



Agenda

Greenville City Council

April 10, 2008
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Council Member Glover

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Appointments

1. Appointments to Boards and Commissions

VII. Old Business

2. Ordinance requested by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family])

VIII. New Business

Public Hearings

3. Second reading of an ordinance issuing a limousine franchise for two limousines to Frederick Douglas d/b/a H.O.P.E. (Healthy Outreach Promotes Excellence)
4. Ordinance requested by Rosewood Farms, LLC to rezone 3.399 acres located along the eastern

right-of-way of Signature Drive and 100± feet north of Bluebill Drive from R6A (Residential [Medium Density Multi-family]) to R6 (Residential [High Density Multi-family])

5. Ordinance requested by Lake Kristi Properties, LLC to rezone 3.5196 acres located between Signature Drive and Bells Chapel Road, and north of The Bellamy apartments from OR (Office-Residential [High Density Multi-family]) and R6 (Residential [High Density Multi-family]) to CG (General Commercial)
6. Ordinance to annex Grove Point containing 23.142 acres located on the east side of Allen Road and south of its intersection with Briarcliff Drive
7. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1913 McClellan Street
8. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1915 McClellan Street
9. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1910 South Pitt Street
10. Revisions to Housing Division Policy and Procedures Guidelines

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

11. Draft Community Development Block Grant and HOME Investment Partnership Consolidated Plan for 2008-2013
12. Wayfinding System design alternatives
13. Ordinance creating the Greenville Neighborhood Advisory Council
14. Resolutions establishing State legislative initiatives

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments or reappointments need to be made to the Affordable Housing Loan Committee, Community Appearance Commission, Environmental Advisory Commission, and Planning and Zoning Commission.

Fiscal Note: No fiscal impact

Recommendation: To make appointments or reappointments to the Affordable Housing Loan Committee, Community Appearance Commission, Environmental Advisory Commission, and Planning and Zoning Commission.

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[Appointments To Boards and Commissions City Council Meetings Agenda Deadline Material 138519](#)

Appointments To Boards and Commissions

April 10, 2008

Affordable Housing Loan Committee

Council Liaison: Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
James Tucker	Filling unexpired term	Did not wish to be reappointed	February 2008
John Tulloss	First term	Resigned	February 2010

Community Appearance Commission

Council Liaison: Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Richard Crisp	First term	Eligible	April 2008
Doreen Winston	First term	Did not meet attendance requirements	April 2010
Vacancy	Filling unexpired term	Vacancy	April 2008

Environmental Advisory Commission

Council Liaison: Council Member Calvin Mercer

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Ulrich Alsentzer (4)	Second term	Ineligible	April 2008
Hugh Cox (1)	Filling unexpired term	Eligible	April 2008

- (1) A lawyer or other person with knowledge of environmental regulations and environmental safety practices
 (4) An educator of the natural or physical sciences or physician

Planning and Zoning Commission

Council Liaison: Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
B. Porter Stokes	First term	Relocating	May 2009

Applicants for Affordable Housing Loan Committee

Melissa Grimes 3006 Phillips Road Greenville, NC 27834	355-3078	Application Date: 11/9/2007
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	(301) 367-3690	Application Date: 9/24/2007
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	Application Date: 1/28/2008

Applicants for Community Appearance Commission

Justin Mullarkey
1509 East 5th Street
Greenville, NC 27858

Application Date: 1/28/2008

364-1183

Applicants for Environmental Advisory Commission

Anne Bunnell 306 Baytree Drive Greenville, NC 27858	756-9252	Application Date: 12/4/2007 Occupation: Lecturer–Biology, ECU
Ann Eleanor 102 Lindenwood Drive Greenville, NC 27834	848-4257	Application Date: 12/1/2007 Occupation: Retired
Joseph Flood 1919 Sherwood Drive Greenville, NC 27858	353-9915	Application Date: 7/18/2007 Occupation: Professor, ECU
Kay Swope 107 Valley Place Greenville, NC 27834	758-4692	Application Date: 10/17/2007 Occupation: Occup. Therapy Assistant, Cypress Glen Rehab Dept.

Applicants for Planning and Zoning Commission

Susan Bailey 203 Crown Point Road Greenville, NC 27858	756-1559	Application Date: 5/5/2007
O. J. Gupton 3001-A Mulberry Lane Greenville, NC 27858	756-6146	Application Date: 7/26/2007
Judith Havermann 2009-A Cambria Drive Greenville, NC 27834	321-1655	Application Date: 11/19/2007
Zeke Jackson 3226 Meeting Place Greenville, NC 27858	750-1420	Application Date: 12/10/2007
Mitchell Jones 94 Tuckahoe Drive Greenville, NC 27858	756-7660	Application Date: 8/11/2006
Terry King 1310 Thomas Langston Rd. #7 Winterville, NC 28590	321-6996	Application Date: 9/10/2007
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	Application Date: 1/28/2008
Tony Parker 1600 Hollybriar Lane Greenville, NC 27858	355-5281	Application Date: 2/26/2007
Melissa Tilley 115 East Thirtieth Street Greenville, NC 27858	412-0490	Application Date: 11/26/2007
Louis Treole 225 York Road Greenville, NC 27858	355-8004	Application Date: 3/11/2008
William Whisnant 108 Christina Drive Greenville, NC 27858	353-5197	Application Date: 2/14/2008



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family])

Explanation: **Required Notice**

Planning and Zoning Commission notice (adjoining property owners) mailed on November 5, 2007.

