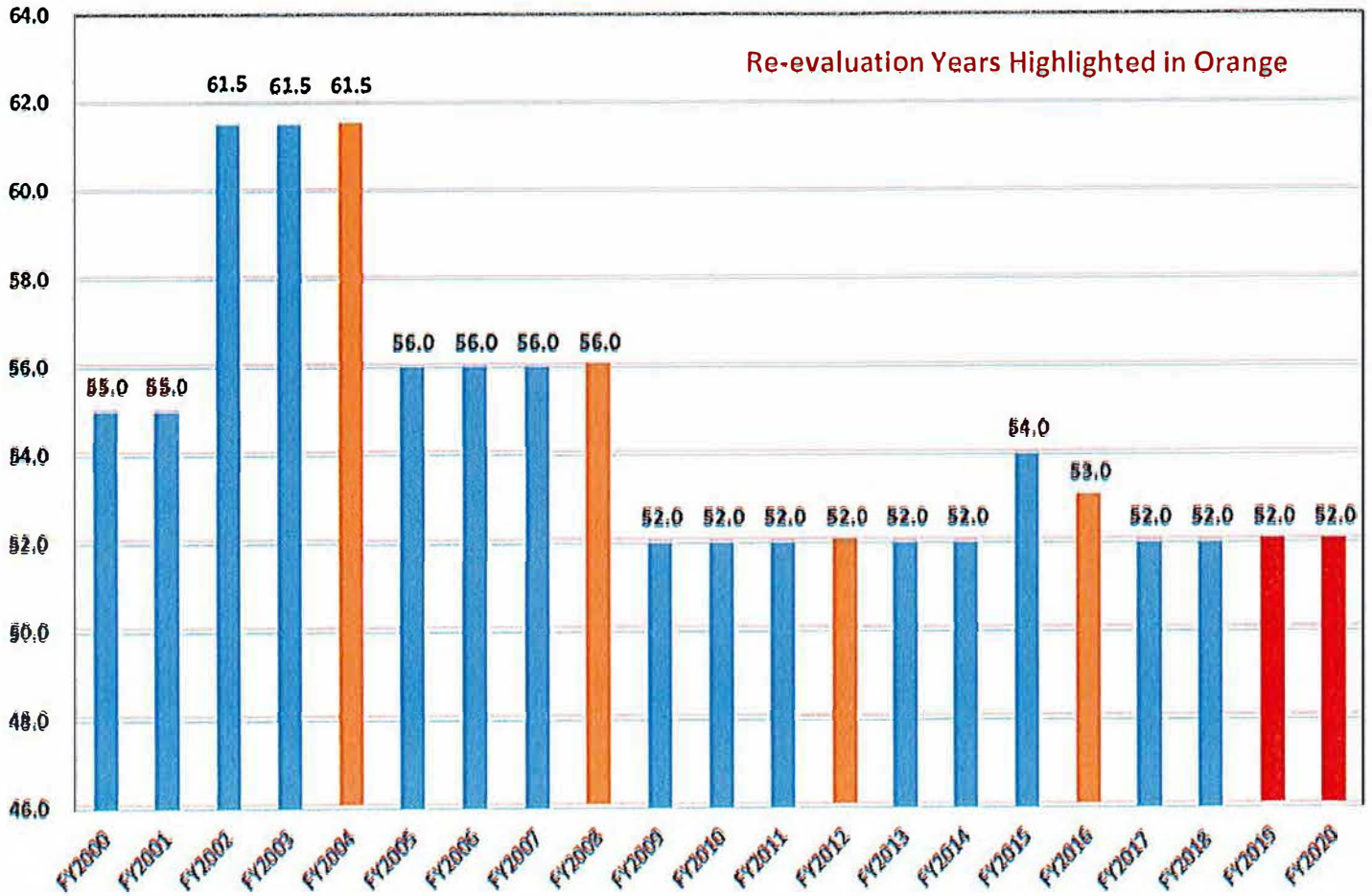
**FY 2018-19 OPERATING BUDGET &
FY 2019-20 FINANCIAL PLAN**



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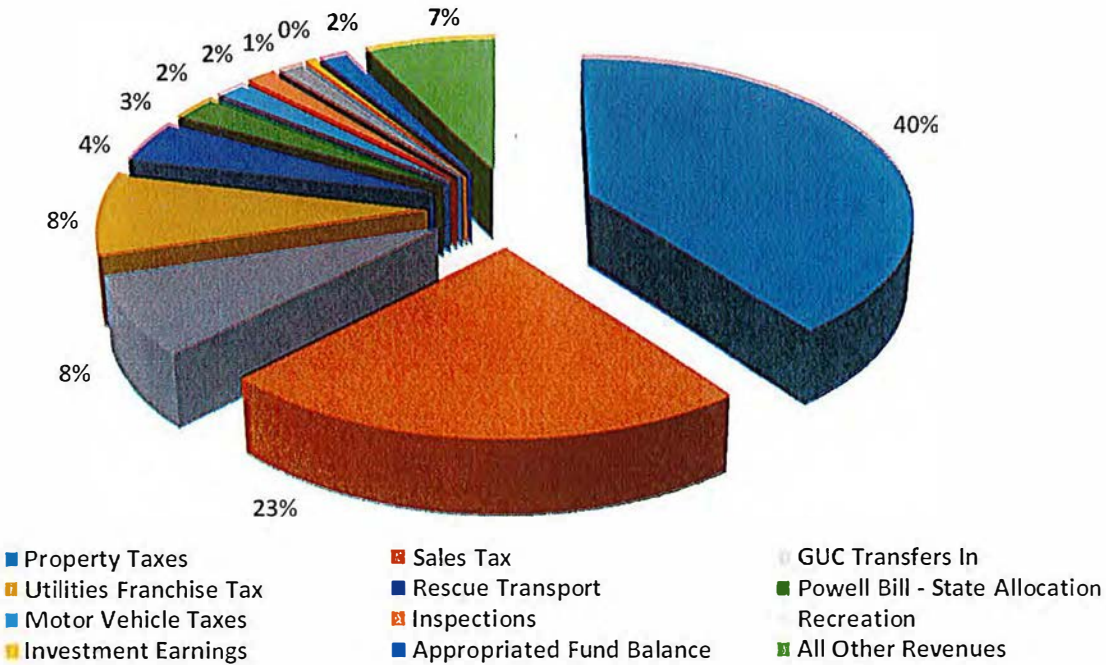
**GENERAL FUND
BUDGET SUMMARY**

