

City Council Meeting

June 14, 2018



Greenville
NORTH CAROLINA

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Item 4


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





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District


District

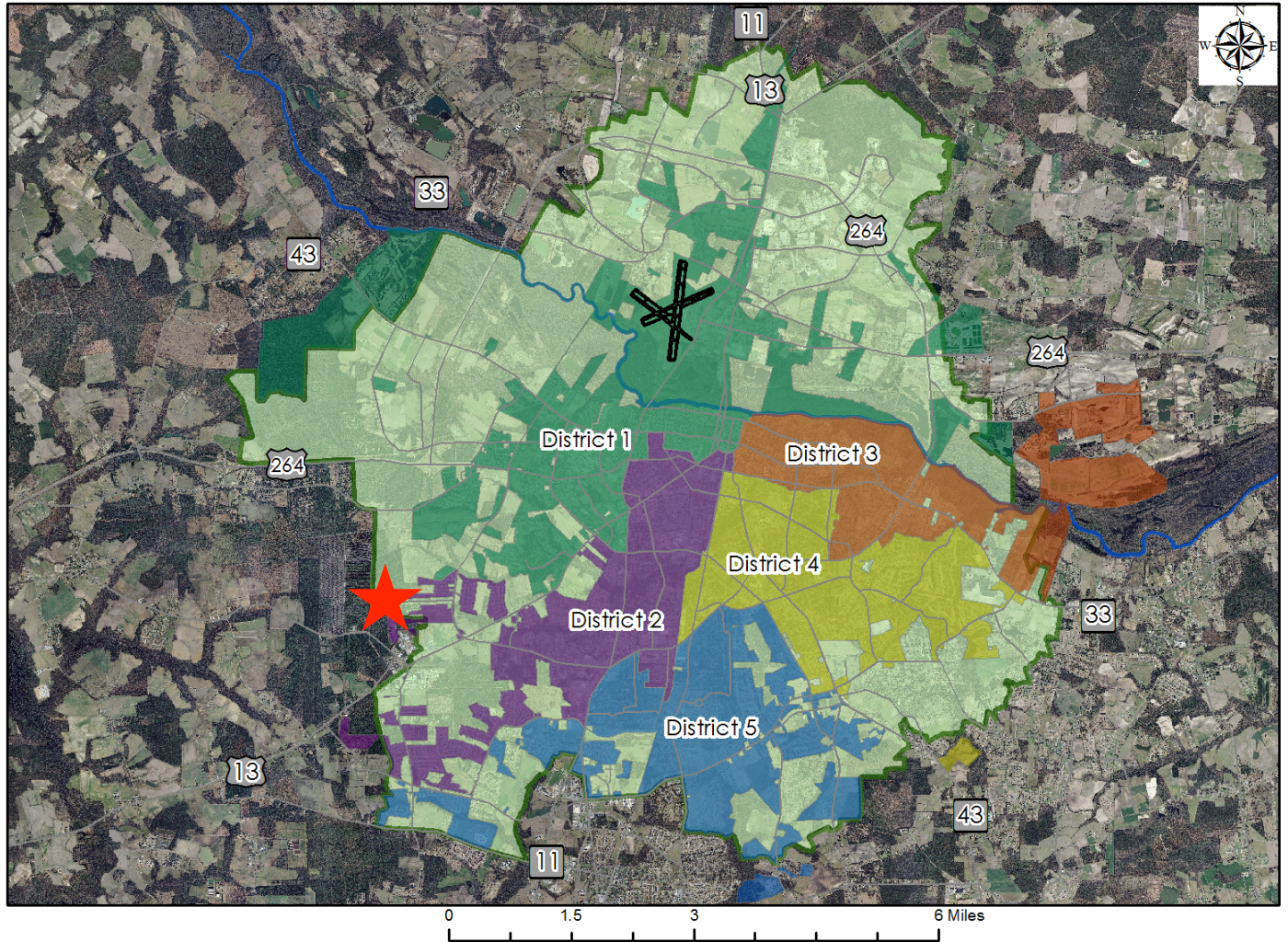
 District 1

 District 2

 District 3

 District 4

 District 5



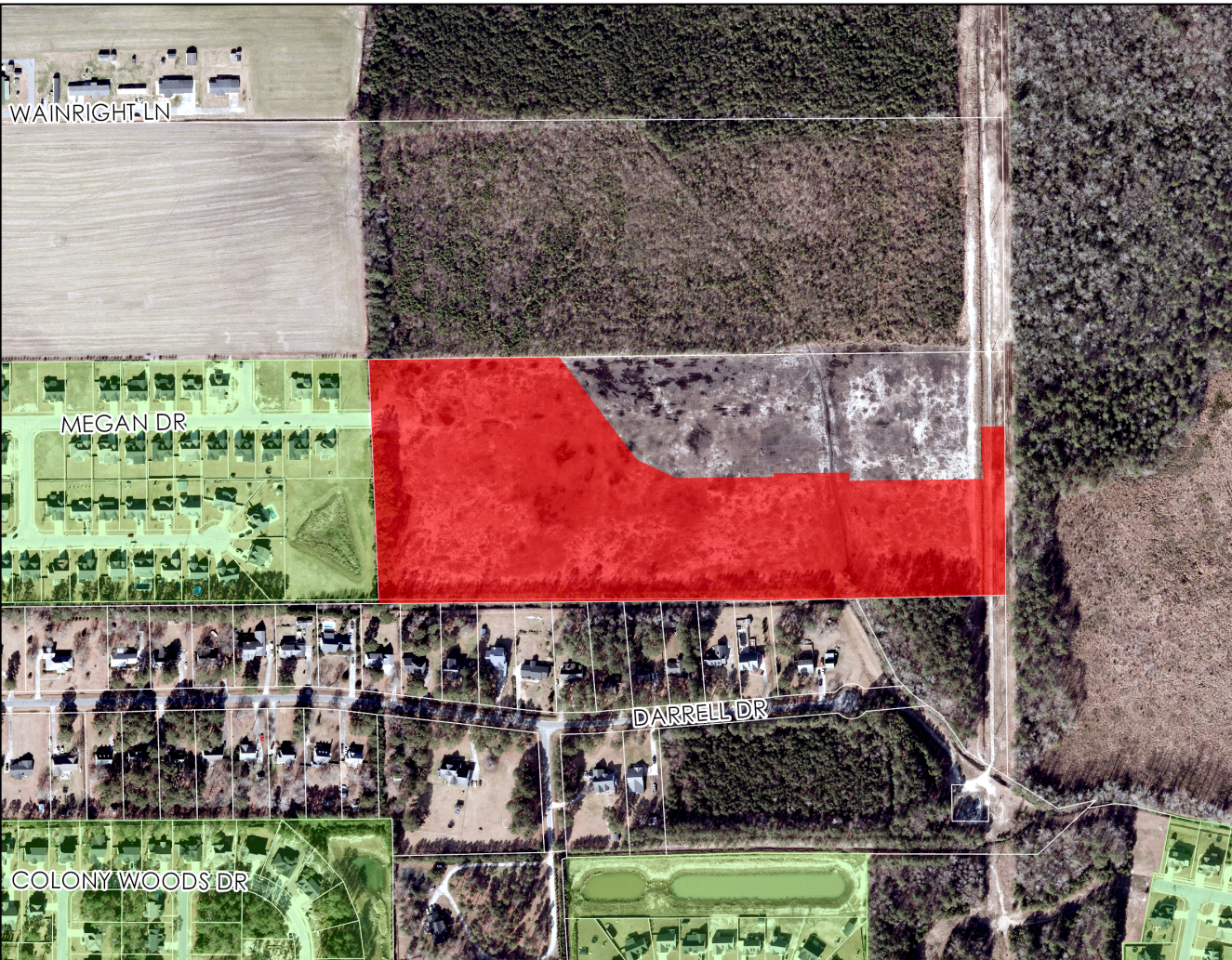
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Mill Creek, Ph.2

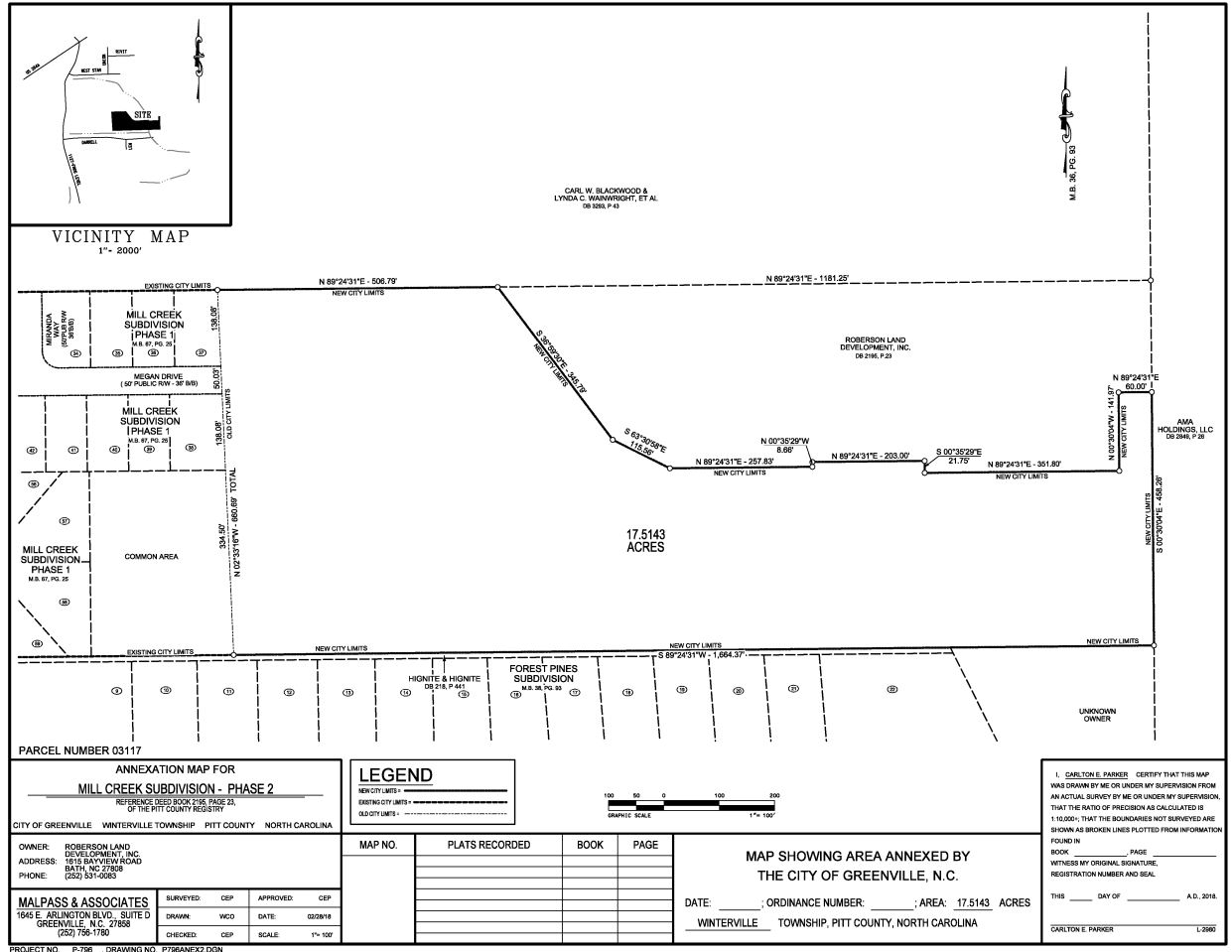
Map Legend

- Land Parcels
- Greenville City Limits
- Greenville ETJ
- Annexation



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17.514 Acres



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PROJECT NO. P-790, DRAWING NO. P736ANEX2.DGN

Item 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])




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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District


