



# Agenda

## Greenville City Council

October 8, 2009  
7:00 PM  
City Council Chambers  
200 West Fifth Street

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

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**I. Call Meeting To Order**

**II. Invocation - Mayor Dunn**

**III. Pledge of Allegiance**

**IV. Roll Call**

**V. Approval of Agenda**

**VI. Special Recognitions**

- Gary Roberson, Fire-Rescue Department Retiree
- 2009 United Way Campaign Report

**VII. Appointments**

1. Appointments to boards and commissions
2. Appointment of representatives to the Hazard Mitigation Plan Update Advisory Committee

**VIII. Old Business**

3. Relocation assistance for businesses impacted by the Stantonsburg Road/10th Street Connector Project

## **IX. New Business**

### **Public Hearings**

4. Ordinance requested by The Lampe Company, Incorporated to rezone 7.891 acres located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)
5. Ordinance requiring the repair or the demolition and removal of the dwelling located at 105 North Meade Street
6. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1011 Chestnut Street
7. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1305 West Third Street
8. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1311 West Third Street
9. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1313 West Third Street
10. Ordinance requiring the repair or the demolition and removal of the dwelling located at 707 Cherry Street
11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 209 Cadillac Street

### **Public Comment Period**

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

### **Other Items of Business**

12. Ordinance requested by the Neighborhood Advisory Board to amend Article H, Chapter 3, Title 2 of the City Code entitled "Neighborhood Advisory Board" and to approve the mission statement for the Neighborhood Advisory Board

13. Amendment to the City of Greenville First-Time Homebuyer Down Payment/Loan Assistance Program

**X. Comments from Mayor and City Council**

**XI. City Manager's Report**

**XII. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

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**Title of Item:** Appointments to boards and commissions

**Explanation:** Appointments to boards and commissions are scheduled to be made as follows: appointment of a regular member, a Pitt Community College representative, and a Shaw University representative to the Human Relations Council; reappointment/appointment on the Investment Advisory Committee; reappointments/appointments to the Police Community Relations Committee (Districts 1, 4 and 5); two appointments to the Public Transportation and Parking Commission; an appointment and reappointment to the Sheppard Memorial Library Board; and reappointment/appointments to the Youth Council.

**Fiscal Note:** None.

**Recommendation:** Appointment of a regular member, a Pitt Community College representative, and a Shaw University representative to the Human Relations Council; reappointment/appointment on the Investment Advisory Committee; reappointments/appointments to the Police Community Relations Committee (Districts 1, 4 and 5); two appointments to the Public Transportation and Parking Commission; an appointment and reappointment to the Sheppard Memorial Library Board; and reappointment/appointments to the Youth Council.

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# Appointments to Boards and Commissions

October 8, 2009

## Human Relations Council

**Council Liaison:** Mayor Pro-Tem Mildred A. Council

### Regular Members

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Franchine Pena	Second term	Ineligible	September 2009

### Student Representatives from Higher Educational Institutions

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Stanley Howard (Shaw)	Third term	Resigned	October 2009
Keisha Staton (Shaw)	Third term	Resigned	October 2009

## Investment Advisory Committee

**Council Liaison:** Council Member At-Large Bryant Kittrell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Frederick Niswander	First term	Eligible	April 2009

## Police Community Relations Committee

**Council Liaison:** Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Norwood Bradshaw (District 1)	First term	Eligible	October 2009
Diane Kulik (District 4)	First term	Eligible	October 2009
Jane Rolfe (District 5)	First term	Eligible	October 2009

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### Public Transportation and Parking Commission

**Council Liaison:** Council Member Max Joyner, Jr.

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Don Anderson	First term	Resigned	January 2012
Shannon White	Second term	Resigned	January 2011

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### Sheppard Memorial Library Board

**Council Liaison:** Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Al Muller	Second term	Ineligible	October 2009
Ralph Scott	Filling unexpired term	Eligible	October 2009

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### Youth Council

**Council Liaison:** Mayor Pro-Tem Mildred A. Council

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Matthew Edwards	Not Applicable	Eligible	September 30, 2009
Fourteen (14) Available Slots	Not Applicable	Eligible	September 30, 2010

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## Applicants for Human Relations Council

Teisha Lavaughn Barrett  
1216-B Allen Road  
Greenville, NC 27834  
414-2844  
**Application Date:** 9/24/2009  
**District:** #1

Brian Brown  
2237 Penncross Drive  
Greenville, NC 27834  
367-5831  
**Application Date:** 9/11/2009  
**District:** #5

Ronnie Christian  
2608 Mulberry Lane  
Greenville, NC 27858  
561-5405  
**Application Date:** 7/2/2008  
**District:** #5

Ann Eleanor  
102 Lindenwood Drive  
Greenville, NC 27834  
848-4257  
**Application Date:** 2/10/2009  
**District:** #5

Shane Martin  
1736 Beaumont Drive  
Greenville, NC 27858  
786-5970  
**Application Date:** 2/3/2009  
**District:** #4

### **Shaw University Student**

Isaac Blount  
1116 Katie Lane  
Greenville, NC 27834  
347-2711  
**Application Date:** 9/25/2009  
**District:** #5



# Applicants for Investment Advisory Committee

NONE

## Applicants for Police Community Relations Committee

Charles Farley 206 Oxford Road Greenville, NC 27858	355-6474	<b>Application Date:</b> 2/12/2009 <b>District:</b> #4
Wayne Whipple 3102 Cleere Court Greenville, NC 27858	321-0611	<b>Application Date:</b> 3/9/2009 <b>District:</b> #4
Deryck Wilson 1203 Franklin Drive Greenville, NC 27858	714-5950	<b>Application Date:</b> 2/10/2009 <b>District:</b> #3

## Applicants for Public Transportation and Parking Commission

Richard Malloy Barnes  
208 South Elm Street  
Greenville, NC 27858

752-5278

**Application Date:** 3/23/2009  
**District:** #3

Mary Fedash  
3223 Meeting Place  
Greenville, NC 27858

[jmfedash@suddenlink.net](mailto:jmfedash@suddenlink.net)

**Application Date:** 10/20/2008  
**District:** #4

## Applicants for Sheppard Memorial Library Board

Terry King 1310 Thomas Langston Rd. #7 Winterville, NC 28590	321-6996	<b>Application Date:</b> 2/18/2009 <b>District:</b> #5
Janice Lewis 3402 Dunhaven Drive Greenville, NC 27834	353-6997	<b>Application Date:</b> 9/1/2009 <b>District:</b> #5
Patricia Rawls 3105 Star Hill Farm Road Greenville, NC 27834	714-9400	<b>Application Date:</b> 7/12/2009 <b>District:</b> #2
Ray Spears, Jr. 3609 Prestwick Place Greenville, NC 27834	364-2565	<b>Application Date:</b> 9/24/2009 <b>District:</b> #1

# Applicants for Youth Council

**D. H. Conley High School:**

Ebony Bailey

**North Pitt High School:**

Anassa Thompson



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

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**Title of Item:** Appointment of representatives to the Hazard Mitigation Plan Update Advisory Committee

**Explanation:** The City of Greenville must update its Local Hazard Mitigation Plan by spring 2010 in order to remain eligible for hazard mitigation grants and for the plan to be in compliance with the most recent State of North Carolina and Federal Emergency Management Agency (FEMA) standards and guidelines. The plan update process will be led by an advisory committee of professionals and volunteers who work in the areas of land use planning, affordable housing, civil engineering, and emergency response/management.

Ten individuals have verbally committed to join the committee (see attachment).

**Fiscal Note:** Estimated existing staff time costs with associated report expenses \$22,000. These funds are available in the 2009-2010 operating budget.

**Recommendation:** Approve the recommended appointments to the Hazard Mitigation Plan Update Advisory Committee.

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[LHMP\\_advisory\\_committee\\_roster\\_842160](#)

## Local Hazard Mitigation Plan Update

### Advisory Board: Roster (Verbal Commitments as of Sept. 21, 2009)

Organization	Last Name	First Name
1 Real Crisis Intervention, Inc. (Greenville)	Smith	Mary
2 Red Cross (Pitt County)	LaCoste	Tom
3 Environmental Advisory Committee	TBD at Oct. meeting of EAC	
4 Affordable Housing Loan Committee	Perkins	Lovella
5 Planning and Zoning Commission	Thomas	Allan
6 City of Greenville - Fire and Rescue	Burton	Mike
7 City of Greenville - Public Works Dept. - Inspections	Everett	Les
8 City of Greenville - Public Works Dept. - Engineering	Corley	Tim
9 City of Greenville - Public Works Dept. - Engineering	Merrill	Billy
10 City of Greenville - Community Development - Planning	Wisemiller	Tom

**Position/title**

Executive Director

Emergency Services Manager

AHLC member; Burney & Burney Construction  
P&Z member

Fire-Rescue Chief

Chief Building Inspector

Head of Land Development Section

City Surveyor; Flood Plain Manager

Advisory Board Staff Liaison





# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

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**Title of Item:** Relocation assistance for businesses impacted by the Stantonsburg Road/10th Street Connector Project

**Explanation:** In 2007, the City Council approved the attached Tenth Street Connector Supplemental Relocation Program for homeowners who may be subject to relocation in connection with this road project. During public hearings on the project, some business owners have requested that the City consider a similar program for commercial property. Council Member Glover asked that this request be scheduled for discussion at the September 10, 2009 City Council meeting. During the discussion on September 10, 2009, a motion was approved by the City Council to have an agenda item for the business owners to be able to come and speak to Council on October 8, 2009.