CITY OF GREENVILLE
AD VALOREM PROPERTY TAX RATE
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN



CITY OF GREENVILLE
BUDGET ADOPTED FOR GENERAL FUND - REVENUE SUMMARY
FOR FISCAL YEAR 2019 & 2020 FINANCIAL PLAN

REVENUE SOURCE	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Property Taxes	\$ 31,759,543	\$ 31,977,626	\$ 32,750,000	\$ 33,722,500	2.97%	\$ 34,786,629	3.16%
Sales Tax	17,289,692	18,469,673	18,823,000	19,463,690	3.40%	20,050,411	3.01%
GUC Transfers In	7,358,265	6,661,899	6,651,919	6,731,296	1.19%	6,770,725	0.59%
Utilities Franchise Tax	6,949,180	6,827,761	7,102,077	7,000,000	-1.44%	7,100,000	1.43%
Rescue Transport	3,060,016	2,692,167	3,127,484	3,643,346	16.49%	3,758,054	3.15%
Powell Bill - State Allocation	2,220,065	2,201,441	2,220,065	2,220,065	0.00%	2,220,065	0.00%
Motor Vehide Taxes	1,016,260	1,407,660	1,503,457	1,508,522	0.34%	1,538,693	2.00%
Inspections	715,659	1,394,750	950,000	1,399,840	47.35%	1,399,840	0.00%
Recreation	1,864,662	1,851,389	1,999,487	1,231,826	-38.39%	1,243,876	0.98%
Investment Earnings	691,409	381,105	500,000	500,000	0.00%	500,000	0.00%
All Other Revenues	4,713,527	6,989,568	5,207,966	6,192,916	18.91%	5,490,186	-11.35%
SUBTOTAL	\$ 77,638,278	\$ 80,855,039	\$ 80,835,455	\$ 83,614,001	3.44%	\$ 84,858,479	1.49%
Appropriated Fund Balance							
General Fund	-	-	465,766	1,000,000	114.70%	650,000	-35.00%
Powell Bill	-	-	712,578	379,935	-46.68%	379,935	0.00%
TOTAL	\$ 77,638,278	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	3.63%	\$ 85,888,414	1.05%

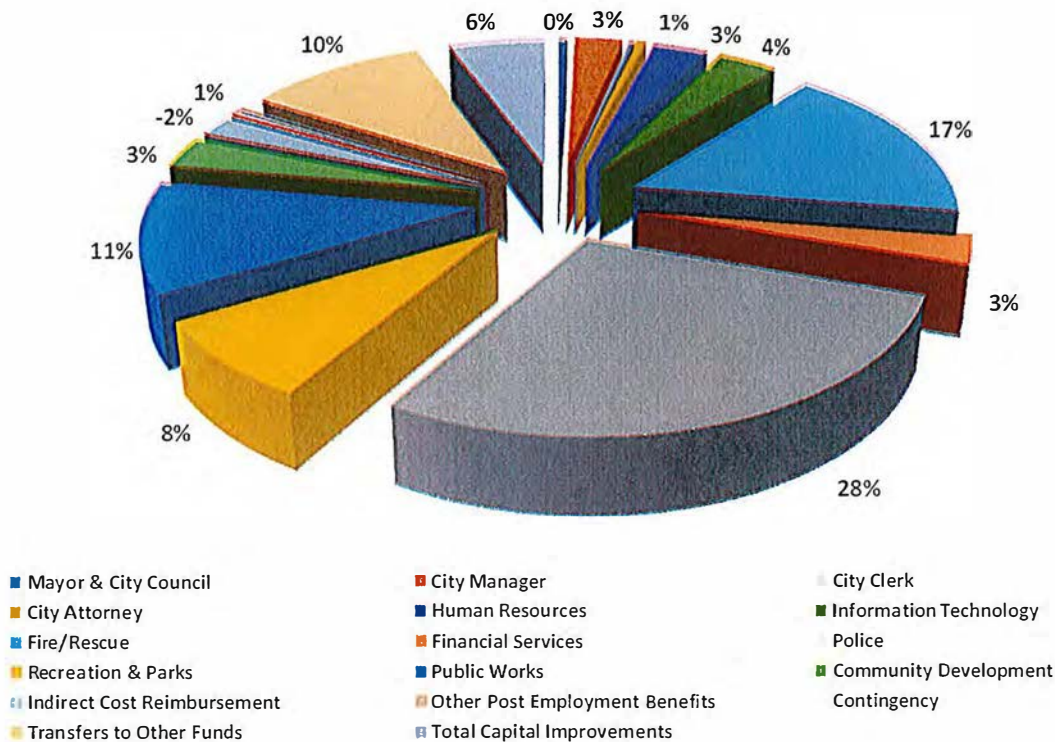


CITY OF GREENVILLE
BUDGET ADOPTED FOR GENERAL FUND - REVENUE DETAIL
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN

REVENUE SOURCE	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Unrestricted Intergovernmental Property Taxes							
Current Year Taxes	\$ 28,842,344	\$ 29,152,393	\$ 29,944,490	\$ 30,528,008	1.95%	\$ 31,528,247	3.28%
Motor Vehicle Taxes	2,994,670	3,016,063	2,965,692	3,166,299	6.76%	3,229,625	2.00%
Prior Year Taxes	204,359	268,998	149,082	359,618	141.22%	366,810	2.00%
Tax Interest & Penalties	172,176	145,178	187,460	185,367	-1.12%	189,075	2.00%
Tax Discounts	(409,232)	(500,833)	(412,281)	(428,937)	4.04%	(437,516)	2.00%
Tax Refunds	(44,774)	(104,174)	(84,443)	(87,854)	4.04%	(89,612)	2.00%
SUBTOTAL	\$ 31,759,543	\$ 31,977,626	\$ 32,750,000	\$ 33,722,500	2.97%	\$ 34,786,629	3.16%
Other Unrestricted Intergovernmental							
Sales Taxes	\$ 17,289,692	\$ 18,469,673	\$ 18,823,000	\$ 19,463,690	3.40%	\$ 20,050,411	3.01%
Rental Vehicle - Gross Receipts	142,723	152,527	133,378	160,370	20.24%	165,181	3.00%
Video Program & Supplemental PEG	871,961	875,412	923,767	860,935	-6.80%	869,544	1.00%
Motor Vehicle Fee	1,016,260	1,407,660	1,503,457	1,508,522	0.34%	1,538,693	2.00%
Payment in Lieu of Taxes	46,584	52	51,075	67,470	32.10%	68,819	2.00%
State Fire Protection	386,926	387,490	390,000	393,900	1.00%	397,839	1.00%
Utilities Franchise Tax	6,949,180	6,827,761	7,102,077	7,000,000	-1.44%	7,100,000	1.43%
Beer & Wine	390,180	403,408	437,266	425,073	-2.79%	429,324	1.00%
SUBTOTAL	\$ 27,093,506	\$ 28,523,983	\$ 29,364,020	\$ 29,879,960	1.76%	\$ 30,619,811	2.48%
Restricted Intergovernmental							
Traffic Control Lights Maintenance	\$ 11,360	\$ 118,411	\$ 157,000	\$ 157,000	0.00%	\$ 157,000	0.00%
Street Sweeper Agreement	26,404	259,068	25,035	25,035	0.00%	25,035	0.00%
Powell Bill State Allocation	2,220,065	2,201,441	2,220,065	2,220,065	0.00%	2,220,065	0.00%
Special State/Federal/Local Grants	105,891	379,302	13,186	503,000	3714.7%	-	-100.0%
Controlled Substance Tax	48,870	(701)	-	-	0.00%	-	0.00%
Section 104 F Planning Grant MPO	91,762	254,761	225,280	605,647	168.84%	332,618	-45.08%
SUBTOTAL	\$ 2,504,352	\$ 3,212,282	\$ 2,640,566	\$ 3,510,747	32.95%	\$ 2,734,718	-22.10%
Licenses, Permits & Fees							
Privilege Licenses	\$ 23	\$ 100	\$ -	\$ -	0.00%	\$ -	0.00%
Inspection Division Permits	715,659	1,394,750	950,000	1,399,840	47.35%	1,399,840	0.00%
Planning Fees	135,975	139,045	110,721	142,960	29.12%	145,819	2.00%
Recreation Department Activity Fees	1,864,662	1,851,389	1,999,487	1,231,826	-38.39%	1,243,876	0.98%
Police Fees	763,888	698,201	1,229,621	1,136,903	-7.54%	1,170,110	2.92%
Engineering Fees	29,981	20,999	14,508	33,527	131.09%	33,862	1.00%
Fire/Rescue Fees	177,557	187,036	208,455	214,500	2.90%	214,500	0.00%
SUBTOTAL	\$ 3,687,745	\$ 4,291,520	\$ 4,512,792	\$ 4,159,556	-7.83%	\$ 4,208,007	1.16%
Sales & Services							
Rescue Service Transport	\$ 3,060,016	\$ 2,692,167	\$ 3,127,484	\$ 3,643,346	16.49%	\$ 3,758,054	3.15%
Leased Parking & Meters	186,696	202,513	178,386	294,803	65.26%	302,933	2.76%
Parking Violations	297,783	265,539	216,363	375,000	73.32%	378,750	1.00%
SUBTOTAL	\$ 3,544,495	\$ 3,160,219	\$ 3,522,233	\$ 4,313,149	22.45%	\$ 4,439,737	2.93%
Other Revenues							
Donations	\$ -	\$ -	\$ -	\$ -	-	\$ -	-
Sale of Property	70,435	1,514,271	26,016	26,536	2.00%	27,067	2.00%
Other Revenue	801,139	1,045,316	767,909	770,257	0.31%	771,785	0.20%
SUBTOTAL	\$ 871,574	\$ 2,559,586	\$ 793,925	\$ 796,793	0.36%	\$ 798,852	0.26%
Investment Earnings							
Investment Earnings	\$ 691,409	\$ 381,105	\$ 500,000	\$ 500,000	0.00%	\$ 500,000	0.00%
Other Financing Sources							
Transfer in GUC	\$ 7,358,265	\$ 6,661,899	\$ 6,651,919	\$ 6,731,296	1.19%	\$ 6,770,725	0.59%
Transfer from Capital Reserve	-	-	-	-	0.00%	-	0.00%
Transfer from Housing	-	-	100,000	-	-100.0%	-	0.00%
Transfer from Sanitation	-	-	-	-	0.00%	-	0.00%
Other Transfers	127,389	86,818	-	-	0.00%	-	0.00%
SUBTOTAL	\$ 7,485,654	\$ 6,748,717	\$ 6,751,919	\$ 6,731,296	-0.31%	\$ 6,770,725	0.59%
Fund Balance Appropriated							
Appropriated Fund Balance - General	\$ -	\$ -	\$ 465,766	\$ 1,000,000	114.70%	\$ 650,000	-35.00%
Appropriated Fund Balance - Powell Bill	-	-	712,578	379,935	-46.68%	379,935	0.00%
SUBTOTAL	\$ -	\$ -	\$ 1,178,344	\$ 1,379,935	17.11%	\$ 1,029,935	-25.36%
GENERAL FUND REVENUE TOTAL	\$ 77,638,278	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	3.63%	\$ 85,888,414	1.05%

CITY OF GREENVILLE
BUDGET ADOPTED FOR GENERAL FUND - EXPENSE BY DEPARTMENT
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN

DEPARTMENT	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Mayor & City Council	\$ 399,007	\$ 411,076	\$ 457,998	\$ 430,586	-5.99%	\$ 493,490	14.61%
City Manager	1,253,829	2,383,711	2,070,618	2,496,657	20.58%	2,563,326	2.67%
City Clerk	232,547	248,789	265,083	275,649	3.99%	282,064	2.33%
City Attorney	468,045	457,682	460,767	509,349	10.54%	529,134	3.88%
Human Resources	3,621,647	2,627,508	2,790,698	2,855,170	2.31%	2,869,086	0.49%
Information Technology	3,058,767	2,845,527	2,993,452	3,151,566	5.28%	3,273,997	3.88%
Fire/Rescue	13,282,603	13,545,750	14,023,486	14,689,593	4.75%	15,189,525	3.40%
Financial Services	2,490,010	2,442,784	2,428,481	2,481,422	2.18%	2,505,675	0.98%
Police	23,096,498	23,186,751	24,757,355	25,091,055	1.35%	25,531,404	1.76%
Recreation & Parks	7,457,419	7,503,495	7,573,949	7,181,175	-5.19%	7,290,857	1.53%
Public Works	8,003,036	8,303,698	9,671,950	9,999,525	3.39%	10,131,952	1.32%
Community Development	2,484,916	2,465,175	2,562,292	2,848,070	11.15%	2,886,155	1.34%
TOTAL BY DEPARTMENT	\$ 65,848,324	\$ 66,421,946	\$ 70,056,129	\$ 72,009,818	2.79%	\$ 73,546,664	2.13%
Indirect Cost Reimbursement	\$ (1,390,870)	\$ (1,311,578)	\$ (1,459,519)	\$ (1,950,887)	33.67%	\$ (1,950,887)	0.00%
Other Post Employment Benefits	450,000	500,000	500,000	600,000	20.00%	700,000	16.67%
Contingency	-	-	200,000	140,000	-30.00%	100,000	-28.57%
Transfers to Other Funds	11,114,322	14,010,301	10,616,558	9,228,684	-13.07%	8,944,735	-3.08%
Total Capital Improvements	1,753,930	2,255,396	2,100,631	4,966,321	136.42%	4,547,902	-8.43%
TOTAL GENERAL FUND	\$ 77,775,706	\$ 81,876,065	\$ 82,013,799	\$ 84,993,936	3.63%	\$ 85,888,414	1.05%



CITY OF GREENVILLE
BUDGET ADOPTED FOR GENERAL FUND - EXPENSE DETAIL
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN

DEPARTMENT	2016 ACTUAL	2017 ACTU	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Personnel							
Regular Salaries	\$ 32,405,835	\$ 32,865,058	\$ 35,258,772	\$ 36,085,230	2.34%	\$ 36,934,411	2.35%
Overtime Salaries	1,213,469	1,589,418	1,456,762	1,540,270	5.73%	1,540,270	0.00%
Off-Duty	208,538	283,905	237,838	295,000	24.03%	295,000	0.00%
Allowances	366,979	439,647	459,540	472,740	2.87%	472,740	0.00%
FICA	2,501,532	2,557,502	2,703,818	2,566,717	-5.07%	2,644,301	3.02%
Retirement	91,272	2,499,349	2,732,279	2,521,584	-7.71%	2,610,776	3.54%
Health Insurance	2,229,990	8,129,114	8,691,174	8,445,610	-2.83%	8,538,589	1.10%
Group Life Insurance	8,055,058	174,022	140,398	110,698	-21.15%	112,301	1.45%
Workers Compensation	630,250	563,262	559,512	610,000	9.02%	610,000	0.00%
Education/Training Assistance	35,887	39,569	30,000	33,026	10.09%	33,026	0.00%
401K Retirement	837,574	844,722	903,386	1,026,359	13.61%	1,045,983	1.91%
Other Personnel Expenses	146,725	171,794	92,209	653,015	608.19%	653,015	0.00%
TOTAL PERSONNEL	\$ 48,723,109	\$ 50,157,362	\$ 53,265,688	\$ 54,360,249	2.05%	\$ 55,490,412	2.08%
Operating							
Advertising	\$ 85,038	\$ 94,656	\$ 117,177	\$ 115,253	-1.64%	\$ 120,670	4.70%
Building Maintenance	303,188	340,346	237,885	345,608	45.28%	349,608	1.16%
Computer Hardware	335,462	271,956	320,312	206,095	-35.66%	247,122	19.91%
Computer Software	536,234	596,213	624,947	808,886	29.43%	810,297	0.17%
Contingency	-	-	200,000	140,000	-30.00%	100,000	-28.57%
Contracted Services	3,094,613	3,695,887	3,830,652	3,774,738	-1.46%	3,833,610	1.56%
Copier Maintenance	56,283	48,037	57,807	52,614	-8.98%	53,058	0.84%
Dues & Subscriptions	118,117	200,259	192,714	209,152	8.53%	223,093	6.67%
Elections	63,362	-	75,000	-	-100.00%	75,000	0.00%
Equipment Maintenance	132,315	113,669	216,412	207,500	-4.12%	211,968	2.15%
F/R General Expenses	202,860	156,648	187,759	163,905	-12.70%	182,000	11.04%
Fleet Labor	721,897	1,114,070	916,357	1,075,668	17.39%	1,110,939	3.28%
Fleet Service Fixed Cost	967,040	1,036,866	1,036,866	1,059,817	2.21%	1,063,254	0.32%
Fuel	532,041	580,530	689,700	653,559	-5.24%	670,873	2.65%
General Insurance Liability	521,009	534,051	531,000	550,000	3.58%	550,000	0.00%
Grants/Donations	335,462	208,969	74,600	205,100	174.93%	205,100	0.00%
Laundry & Cleaning	25,367	29,006	27,802	33,602	20.86%	35,102	4.46%
OPEB	450,000	500,000	500,000	600,000	20.00%	700,000	16.67%
Other Expense	2,695,470	1,266,403	1,000,452	1,184,067	18.35%	1,129,714	-4.59%
Postage	12,370	42,333	58,000	50,000	-13.79%	50,000	0.00%
Printing	59,283	56,138	91,709	92,738	1.12%	96,083	3.61%
Professional Services	26,061	19,992	32,000	32,853	2.67%	32,515	-1.03%
Property & Casualty Loss	1,019,463	104,710	280,000	400,000	42.86%	400,000	0.00%
Radio Maintenance	136,395	150,760	154,741	169,217	9.35%	176,957	4.57%
Street Light	1,348,629	1,380,608	1,550,840	1,438,014	-7.28%	1,452,394	1.00%
Supplies & Materials	1,074,599	1,536,480	1,609,171	1,878,962	16.77%	1,997,978	6.33%
Telephone	291,941	268,655	308,989	344,513	11.50%	347,473	0.86%
Travel/Training	315,862	371,583	340,621	400,547	17.59%	406,630	1.52%
Uniforms	391,702	262,122	298,060	325,500	9.21%	334,000	2.61%
Utilities	1,103,626	1,059,583	1,185,314	1,149,000	-3.06%	1,152,700	0.32%
Vehicle Maintenance	619,525	724,057	743,554	722,661	-2.81%	738,114	2.14%
TOTAL OPERATING	\$ 17,575,214	\$ 16,764,584	\$ 17,490,441	\$ 18,389,569	5.14%	\$ 18,856,252	2.54%
Capital							
Capital Outlay/Capital Improvements	2,891,930	3,955,396	4,300,631	4,966,321	15.48%	4,547,902	-8.43%
TOTAL CAPITAL	\$ 2,891,930	\$ 3,955,396	\$ 4,300,631	\$ 4,966,321	15.48%	\$ 4,547,902	-8.43%
Transfers							
Facilities Improvement Program	\$ 1,579,180	\$ 1,590,000	\$ 1,542,000	\$ 1,400,000	-9.21%	\$ 1,400,000	0.00%
Debt Service Fund	4,281,286	4,812,928	4,737,002	4,737,002	0.00%	4,737,002	0.00%
Sheppard Memorial Library	1,162,192	1,197,058	1,232,969	1,269,958	3.00%	1,308,057	3.00%
Housing	235,561	292,684	300,806	309,830	3.00%	319,125	3.00%
Transit	712,963	565,269	603,781	771,894	27.84%	790,551	2.42%
Capital Reserve	1,447,301	467,119	-	740,000	0.00%	390,000	-47.30%
Imperial Site Project	-	1,040,000	-	-	0.00%	-	0.00%
South Greenville Project	81,000	410,000	-	-	0.00%	-	0.00%
Other Transfers	476,839	1,935,243	-	-	0.00%	-	0.00%
TOTAL TRANSFERS	9,976,322	12,310,301	8,416,558	9,228,684	9.65%	8,944,735	-3.08%
Indirect Cost Reimbursement	(1,390,869)	(1,311,578)	(1,459,519)	(1,950,887)	33.67%	(1,950,887)	0.00%
TOTAL EXPENDITURES	\$ 77,775,706	\$ 81,876,065	\$ 82,013,799	\$ 84,993,936	3.63%	\$ 85,888,414	1.05%

**FY 2018-19 OPERATING BUDGET &
FY 2019-20 FINANCIAL PLAN**



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**OTHER FUNDS
BUDGET SUMMARIES**

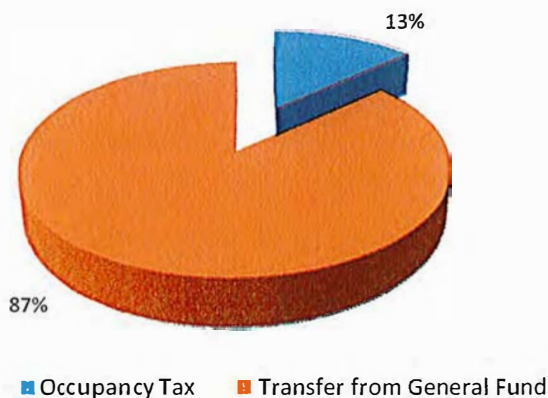
**CITY OF GREENVILLE
DEBT SERVICE FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

The Debt Service Fund accounts for the payment of the City's debt. When payments are due, the General Fund transfers the needed funds into this fund for payment.