District

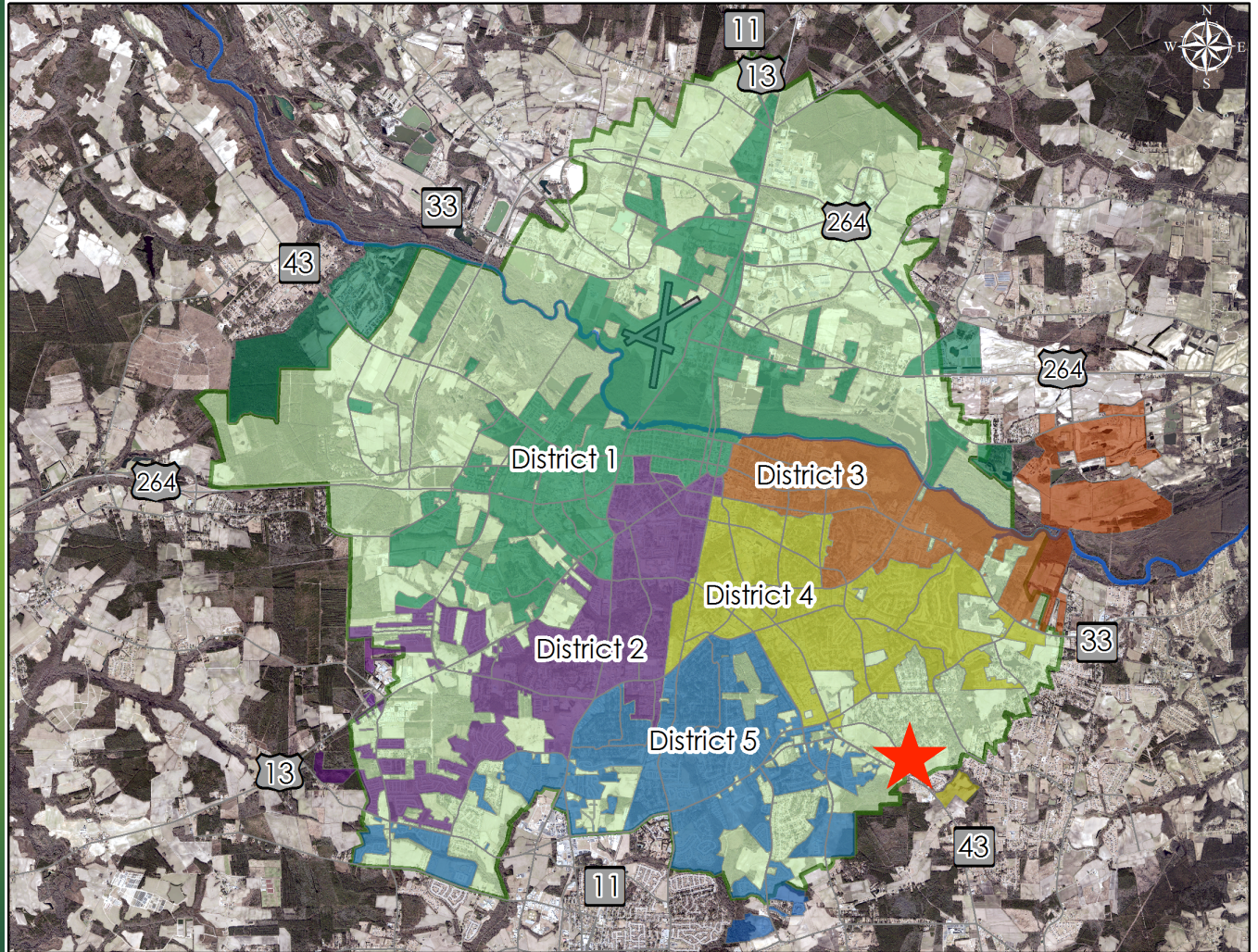
 District 1

 District 2

 District 3

 District 4

 District 5





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Aerial Map (2016)

Map Legend

-  Rezonings
-  Land Parcels



0 370 740 1,480 Feet



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1.32 acres

CONSULTANTS, PA
 CONSULTANTS, PA
 1000 N. MARKET STREET
 GREENVILLE, NC 27634
 PHONE: (252) 819-9208
 FAX: (252) 819-9208
 E-MAIL: INFO@CONSULTANTS-PA.COM

OWNER: HAPPY TRAIL FARMS, LLC
 ADDRESS: P.O. BOX 1823
 GREENVILLE, NC 27636

PROJECT: HAPPY TRAIL FARMS, LLC
 1.32 ACRES, 132 ACRES
 132 ACRES, 132 ACRES
 132 ACRES, 132 ACRES

DATE: 04/17/18
SCALE: 1" = 50'

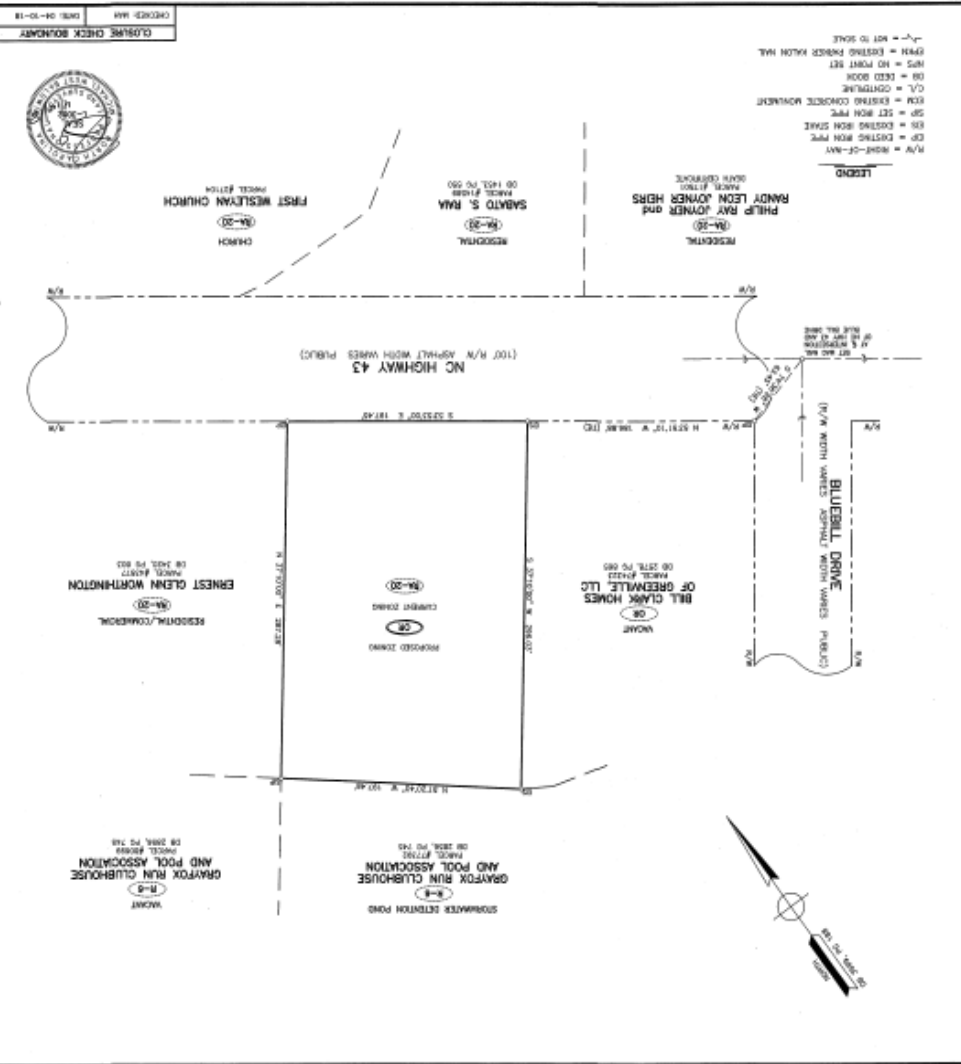
NOTES

- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. APPROXIMATE FLOOD ELEVATIONS ARE 230.0' AT 50' WIDE CHANNELS AND 232.0' AT 100' WIDE CHANNELS.
- ALL AREAS CHECKED AND BY CONVEYANCE DOCUMENTS.
- THIS MAP IS OF AN EXISTING PARCEL OF LAND.
- NEVERMORE SHALL BECOME PART OF THE PITT COUNTY RESERVE.

AREA TO BE RECOVERED 1.32 ACRES

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- FIRST WESTLEYAN CHURCH
 1110 CAMERON ROAD
 GREENVILLE, NC 27638
- SAVATO S. MAH
 PO BOX 20323
 GREENVILLE, NC 27638
- PHILIP RAY JONKER HERS
 1110 CAMERON ROAD
 GREENVILLE, NC 27638
- ERNEST GLENN WORTHINGTON
 232 OFF ALEXANDER ROADWAY SITE B
 GREENVILLE, NC 27638
- ADRIAN RAIN CLUBHOUSE AND POOL
 232 OFF ALEXANDER ROADWAY SITE X
 GREENVILLE, NC 27638
- ERNEST GLENN WORTHINGTON
 4110 CAMERON ROADWAY
 GREENVILLE, NC 27638



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
Charles Boulevard


















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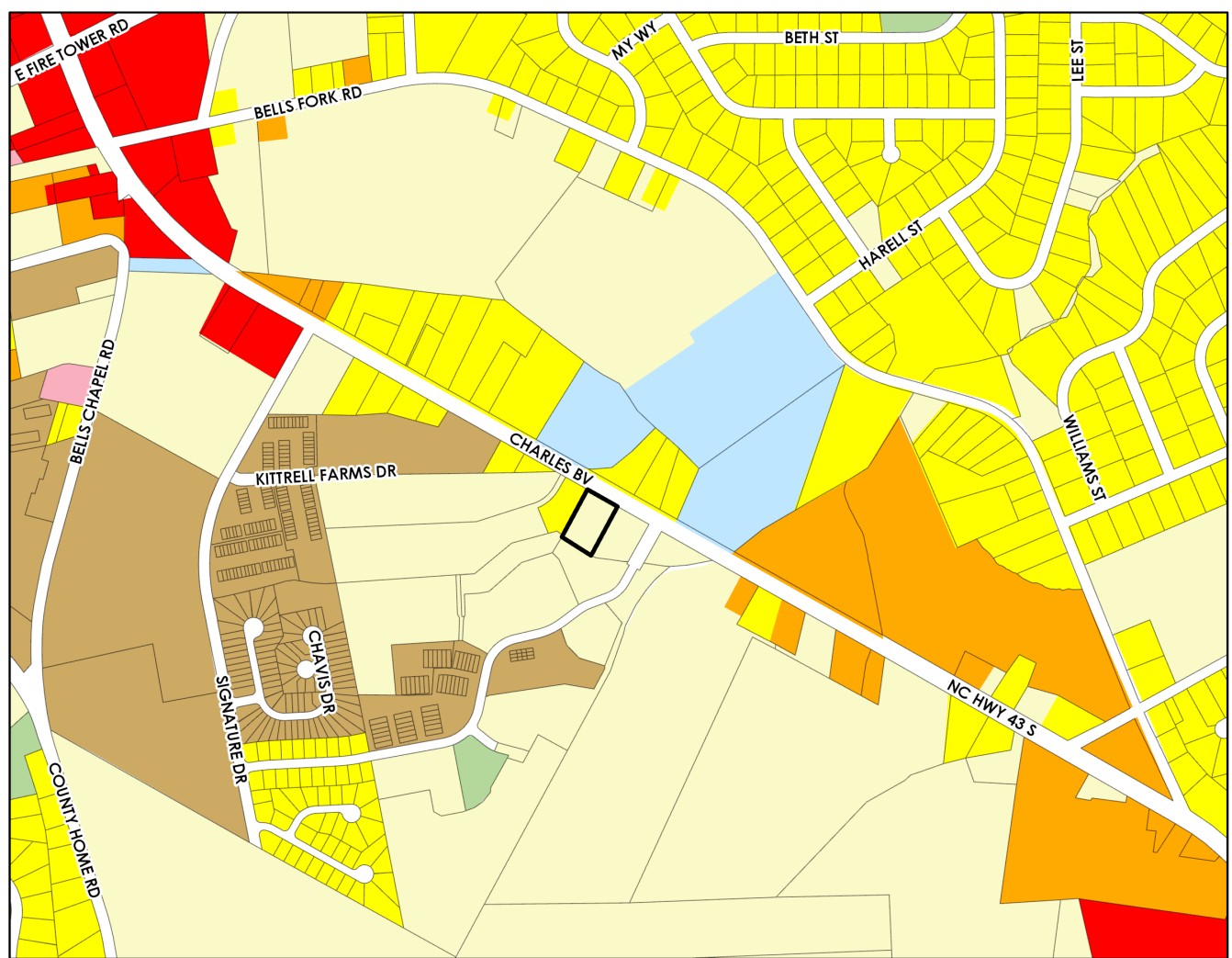
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