**Fiscal Note:** No cost to receive business owner comments and discuss the request. The projected cost of a program could be estimated by City staff after direction from the City Council.

**Recommendation:** Receive comments from business owners and discuss a supplemental relocation program for businesses subject to relocation in connection with the Stantonsburg Road/10th Street Connector Project.

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[TENTH STREET CONNECTOR SUPPLEMENTAL RELOCATION PROGRAM 820304](#)



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## **TENTH STREET CONNECTOR SUPPLEMENTAL RELOCATION PROGRAM**

**Explanation: On February 5, 2007, the Greenville City Council authorized the creation of the Tenth Street Connector Relocation Program for residents affected by relocation who desire to remain a resident of the West Greenville community.**

This is a program designed to assist homeowners who may be subject to relocation in connection with the North Carolina Department of Transportation's Tenth Street Connector project. The City of Greenville will provide land for new home construction or relocation of existing homes owned by residents who desire to continue living in the 45-block revitalization area. In addition, financial assistance from the City of Greenville homebuyer assistance program for income-eligible residents will also be available.

Land will be provided by the City of Greenville in the Fleming, Hudson, Vanderbilt and Bancroft areas of West Greenville in the form of deferred loans and will be secured by a deed of trust and promissory note for a period of five (5) years. Assistance will be made available under three general categories:

- 1. Land for Home Relocation** - For persons who wish to move their existing home, land for the relocation (moving) of a home acquired by the State of North Carolina Department of Transportation (and purchased back by the homeowner) will be available. Land for the home relocation will be provided to the homeowner at no cost in the form of a deferred loan (grant) that will be forgiven over 5 years as long as the property owner maintains the home as their principal residence. Lot sizes will generally consist of 6,000 to 7,000 square feet and will be valued at approximately \$7,000.
- 2. Land for New Home Construction** - Land for the construction of a new replacement home will be made available for those homeowners who elect not to move a home acquired by the State of North Carolina Department of Transportation. Homes may be built either through the City of Greenville's "Housing Production Program" or by the homeowner on land provided by the City. Homes produced by the City will contain approximately 1,200 square feet or more, with a minimum of 3 bedrooms and 2 bathrooms.

Other amenities such as carports or garages may be offered. Under the program, the homeowner will purchase a home with their acquisition Agenda Briefing Item # 8

proceeds issued by the North Carolina Department of Transportation. The cost of the land will be reduced from the purchase price and will be provided at no cost to the homeowner in the form of a deferred loan (grant) that will be forgiven over 5 years as long as the property owner maintains the home as their principal residence. Lot sizes will generally consist of 6,000 to 7,000 square feet and will be valued at approximately \$7,000.

- 3. Homebuyer Assistance** - For homebuyers with incomes 80% or less of the area median income as adjusted by family size, mortgage assistance up to \$10,000 may be available from the City of Greenville's Homeownership program. (In 2006, a family of 4 with an annual income of \$39,850 or less qualified for this program.) These funds can be used by an eligible buyer to reduce the mortgage financed by the homebuyer for newly constructed homes. Mortgage rules and qualification standards from the financial institution apply, and mortgage approval must be obtained prior to funds being provided by the City of Greenville.

\*For homes relocated, the Homeowner will work with the NC Department of Transportation to insure that the home is set up and made ready for occupancy by the homeowner.

\*\*Tenants who are interested in purchasing homes in the area will be eligible to participate in this program through the homebuyer assistance programs of the City of Greenville. The deferred loans for land identified in this program will be secured by a deed of trust and promissory note with the terms identified. The City of Greenville will make every effort to make sure that the affected residents of the Tenth Street Connector project have choices. This program has been designed to insure that as many residents that desire to remain in the area have that opportunity.



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requested by The Lampe Company, Incorporated to rezone 7.891 acres located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)

**Explanation:**

**Required Notices:**

Planning and Zoning meeting notice (adjoining property owner letters) mailed on August 31, 2009.

On-site sign(s) posted on August 31, 2009.

City Council public hearing notice (adjoining property owner letters) mailed on September 22, 2009.

Public hearing legal advertisement published on September 28 and October 5, 2009.

**Comprehensive Plan:**

The subject site is located in Vision Area F.

Arlington Boulevard is designated as a connector corridor from West 5th Street continuing south. Connector corridors are anticipated to contain a variety of higher intensive uses.

The Future Land Use Plan Map recommends commercial at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad.

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

Based on possible permitted uses by the requested rezoning category, the proposed category could generate 3,305 trips to and from the site on Arlington

Boulevard, which is a net increase of 2,822 trips per day.

During the review process, measures to mitigate the traffic will be determined. Prior to development approval, a Traffic Impact Study and analysis of Arlington Boulevard at its intersection with Hooker Road and Evans Street will be required to assess the impacts. Mitigation measures may include turn lane modifications on Arlington Boulevard and traffic signal modifications at the signalized intersections. Access to the tract from Arlington Boulevard will also be assessed.

\*\*Traffic report information is based on the anticipated density if the entire site were developed under the proposed zoning and the existing mini-storage and office building were removed.

*Detailed Report Attached*

**History/Background:**

This property was zoned RA20 on the 1969 series zoning map. In 1978, the property was rezoned from RA20 to OR.

In August 2009, the Land Use Plan Map, in this area, was amended from an "Office/Institutional/Multi-family" category to a "Commercial" category.

**Present Land Use:**

Ample (mini) Storage, Arlington Business Park and two (2) vacant lots.

**Water/Sewer:**

Water and sanitary sewer are located on the subject property.

**Historic Sites:**

There are no known effect on designated sites.

**Environmental Constraints/Conditions:**

There are no known environmental constraints.

**Surrounding Land Uses and Zoning:**

North: R6 - 5 duplex buildings, Mrs. C's Kitchen (restaurant) and 4 vacant lots  
South: OR - University Suites (171 student housing units); CG - vacant (4.5 acre commercial lot)  
East: CG - vacant

West: OR - railroad R/W and current switching yard and J. H. Rose High School

**Density Estimates:**

Gross Acreage: 7.891 acres (5.621 acres-developed; 2.27 acres-undeveloped)

Currently, Ample (mini) Storage and Arlington Business Park are located on the site and occupy 5.621 acres.

Under the current zoning (OR), the vacant portion of the subject site could accommodate 30-40 multi-family units (1, 2, and 3 bedrooms). Under the requested zoning (CG), staff would anticipate the vacant lots to yield 21,750 square feet of retail/restaurant/office (commercial) space.

Under the requested zoning (CG), staff would anticipate the entire site to yield 77,000 square feet of retail/restaurant/office (commercial) space, if the existing mini-storage and office building were removed.

The anticipated build-out time is 2-3 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 zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission, at their September 15, 2009 meeting, voted to approve the request.

Note: In addition to 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 zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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 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 request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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**Attachments / click to download**

- [Location Map](#)
  - [Survey](#)
  - [Bufferyard and Residential Charts](#)
  - [Ordinance The Lampe Co. rezoning 841146](#)
  - [Rezoning Case 09\\_03 Lampe Company 841060](#)
  - [Excerpt from 09\\_15\\_09 Planning and Zoning Minutes for Lampe 843621](#)
  - [List of Uses OR to CG 687929](#)
-

ORDINANCE NO. 09-\_\_

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 October 8, 2009, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance 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; and,

WHEREAS, in accordance with the provision of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

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

TO WIT:                   The Lampe Company, Incorporated Property.

LOCATION:                Located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad.