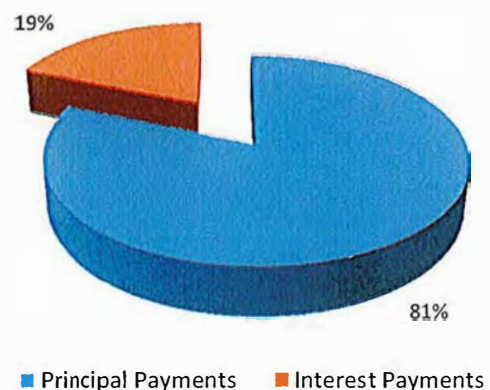
REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Occupancy Tax	\$ 520,822	\$ 765,973	\$ 711,932	\$ 726,490	2%	\$ 740,127	2%
Transfer from Powell Bill	49,845	72,603	73,299	-	-100%	-	0%
Transfer from General Fund	4,231,441	4,740,325	4,663,703	4,737,002	2%	4,737,002	0%
Bond Proceeds	6,185,392	-	-	-	0%	-	0%
Energy Efficient Refund	-	34,543	-	-	0%	-	0%
Investment Earnings	4,161	13,282	-	-	0%	-	0%
TOTAL	\$ 10,991,661	\$ 5,626,726	\$ 5,448,934	\$ 5,463,492	0%	\$ 5,477,129	0%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Principal Payments	\$ 3,808,442	\$ 3,927,446	\$ 4,682,088	\$ 4,433,476	-5%	\$ 4,526,269	2%
Interest Payments	815,107	1,039,266	766,846	1,030,016	34%	950,860	-8%
Closing Costs	6,248,200	11,651	-	-	0%	-	0%
Transfers Out	102,500	-	-	-	0%	-	0%
Other	56,050	-	-	-	0%	-	0%
TOTAL	\$ 11,030,299	\$ 4,978,363	\$ 5,448,934	\$ 5,463,492	0%	\$ 5,477,129	0%

DEBT SERVICE REVENUE



DEBT SERVICE EXPENSE



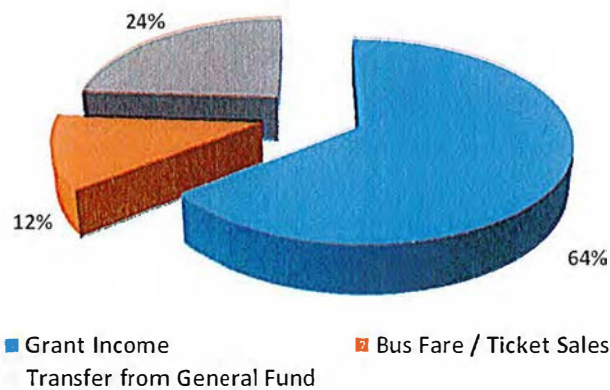
**CITY OF GREENVILLE
PUBLIC TRANSPORTATION FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

Planning activities remain approximately the same and are reimbursed at 80% from Federal funds. Federal operating funding remains at 50% of the total. Capital items and ADA service and preventative maintenance items requested are reimbursable at 80% Federal share.

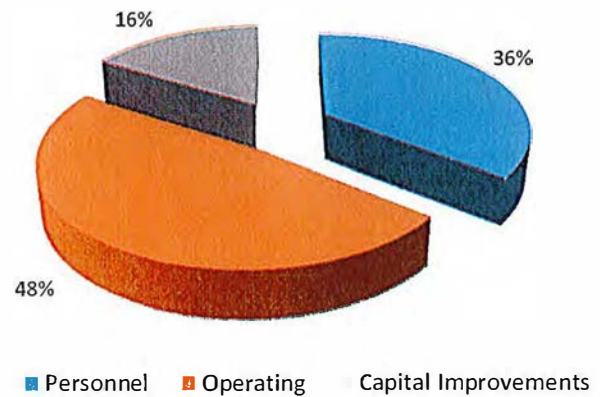
REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Grant Income	\$ 1,642,200	\$ 1,462,706	\$ 1,757,197	\$ 2,098,993	19%	\$ 2,107,543	0%
Bus Fare / Ticket Sales	281,058	238,517	380,014	379,035	0%	389,938	3%
Other Revenues	2,759	2,625	-	-	0%	-	0%
Transfer from General Fund	712,963	565,269	603,781	771,894	28%	790,551	2%
Appropriated Fund Balance	-	-	117,399	-	-100%	-	0%
TOTAL	\$ 2,638,980	\$ 2,269,117	\$ 2,858,391	\$ 3,249,922	14%	\$ 3,288,032	1%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Personnel	\$ 1,114,245	\$ 1,224,564	\$ 1,177,241	\$ 1,157,856	-2%	\$ 1,180,747	2%
Operating	1,087,378	820,813	1,141,561	1,564,037	37%	1,564,499	0%
Capital Improvements	347,945	299,721	539,589	528,029	-2%	542,786	3%
Other	(419,782)	125,650	-	-	0%	-	0%
TOTAL	\$ 2,129,786	\$ 2,470,748	\$ 2,858,391	\$ 3,249,922	14%	\$ 3,288,032	1%

TRANSIT REVENUE



TRANSIT EXPENSE

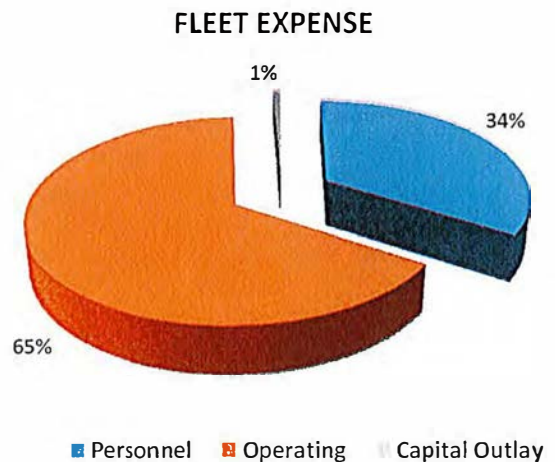
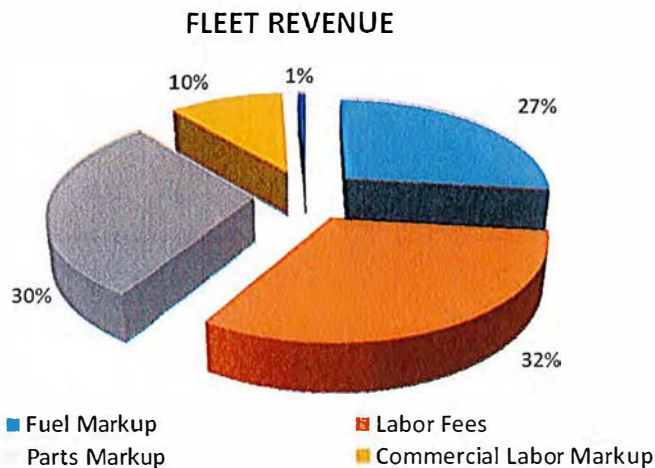