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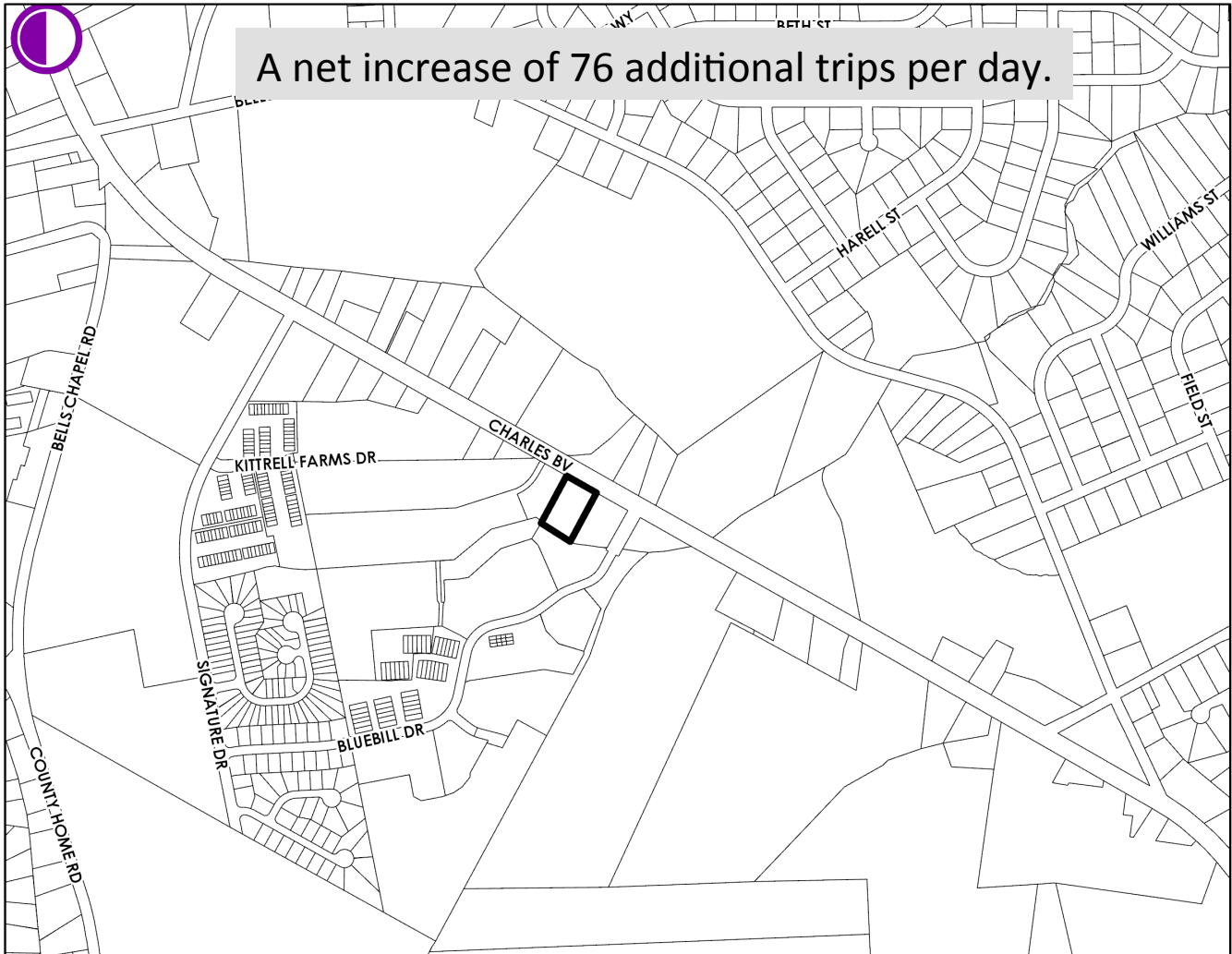
Activity Centers

Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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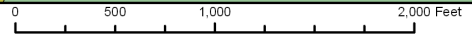
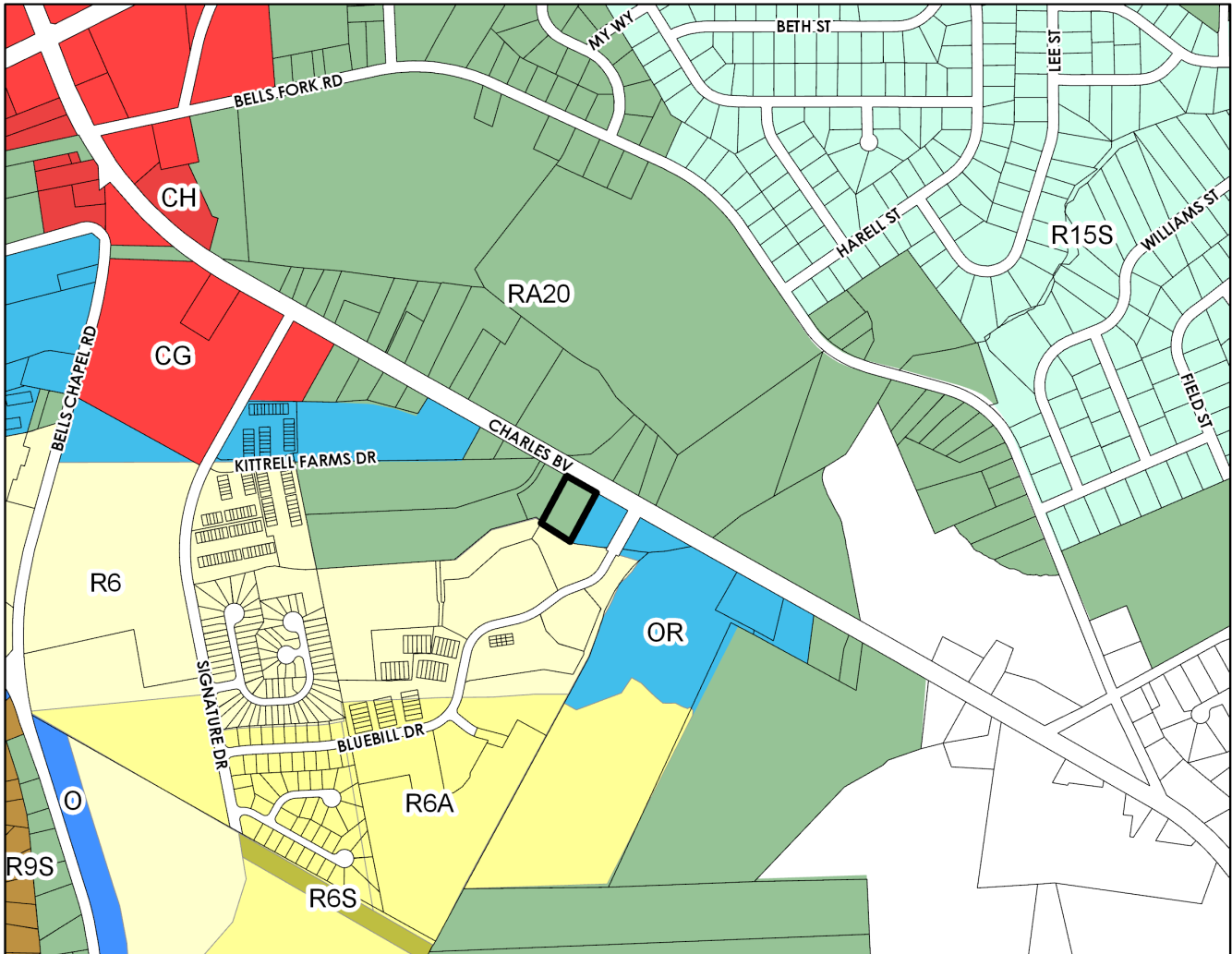


A net increase of 76 additional trips per day.

Zoning Map

Map Legend

	Rezoning		PIU		R6MH
	Land Parcels		MI		R6N
	CD		MO		R6S
	CDF		MS		R9
	CG		O		R9S
	CH		OR		R9S-CA
	CN		OR-UC		R15S
	MCH		R6		PUD
	MCG		R6A		MR
	I		R6A-CA		MRS
	IU		R6A-RU		RA20



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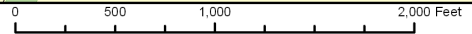
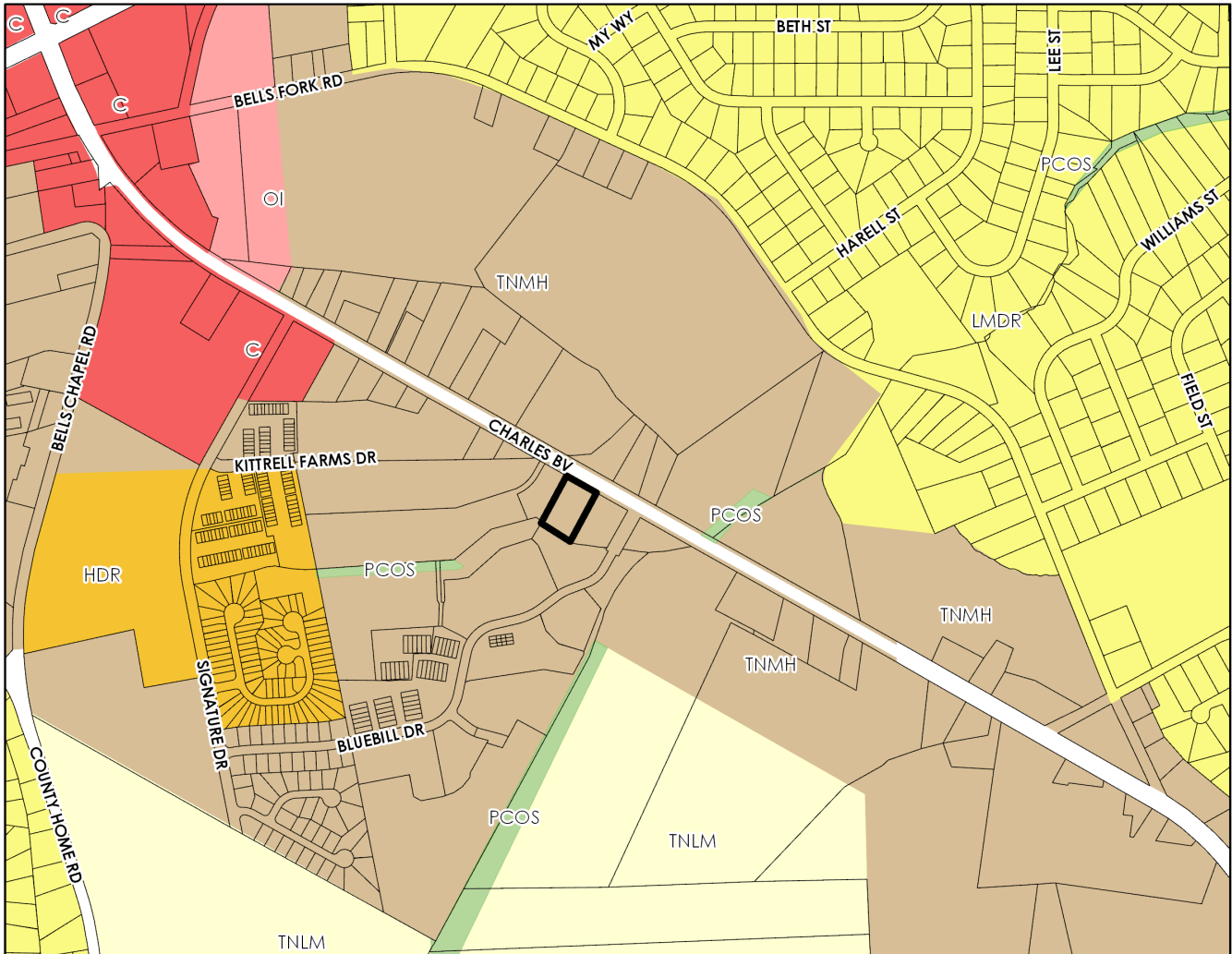
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

Horizons2026 Future Land Use

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics





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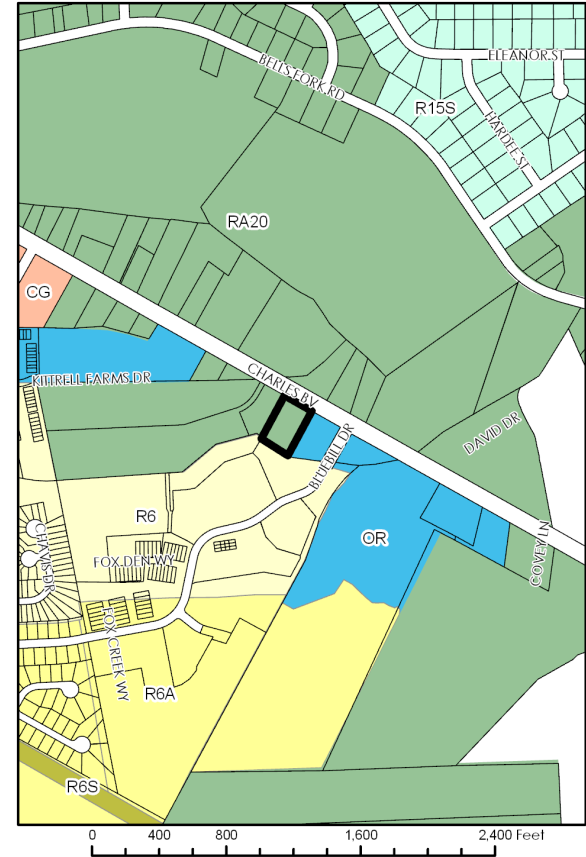
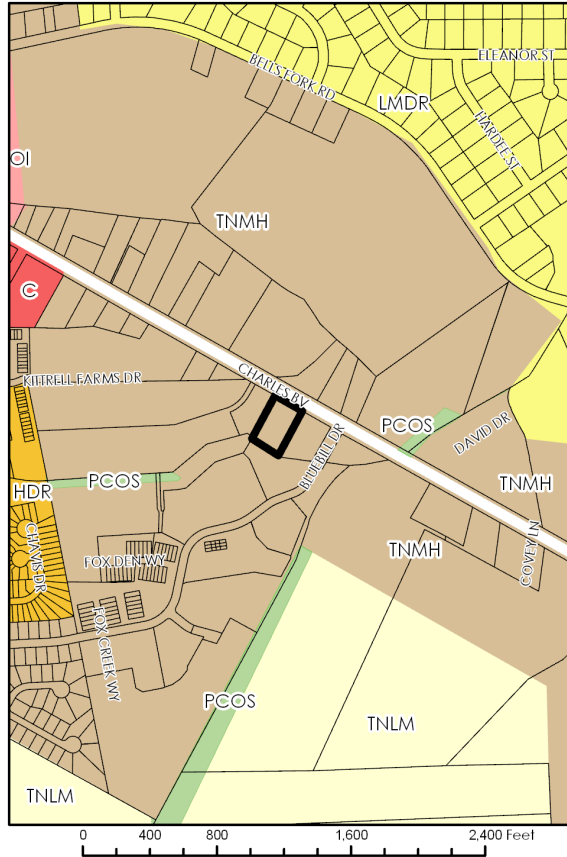
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Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted unanimously to approve the request at its May 15, 2018 meeting.