On-site Sign(s) - posted November 5, 2007.

City Council notice (adjoining property owners) mailed November 27, 2007.

Legal Advertisement - published on December 3 and 10, 2007.

Requested Change:

Current Zoning:

Tracts 1 and 2: RA20 (Residential-Agricultural)

Proposed Zoning:

Tract 1: R6 (Residential [High Density Multi-Family] Acreage: 21.302

Tract 2: R6A (Residential [Medium Density Multi-Family] Acreage: 35.995

Comprehensive Plan:

The subject site is located in Vision Area D.

County Home Road is designated as a residential corridor from its intersection with Bell's Chapel Road continuing south. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

In the general area east of County Home Road, the Future Land Use Plan Map recommends High Density Residential (HDR) for those properties closest to the

Bell's Chapel Road intersection, and Medium Density Residential (MDR) for those properties approaching the Wintergreen School and the Pitt County Council on Aging site/facility. The extension of the Signature Drive (minor thoroughfare) will intersect County Home Road approximately 700 feet north of the Pitt County property and may adequately serve as the appropriate density-transition point.

In staff's opinion, high-density residential zoning should not be extended south of the Signature Drive intersection.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,618 trips to and from the site on County Home Road, which is a net increase of 1,933 trips per day. Also, the proposed rezoning classification could generate 1,410 trips to and from the site on Charles Boulevard (NC 43 South), which is a net increase of 1,041 trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development.

Detailed Report Attached

History/Background:

In 1993, the subject site was incorporated into the City's jurisdiction and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland and woodlands.

Water/Sewer:

GUCO water is available along County Home Road, and sanitary sewer is available at the southwest corner of the subject property.

Cultural Resources:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions.

Surrounding Land Uses and Zoning:

North: R6A: The Bellamy Apartments and Kittrell Farms Subdivision (single-

family)

South: RA20: Pitt County Senior Citizen Center (under construction) & Pitt County Intergenerational Center

East: RA20: Woodlands

West: RA20: Nine (9) single-family residences

Density Estimates:

Tract 1

Gross Acreage: 21.302 acres

Net Acreage: 19 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 40-45 single-family lots. At the proposed zoning (OR), staff would anticipate the site to yield 266 multi-family units (2 & 3 bedrooms) based on similar site comparison of Willoughby Park at 14 units per net acre. At maximum density, the site would yield 323 multi-family units (1, 2 & 3 bedrooms) based on 17 units per net acre.

Tract 2

Gross Acreage: 35.995 acres

Net Acreage: 32 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 60-65 single-family lots. At the proposed zoning (R6A), staff would anticipate the site to yield 256 multi-family units (2 & 3 bedrooms) based on similar site comparison of The Vineyards at 8 units per net acre. At maximum density, the site would yield 288 multi-family units (1, 2 & 3 bedrooms) at 9 units per net acre.

The anticipated build-out is 4 to 6 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration and location of the requested zoning in the particular case. Staff is not recommending approval of the

requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission, at their November 18, 2007 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 rezoning request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the 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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- [📎 Locational Map](#)
 - [📎 Survey](#)
 - [📎 Bufferyard and Vegetation Chart](#)
 - [📎 Ordinance Alva Worthington 753661](#)
 - [📎 Rezoning 07 32 Alva W Worthington 727548](#)
 - [📎 Alva W. Worthington P and Z Minutes 730475](#)
 - [📎 List of Uses R6A to R6 671965](#)
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ORDINANCE NO. 08-__
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 January 10, 2008, 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 provisions 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 RA20 (Residential-Agricultural) to R6 (Residential).

TO WIT: Alva W. and Lois Worthington Property, Tract 1.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe on the east side of NCSR 1725 in the PL Greenville II, L.P. line, and running thence with the line of the PL Greenville II, L.P. lands S 55°50'31" E, 1,310.05 feet to an existing iron pipe; thence with the line of S 02° 58'23" E, 237.90 feet, S 19°06'20" W, 258.25 feet, S 43°38'38" W, 268.71 feet, S 68°14'56" W, 259.59 feet, N 89°57'21" W, 316.70 feet, thence with the east side of NCSR 1725 N 05°26'42" E, 11.69 feet, N 01°14'43" E, 138.24 feet, N 02°30'15" W, 134.97 feet, N 06°34'05" W, 132.08 feet, N 10°50'45" W, 137.98 feet, N

12°37'21" W, 280.27 feet, N 13°12'36" W, 142.97 feet, N 12°46'02" W, 320.22 feet, N 11°13'39" W, 235.58 feet to the beginning, containing 21.302 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33, Page 387, and Deed Book 1558, Page 508 of the Pitt County Registry.

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6A (Residential).