DESCRIPTION:        Beginning at an iron pipe where the northern right-of-way of Arlington Boulevard intersects the eastern right-of-way of Seaboard Coastal Railroad. From the above described beginning, so located, running thence as follows:

Leaving the northern right-of-way of Arlington Boulevard and with the eastern right-of-way of Seaboard Coastal Railroad, N 11°42'00" E, 748.46 feet, thence leaving the eastern right-of-way of Seaboard Coastline Railroad, S 79°41'31" E, 266.95 feet, thence S 78°54'56" E, 20.52 feet, thence S 84°19'05" E, 40.13 feet, thence S 87°24'22" E, 95.40 feet, thence S 70°39'43" E, 31.56 feet, thence



S 70°43'49" E, 46.75 feet, thence S 14°34'47" W, 251.71 feet, thence S 21°04'30" W, 391.35 feet, thence N 66°28'30" W, 83.16 feet, thence S 23°31'46" W, 200.01 feet to a point on the northern right-of-way of Arlington Boulevard, thence with the northern right-of-way of Arlington Boulevard, N 66°28'30" W, 148.26 feet to the point of curvature, thence with a curve to the left having a radius of 1,165.09 feet and a chord bearing N 66°45'59" W, 11.87 feet to the point of compound curvature, thence with a curve to the left having a radius of 1,165.09 feet and a chord bearing N 70°37'23" W, 144.88 feet to the point of beginning containing 7.891 acres and being a portion of the property described in Deed Book 2526, Page 55 of the Pitt County Register of Deeds Office.

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 8<sup>th</sup> day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

Doc. # 841146

**Case No:** 09-03

**Applicant:** The Lampe Company, Inc

**Property Information**

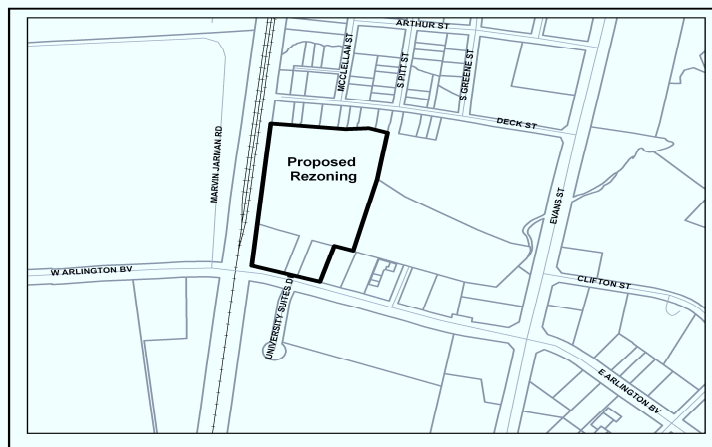
**Current Zoning:** OR Office Residential (HDMF)

**Proposed Zoning:** CG General Commercial

**Current Acreage:** 7.891 acres (2.27 acres undeveloped)

**Location:** Arlington Blvd

**Points of Access:** Arlington Blvd



**Location Map**

**Transportation Background Information**

**1.) Arlington Blvd.- City maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes	6 lanes
Right of way width (ft)	80	100
Speed Limit (mph)	35	35
<b>Current ADT:</b>	32,900 (*)	Ultimate Design ADT: 45,000 vehicles/day (**)
<b>Design ADT:</b>	33,500 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	

**Other Information:** There are sidewalks along Arlington Blvd. that service this property.

**Notes:** (\*) 2006 NCDOT count adjusted for a 2% annual growth rate  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No planned improvements.

**Trips generated by proposed use/change**

**Current Zoning:** 483 -vehicle trips/day (\*)                      **Proposed Zoning:** 3,305 -vehicle trips/day (\*)

**Estimated Net Change:** increase of 2822 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 Arlington Blvd. are as follows:

**1.) Arlington Blvd. , East of Site:**                      “No build” ADT of 32,900

Estimated ADT with Proposed Zoning (full build) – 34,553  
 Estimated ADT with Current Zoning (full build) – 33,142  
**Net ADT change = 1,411 (4% increase)**

**2.) Arlington Blvd. , West of Site:****“No build” ADT of 32,900**

Estimated ADT with Proposed Zoning (full build) – 34,553

Estimated ADT with Current Zoning (full build) – 33,142**Net ADT change = 1,411 (4% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning category, the proposed category could generate 3305 trips to and from the site on Arlington Blvd., which is a net increase of 2822 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Prior to development approval, a Traffic Impact Study and analysis of Arlington Boulevard at its intersections with Hooker Road and Evans Street will be required to assess the impacts. Mitigation measures may include turn lane modifications on Arlington Boulevard and traffic signal modifications at the signalized intersections. Access to the tract from Arlington Boulevard will also be assessed.

**Excerpt from the Planning and Zoning Commission meeting minutes (09/15/09)**

Request by The Lampe Company, Incorporated - Approved

Ordinance requested by The Lampe Company, Incorporated to rezone 7.891 acres located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Ms. Chantae Gooby stated the rezoning was centrally located in the city, along Arlington Boulevard beside of the railroad tracks and J.H. Rose High School. Ms. Gooby stated the area was recently part of a Land Use Plan Map amendment that came before the Planning and Zoning Commission and was later approved by City Council. Currently, there is mini-storage and an office building on the property and two vacant lots along Arlington Boulevard. The area contains a variety of uses. Ms. Gooby stated the traffic report was generated two different ways. First, the report was generated if only the vacant lots were developed. Under that scenario, the proposed rezoning could generate a net increase of 668 trips per day. Under the second scenario, the proposed rezoning could generate a net increase of 2,822 trips per day if the entire were re-developed under the commercial zoning. Under the current OR zoning, staff would anticipate the vacant portion of the property to yield 30-40 multi-family units. Under the requested rezoning of CG, staff would anticipate the vacant lots to yield 21,750 square feet of retail/restaurant/office space or 77,000 square feet of retail/restaurant/office space on the entire site, if the mini-storage and office building were removed. In staff's opinion, the request is in compliance with the Horizon's: Greenville's Community Plan and the Future Land Use Plan Map.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

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

## **EXISTING 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 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

##### *(3) Home Occupations (see all categories):*

\*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; agriculture, horticulture, forestry (see also section 9-4-103)

##### *(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility

##### *(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan 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 shop
- 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; kindergarten or nursery (see also section 9-4-103)
- j. College or 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
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

- s. Book or card store, news stand
- w. Florist

*(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 multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(3) Home Occupations (see all categories):*

\* 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

*(7) Office/ Financial/ Medical:*

- f. Veterinary clinic or animal hospital (also see 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 center

*(9) Repair:*

- \* None

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:*

- \* None

*(12) Construction:*

- \* None

*(13) Transportation:*

- h. Parking lot or structure; principle 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

## **PROPOSED ZONING**

### **CG (General Commercial)**

#### ***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 principle use

*(2) Residential: \* None*

*(3) Home Occupations (see all categories):*

- \*None

*(4) Governmental:*

- b. City of Greenville municipal government building or use. (See also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

*(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- h Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- 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 section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed



- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:*

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

*(12) Construction:*

- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

\* None

*(15) Other Activities (not otherwise listed - all categories):*

\* None

**CG (General Commercial)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private

*(9) Repair:*

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:*

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

- k. Mini-storage warehouse, household; excluding outside storage

*(15) Other Activities (not otherwise listed - all categories):*

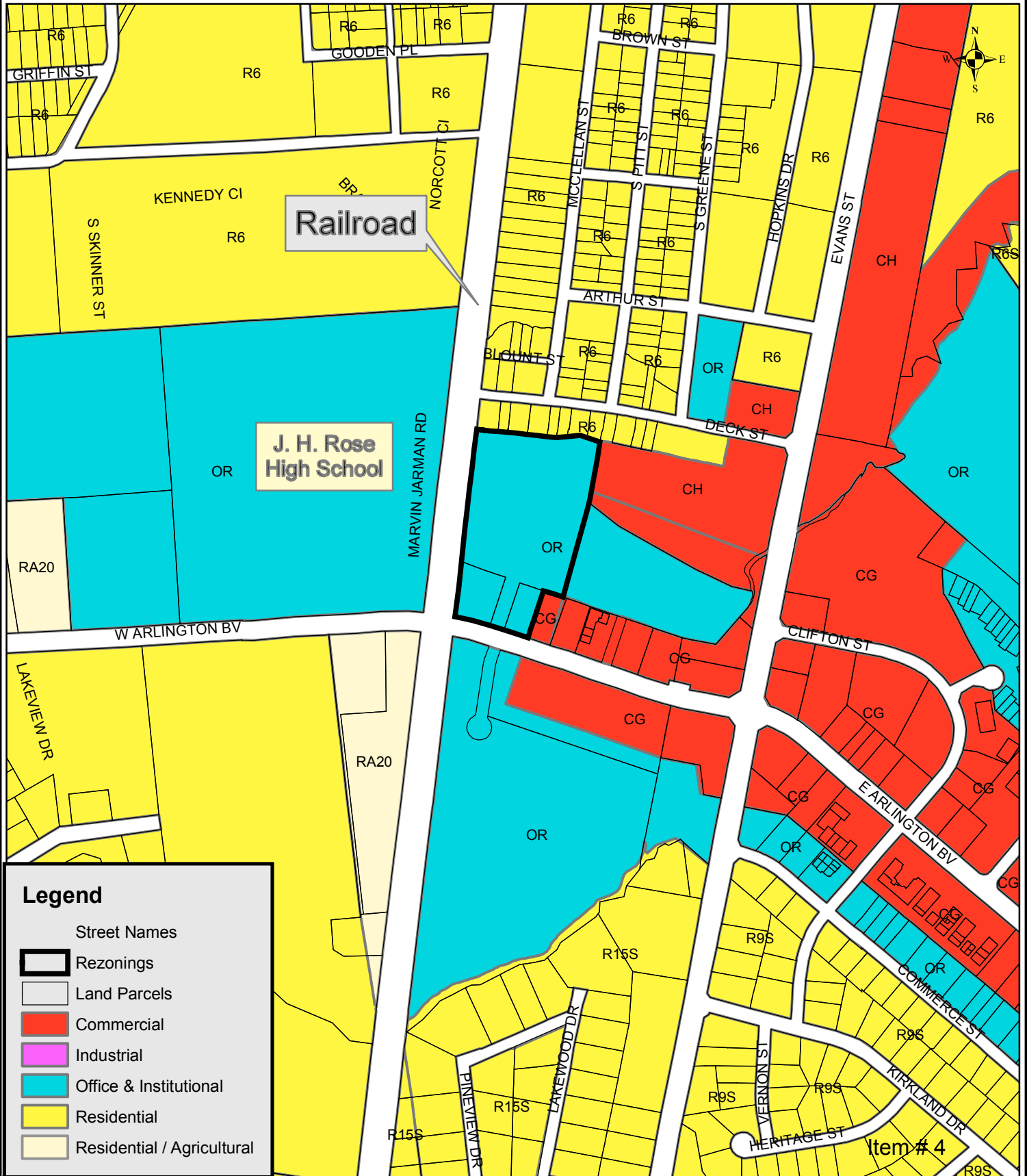
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