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Item 6


Ordinance requested by Pitt County Committee of 100, Inc. 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





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River


 Pitt-Greenville Airport (PGV)

City Council Voting District

District

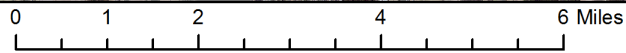
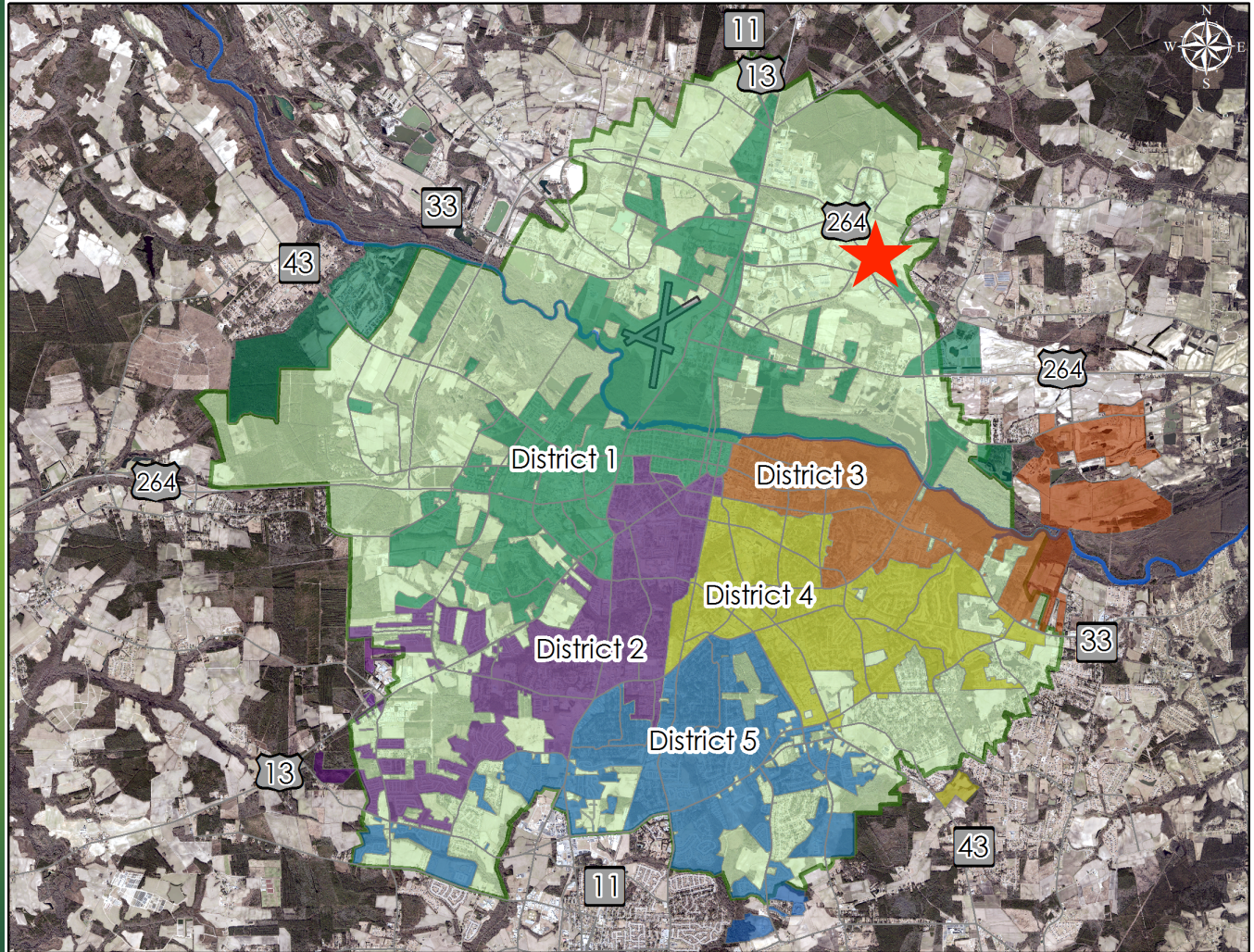
 District 1

 District 2

 District 3

 District 4

 District 5





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Aerial Map (2016)

Map Legend

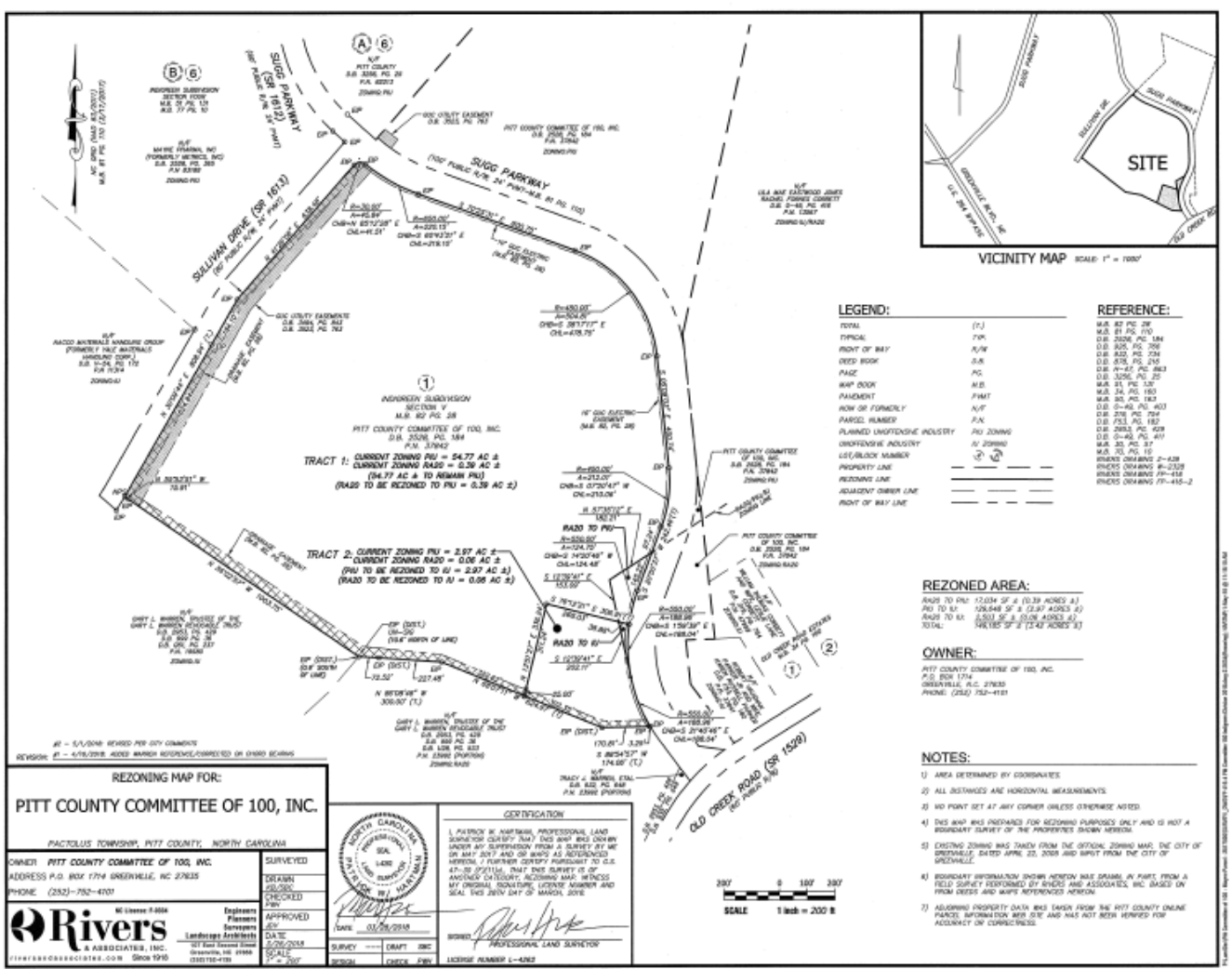
-  Rezonings
-  Land Parcels



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3.42 acres



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REZONING MAP FOR:
PITT COUNTY COMMITTEE OF 100, INC.

PARCLOTUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: **PITT COUNTY COMMITTEE OF 100, INC.**
 ADDRESS: P.O. BOX 1774 GREENVILLE, NC 27633
 PHONE: (252) 752-4700

NO. GREENE 3-8884 Engineers
 Landmark Architects Planners
 & Associates, Inc. Services
 207 East Second Street 207 East Second Street
 Greenville, NC 27633 Greenville, NC 27633
 (252) 752-4700 (252) 752-4700

DATE: 5/26/2014
 SCALE: 1" = 200'

CERTIFICATION

I, PATRICK B. HARTMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I AND MY DEEDS UNDER MY SUPERVISION FROM A SURVEY BY ME OR ANY DEED OR DEEDS AS REFERENCED HEREON, I FURTHER CERTIFY PURSUANT TO G.S. 42-10.1(b) THAT THE SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY AND SEAL THIS 26TH DAY OF MAY, 2014.

DATE: 05/26/2014
 SURVEYOR: [Signature]
 SPECIAL: [Signature]

SCALE: 1 inch = 200 ft

LEGEND:

TOTAL	(T)
TYPICAL	PK
FRONT OF WAY	A/W
DEEP BOOK	S/S
PAGE	P/S
PAVEMENT	PMT
ROW OF FORMERLY	A/F
PAVED HAMLET	P/H
PLANNED UNOFFENSIVE INDUSTRIAL UNOFFENSIVE INDUSTRY	PU ZONING
USE/BLOCK NUMBER	(1) ZONING
PROPERTY LINE	---
REZONING LINE	---
ADJACENT OWNER LINE	---
FRONT OF WAY LINE	---

REFERENCE:

M.A. 87 PG. 28
M.A. 81 PG. 170
D.E. 3288 PG. 184
D.E. 825 PG. 256
D.E. 825 PG. 254
D.E. 875 PG. 210
D.E. 17-27 PG. 282
D.E. 3256 PG. 23
M.A. 31 PG. 337
M.A. 34 PG. 183
M.A. 30 PG. 182
D.E. 0-46 PG. 403
D.E. 378 PG. 784
D.E. 753 PG. 187
D.E. 2283 PG. 508
D.E. 0-46 PG. 417
M.A. 33 PG. 37
M.A. 33 PG. 15
PLANS DRAWING 2-438
PLANS DRAWING 4-239
PLANS DRAWING 77-415-2

REZONED AREA:

AREA TO BE: 12.034 AC ± (10.39 ACRES ±)
 AREA TO BE: 28,848 SQ ± (2.67 ACRES ±)
 AREA TO BE: 6,501 SQ ± (0.08 ACRES ±)
 TOTAL: 18,185 SQ ± (2.42 ACRES ±)

OWNER:

PITT COUNTY COMMITTEE OF 100, INC.
 P.O. BOX 1774
 GREENVILLE, NC 27633
 PHONE: (252) 752-4700

NOTES:

- AREA DETERMINED BY COORDINATES
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS
- NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED
- THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON
- EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED JUNE 23, 2009 AND WORTH FROM THE CITY OF GREENVILLE.
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED IN PART FROM A FIELD SURVEY PERFORMED BY RIVERS AND ASSOCIATES, INC. BASED ON PROM DRESS AND MAPS REFERENCED HEREON
- ADJACENT PROPERTY DATA WAS OBTAINED FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.