TO WIT: Alva W. and Lois Worthington Property, Tract 2.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe on the east side of NCSR 1725 in the Pitt County Council on Aging, Inc, line and running thence with the line of the Pitt County Council on Aging, Inc. lands N 85°32'16" W, 514.78 feet to an existing iron pipe, thence with the line of Pitt County N 85°32'16" W, 929.73 feet to an existing iron pipe; thence with the line of Rosalind T. Branch S 32°48'27" W, 527.81 feet to an axle; thence with the line of Vivian G. Branch and Mary L.B. Worthington S 32°21'30" W, 421.30 feet to an existing iron pipe; thence with the line of Clark Land Company, LLC S 54°58'49" E, 330.40 feet to an existing iron pipe; thence with the line of Carole G. Dowty and Merdith A. Dowty S 55°50'31" E, 246.94 feet; thence with the line of Rosewood Farms, LLC S 55°50'31" E, 631.46 feet to an existing iron pipe; thence with the line of S 02°58'23" E, 237.90 feet, S 19°06'20" W, 258.25 feet, S 43°38'38" W, 268.71 feet, S 68°14'56" W, 259.59 feet, N 89°57'21" W, 316.70 feet, thence with the east side of NCSR 1725 N 05°26'42" E, 122.77 feet, N 09°16'49" E, 129.86 feet, N 13°15'40" E, 142.77 feet, N 15°34'27" E, 216.61 feet to the beginning, containing 35.995 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33, Page 387, and Deed Book 1558, Page 508 of the Pitt County Registry.

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 10th day of April, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. # 753661

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-32

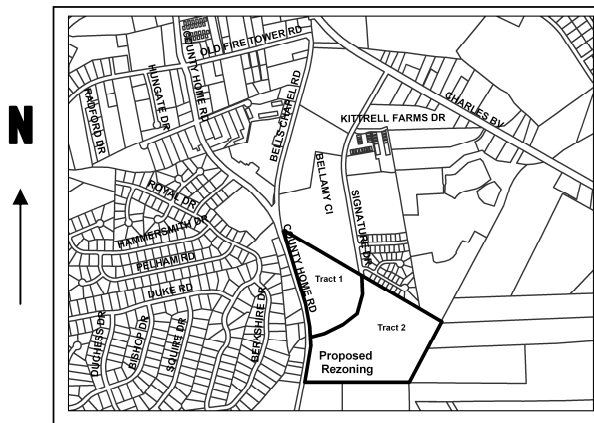
Applicant: Alva W. Worthington

Property Information

Current Zoning: Tract 1: RA20 (Residential Agricultural)
Tract 2: RA20 (Residential Agricultural)

Proposed Zoning: Tract 1: R6 (Residential [High Density MF])
Tract 2: R6A (Residential [Med Density MF])

Current Acreage: Tract 1 21.302 acres
Tract 2 35.995 acres
Total = 57.297 acres



Location: County Home Road south of Bell's Chapel intersection.

Points of Access: County Home Road, Signature Drive

Location Map

Transportation Background Information

1.) County Home Road - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane w/ paved shoulders	5-lane curb & gutter
Right of way width (ft)	60	90
Speed Limit (mph)	45	45
Current ADT:	8,850(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along County Home Road that service this property.	

Notes: (*) 2004 NCDOT count adjusted with a 3% growth rate for 2007
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List: Spot Safety Improvements for County Home Road (between Bell's Chapel Road and Wintergreen Elementary), including the addition of a continuous turn lane.

2.) Charles Blvd. / NC 43 South - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane w/ paved shoulders	4-lane w/raised median, curb & gutter
Right of way width (ft)	60	100
Speed Limit (mph)	45	45
Current ADT:	14,000(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Charles Blvd. that service this property.	

Notes: (*) 2007 City Count
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List (currently unfunded): Widen existing 2 and 3 lane Blvd (Charles Boulevard / NC-43 South) to a multi-lane urban section.

Trips generated by proposed use/change:

Current Zoning: 1053 -vehicle trips/day (*) **Proposed Zoning:** 4027 -vehicle trips/day (*)

Estimated Net Change: increase of 2974 - 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 County Home Road and Charles Boulevard are as follows:

1.) County Home Road, North of Site (“No build” ADT of 8,850)

Estimated ADT with Proposed Zoning (full build) – 11,266
Estimated ADT with Current Zoning (full build) – 9,482
Net ADT change – 1,784 (16 % increase)

2.) County Home Road, South of Site (“No build” ADT of 8,850)

Estimated ADT with Proposed Zoning (full build) – 9,051
Estimated ADT with Current Zoning (full build) – 8,903
Net ADT change – 148 (2 % increase)

3.) Charles Blvd, North of Signature Drive (“No build” ADT of 14,000)

Estimated ADT with Proposed Zoning (full build) – 15,208
Estimated ADT with Current Zoning (full build) – 14,316
Net ADT change – 892 (6 % increase)

4.) Charles Blvd, South of Signature Drive (“No build” ADT of 14,000)

Estimated ADT with Proposed Zoning (full build) – 14,201
Estimated ADT with Current Zoning (full build) – 14,053
Net ADT change – 148 (1 % increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,618 trips to and from the site on County Home Road, which is a net increase of 1,933 trips per day. Also, the proposed rezoning classification could generate 1,410 trips to and from the site on Charles Blvd. (NC-43 South), which is a net increase of 1,041 trips per day

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development.