**CITY OF GREENVILLE
FLEET MAINTENANCE FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

The Fleet Maintenance Fund has been established as an internal service fund to account for charge-backs to the respective departments of the City for labor, fuel, and parts for items needed to maintain City vehicles. The creation of this fund will assist the City in more accurately reflecting the true costs of the vehicle maintenance by department.

REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Fuel Markup	\$ 935,828	\$ 1,070,366	\$ 1,222,336	\$ 1,190,882	-3%	\$ 1,219,789	2%
Labor Fees	1,261,071	1,393,182	1,136,773	1,411,373	24%	1,453,714	3%
Parts Markup	1,208,087	1,302,579	1,471,233	1,329,829	-10%	1,356,425	2%
Commercial Labor Markup	613,651	519,565	496,796	464,742	-6%	478,684	3%
Other Revenues	40,163	2,342	9,933	34,330	246%	35,180	2%
TOTAL	\$ 4,058,800	\$ 4,288,034	\$ 4,337,071	\$ 4,431,156	2%	\$ 4,543,792	3%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Personnel	\$ 1,364,193	\$ 1,509,416	\$ 1,466,383	\$ 1,504,692	3%	\$ 1,540,262	2%
Operating	2,585,079	2,651,133	2,870,688	2,895,464	1%	2,968,530	3%
Capital Outlay	-	13,493	-	31,000	0%	35,000	13%
Transfer to General Fund	8,487	-	-	-	0%	-	0%
Other	(19,344)	37,624	-	-	0%	-	0%
TOTAL	\$ 3,938,415	\$ 4,211,666	\$ 4,337,071	\$ 4,431,156	2%	\$ 4,543,792	3%



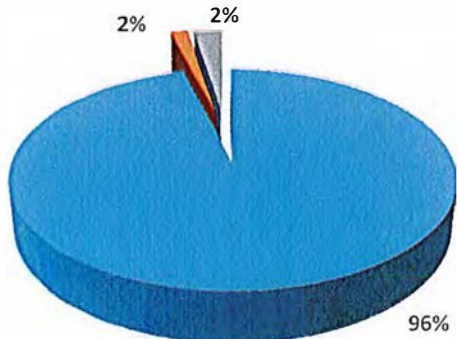
**CITY OF GREENVILLE
SANITATION FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

The Sanitation Fund is established to account for the user charges, fees, and all operating costs associated with the operation of the Sanitation Division operated through the Public Works Department of the City. The Sanitation Division offers comprehensive solid waste services such as garbage, recyclable, bulky trash, leaf collection, as well as mosquito and rodent control.

REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Refuse Fees	\$ 7,307,613	\$ 6,997,377	\$ 7,449,600	\$ 7,524,096	1%	\$ 7,599,360	1%
Cart & Dumpster Sales	66,866	108,118	94,880	122,500	29%	122,500	0%
Other Revenues	85,529	96,435	74,806	196,500	163%	196,500	0%
TOTAL	\$ 7,460,008	\$ 7,201,930	\$ 7,619,286	\$ 7,843,096	3%	\$ 7,918,360	1%

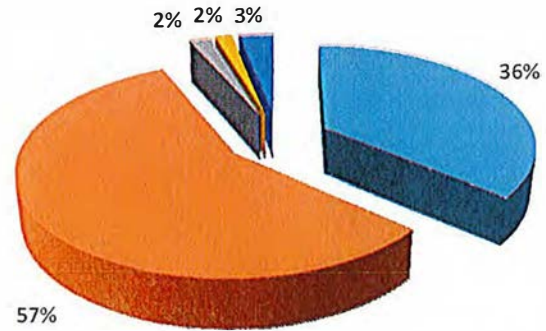
EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Personnel	\$ 2,951,139	\$ 2,945,638	\$ 3,135,859	\$ 2,833,368	-10%	\$ 2,898,622	2%
Operating	2,837,337	3,680,211	3,963,668	4,489,969	13%	4,499,979	0%
Capital	326,401	30,210	101,606	150,000	48%	150,000	0%
Debt Service	58,942	24,437	168,153	119,759	-29%	119,759	0%
Transfer to General Fund	-	35,620	-	-	0%	-	0%
Transfer to VRF	-	237,816	250,000	250,000	0%	250,000	0%
TOTAL	\$ 6,173,819	\$ 6,953,932	\$ 7,619,286	\$ 7,843,096	3%	\$ 7,918,360	1%

SANITATION REVENUE



■ Refuse Fees ■ Cart & Dumpster Sales ■ Other Revenues

SANITATION EXPENSE



■ Personnel ■ Operating ■ Capital
■ Debt Service ■ Transfer to VRF

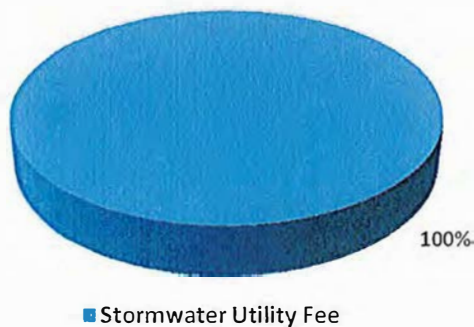
CITY OF GREENVILLE
STORMWATER UTILITY FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN

The Stormwater Utility Fund is an enterprise fund established to implement the City's Stormwater Management Program. Revenue for this program is generated through a Stormwater fee paid by citizens owning improved property with buildings, parking lots, driveways, etc. The Stormwater Management Program is implemented through the Public Works Department's Engineering and Street Maintenance Divisions. It is directed at compliance with Federal and State environmental regulations through the implementation of local development regulations, capital improvements, and storm drain maintenance.