SCALE: 1 inch = 200 ft

Sugg Parkway





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
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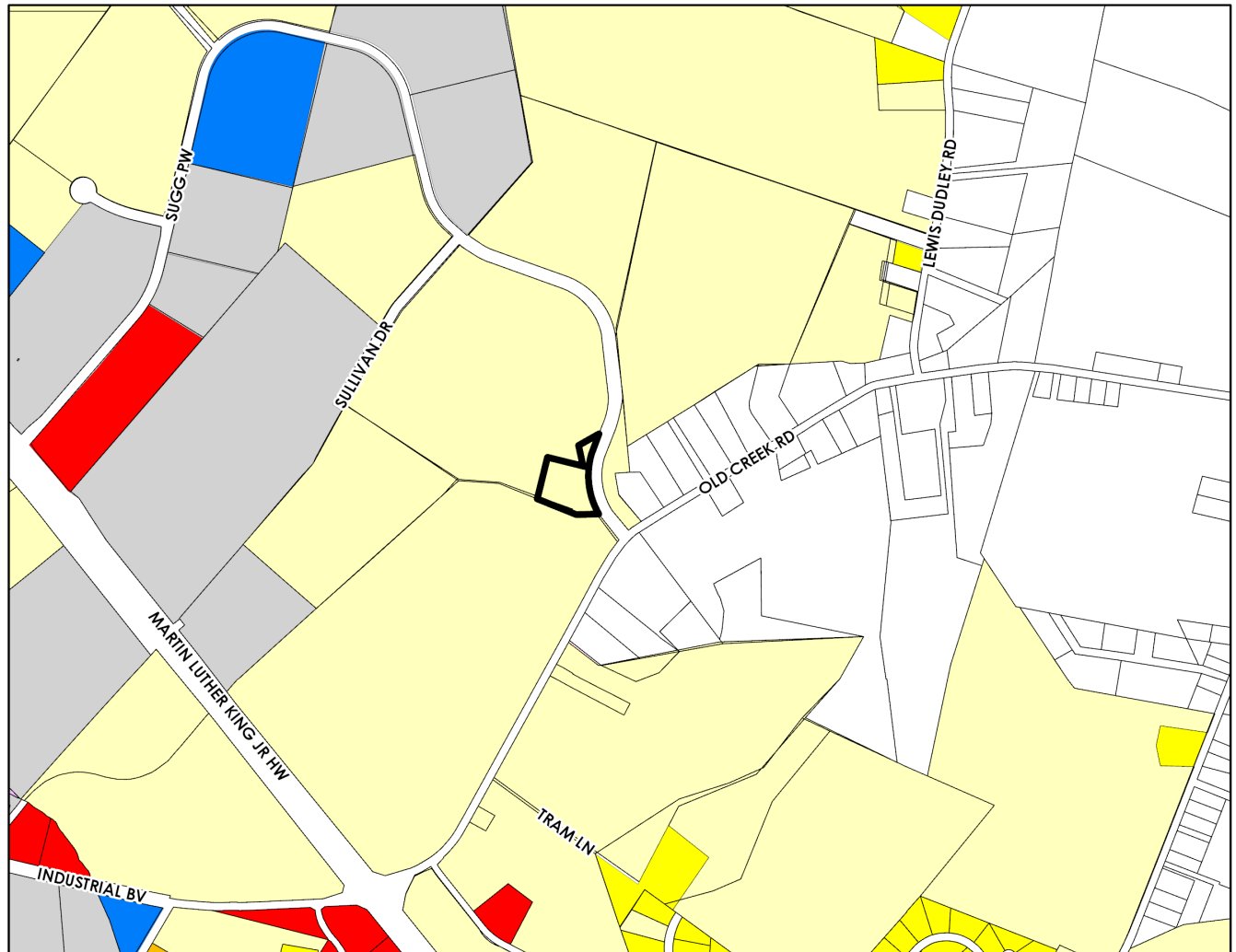
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

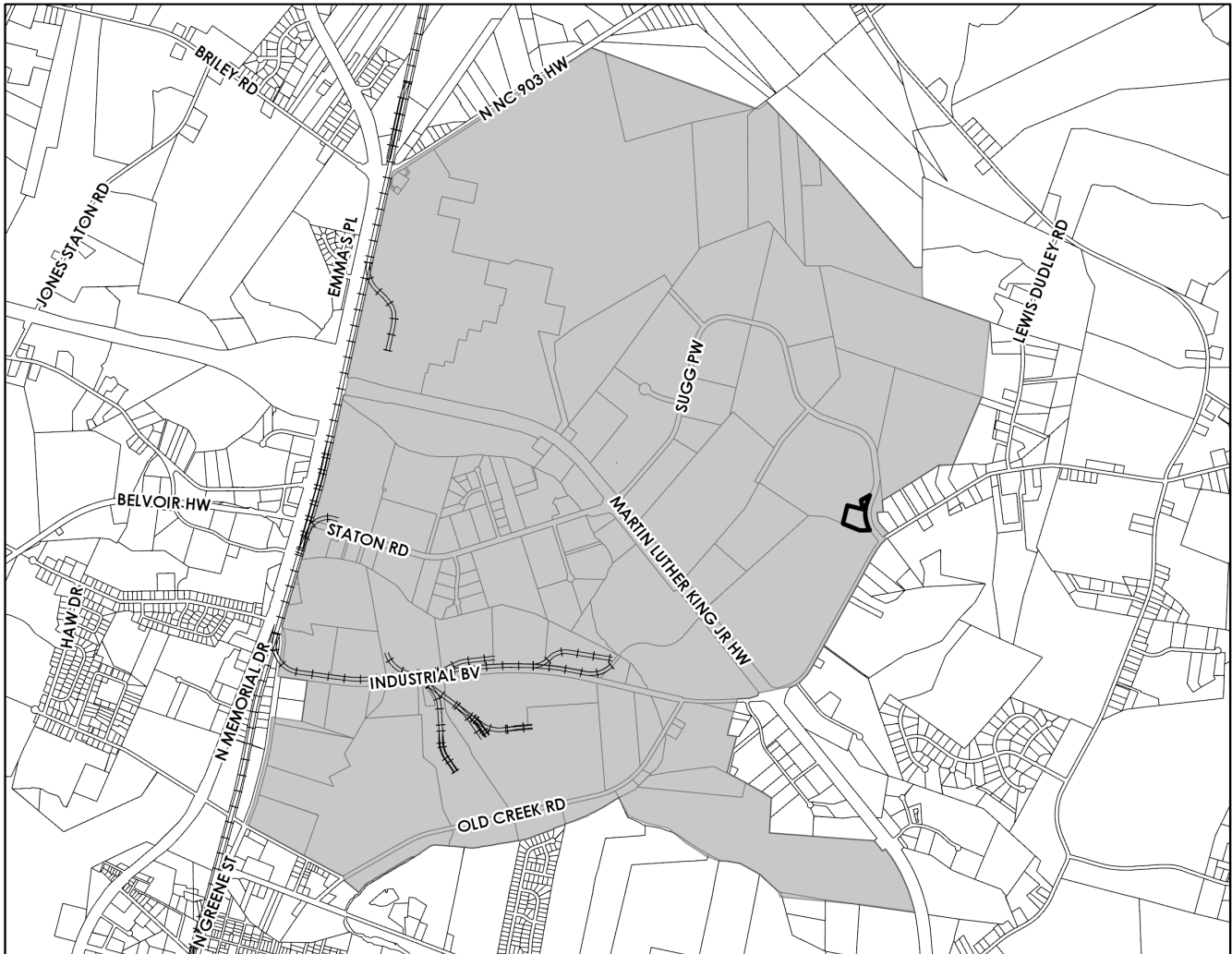
-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



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Recognized Industrial Area

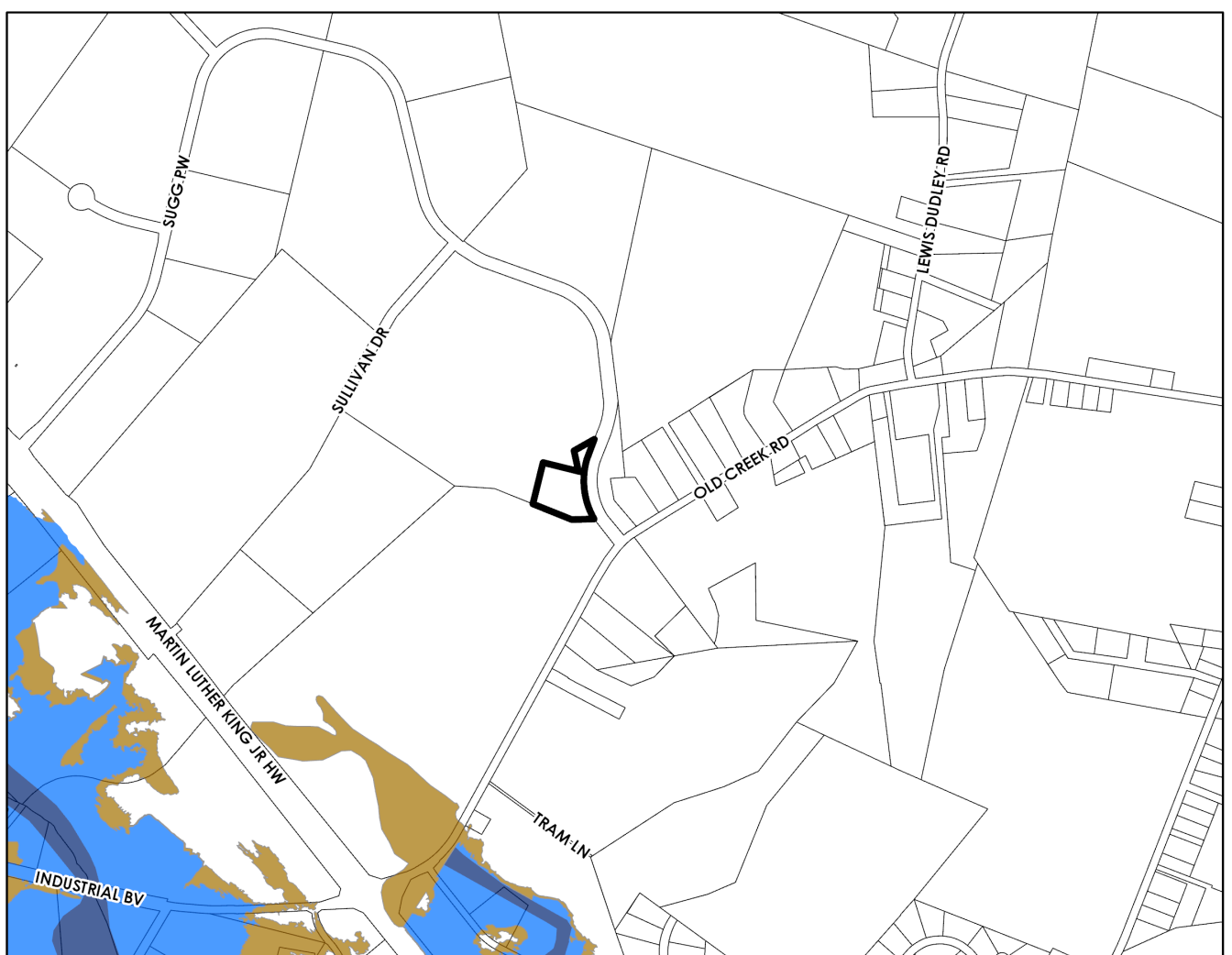


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NORTH CAROLINA

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Flood Plain Map

-  Rezoning
-  Land Parcels
-  AE = Floodway
-  AE= Base Flood Elevations
-  NEA (Non-Encroachment Area)
-  A= 1% Chance of Annual Flood Hazard
-  0.2% Chance of Annual Flood Hazard



Greenville
NORTH CAROLINA

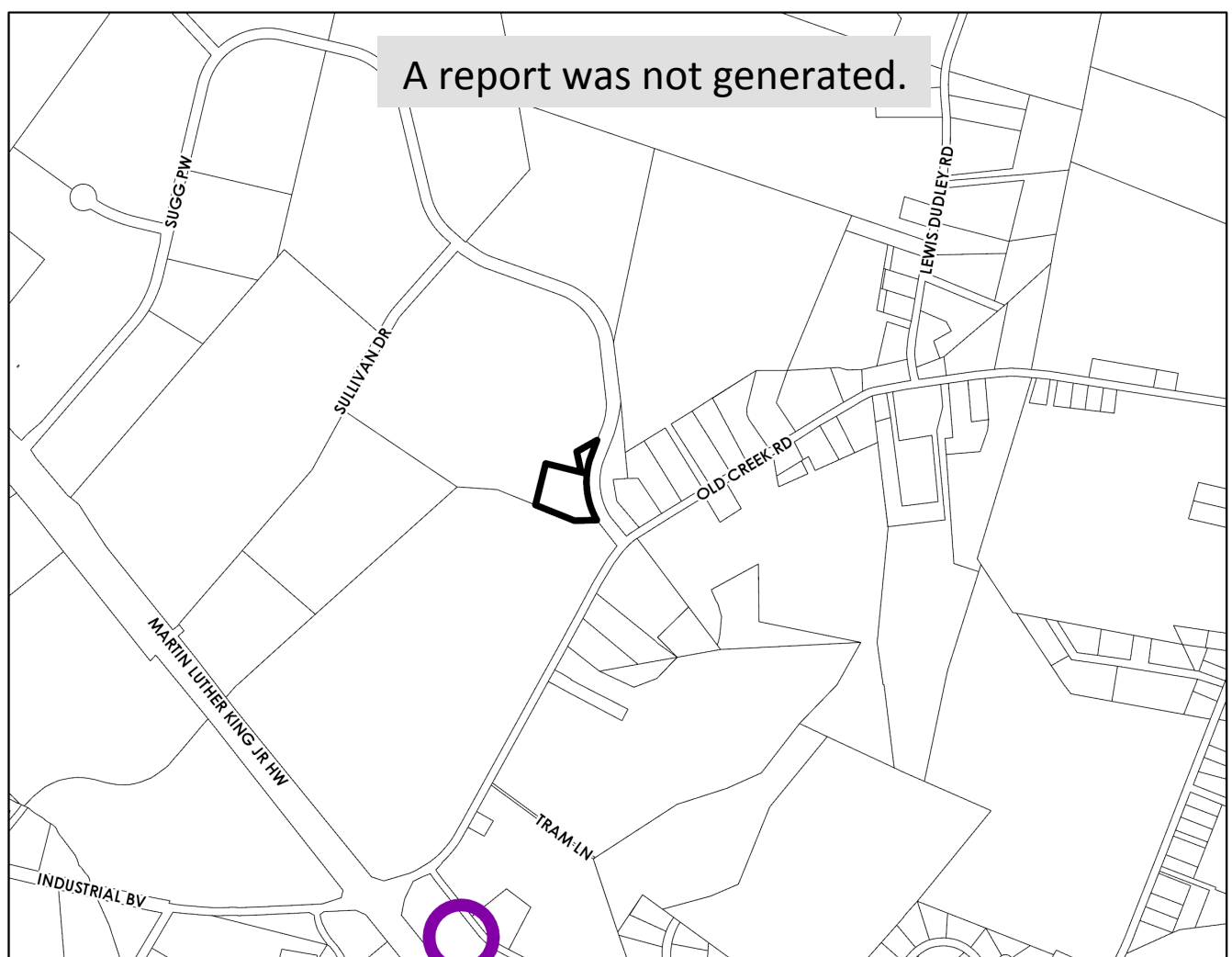
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Activity Centers

Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center

A report was not generated.




