Excerpt from the approved Planning and Zoning Commission meeting minutes (11/20/07)

REQUEST BY ALVA W. WORTHINGTON – APPROVED

Chairman Tozer stated that the next item is a request by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

Ms. Gooby stated this is a request to rezone 57 acres from Residential-Agricultural to High Density Multi-family and Medium Density Multi-family. The property is located in the southeast quadrant of the city and east of Windsor Subdivision. Ms. Gooby indicated the extension of Signature Drive on the map and the boundary between Tracts 1 and 2. Tract 1 is requested for High Density Multi-family and Tract 2 is requested for Medium Density Multi-family. Ms. Gooby indicated the multi-family developments in the area on the map. This rezoning could generate a net increase of 2,974 trips which will be divided between Charles Boulevard and County Home Road. There is a commercial focus area at the intersection of Fire Tower Road and Arlington Boulevard. The Land Use Plan Map recommends high density residential near the Bells Chapel Road intersection and then transitioning into medium density approaching Wintergreen School. Ms. Gooby stated that it is staff's opinion that to the north of the proposed Signature Drive should be the dividing line between high density and medium density multi-family. There is R6A and R6 zoning adjacent to the north. Ms. Gooby stated that under the current zoning, staff would anticipate 100 to 115 single-family lots and under the proposed zoning, staff would anticipate 500 units of multi-family. Ms. Gooby stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Bell stated that in staff's opinion it was stated that multi-family zoning should not be extended to the south of Signature Drive and asked if this would put Signature Drive at its maximum.

Ms. Gooby stated that Signature Drive is a connector street and the increase would not put Signature Drive over capacity.

Mr. Wayne Worthington, son of the applicant, spoke on behalf of the request. Mr. Worthington stated that he helped develop the application. Mr. Worthington stated that in developing the application three major areas were focused upon (1) conformance with the Comprehensive Plan (2) compatibility with surrounding zoning and (3) compatibility with surrounding and future land uses. Mr. Worthington stated that this request was submitted at this time to ensure the long-term development goals for the area to be realized in a predictable manner. Mr. Worthington stated that they believe the request is in compliance with the Comprehensive Plan and compatible with the surrounding zoning and future land uses.

Mr. Fred Mattox, representing the applicant, stated the request is compatible with the existing Land Use Plan. There is R6 zoning adjacent to the proposed R6 zoning and R6A adjacent to the proposed R6A zoning. Signature Drive is designed to be a minor thoroughfare. Mr. Mattox stated that the street would be installed by the applicant. Mr. Mattox stated that this is an appropriate transition point for different zoning. Mr. Mattox stated that in his opinion the Signature Drive is better transition point than to have one particular zone adjacent to a second zone which could be incompatible. Mr. Mattox explained that the traffic issues will be addressed when plans are submitted to the city for review. Mr. Mattox reiterated that staff has stated that

the request is in conformity with the Horizons Greenville's Community Plan and would ask for approval of the request.

Ms. Meredith (Dowty) Hall, resident of 4132 Hillard Lane, is the only resident in the adjacent subdivision to the subject property. Ms. Hall stated her property backs up to the Worthington property and has concerns in regards to environmental issues, stormwater run-off, lighting and paving for multi-family. Ms. Hall stated that in reference to Signature Drive it is possible that the increase in traffic would max out the capacity of the road because other development will have access to this road. Ms. Hall stated with the other developments in the area she feels the area is being over populated.

Chairman Tozer stated that the applicants would have to comply with stormwater regulations and bufferyard regulations initiated by the city.

Ms. Kelly Hurley, resident of the Berkshire Drive, Windsor Subdivision, stated that other residents of the area didn't receive letters. Ms. Hurley stated that there are residents that are concerned in regards to this request. Ms. Hurley stated that with the amount of current building in the area that County Home Road is congested already. Ms. Hurley stated that Signature Drive will not eliminate the congestion. Ms. Hurley asked if the Worthington's had considered a park in the area as an alternative.

Ms. Gooby advised the Commission that staff posted signs on November 5, 2007 along County Home Road and at the terminus of Signature Drive. Notices were mailed on the same day. Ms. Gooby advised that notices were mailed to homes that front County Home Road and the homes on the east side of Berkshire Drive in the Windsor Subdivision which was in excess of those required to receive mailed notice.

Ms. Hurley reiterated that residents that were not notified have concerns but were unable to attend the meeting and asked that the request not be heard in order for those residents to voice their concerns.

Mr. Randall noted that adjacent to this property there is construction on the Pitt County Council on Aging facility and a park is under construction behind that facility.

Mr. Thomas Atkinson, resident on County Home Road, stated that he has concerns in regards to drainage. Mr. Atkinson stated that he already has a problem with drainage.

Chairman Tozer advised Mr. Atkinson to contact Pitt County Planning in reference to his concerns regarding drainage and the ditch problem.

No one spoke in rebuttal.

Motion was made by Mr. Baker, seconded by Mr. Stokes, 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. Those voting in favor: Baker, Stokes, Bell, Gordon, Moye, Lehman, Basnight. Those voting in opposition: Randall. Motion carried.