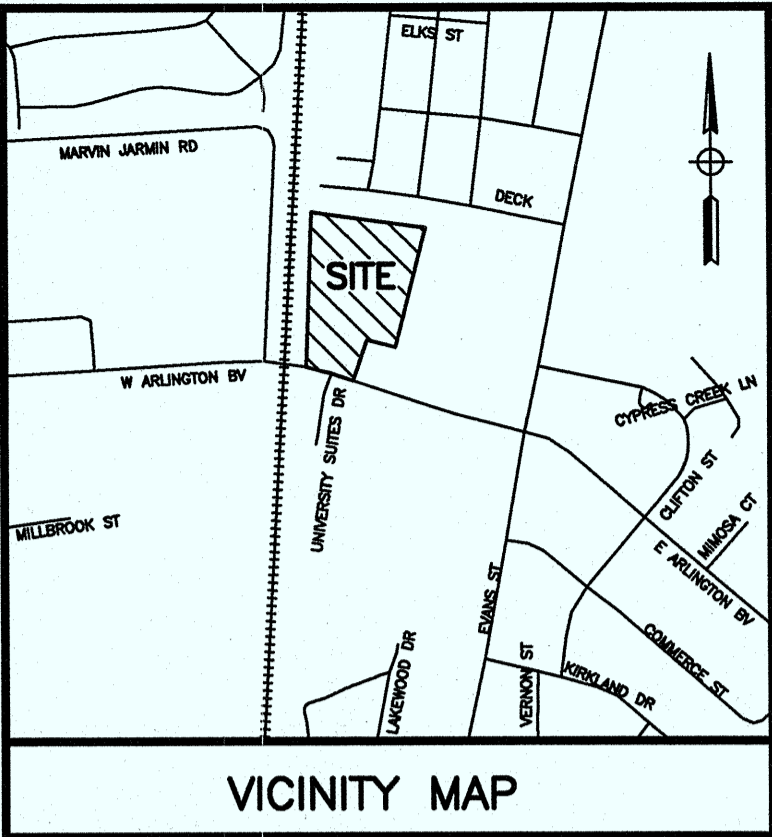
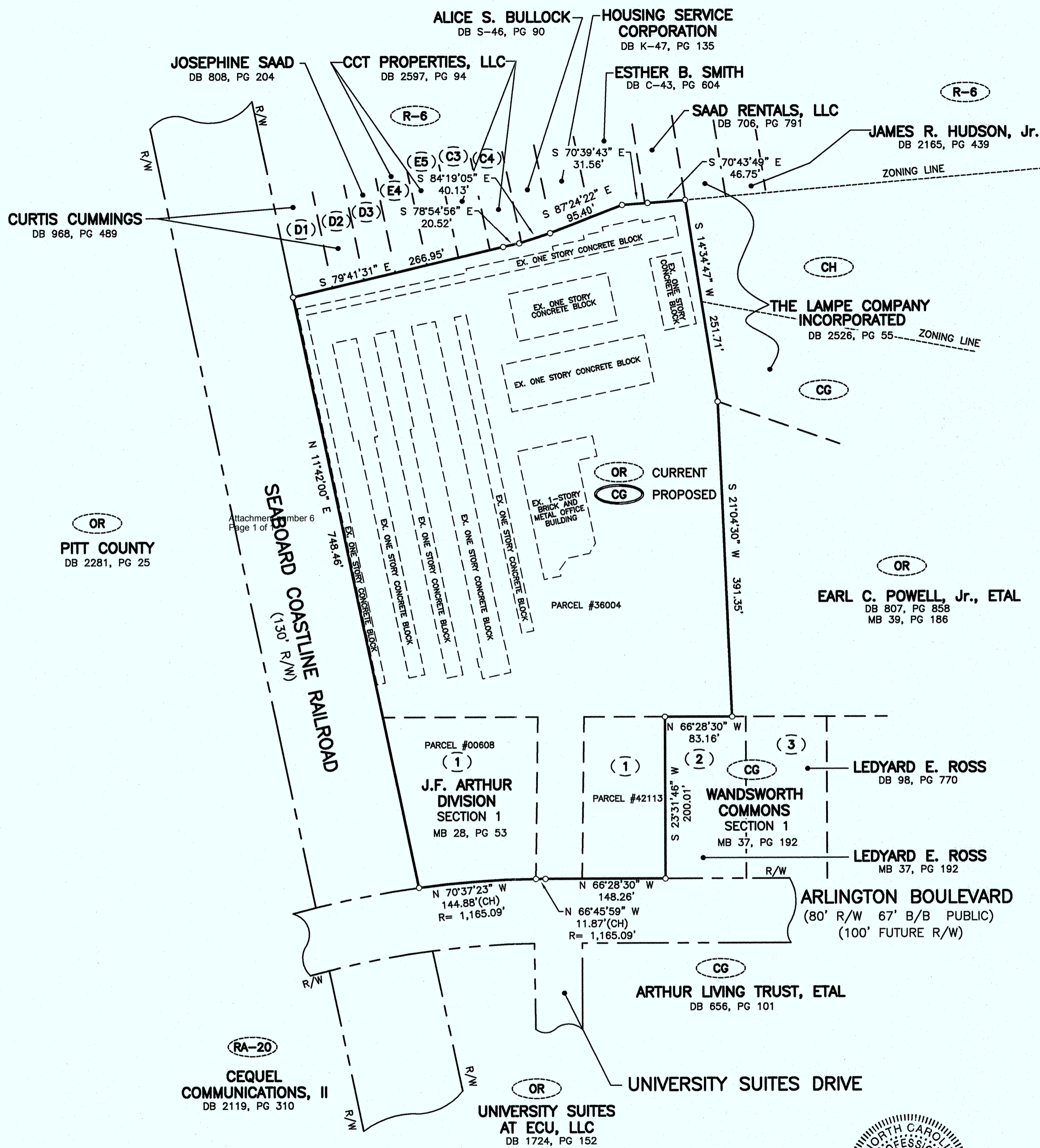
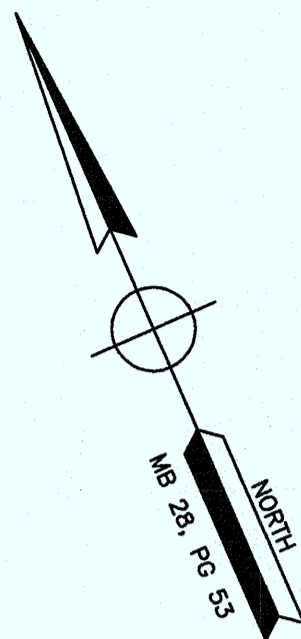
# Lampe Company, Incorporated (09-03)

## From: OR to CG

### 7.891 acres

### August 19, 2009





SCALE: 1" = 1000'±

OR  
PITT COUNTY  
DB 2281, PG 25

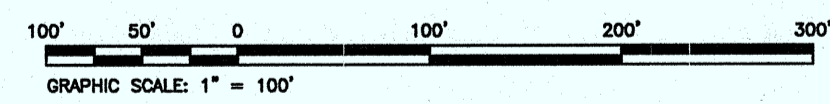
Attachment Number 6  
Page 1 of 1

SEABOARD COASTLINE RAILROAD  
(130' R/W)

RA-20  
CEQUEL COMMUNICATIONS, II  
DB 2119, PG 310

- LEGEND**
- EIP = EXISTING IRON PIPE
  - R/W = RIGHT-OF-WAY
  - R = RADIUS
  - CH = CHORD
  - ( ) = EXISTING ZONING
  - ( ) = PROPOSED ZONING

- NOTES**
1. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
  2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  3. REFERENCE: INFORMATION USED TO PRODUCE THIS MAP WAS TAKEN FROM MAP BY RIVERS & ASSOCIATES, INC. "BOUNDARY SURVEY FOR" LAMPE MANAGEMENT COMPANY, PROPERTY OF ARLINGTON SELF STORAGE. DRAWING #W-3169. DATED: 6/27/08.