0 500 1,000 2,000 Feet

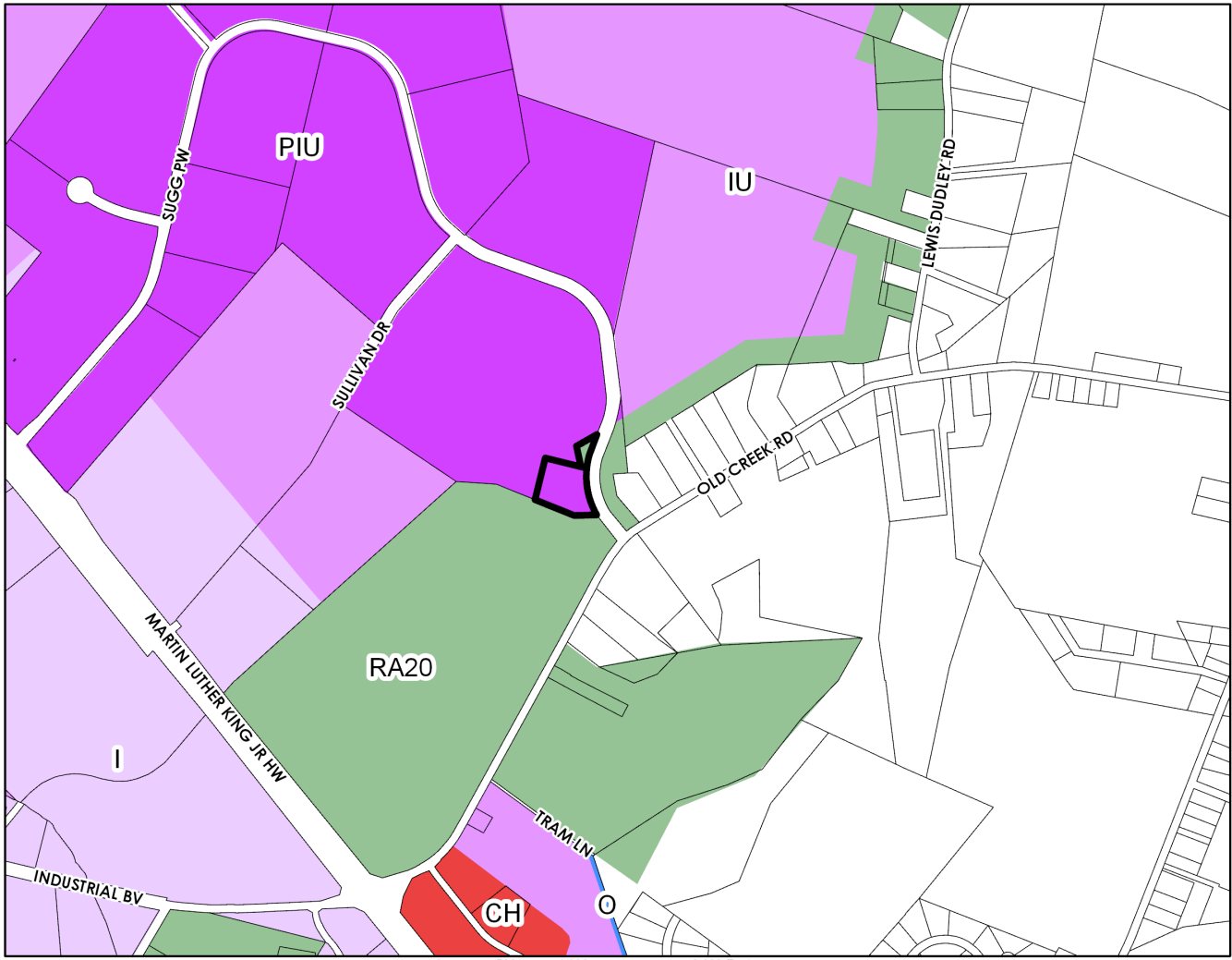


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Zoning Map

Map Legend

 Rezoning	 PIU	 R6MH
 Land Parcels	 MI	 R6N
 CD	 MO	 R6S
 CDF	 MS	 R9
 CG	 O	 R9S
 CH	 OR	 R9S-CA
 CN	 OR-UC	 R15S
 MCH	 R6	 PUD
 MCG	 R6A	 MR
 I	 R6A-CA	 MRS
 IU	 R6A-RU	 RA20





Greenville
NORTH CAROLINA

















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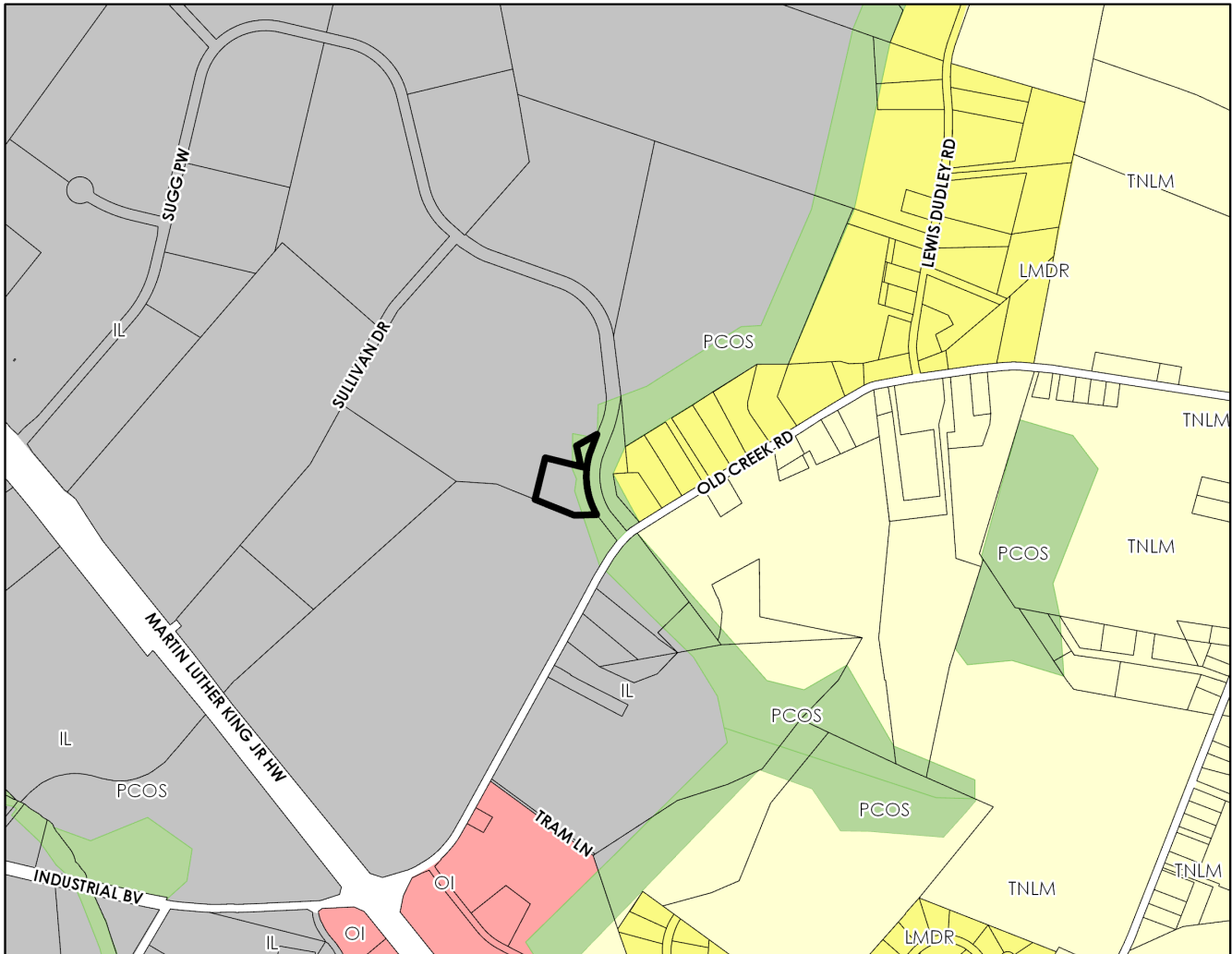
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional Neighborhood, Low to Medium Density
-  HDR - Residential, High Density
-  LMDR - Residential, Low to Medium Density
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-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics





Greenville
NORTH CAROLINA

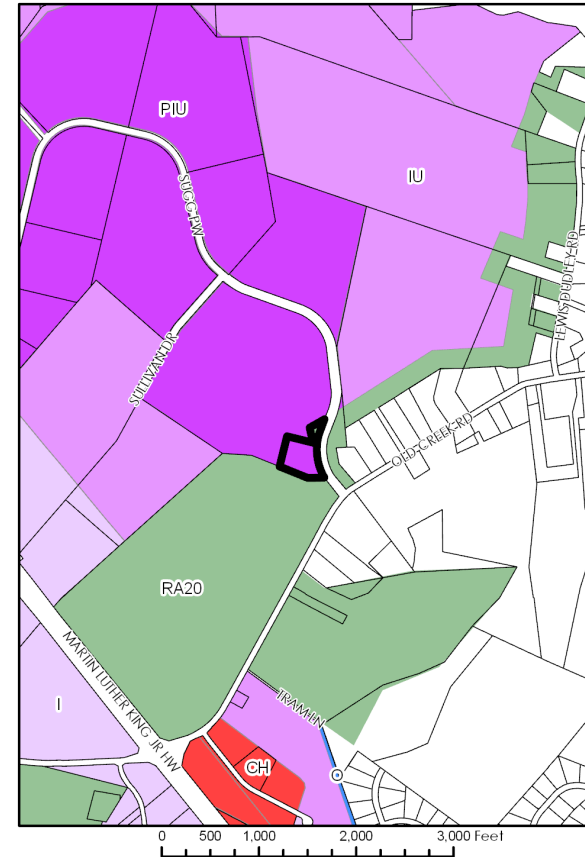
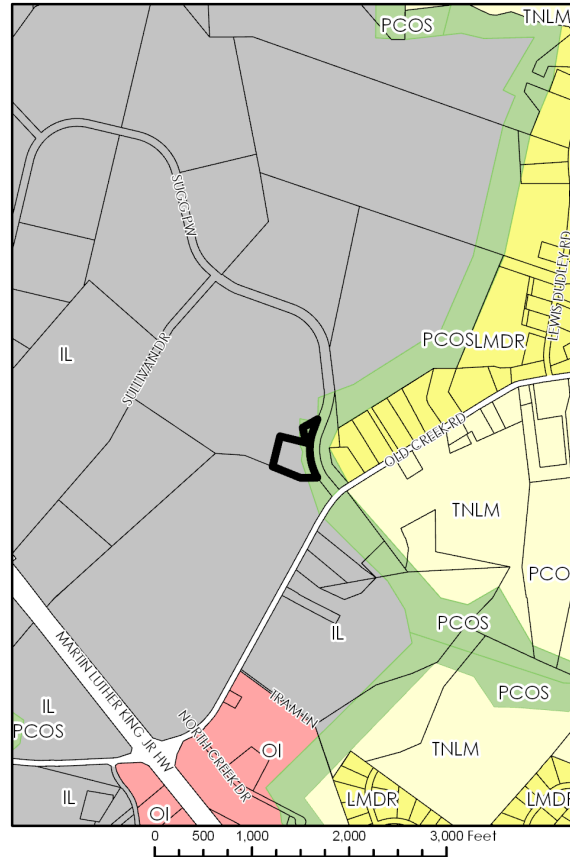
Find yourself in good company®

Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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The Planning and Zoning Commission voted unanimously to approve the request at its May 15, 2018 meeting.



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Item 9

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



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Item 9

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

Applicant: Kimberly Saad, Greenville Civic Ballet, LLC



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Dance studios are permitted in:

- OR (Office Residential);
- Office (O);
- Downtown Commercial (CD); and
- Neighborhood Commercial (CN).