EXISTING ZONING

R6A (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article I
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- 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)

(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 recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6A (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
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article I
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- 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)

(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 recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

a. 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

R6 (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

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

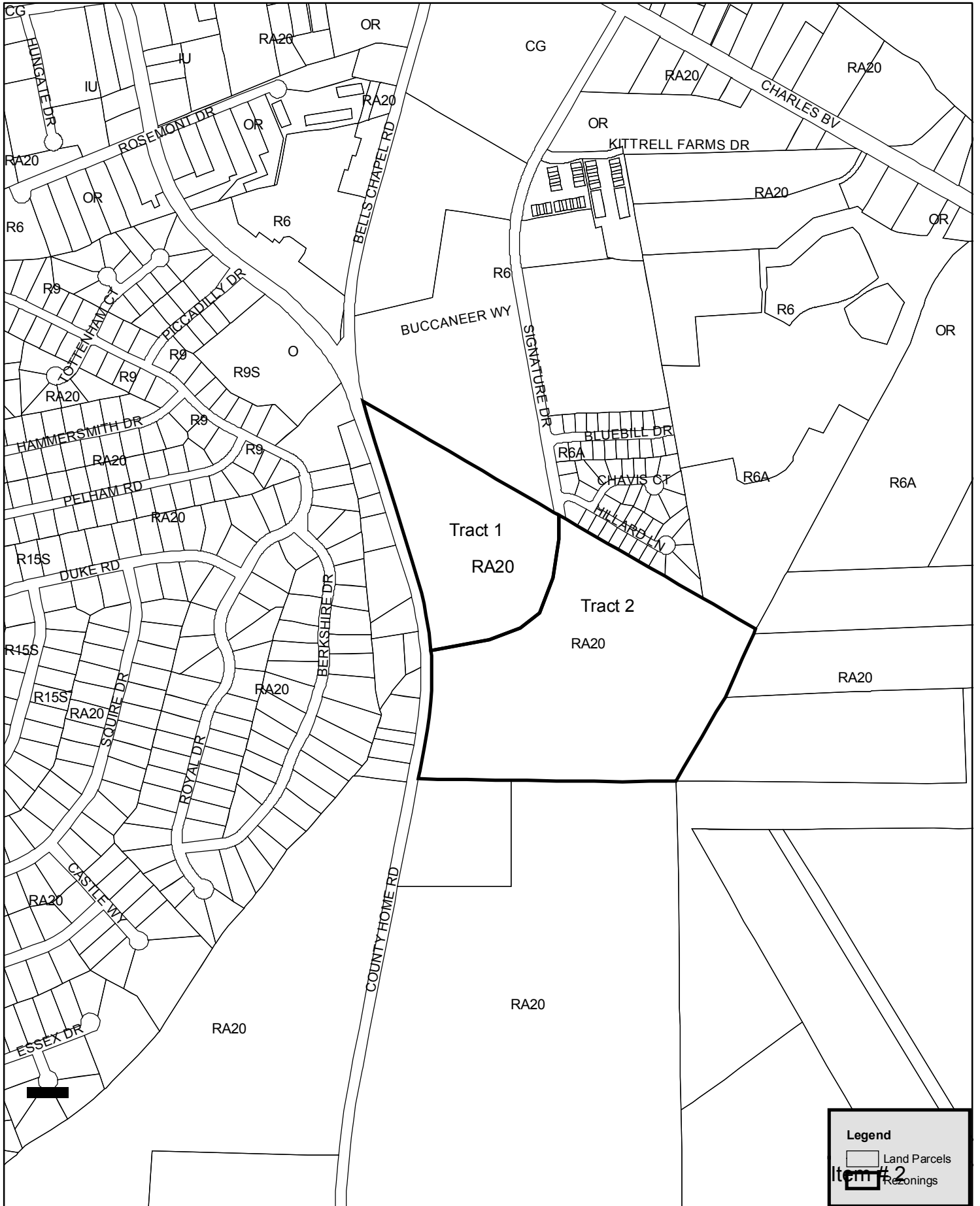
(14) Manufacturing/ Warehousing:

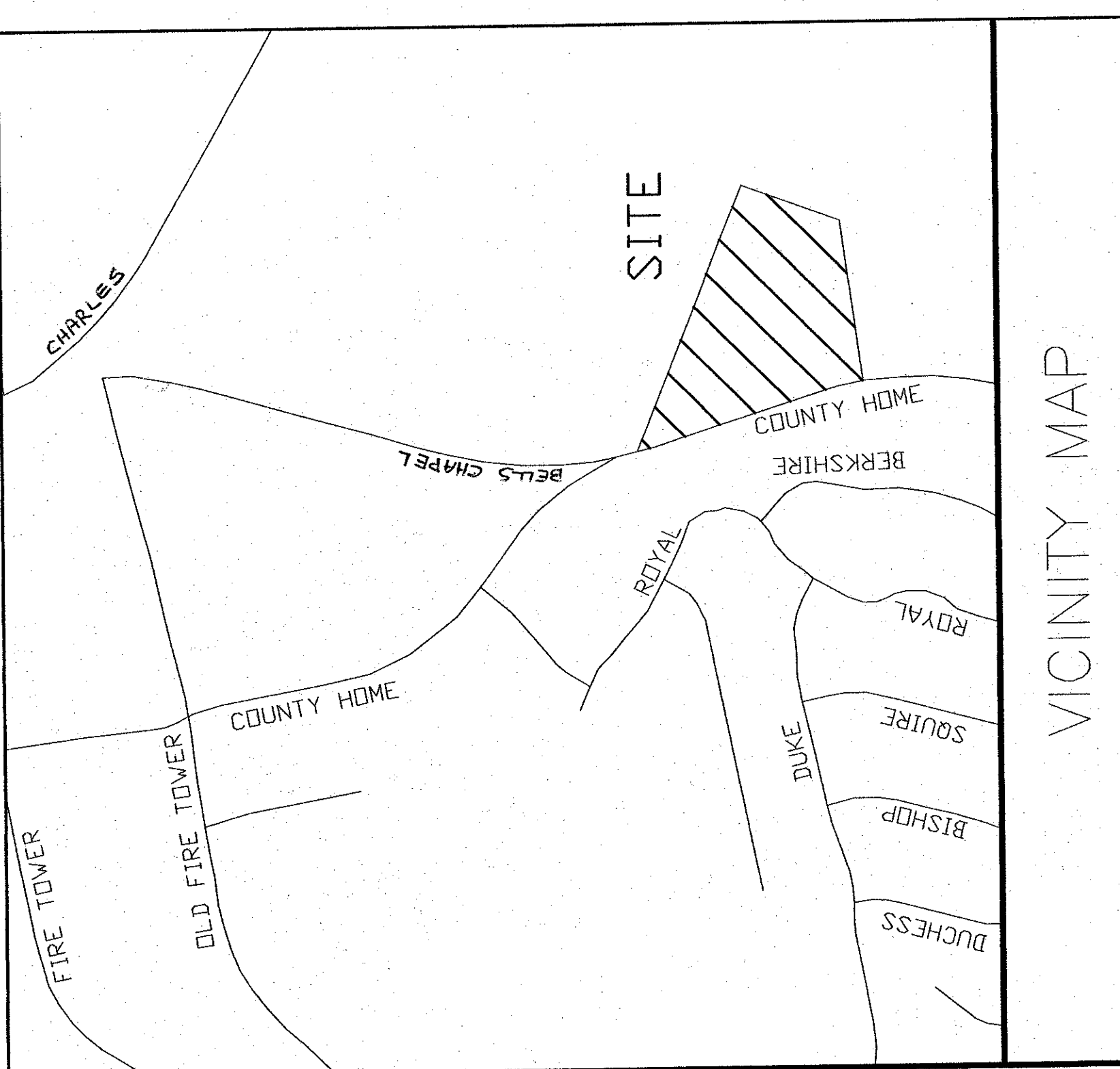
* None

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

* None

Alva W. Worthington
Tract 1: RA20 to R6 (21.302 acres)
Tract 2: RA20 to R6A (35.995 acres)
October 30, 2007





VICINITY MAP
SCALE: 1" = 1000'

TRACT 1 = 21.302 ACRES
TRACT 2 = 57.297 ACRES
TOTAL = 78.599 ACRES

NOTE: DIVIDING LINE BETWEEN TRACT 1 AND TRACT 2

LEGEND

- (R-5A) RESIDUAL
- (R-5B) RESIDUAL
- (R-5C) RESIDUAL
- (R-5D) RESIDUAL
- (R-5E) RESIDUAL
- (R-5F) RESIDUAL
- (R-5G) RESIDUAL
- (R-5H) RESIDUAL
- (R-5I) RESIDUAL
- (R-5J) RESIDUAL
- (R-5K) RESIDUAL
- (R-5L) RESIDUAL
- (R-5M) RESIDUAL
- (R-5N) RESIDUAL
- (R-5O) RESIDUAL
- (R-5P) RESIDUAL
- (R-5Q) RESIDUAL
- (R-5R) RESIDUAL
- (R-5S) RESIDUAL
- (R-5T) RESIDUAL
- (R-5U) RESIDUAL
- (R-5V) RESIDUAL
- (R-5W) RESIDUAL
- (R-5X) RESIDUAL
- (R-5Y) RESIDUAL
- (R-5Z) RESIDUAL
- (R-6A) RESIDUAL
- (R-6B) RESIDUAL
- (R-6C) RESIDUAL
- (R-6D) RESIDUAL
- (R-6E) RESIDUAL
- (R-6F) RESIDUAL
- (R-6G) RESIDUAL
- (R-6H) RESIDUAL
- (R-6I) RESIDUAL
- (R-6J) RESIDUAL
- (R-6K) RESIDUAL
- (R-6L) RESIDUAL
- (R-6M) RESIDUAL
- (R-6N) RESIDUAL
- (R-6O) RESIDUAL
- (R-6P) RESIDUAL
- (R-6Q) RESIDUAL
- (R-6R) RESIDUAL
- (R-6S) RESIDUAL
- (R-6T) RESIDUAL
- (R-6U) RESIDUAL
- (R-6V) RESIDUAL
- (R-6W) RESIDUAL
- (R-6X) RESIDUAL
- (R-6Y) RESIDUAL
- (R-6Z) RESIDUAL

ROSEWOOD FARMS, LLC
DB 1503, PG 639

I, ALVA W. WORTHINGTON, JR., CERTIFY THAT THIS MAP AND ALL INFORMATION HEREON ARE TRUE AND CORRECT AND THAT THE BOUNDARY SURVEY HAS BEEN PERFORMED.