REVISED 09/01/09(ZONING) PARCELS #00608, #42113 & #36004

REZONING MAP FOR  
**THE LAMPE COMPANY INCORPORATED**  
ARLINGTON SELF STORAGE

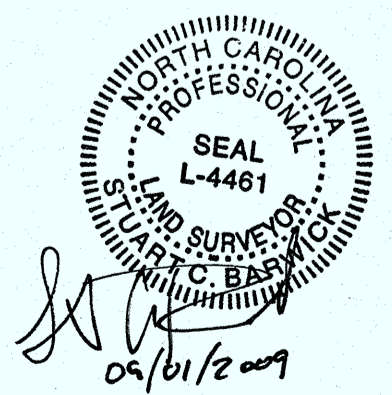
REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2526, PAGE 55 OF THE PITT COUNTY REGISTRY.

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER/DEVELOPER: **THE LAMPE COMPANY INCORPORATED**  
ADDRESS: PO BOX 608 SMITHFIELD, NC 27577  
PHONE: (919) 670-2664

 <b>Baldwin &amp; Janowski</b> ENGINEERING - SURVEYING - PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC 27658 252.756.1390	LICENSE# C-1138	SURVEYED: N/A	APPROVED: SCB
		DRAWN: SCB	DATE: 08/14/2009
		CHECKED: SCB	SCALE: 1" = 100'

AREA TO BE REZONED: 7.891 ACRES



04/30/07

## 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		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
<b>Low Density</b>		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 105 North Meade Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 105 North Meade Street, parcel #017908. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing, or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on June 24, 2008 to the current property owner informing the owner of the condition of the abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since April 2004 for Side A and December 2004 for side B.

There have been 25 Code Enforcement Cases initiated on this property since 1998 ranging from public nuisance to abandoned structure.

The Police Department has responded to 14 calls for service at this property since January 2000. Calls range from parking violations, to assault, to breaking and entering to dispute.

The tax value on the property is \$124,108 (the building value is \$95,108 and the land value is \$29,000). The estimated costs to repair the property are \$15,381.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

**Recommendation:**

Approval of the ordinance requiring the repair or the demolition and removal of the dwelling located at 105 North Meade Street.

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**Attachments / click to download**

 [Photos of Property](#)

 [Ordinance for Repair or Demolition of 105 N Meade Street 844062](#)

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ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED AND CLOSED  
FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE ENFORCEMENT  
OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH AND REMOVE  
THE DWELLING LOCATED AT 105 NORTH MEADE STREET, PARCEL NUMBER 017908

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner, Christine Alice Flower, of the dwelling located at 105 North Meade Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of

this ordinance within ninety (90) days, said dwelling being located at 105 North Meade Street, parcel number 017908, and being owned by Christine Alice Flower of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

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Patricia C. Dunn, Mayor

ATTEST:

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Wanda T. Elks, City Clerk



Item # 5



Item # 5



Item # 5



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1011 Chestnut Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1011 Chestnut Street, parcel #013847. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on January 2, 2008 to the current property owner informing the owner of the condition of the abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since August 31, 2004.

There have been 31 Code Enforcement Cases initiated on this property since 1998 ranging from public nuisance, trash and debris, abandoned junk vehicles, minimum housing to abandoned structure.

Greenville Police has responded to 111 calls for service at this property since January 2000. Calls range from damage to property, to domestic disputes, to suspicious persons, to recovered property, multiple assaults and multiple arrests.

The tax value on the property is \$20,285 (the building value is \$16,535 and the land value is \$3,750). The estimated costs to repair the property are \$43,802.35.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$5,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

**Recommendation:**

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1011 Chestnut Street.

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**Attachments / click to download**

 [Photos of Property](#)

 [Ordinance for Repair or Demolition of 1011 Chestnut Street 844502](#)

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ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED  
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE  
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH  
AND REMOVE THE DWELLING LOCATED AT 1011 CHESTNUT STREET, PARCEL NUMBER 013847

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner, George Saad Jr., of the dwelling located at 1011 Chestnut Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of



this ordinance within ninety (90) days, said dwelling being located at 1011 Chestnut Street, parcel number 013847, and being owned by George Saad Jr. of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



Item # 6



Item # 6



Item # 6



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1305 West Third Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1305 West Third Street, parcel #019809. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on January 6, 2009 to the current property owner informing the owner of the condition of the abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since May 19, 2006. There have been six Code Enforcement cases initiated on this property since 1998 ranging from public nuisance, to minimum housing and abandoned structure.

Greenville Police has responded to eight calls for service at this property since January 2000. Calls range from a damage to property to two separate armed robberies.

The tax value on the property is \$13,309 (the building value is \$10,255 and land value is \$3,054). The estimated costs to repair the property are \$20,738.10.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$5,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

**Recommendation:**

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1305 West Third Street.

---

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**Attachments / click to download**

- [Photos of Property](#)
  - [Ordinance for Repair or Demolition of 1305 West Third Street 844542](#)
-

ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED  
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE  
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH AND  
REMOVE THE DWELLING LOCATED AT 1305 WEST THIRD STREET, PARCEL NUMBER 019809

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner, Saad Rentals LLC, of the dwelling located at 1305 West Third Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of

this ordinance within ninety (90) days, said dwelling being located at 1305 West Third Street, parcel number 019809, and being owned by Saad Rentals LLC of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk





Item # 7



Item # 7





# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1311 West Third Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1311 West Third Street, parcel #015731. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on January 8, 2009 to the current property owner informing the owner of the condition of abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since August 1, 2006 for Side A and September 7, 2007 for Side B.

There have been 15 Code Enforcement cases initiated on this property since 1998 ranging from public nuisance to minimum housing and abandoned structure.

Greenville Police has responded to 71 calls for service at this property since January 2000. Calls range from multiple disturbances, to armed persons, to shots fired, to violations of the NC Controlled Substance Act.

The tax value on the property is \$20,689 (the building value is \$18,144 and land

value is \$2,545). The estimated costs to repair the property are \$23,187.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

**Recommendation:**

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1311 West Third Street.

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**Attachments / click to download**

 [Photos of Property](#)

 [Ordinance for Repair or Demolition of 1311 West Third Street 844549](#)

ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED  
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE  
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH AND  
REMOVE THE DWELLING LOCATED AT 1311 WEST THIRD STREET, PARCEL NUMBER 015731

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner, George Saad Jr., of the dwelling located at 1311 West Third Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of

this ordinance within ninety (90) days, said dwelling being located at 1311 West Third Street, parcel number 015731, and being owned by George Saad Jr., of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