Dance studios are allowed with a special use permit in:

- Downtown Commercial Fringe (CDF)



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Similar uses permitted, by right, in IU:

- Private noncommercial park; and
- Recreational facility

Similar uses allowed with a special use permit in IU:

- Miniature golf;
- Commercial recreation; and
- Indoor and outdoor, not otherwise listed



Child-related uses allowed in the IU district with a special use permit:

- Child Day Care Facilities;
- Schools and Kindergarten; and
- Nurseries.



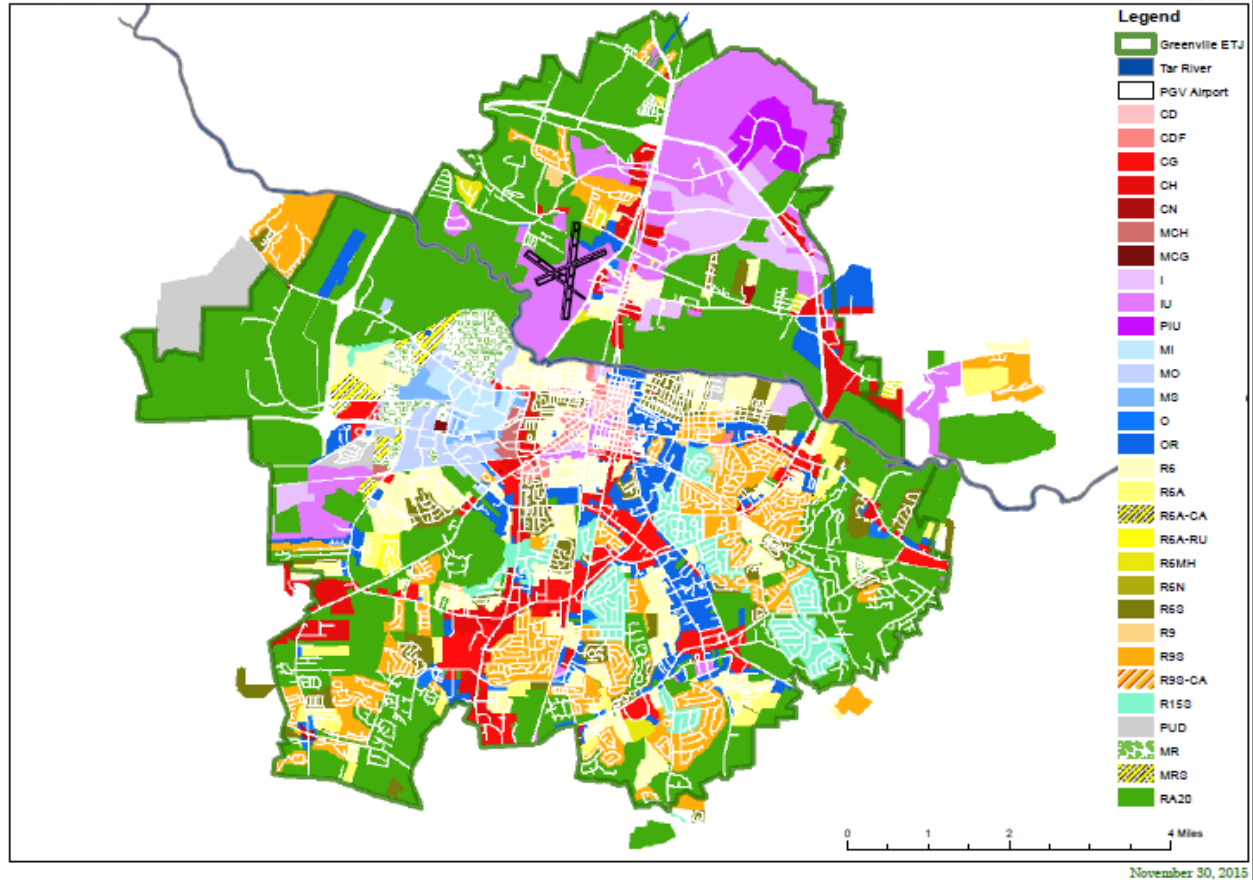
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The Table of Uses is proposed to be amended:

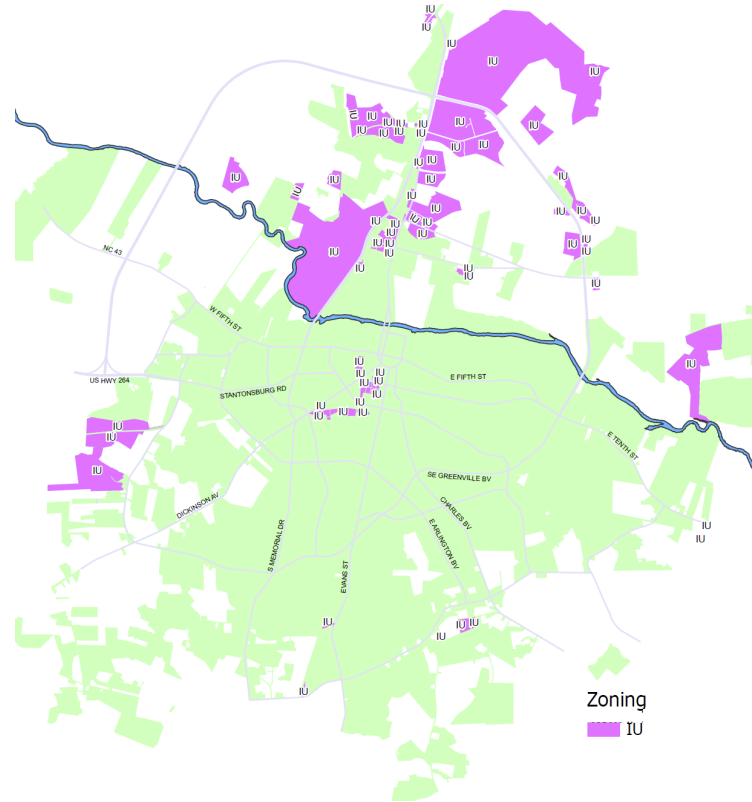
<i>USE</i>	<i>L</i>	<i>RA</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>R</i>	<i>M</i>	<i>M</i>	<i>M</i>	<i>M</i>	<i>M</i>	<i>M</i>	<i>O</i>	<i>O</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>I</i>	<i>I</i>	<i>P</i>	<i>P</i>	
	<i>U</i>	<i>20</i>	<i>15</i>	<i>9</i>	<i>6</i>	<i>6</i>	<i>9</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>I</i>	<i>S</i>	<i>O</i>	<i>C</i>	<i>R</i>	<i>C</i>	<i>R</i>	<i>R</i>	<i>D</i>	<i>D</i>	<i>G</i>	<i>N</i>	<i>H</i>	<i>U</i>	<i>I</i>	<i>I</i>	<i>I</i>
	<i>C</i>		<i>S</i>	<i>S</i>	<i>S</i>	<i>N</i>			<i>A</i>	<i>M</i>			<i>G</i>	<i>H</i>	<i>S</i>	<i>R</i>	<i>R</i>			<i>F</i>							
	<i>#</i>																										
u. Art studio including art and supply sales	3												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				
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		

← Add

Zoning Districts



Locations of Properties Zoned IU



Greenville
NORTH CAROLINA

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The proposed Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

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.”



Recommendations:

Staff recommends adoption.

The Planning and Zoning Commission
recommends adoption. 4/17/2018



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Item 10

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



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Item 10

Ordinance to amend the Zoning Ordinance to add sand mining in the CH (Heavy Commercial) zoning district with approval of a special use permit.

Applicant: Mike Baldwin, Baldwin
Design Consultants, PA



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Sand mines:

- Allowed as a permitted use in the Industrial zoning district.
- Allowed with in the Unoffensive Industrial zoning district with a special use permit.

Temporary sand mines:

- Allowed in the Residential-Agricultural zoning district with a special use permit.

The Table of Uses is proposed to be amended:

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
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																								<u>S</u>			
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	

← Add

(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.



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- (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.



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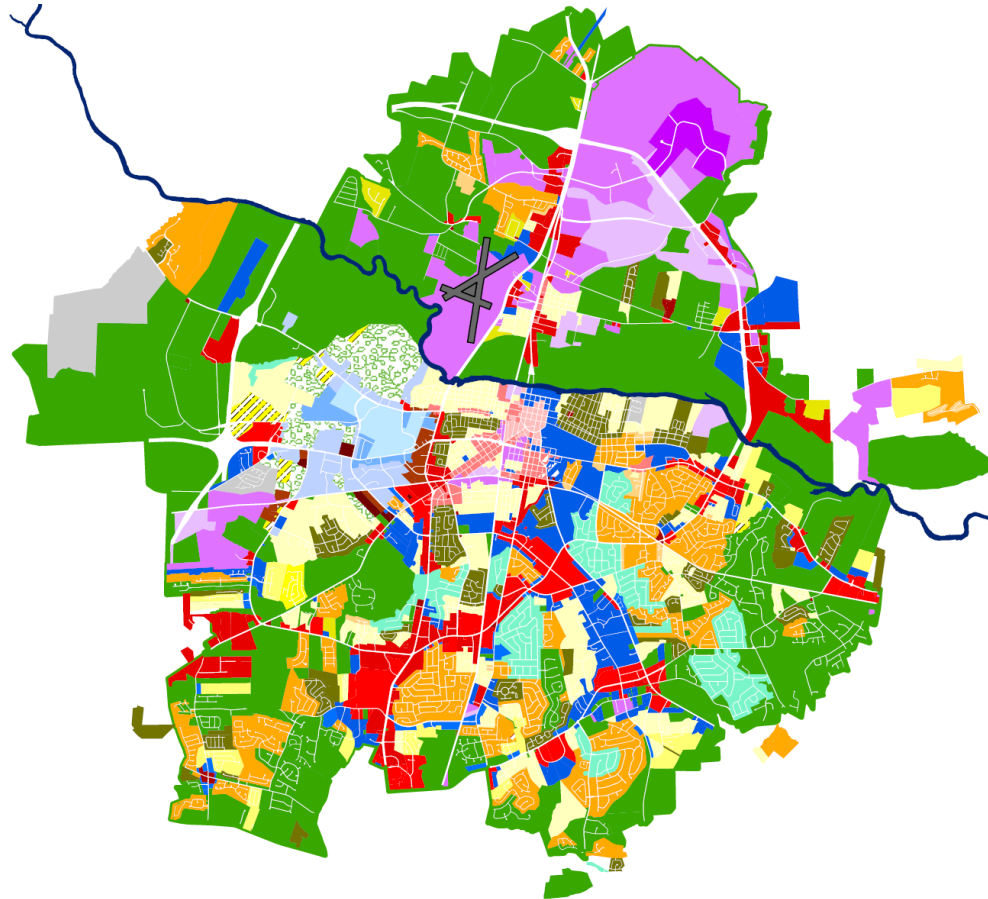
In addition, the Board of Adjustment will review special use permits to evaluate:

- Conditions and specifications;
- Comprehensive Plan;
- Health and safety;
- Detriment to public welfare;
- Existing uses detrimental;
- Injury to properties or improvements; and
- Nuisance or hazard.



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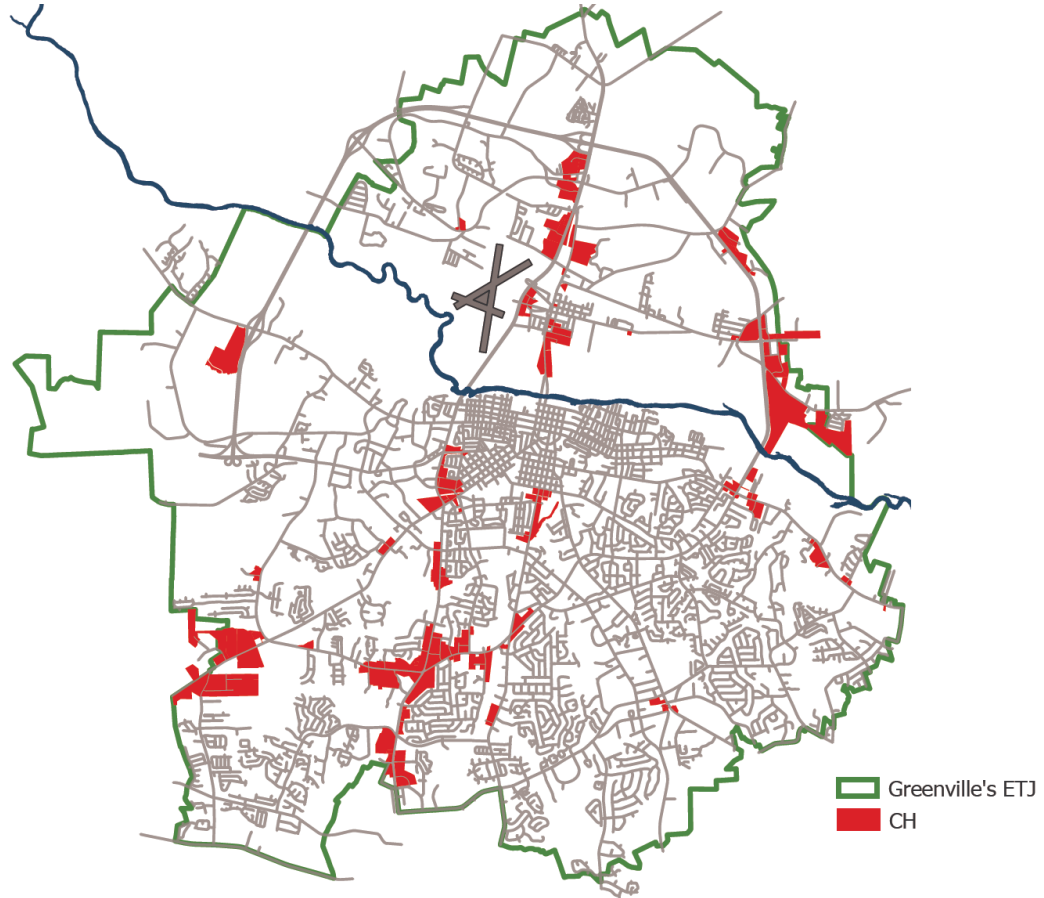
Zoning Districts



Greenville
NORTH CAROLINA

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Locations of CH District



Greenville
NORTH CAROLINA

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The proposed Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

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.”