SIGNED: *Alva W. Worthington, Jr.*
ALVA W. WORTHINGTON, JR., PE, NO. 13378
DATE: 10/12/07

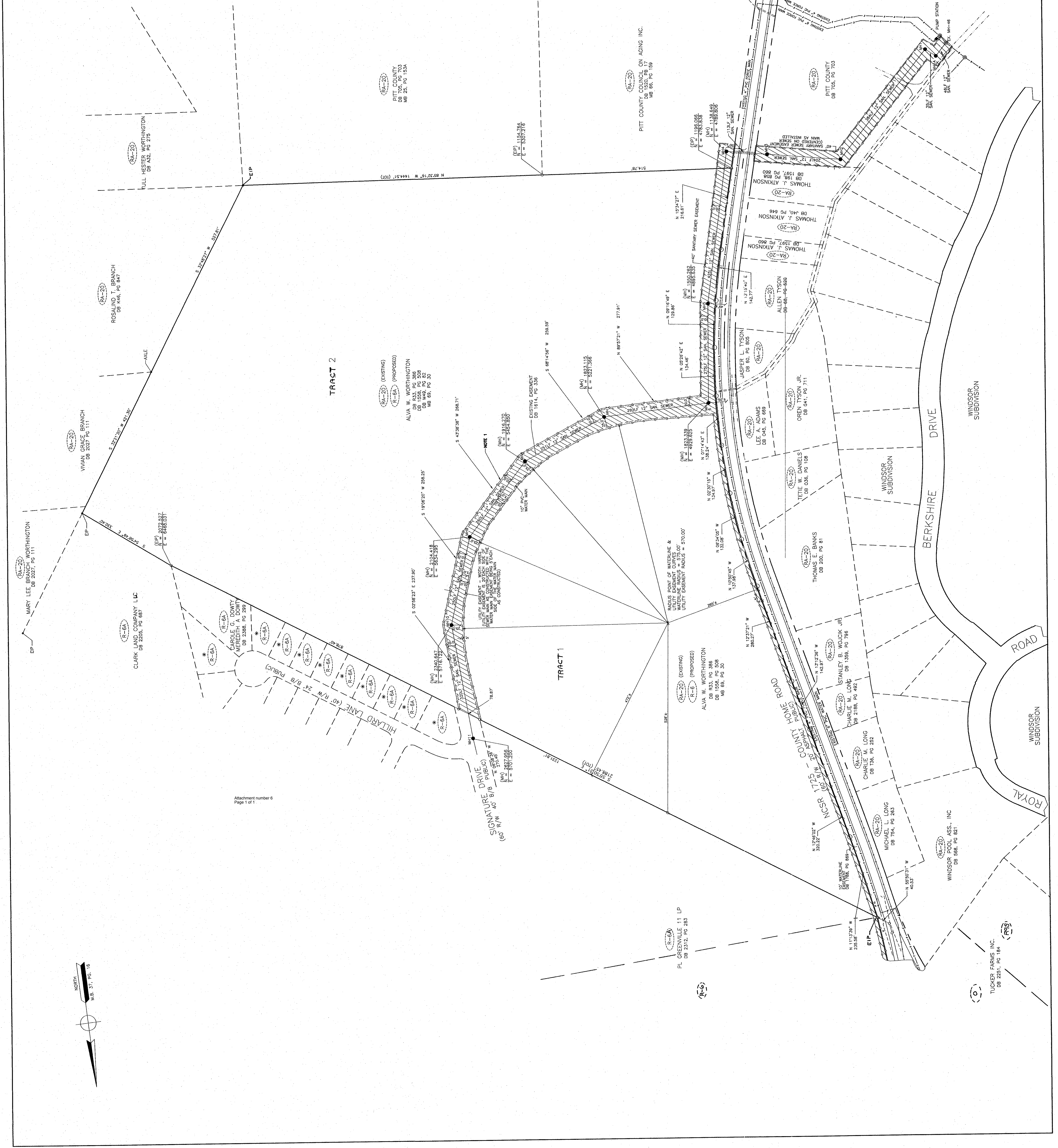
SCALE: 1" = 100'

REZONING MAP FOR ALVA W. WORTHINGTON

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: ALVA W. WORTHINGTON
ADDRESS: 785 WORTHINGTON ROAD
WINTERVILLE, NC 28580
PHONE: (252) 758-0026

RESUBMITTED: AWW
DRAWN: AWW
CHECKED: AWW
APPROVED: AWW
DATE: 10/12/2007
SCALE: 1" = 100'



Attachment number 6
Page 1 of 1

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: 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.

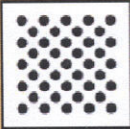
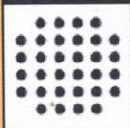
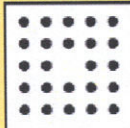
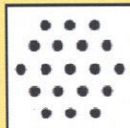
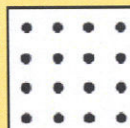
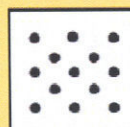
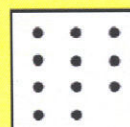
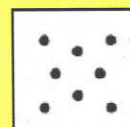
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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	
Low Density		
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: 4/10/2008
Time: 7:00 PM

Title of Item: Second reading of an ordinance issuing a limousine franchise for two limousines to Frederick Douglas d/b/a H.O.P.E. (Healthy Outreach Promotes Excellence)

Explanation: An application for a limousine franchise to operate two limousines has been received from Frederick Douglas d/b/a HOPE (Healthy Outreach Promotes Excellence). The request has been reviewed by the appropriate City departments. The Police Department worked with Mr. Douglas regarding an expired license and some past-due taxes, and Mr. Douglas then renewed his license and made arrangements with the Pitt County Tax Office to make payments on his taxes and to have them paid in full no later than June 15, 2008. The Community Development Department indicated that a limousine service would be an incidental use at the location where Mr. Douglas wishes to operate. The staff has worked with Mr. Douglas regarding the process for approval of the incidental use, and Mr. Douglas will need to take care of this after approval by City Council but before beginning operation of the business. Mr. Douglas understands that this has to be done prior to beginning the operation of the business. Based on this, the review departments see no reason to prohibit Mr. Douglas from operating a limousine franchise in the City of Greenville.