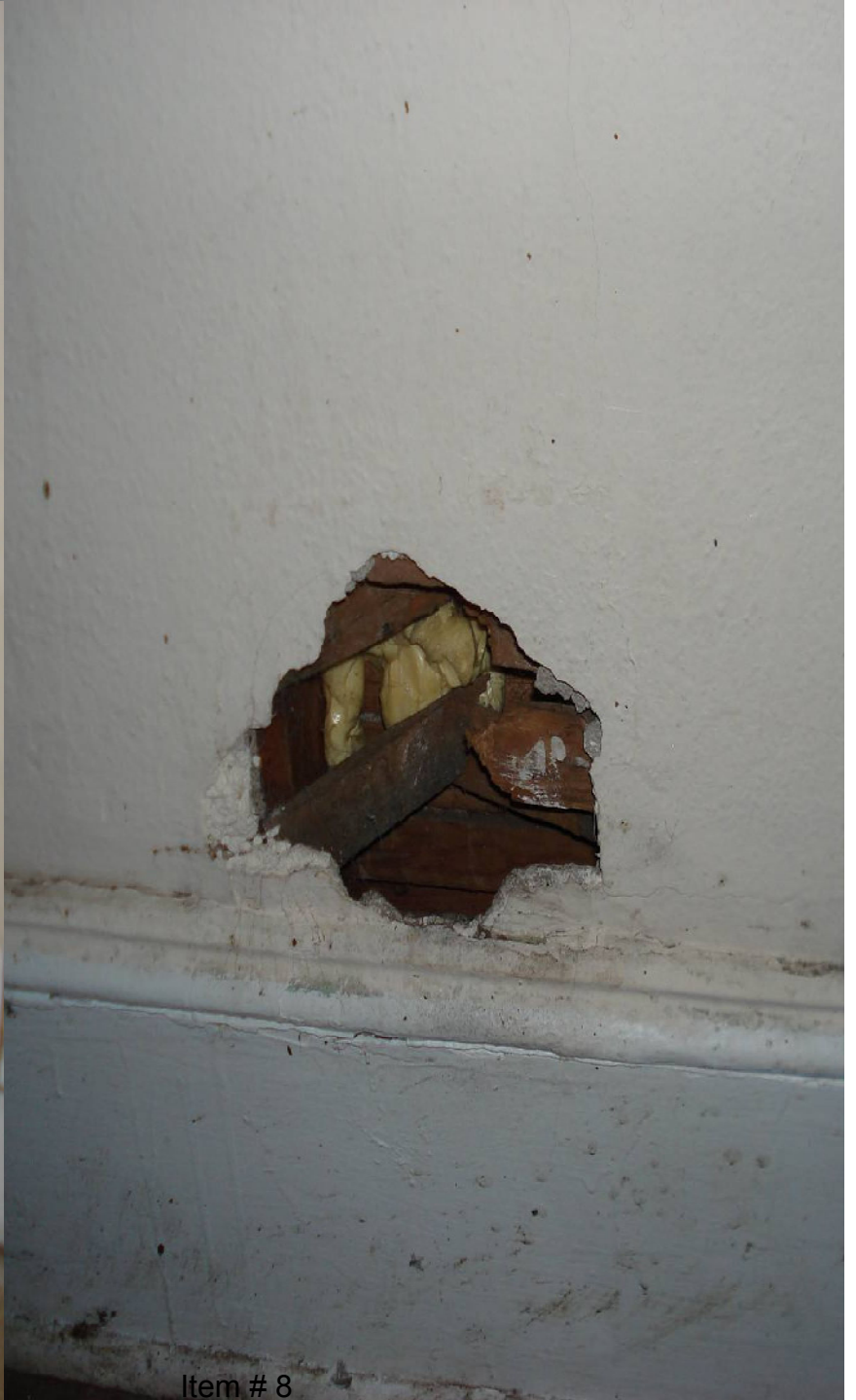


Item # 8





Item # 8



Item # 8



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1313 West Third Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1313 West Third Street, parcel #015730. The ordinance provides that the owner has ninety 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on January 8, 2009 to the current property owner informing the owner of the condition of the abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since February 4, 2008 for side A and October 27, 2007 for side B.

There have been 17 Code Enforcement cases initiated on this property since 1998 ranging from public nuisance, trash and debris, to junk vehicles, to minimum housing and abandoned structure.

Greenville Police has responded to 36 calls for service at this property since January 2000. Calls range from disputes, to assaults, to physical arrests to violations of the NC Controlled Substance Act.

The tax value on the property is \$16,336 (the building value is \$14,300 and land value is \$2,036). The estimated costs to repair the property are \$22,010.90.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$7,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

**Recommendation:**

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1313 West Third Street.

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**Attachments / click to download**

 [Photos of Property](#)

 [Ordinance for Repair or Demolition of 1313 West Third Street 844567](#)

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ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED  
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE  
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH AND  
REMOVE THE DWELLING LOCATED AT 1313 WEST THIRD STREET, PARCEL NUMBER 015730

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner, Saad Rentals LLC, of the dwelling located at 1313 West Third Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of

this ordinance within ninety (90) days, said dwelling being located at 1313 West Third Street, parcel number 015731, and being owned by Saad Rentals LLC, of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



Item # 9



Item # 9





Item # 9



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 707 Cherry Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 707 Cherry Street, parcel #001744. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on January 28, 2009 to the current property owner informing the owner of the condition of the abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since January 29, 2007.

There have been 11 Code Enforcement cases initiated on this property since 1998 ranging from public nuisance, trash and debris, abandoned junk vehicles, to minimum housing and abandoned structure.

Greenville Police has responded to 114 calls for service at this property since January 2000. Calls range from a subject down call, to animal complaints, to numerous code related issues requiring a law enforcement response such as unsecured structure and vagrants inside the dwelling.

The tax value on the property is \$15,357 (the building value is \$12,812 and land value is \$2,545). The estimated costs to repair the property are \$27,144.90.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$5,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

**Recommendation:**

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 707 Cherry Street.

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**Attachments / click to download**

 [Photos of 707 Cherry](#)

 [Ordinance for Repair or Demolition of 707 Cherry Street 844517](#)

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ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED  
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE  
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH  
AND REMOVE THE DWELLING LOCATED AT 707 CHERRY STREET, PARCEL NUMBER 001744

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner, George Saad Jr., of the dwelling located at 707 Cherry Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of

this ordinance within ninety (90) days, said dwelling being located at 707 Cherry Street, parcel number 001744, and being owned by George Saad Jr. of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



Item # 10



Item # 10



Item # 10





# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 209 Cadillac Street

**Explanation:** The Code Enforcement Officer for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 209 Cadillac Street, parcel #007733. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on February 23, 2009 to the current property owner informing the owner of the condition of the abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on September 28, 2009 and provided notice to the owner that the dwelling was considered as an abandoned structure.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since March 6, 2008.

There have been 26 Code Enforcement Cases initiated on this property since 1998 ranging from public nuisance, to minimum housing and abandoned structure.

Greenville Police has responded to 48 calls for service at this property since January 2000. Calls range from a fight, to disputes, to disturbances, assaults, and physical arrests.

The tax value on the property is \$14,457 (the building value is \$11,912 and land value is \$2,545). The estimated costs to repair the property are \$39,256.20.

**Fiscal Note:**

Costs to test and abate asbestos (if present) and demolition costs will be approximately \$5,000 due to the size of the structure. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.


**Recommendation:**

Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 209 Cadillac Street.

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**Attachments / click to download**

 [Photos of Property](#)

 [Ordinance for Repair or Demolition of 209 Cadillac Street 844529](#)

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ORDINANCE NO. 09-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED  
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE  
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH  
AND REMOVE THE DWELLING LOCATED AT 209 CADILLAC STREET, PARCEL NUMBER 007733

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner(s), George Saad Jr., of the dwelling located at 209 Cadillac Street in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that the dwelling fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of

this ordinance within ninety (90) days, said dwelling being located at 209 Cadillac Street, parcel number 007733, and being owned by George Saad Jr. of Greenville, NC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

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

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

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



Item # 11



Item # 11



Item # 11



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

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**Title of Item:** Ordinance requested by the Neighborhood Advisory Board to amend Article H, Chapter 3, Title 2 of the City Code entitled "Neighborhood Advisory Board" and to approve the mission statement for the Neighborhood Advisory Board

**Explanation:** At the August 20, and September 17, 2009 meetings of the Neighborhood Advisory Board, the Board voted and approved its Mission Statement, and Rules and Procedures (i.e. bylaws). The Neighborhood Advisory Board voted to recommend that the City Council consider amendments proposed by the Neighborhood Advisory Board related to election of board members and the initial make-up of the board. The recommended amendments to the City Code will accomplish the following: (i) increase the term of a board member from one year to two years, (ii) create a method for staggered terms of service by Neighborhood Advisory Board members, (iii) create an alternate board member position to stand in for an absent board member of the same City Council district, (ix) require sixty percent of the liaison members within the respective City Council district being represented be present to elect board members from the specific district, and (x) establish voting requirements for changes in the Rules of Procedures by the Neighborhood Advisory Board.

As required by City Code, the Neighborhood Advisory Board is also requesting approval its mission statement.

The Board plans to amend its Rules and Procedures to incorporate the proposed amendments if approved by City Council. A copy of the Neighborhood Advisory Board Rules and Procedures is attached.

**Fiscal Note:** No direct cost.



**Recommendation:** Approve the attached ordinance amending Article H, Chapter 3, Title 2 of the City Code and the proposed mission statement contained in the attached Neighborhood Advisory Board Rules and Procedures.

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[Revisions to Neighborhood Advisory Board 844030](#)

[September 21 2009 NAB Bylaws 843965](#)

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ORDINANCE NO. 09-  
AN ORDINANCE AMENDING ARTICLE H OF CHAPTER 3 OF TITLE 2 OF THE  
CITY CODE RELATING TO THE NEIGHBORHOOD ADVISORY BOARD

WHEREAS, the Neighborhood Advisory Board has requested City Council to amend certain provisions contained in the Greenville City Code relating to the Neighborhood Advisory Board;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

Section 1: That Section 2-3-81 of the Greenville City Code is hereby amended by rewriting the definition of Board Member contained in said section to read as follows:

*Board Member* shall mean an individual elected by the Liaison Members of the Neighborhood Advisory Board to attend meetings of the Neighborhood Advisory Board, participate in actions of the Neighborhood Advisory Board, and bring to the attention of elected officials and city staff the concerns of the neighborhood associations during the meetings of the Neighborhood Advisory Board.