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Recommendations:

Staff recommends adoption.

The Planning and Zoning Commission
recommends adoption. 5/15/2018



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Item 11

Ordinance to amend the Zoning Ordinance to revise thresholds for vegetation compliance



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Item 11

Ordinance to amend the Zoning Ordinance to revise thresholds for vegetation compliance

Sponsor: City Council



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March 8, 2018 City Council Meeting:

As requested by Mayor Connelly, staff provided:

- Summary of vegetation requirements for business expansions; and
- Results of a survey of how other cities regulate vegetation requirements for business expansions.



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Current landscape ordinance requires landscape 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



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 text amendment.



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Proposed Amendments:

- Increase threshold when buildings and parking lots expand, individually or collectively, from what is currently 20% lot coverage to a higher threshold of 50%.
- Add provision that existing impervious areas do not have to be removed to accommodate required landscaping, yet added flexibility to require installation in open areas to the greatest extent possible.



- Remove interior landscaping requirements for projects in industrial zoning districts, yet continue to require:
 - Street trees;
 - Row of shrubs between roads and parking lot; and
 - Perimeter landscape buffer.

Add flexibility that the location of required vegetation may be adjusted based on site constraints.



The proposed Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

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.”



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Recommendations:

Staff recommends adoption.

The Planning and Zoning Commission
recommends adoption. 5/15/2018



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Item 12

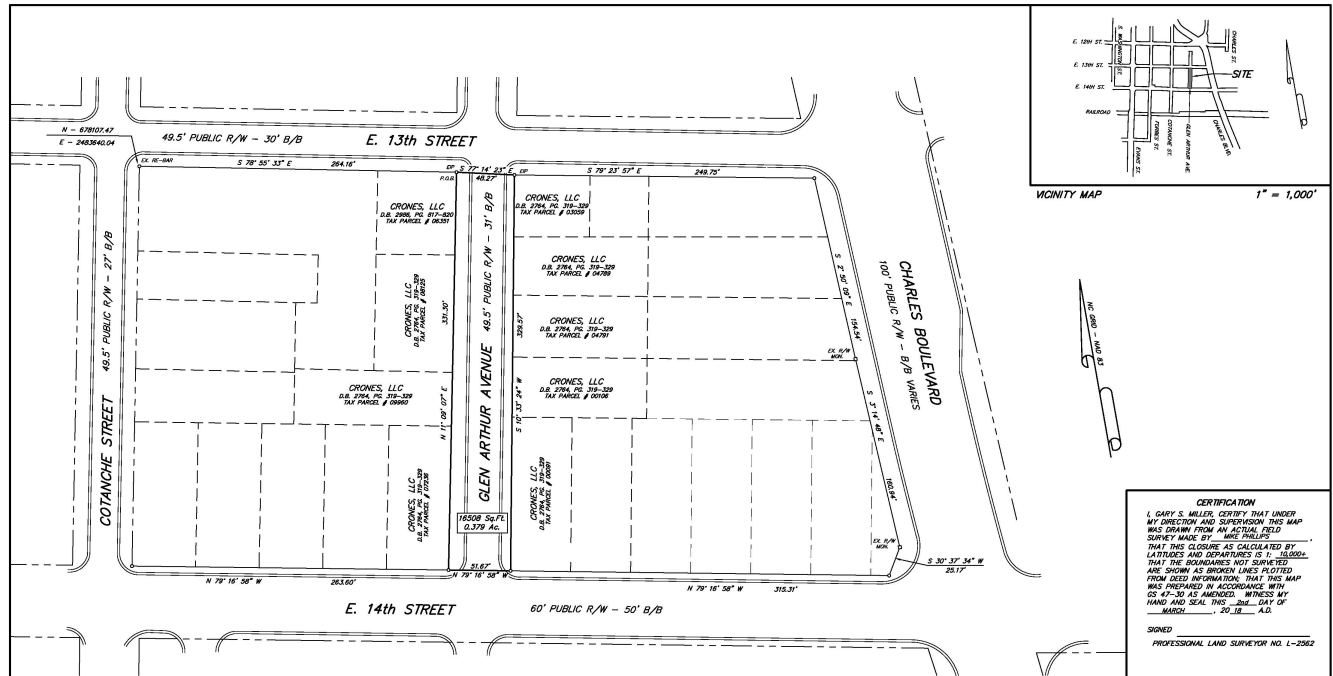
Resolution to Close Glen Arthur Avenue from East 13th Street to East 14th Street



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Glen Arthur Avenue

Street Closure Map



CERTIFICATION
 I, GARY S. MILLER, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY _____ WITNESSES THAT THIS CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BENCHMARKS NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____ A.D.
 SIGNED _____
 PROFESSIONAL LAND SURVEYOR NO. L-2562

NOTES:

1. ALL BEARINGS ARE NC GRID. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL #3720468700K. EFFECTIVE DATE: 07/02/2014, ZONE X
3. NO POINTS SET UNLESS NOTED OTHERWISE.

LEGEND:

- EIP - EXISTING IRON PIPE
- B/W - RIGHT OF WAY
- B/B - BACK TO BACK
- P.O.B. - POINT OF BEGINNING



SHEET 1 OF 1

MAP FOR
**STREET CLOSING OF
 GLEN ARTHUR AVENUE**
 BEING GLEN ARTHUR AVENUE
 BETWEEN E. 13th ST. & E. 14th ST.
 GREENVILLE, GREENVILLE TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

 GARY S. MILLER, PLS & ASSOCIATES, P.L.L.C. LAND SURVEYORS Phone: (252) 736-3878 6041 South Chatham Blvd. Greenville, NC 27834 Fax: (252) 736-3789 License # 1-0221	SURVEYED: GCM	APPROVED: GSM
	DRAWN: BLW	DATE: 03-02-18
	CHECKED: GSM	SCALE: 1" = 50'
	18018.dwg/17108.psd	

NO # 18018	FD # 378
SOURCE OF TITLE	
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLES OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:	
DEED BOOK _____	PAGE _____
DEED BOOK _____	PAGE _____
DEED BOOK _____	PAGE _____
MAP BOOK _____	PAGE _____
MAP BOOK _____	PAGE _____
MAP BOOK _____	PAGE _____

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE _____

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF PITT

I, _____ REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
 DATE _____

NORTH CAROLINA, PITT COUNTY AND STATE WITNESSES, CERTIFY THAT GARY S. MILLER, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



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Glen Arthur Avenue

Street Closure Process

March 20, 2018: City received a petition from Crones, LLC requesting the closure of Glen Arthur Avenue from Thirteenth Street to Fourteenth Street.

April 17, 2018: Planning and Zoning Commission gave a favorable recommendation.

May 7, 2018: City Council adopted a Resolution of Intent to Close Glen Arthur Avenue a public hearing on June 14, 2018



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Glen Arthur Avenue

Street Closure Process

Required Notices:

Notice of the Public hearing was published in The Daily Reflector on four consecutive Mondays.

The adjoining property owner (petitioner) was notified of the Public Hearing.

A notice of the closing and public hearing was prominently posted in two places along the street section to be closed.



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Glen Arthur Avenue

Staff comments

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.



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Item 13

Public hearing for the 2018-2022
Consolidated Plan and the
2018-2019 Annual Action Plan for
CDBG and HOME Programs



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Greenville, North Carolina
2018 – 2022 Consolidated Plan &
2018 Annual Action Plan

City Council & Public Hearing
June 14th, 6:00pm



What is a Consolidated Plan?

Five Substantive Components:

1. Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

Funding:

1. HOME - \$527,575
2. CDBG - \$906,560



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Needs Assessment

Goal: Identify nature and prevalence of housing problems

The housing problems assessed are:

- cost-burdened households (major issue in Greenville)
 - 59% of renters
 - 24% of home owners
- substandard housing
- overcrowding



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Needs Assessment

Demographics

City Population in 2000: 60,476

City Population in 2016: 89,745

Percent Change: 43.4%

Total Households in 2000: 25,204

Total Households in 2016: 36,446

Percent Change: 44.6%

Median Household Income in 2000: \$28,648

Median Household Income in 2016: \$35,069

Percent Change: 22.41%

Source: 2000 Decennial Census, 2012-2016 American Community Survey 5-Year Estimates



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Needs Assessment

Public Housing

- 714 Units
- Average Annual Income of Residents: \$10,736
- Race of Residents
 - White: 13 (1.8%)
 - Black: 699 (97.9%)

Homeless Population

- Number experiencing homelessness on a given night
 - Sheltered: 104
 - Unsheltered: 16
- Chronically Homeless: 11
- Veterans: 13



Needs Assessment

Cost-Burdened Households

(Households paying 30% or more towards housing costs)

Owner-Occupied Units

2000: 16.0%

2016: 23.6%

Percent Change: +7.6%

Owner-Occupied w/ Mortgage

2010: 35.4%

2016: 27.5%

Percent Change: -7.9%

Renter-Occupied Units

2000: 45.3%

2016: 59.2%

Percent Change: +13.9%

Owner-Occupied w/o Mortgage

2010: 13.4%

2016: 14.2%

Percent Change: +0.8%

Source: 2000 Decennial Census, 2012-2016 American Community Survey 5-Year Estimates

Note: Starting in 2010 the US Census began collecting data on owner-occupied households with a mortgage and without a mortgage as separate categories. This allows for a more nuanced analysis of housing issues in the community.



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Housing Market Analysis

Goal: Analyze the housing market and supply

Median Home Value 2000: \$110,200

Median Home Value 2016: \$148,200

Percent Change: 34.48%

Median Gross Rent 2000: \$482

Median Gross Rent 2016: \$742

Percent Change: 53.94%

Overall Vacancy Rate: 11.8%

- Homeowner Vacancy Rate: 6.2%
- Renter Vacancy Rate: 6.0%



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Source: 2012-2016 American Community Survey 5-Year Estimates

Housing Market Analysis

Number of Units

- 1-unit detached – 13,963 (34%)
- 1-unit attached – 4,347 (11%)
- 2-19 units – 18,277 (44%)
- 20 or more units – 4,027 (10%)
- Mobile home, boat, RV, etc. – 706 (2%)

Unit Size

Owner Occupied

- 0-1 bedroom – 54 (< 1%)
- 2 bedrooms – 2,095 (17%)
- 3+ bedrooms – 10,121 (82%)

Renter Occupied

- 0-1 bedrooms – 6,238 (26%)
- 2 bedrooms – 9,965 (41%)
- 3+ bedrooms – 7,973 (33%)

Source: 2012-2016 American Community Survey 5-Year Estimates



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Housing Market Analysis

Unemployment Rate: 4.6%

Poverty Rate: 32%

- White Households: 28.5%
- Black Households: 36.5%
- Hispanic Households: 31.1%

Largest business sectors by workers

- Educational, health care and social services: 33.1% (14,237)
- Arts, Entertainment, and Recreation: 14.6% (6,273)
- Retail Trade: 11.9% (5,115)



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Source: Bureau of Labor Statistics March 2018, American Community Survey 5-Year Estimates 2012-2016

Priority Needs

1. Affordable Housing Preservation and Development
2. Reduction of Slum and Blight
3. Addressing Homelessness
4. Improvements to Public Facilities and Infrastructure
5. Expansion of Available Public Services



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Goals

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



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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



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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



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Project Results

Previous 48 Months

Project Name	Assisted	Funding
Rehabilitation (CDBG)	11 households	\$407,060
Rehabilitation (HOME)	2 households	\$83,046
Down Payment Assistance (HOME)	3 households	\$60,000
CHDO Completed Homes (HOME)	1 home	\$85,942
CHDO Under Construction (HOME)	2 homes	\$196,000*
Public Services (CDBG)	15 non-profits	\$215,413*
* Funds Committed		



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HUD Submission

Stakeholder and Public Meetings: May 18, 2018

2018 Allocations Announced: May 1

- CDBG - \$906,560
- HOME - \$527,575

Presentation to Affordable Housing Loan Committee: June 13, 2018

Presentation to City Council and Public Hearing: June 14, 2018

HUD Submission of Action Plan no later than 60 days from the date of allocation notice – June 29, 2018

Questions?

Gloria Kesler

Acting Housing Division Administrator, City of Greenville

gkesler@greenvillenc.gov



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City Council Meeting

June 14, 2018



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