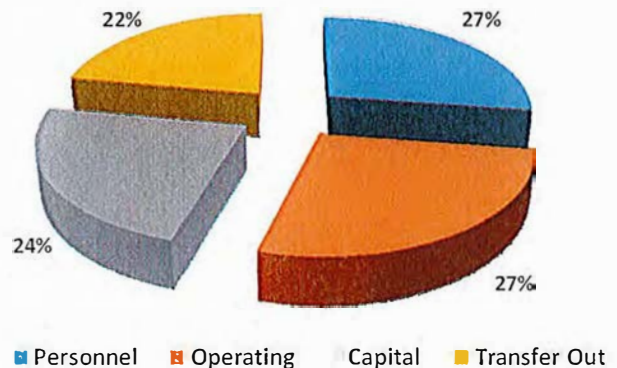
REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Stormwater Utility Fee	\$ 4,932,955	\$ 5,454,608	\$ 5,928,998	\$ 5,882,000	-1%	\$ 5,941,000	1%
Other Revenue	(28,221)	550	-	-	0%	-	0%
Transfer from Other Funds	479	-	-	-	0%	-	0%
Transfer from General Fund	-	7,000	-	-	0%	-	0%
Appropriated Fund Balance	-	-	-	-	0%	-	0%
TOTAL	\$ 4,905,213	\$ 5,462,158	\$ 5,928,998	\$ 5,882,000	-1%	\$ 5,941,000	1%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Personnel	\$ 1,268,564	\$ 1,249,446	\$ 1,487,637	\$ 1,611,281	8%	\$ 1,650,187	2%
Operating	1,048,138	988,726	1,398,361	1,589,147	14%	1,557,283	-2%
Capital	209,153	174,539	3,043,000	1,385,307	-54%	1,437,265	4%
Transfer Out	-	574,331	-	1,296,265	0%	1,296,265	0%
TOTAL	\$ 2,525,855	\$ 2,987,042	\$ 5,928,998	\$ 5,882,000	-1%	\$ 5,941,000	1%

STORMWATER REVENUE



STORMWATER EXPENSE



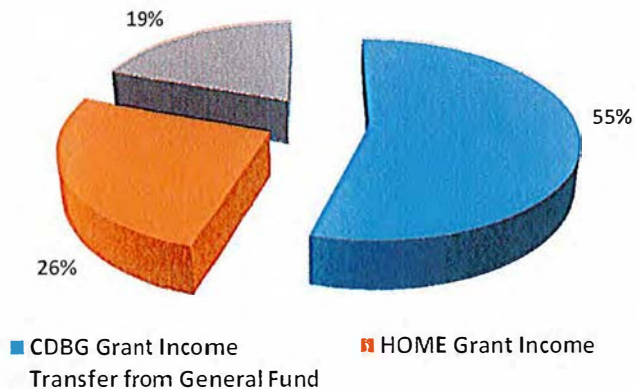
**CITY OF GREENVILLE
HOUSING FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

The Housing Division administers US Department of Housing and Urban Development Community Development Block Grant Funds and Local Bond Funds. The funds are used to develop programs to serve low and moderate-income households. To this end, this fund is responsible for monitoring programs for compliance with local, state, and federal program standards. This fund also provides housing rehabilitation assistance to owner occupants, assistance to nonprofit agencies, down-payment assistance to homebuyers, acquisition and demolition of substandard structures, and program administrative funding.

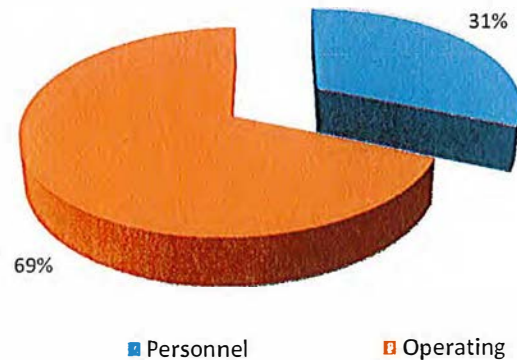
REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
CDBG Grant Income	\$ 684,002	\$ 971,733	\$ 796,296	\$ 872,246	10%	\$ 898,413	3%
HOME Grant Income	332,073	255,584	327,047	415,103	27%	\$ 427,556	3%
Transfer from General Fund	235,561	292,684	300,806	309,830	3%	\$ 319,125	3%
TOTAL	\$ 1,251,636	\$ 1,520,001	\$ 1,424,149	\$ 1,597,179	12%	\$ 1,645,094	3%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Personnel	\$ 261,773	\$ 306,857	\$ 485,655	\$ 500,225	3%	\$ 515,232	3%
Operating	957,880	1,062,633	938,494	1,096,954	17%	1,129,863	3%
Capital	29,987	-	-	-	0%	-	0%
Transfer Out	9,960	100	-	-	0%	-	0%
TOTAL	\$ 1,259,600	\$ 1,369,590	\$ 1,424,149	\$ 1,597,179	12%	\$ 1,645,094	3%

HOUSING REVENUE



HOUSING EXPENSE

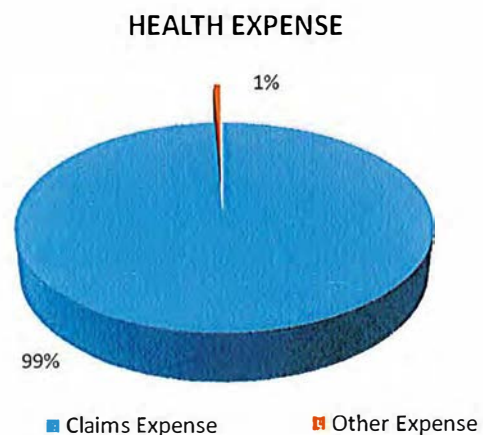
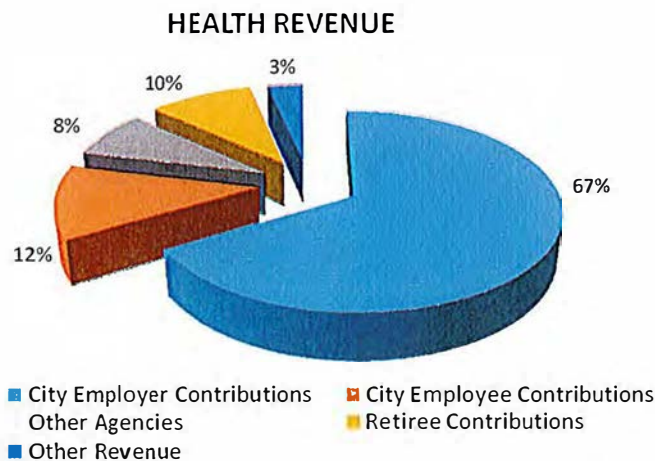


**CITY OF GREENVILLE
HEALTH FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

The Health Fund is used to account for the administration of the City's health insurance program.

REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
City Employer Contribution	\$ 7,878,601	\$ 8,579,173	\$ 9,197,718	\$ 9,049,593	-2%	\$ 9,142,572	1%
City Employee Contribution	1,619,812	1,716,957	991,464	1,646,123	66%	1,646,123	0%
CVA Contributions	47,936	68,679	51,713	58,372	13%	58,372	0%
Library Contributions	166,147	184,586	182,536	212,950	17%	221,349	4%
Airport Contributions	157,489	177,815	173,411	179,047	3%	184,866	3%
Housing Authority Contributions	581,240	621,574	599,541	619,026	3%	639,144	3%
Retiree Contributions	1,401,474	1,248,542	1,349,309	1,327,544	-2%	1,327,544	0%
Other Revenues	94	107,165	4,246	4,246	0%	4,246	0%
Insurance Company Refund / Reimb	380,987	220,185	240,000	240,000	0%	240,000	0%
Appropriated Fund Balance	-	-	345,752	225,699	-35%	539,168	139%
TOTAL	\$ 12,233,780	\$ 12,924,677	\$ 13,135,690	\$ 13,562,600	3%	\$ 14,003,384	3%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
City Claims	\$ 10,548,236	\$ 10,673,236	\$ 11,137,330	\$ 11,499,293	3%	\$ 11,873,020	3%
Library Claims	184,658	194,022	216,313	223,343	3%	230,602	3%
CVA Claims	49,495	60,721	54,611	56,386	3%	58,218	3%
Housing Authority Claims	804,968	1,029,253	841,305	868,647	3%	896,878	3%
Airport Claims	159,164	164,593	183,234	189,189	3%	195,338	3%
Retiree Claims	426,888	575,784	612,897	632,816	3%	653,383	3%
Other Expenses	-	220,895	90,000	92,925	3%	95,945	3%
TOTAL	\$ 12,173,409	\$ 12,918,504	\$ 13,135,690	\$ 13,562,600	3%	\$ 14,003,384	3%



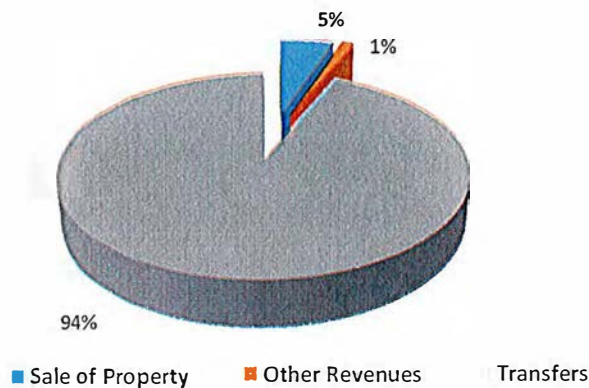
CITY OF GREENVILLE
VEHICLE REPLACEMENT FUND (VRF)
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN

The Vehicle Replacement Fund accounts for monies to fund the City's capital budget, for the replacement of vehicles. All vehicles/equipment maintained by the Fleet Maintenance Division of the Public Works Department are considered under this fund. This fund minimizes fluctuations in the annual budget for vehicle expenditures and establishes a manageable replacement cycle.

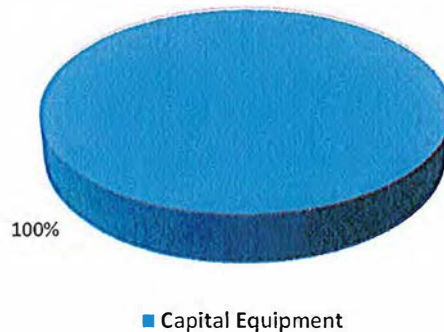
REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Sale of Property	\$ 63,819	\$ 215,866	\$ 227,460	\$ 227,460	0%	\$ 227,460	0%
Other Revenues	-	-	51,000	51,000	0%	51,000	0%
Transfer from City Departments	2,098,112	3,184,573	3,328,636	3,803,701	14%	4,171,719	10%
Transfer from Sanitation Fund	-	237,816	250,000	250,000	0%	250,000	0%
Appropriated Fund Balance	-	-	1,077,674	-	-100%	-	0%
TOTAL	\$ 2,161,931	\$ 3,638,255	\$ 4,934,770	\$ 4,332,161	-12%	\$ 4,700,179	8%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Operating	\$ (1,700,966)	\$ (1,921,474)	\$ -	\$ -	0%	\$ -	0%
Capital Equipment	4,320,146	4,828,334	4,934,770	4,332,161	-12%	4,700,179	8%
TOTAL	\$ 2,619,180	\$ 2,906,859	\$ 4,934,770	\$ 4,332,161	-12%	\$ 4,700,179	8%

VRF REVENUE



VRF EXPENSE



**CITY OF GREENVILLE
FACILITIES IMPROVEMENT FUND (FIP)
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

City's 10 Year Facilities Improvement Plan. The projects funded include facility operations projects that are overseen by the Public Works department as well as Parks and Recreation improvement projects that are overseen by the Parks and Recreation department. The fund was created back in fiscal year 2014-2015 through a \$0.01 increase in the ad valorem property tax rate. The fund receives funding through transfers from the General Fund in an amount needed to fund the annual budgeted projects.

REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Transfer from General Fund	\$ 1,579,180	\$ 1,590,000	\$ 1,542,000	\$ 1,400,000	-9%	\$ 1,400,000	0%
TOTAL	\$ 1,579,180	\$ 1,590,000	\$ 1,542,000	\$ 1,400,000	-9%	\$ 1,400,000	0%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Capital Improvement	\$ 176,978	\$ 2,183,757	\$ 1,542,000	\$ 1,400,000	-9%	\$ 1,400,000	0%
TOTAL	\$ 176,978	\$ 2,183,757	\$ 1,542,000	\$ 1,400,000	-9%	\$ 1,400,000	0%

**CITY OF GREENVILLE
CAPITAL RESERVE FUND
FOR FISCAL YEAR 2018-19 & 2019-20 FINANCIAL PLAN**

Capital Reserve Fund is a fund established to set aside and appropriate current funding to future capital projects. Routinely, the Council has transferred unassigned fund balance from the General Fund above the 14% Fund Balance policy into the Capital Reserve Fund to fund specifically identified projects as approved by Council.

REVENUES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Investment Earnings	\$ 550	\$ 723	\$ -	\$ -	0%	\$ -	0%
Transfer from General Fund	1,447,301	467,119	-	740,000	0%	390,000	-47%
Appropriated Fund Balance	-	-	-	-	0%	-	0%
TOTAL	\$ 1,447,851	\$ 467,842	\$ -	\$ 740,000	0%	\$ 390,000	-47%

EXPENSES	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 PROPOSED BUDGET	INC/ (DEC)	2020 FINANCIAL PLAN	INC/ (DEC)
Transfer to General Fund	\$ 50,000	\$ -	\$ -	\$ -	0%	\$ -	0%
Transfer to Capital Project Fund	-	122,153	-	-	0%	-	0%
Increase in Reserve	-	-	-	740,000	0%	390,000	-47%
TOTAL	\$ 50,000	\$ 122,153	\$ -	\$ 740,000	0%	\$ 390,000	-47%