Section 2: That Section 2-3-83 of the Greenville City Code is hereby amended by rewriting said section to read as follows:

**Sec. 2-3-83. Composition.**

(a) The Neighborhood Advisory Board shall consist of ten (10) regular Board Members, with two (2) regular Board Members being elected from each of the five (5) districts from which Council Members are elected, and five (5) alternate Board Members, with one (1) alternate Board Member being elected from each of the five (5) districts from which Council Members are elected.

(b) Regular Board Members of the Neighborhood Advisory Board shall serve staggered terms with each term being two (2) years. The Neighborhood Advisory Board shall designate which initial regular Board Member from each of the five (5) districts from which Council Members are elected shall have an initial term of one (1) year and which initial regular Board Member from each of the five (5) districts from which Council Members are elected shall have an initial term of two (2) years to the end that thereafter the terms of the regular Board Members from the same district shall not expire at the same time. Alternate Board Members of the Neighborhood Advisory Board shall serve terms of two (2) years.

(c) Each neighborhood association shall appoint a Liaison Member to the Neighborhood Advisory Board and an alternate Liaison Member to the Neighborhood Advisory Board. The Liaison Member and the alternate Liaison Member shall serve at the pleasure of the neighborhood association. The alternate Liaison Member, while attending a meeting of the Liaison Members or of the Neighborhood Advisory Board in the absence of the Liaison Member from the same neighborhood association, may serve as the Liaison Member and shall have and may exercise the powers of the Liaison Member.

(d) The Liaison Members of the Neighborhood Advisory Board shall elect, at a meeting of the Liaison Members established by the Neighborhood Advisory Board for that purpose, the regular Board Members and alternate Board Members of the Neighborhood Advisory Board. Elections shall be conducted annually. With the regular Board Members having staggered terms, one (1) regular Board Member from each of the five (5) districts from which Council Members are elected will be elected annually. One (1) alternate Board Member from each of the five (5) districts from which Council Members are elected will be elected biannually. The Liaison Members of the Neighborhood Advisory Board who represent neighborhood associations of neighborhoods located primarily within a district from which a Council Member is elected shall only be eligible to vote for Board Members for said district. The Board Members of the Neighborhood Advisory Board elected from a district from which a Council Member is elected must be a Liaison Member for a neighborhood association of a neighborhood located primarily within said district. For the purpose of determining eligibility to vote and to serve as a Board Member, a neighborhood is located primarily within the district if the majority of the residences in the neighborhood served by the neighborhood association are located within said district.

(e) Each alternate Board Member of the Neighborhood Advisory Board, while attending any meeting of the Neighborhood Advisory Board and serving in the absence of a regular Board Member, shall have and may exercise all powers and duties of a regular Board Member of the Neighborhood Advisory Board. An alternate Board Member of the Neighborhood Advisory Board may serve only for a regular Board Member of the Neighborhood Advisory Board elected from the same district.

(f) The Neighborhood Liaison/Ombudsman shall serve as an ex-officio, non-voting member of the Neighborhood Advisory Board.

(g) The Liaison Members of the Neighborhood Advisory Board shall consist of the Liaison Members appointed by each neighborhood association. In addition to electing the Board Members of the Neighborhood Advisory Board in accordance with the provisions of subsection 2-3-83(d), the Liaison Members shall offer feedback to the Board Members of the Neighborhood Advisory Board at least twice each year at a meeting of the Neighborhood Advisory Board..

Section 3: That Section 2-3-85 of the Greenville City Code is hereby amended by rewriting subsection (a) of said section to read as follows:

(a) In order for the Liaison Members of the Neighborhood Advisory Board to elect Board Members of the Neighborhood Advisory Board for a district, at least sixty percent (60%) of the Liaison Members of the neighborhood associations from that district shall be present at a meeting of the Liaison Members of the Neighborhood Advisory Board.

Section 4: That Section 2-3-86 of the Greenville City Code is hereby amended by rewriting said section to read as follows:

**Sec. 2-3-86. Decisions.**

All decisions of the Neighborhood Advisory Board, other than the election of Board Members and the approval of amendments to the by-laws for the transaction of business of the Neighborhood Advisory Board, shall be by vote of a majority of those Board Members of the Neighborhood Advisory Board present at a meeting of the Neighborhood Advisory Board with a quorum being present. The election of Board Members of the Neighborhood Advisory Board shall be by vote of a majority of the Liaison Members of the Neighborhood Advisory Board eligible to vote for the Board Member, in accordance with the provisions of subsection 2-3-83(d), at a meeting of the Liaison Members of the Neighborhood Advisory Board with a quorum being present. The approval of an amendment to the by-laws for the transaction of business of the Neighborhood Advisory Board shall be by the number of votes required to approve such an amendment as stated in the by-laws for the transaction of business of the Neighborhood Advisory Board.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. 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 7. This ordinance will become effective upon its adoption.

This the 8th day of October, 2009.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## Rules and Procedures of the Neighborhood Advisory Board

### I. Mission Statement

The Neighborhood Advisory Board works to preserve and strengthen neighborhoods in the City of Greenville. It will pursue this mission by increasing citizen participation in neighborhood organization and advocacy; by supporting the formation of new neighborhood associations; by creating and maintaining working relationships among neighborhoods and with the City of Greenville; by disseminating information important to sustaining secure, healthy, and vibrant neighborhoods; and by serving as a liaison between neighborhoods and the City of Greenville.

### II. Officers and Duties

A. Chairperson. The chairperson, who is a member of the Neighborhood Advisory Board, shall be elected by the Neighborhood Advisory Board. In the event there are more than two persons nominated and no person receives a majority vote on the first vote, subsequent votes shall be held only between the two persons receiving the most votes until one person is elected by a majority vote of the members present and eligible to vote. The chairperson shall decide all points of order and procedure subject to these rules. The chairperson's term of office shall

be for one (1) year and shall run from the first day of October of one year to the last day of September of the succeeding year. The chairperson shall be eligible for re-election to one (1) additional term. The chairperson shall oversee the preparation of the meeting agenda, coordinate activities among subcommittee, and make a yearly report on the progress and action of the Neighborhood Advisory Board.

B. Vice-Chairperson. A vice-chairperson shall be elected by the Board in the same manner and for the same term as the chairperson. The vice-chairperson shall serve as acting chairperson in the absence of the chairperson and at such times shall have the same powers and duties of the chairperson.

C. Secretary. The Neighborhood Liaison / Community Ombudsman of the City of Greenville or his/her designee shall serve as secretary to the Board. The secretary shall keep all records and shall generally perform the clerical work of the Board.

### III. Members

A. Each neighborhood association shall appoint a Liaison Member to the Neighborhood Advisory Board and an alternate Liaison Member to the Neighborhood Advisory Board. The Liaison Member and the alternate Liaison Member shall serve at the pleasure of the neighborhood association. The alternate Liaison

Member, while attending a meeting of the Liaison Members or of the Neighborhood Advisory Board in the absence of the Liaison Member from the same neighborhood association, may serve as the Liaison Member and shall have and may exercise the powers of the Liaison Member.

B. Board Members of the Neighborhood Advisory Board shall be elected by a majority of Neighborhood Liaisons eligible to vote for the Board Members in accordance with the provisions of section 2-3-83 of the Greenville City Code when at a meeting of the Liaison Members established by the Neighborhood Advisory Board for that purpose provided that at least sixty percent (60%) of the Liaison Members of the neighborhood associations are present at the meeting

Fifteen days notice shall be given to all appointed Liaisons by the Neighborhood Liaison/Community Ombudsman prior to a vote. Board Members shall serve a term consisting of one year. Board Members may not however serve more than three consecutive terms.

C. The Neighborhood Liaison /Community Ombudsman shall serve as an ex-officio, non-voting member of the Neighborhood Advisory Board.

D. In the event that a Board Member is removed from his post as a Liaison, then he/she shall also vacate his/her position on the Board.

E. If a Board Member or a Liaison Member is elected to City Council, then he/she shall vacate his/her position with the Neighborhood Advisory Board.

IV. Orientation of Newly Appointed Members

Prior to participation and/or vote concerning any item before the Board, each member shall first be encouraged to attend an orientation meeting with the Neighborhood Liaison / Community Ombudsman or his authorized representative.

Notwithstanding the foregoing, in the event a member's attendance is required to achieve a quorum for a meeting, the member may participate and/or vote concerning any item before the Board until such time as his attendance is not necessary for the maintenance of a quorum.

Each member shall be provided a copy of the following materials: Rules of Procedures and Citizens Handbook.

At the first Board meeting following a member's orientation, the Neighborhood Liaison or representative shall report for the minutes the qualification of new members under this section.



V. Meetings

A. Regular Meetings. Regular meetings of the Board shall be held on the third Thursday of each month at 5:30 p.m. in the Conference Room 337 of City Hall.

B. Special Meetings. Special meetings of the Board may be called at any time by the Chairperson. Notice of the time and place of a special meeting shall be given in accordance with the Open Meetings Law of North Carolina.

C. Meeting with Neighborhood Liaisons. The Board Members shall meet as the full Neighborhood Liaison Assembly a minimum of three times a year to offer feedback to the Board Members of the Neighborhood Advisory Board.

D. Quorum. A majority of the Board Members of the Neighborhood Advisory Board shall constitute a quorum for a meeting.

E. Voting. All members of the Board shall vote on all matters before the Board unless excused from voting as a result of a conflict of interest in accordance with subsection F. On all matters a majority vote of those members present and eligible to vote shall be necessary to pass on any motion.

F. Conflict of Interest. Members shall be excused from voting by a vote of a majority of the Board Members present if there is a real conflict of interest whereby the Board Member may benefit financially. In all other cases, a failure to vote

by a member who is physically present, or who was withdrawn without being excused by a majority vote of the remaining members present shall be recorded as a negative vote.

G. Except as provided otherwise in these rules, the City Code or State Law, the Neighborhood Advisory Board shall establish rules and procedures to govern the Board.

H. Decisions. The decisions of the Neighborhood Advisory Board as documented in its minutes shall be a public record available for inspection in the office of the Neighborhood Liaison / Community Ombudsman.

I. Attendance. Regular attendance shall be required for continued membership on the Neighborhood Advisory Board. Whenever a member of the Neighborhood Advisory Board has missed three (3) consecutive regular meetings or fails to attend seventy-five (75) percent of all regularly scheduled meetings, the Chairperson will then immediately notify the Board and Liaisons Members of the respective district. The Board may elect to remove the Board Member for failing to meet the attendance requirement. In the event that a Board Member is removed for failure to attend the meeting, the Liaison of the respective district shall vote on a new Board Member in accordance with the provisions of these Rules and Procedures relating to the election of Board Members.

VI. Standing Committees.

The Neighborhood Advisory Board shall have four standing committees. Each standing committee shall consist of two Board members and up to three Liaisons. Members of each standing committee shall elect a Chairperson. The Chairperson will be responsible for calling and conducting meetings of the committee for furthering the work of the Board within the designated field of the committee and for making sufficient reports to the Board.

A. Public Safety. The Public Safety committee shall study issues effecting neighborhood safety. The committee may make recommendations and develop initiatives to enhance neighborhood safety.

B. Land Use. The Land Use committee shall develop proposed to increase participation of neighborhoods with regards to land use decision. The committee may study ways and methods to protect neighborhood from adverse development that threatens the health safety and general welfare of the public.

C. City Services. The City Service committee shall examine city services provided to neighborhood. The committee may make recommendations to City Council on ways to improve these services and propose additional services to enhance the quality of life within neighbors and protect the environment.

D. Community Building. The Community Building committee shall work to establish new neighborhood association in the city. The committee shall develop initiatives and proposal to increase the effectiveness of existing neighborhood associations. The committee shall also work to promote more inclusion and participation of neighborhood associations.

VII. Ad hoc Committees.

The Neighborhood Advisory Board may establish ad hoc committees as necessary to carry out its mission.

VIII. Annual Report

The Neighborhood Liaison / Community Ombudsman shall prepare and submit at the end of each calendar year to the Board an annual report of the Board's activities for the year. The report shall contain a statement of the actions and progress of the Neighborhood Advisory Board with other information deemed appropriate for inclusion in the report. This report shall be presented to City Council for their review by the chairperson of the board.

IX. Amendments

These rules may, within the limits allowed by law, be amended by a majority vote of members present provided that such

amendment shall have first been presented to the membership in writing at a regular or special meeting and receiving an initial majority vote of Board Members present preceding the meeting at which the vote is taken. The time between the initial vote and the final vote shall not be greater than ninety days.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_/s/\_\_\_\_\_, Chairperson

ATTEST: \_\_\_\_\_, Secretary



# City of Greenville, North Carolina

Meeting Date: 10/8/2  
Time: 7:00 PM

**Title of Item:** Amendment to the City of Greenville First-Time Homebuyer Down Payment/Loan Assistance Program

**Explanation:** The First-Time Homebuyer Down Payment/Loan Assistance Program was funded by the 1992 Affordable Housing Bond and implemented in 1994. The original program provided a 2% no-interest loan amortized over 5 years to assist first-time homebuyers with down payment expenses associated with the purchase of a home. The maximum household income for a family participating in the program was capped at 100% of the Area Median Family Income (AMI). The Affordable Housing Loan Committee and City Council approved increasing the loan amount from 2% of the purchase price to 5% in 2005 and also amended the program to include a first-time homebuyer loan assistance.

In an effort to increase homeownership opportunities for low to moderate income families, housing staff recommended to the Affordable Housing Loan Committee at the September 9, 2009 meeting to increase the loan amount from 5% to 10% of the sales price, and increase the maximum income eligibility limit from 100% to 120% of the AMI. The Affordable Housing Loan Committee approved those recommended amendments and extending the loan payback from 5 years to a maximum of 10 years. These amendments will provide additional assistance needed by families with incomes up to 120% of the AMI to purchase their first home. As a result, working families employed in a variety of occupations such as, but not limited to, teachers, police officers, and fire/rescue personnel will qualify for housing assistance.

These changes also reflect the current income standards used by the North Carolina Housing Finance Agency, which also provides assistance to first-time low to moderate income homebuyers.

**Fiscal Note:** Funding will be made available from the 1992 Affordable Housing Bond Fund.

**Recommendation:** Approve the proposed program guideline amendments to 1) increase the 5% No-Interest Loan Program to 10% of the sales price, 2) amend the maximum AMI eligibility cap from 100% to 120%, and 3) extend the loan payback period from 5 years to a maximum of 10 years.

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**City of Greenville**  
**Proposed Program Guideline Changes**  
**October 8, 2009**

<b>CURRENT GUIDELINES</b>	<b>PROPOSED CHANGES</b>	<b>REASON FOR CHANGE</b>
<p><b>5% No Interest Loan</b></p> <p><b>48- 60 months repayment term</b></p>	<p>Change to 10% No Interest Loan</p> <p>60 - 120 months repayment terms</p>	<p>Program was implemented in 1992 though the Affordable Housing Bond at 2% no interest loan. AHLC and City Council approved to increase to 5% in 2005. By increasing the loan from 5% - 10% would provide the additional funds needed to assist 80% - 120% Area Median Family Income (AMI) families purchase their first home. First time homebuyer such as city employees, teachers, firemen, nurses, policemen, etc would now qualify.</p>
<p><b>Maximum home sales price cannot exceed \$150,000</b></p>	<p>No changes proposed</p>	
<p><b>Assist 80%-100% AMI families only</b></p>	<p>Change to 80%-120% AMI families</p>	<p>This would provide assistance to low income to moderate income families.</p>



## 2009 USHUD Income Limits up to 120% of Area Median Family Income (AMI)

Household Size	50%	80%	100%	115%	120%
1	\$18,750	\$29,950	\$37,450	\$43,100	\$44,950
2	\$21,400	\$34,250	\$42,800	\$49,250	\$51,350
3	\$24,100	\$38,500	\$48,150	\$55,400	\$57,800
4	\$26,750	\$42,800	\$53,500	\$61,550	\$64,200
5	\$28,900	\$46,200	\$57,800	\$66,500	\$69,350
6	\$31,050	\$49,650	\$62,100	\$71,450	\$74,450
7	\$33,150	\$53,050	\$66,350	\$76,350	\$79,600
8	35,300	\$56,500	\$70,650	\$81,250	\$84,750

## City of Greenville No Interest Loan Program

Sales Price	Current Guidelines		Proposed Guideline Changes		
	5% Value of Sales price	Monthly Payment 60 Months	10% Value of Sales price	Monthly Payment 120 Months	Monthly Payment if program is increased to 10% at 60 months
\$60,000	\$3000	\$50.00	\$6000	\$50.00	\$100.00
\$65,000	\$3250	\$54.17	\$6500	\$54.17	\$108.33
\$70,000	\$3500	\$58.33	\$7000	\$58.33	\$116.67
\$75,000	\$3750	\$62.50	\$7500	\$62.50	\$125.00
\$80,000	\$4000	\$66.67	\$8000	\$66.67	\$133.33
\$85,000	\$4250	\$70.83	\$8500	\$70.83	\$141.67
\$90,000	\$4500	\$75.00	\$9000	\$75.00	\$150.00
\$95,000	\$4750	\$79.17	\$9500	\$79.17	\$158.33
\$100,000	\$5000	\$83.33	\$10000	\$83.33	\$166.67