The first reading of the ordinance was held on April 7, 2008; the second reading of the ordinance and public hearing are scheduled for April 10, 2008. The public hearing was advertised in The Daily Reflector on March 31, 2008, and letters were mailed to the limousine franchisees advising them of the public hearing on March 26, 2008.

Fiscal Note: None

Recommendation: Based on the information presented above, the review staff sees no reason to prohibit Mr. Douglas from receiving a franchise to operate two limousines. Therefore, approval is recommended.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Limousine franchise backup information](#)

ORDINANCE NO. 08-_____
AN ORDINANCE GRANTING A LIMOUSINE FRANCHISE
TO FREDERICK DOUGLAS
D/B/A HOPE (HEALTHY OUTREACH PROMOTES EXCELLENCE)

WHEREAS, the City of Greenville is authorized by G.S. 160A-304 to license and regulate all vehicles operated for hire within the City of Greenville; and

WHEREAS, the City of Greenville has adopted an ordinance, Title 1 of Chapter 11 of the Greenville City Code, requiring the operators of limousine businesses within the City to obtain a franchise from the City permitting said operation, and said ordinance sets forth certain requirements and criteria that must be satisfied in order to obtain and maintain the franchise for the operation of a limousine business; and

WHEREAS, Frederick Douglas d/b/a HOPE (Healthy Outreach Promotes Excellence) is an applicant for a franchise permitting the operation of two limousines within the City limits; and

WHEREAS, following investigation into the qualifications of the applicant, the City Council has determined that the applicant satisfies the requirements and conditions for the operation of a limousine business within the City and has presented evidence substantiating the public convenience and necessity of such a business;

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

Section 1. A limousine franchise is hereby issued to Frederick Douglas d/b/a HOPE (Healthy Outreach Promotes Excellence) to permit the operation within the City of Greenville of not more than two limousines.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Section 4. This ordinance shall become effective immediately upon its adoption.

First reading passed on this the 7th day of April, 2008.

Second reading passed on this the 10th day of April, 2008.

Duly adopted on this the 10th day of April, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

APPLICATION FOR LIMOUSINE FRANCHISE

To the Mayor and City Council of the City of Greenville

The undersigned hereby makes application for a limousine franchise under the provisions of Chapter 564, Session Laws 1945, and presents the following information:

1. The applicant is familiar with the ordinances of the City of Greenville relating to liability insurance, drivers regulations, regulations of rates, and other matters pertaining to the operation of limousines.
2. The individual, corporate or trade name and business address of the applicant is:
H.O.P.E. Healthy Outreach Promotes Excellence 3192 NC Hwy 434 N. Greenville, NC 27834
3. The Applicant is: Frederick Douglas
 - A. An individual and sole owner of the limousine business to be operated under the above name.
 - B. A corporation chartered under the laws of the State of North Carolina in the year _____, and the officers of the corporation are _____
 - C. A partnership, as shown by articles hereto attached, and the names of partners are: _____
4. The Applicant operates in the following cities: Greenville
5. The Applicant is requesting franchise to operate 2 limousines.
6. In support of this application, the following Exhibits are attached:
 - Exhibit A. A full statement of facts which, if supported by substantial testimony at the hearing, will support a finding of public convenience and necessity for this operation.
 - Exhibit B. A complete list of Applicant's motor equipment showing year, make, model, and carrying capacity of each unit.
 - Exhibit C. Financial statement showing assets, liabilities and net worth of applicant.
 - Exhibit D. Statement showing applicant has made complete arrangement for off-street parking of all motor vehicles.
 - Exhibit E. Statement of proposed fares for transportation of persons and property.
 - Exhibit F. Statement of experience of applicant in conducting limousine business.

HAND PRINT OR TYPE

LAST NAME		FIRST NAME		MIDDLE NAME		
<u>Douglas</u>		<u>Frederick</u>				
ALIAS OR NICKNAME	SEX	AGE	WEIGHT	HEIGHT	ID NO.	
<u>N/A</u>	<u>male</u>	<u>33</u>	<u>185</u>	<u>5'10"</u>		
ADDRESS	HAIR	EYES	COMPLEXION			
<u>3192 NC Hwy 434 N. Greenville NC 27834</u>	<u>Black</u>	<u>Brown</u>	<u>Brown</u>			
OCCUPATION		DRIVERS LICENSE NO.		IDENTIFICATION NO.		
PLACE OF BIRTH		DATE OF BIRTH		SOCIAL SECURITY NO.		
<u>Nash county</u>		<u>03/01/1973</u>				

Signature of Applicant Frederick Douglas

Subscribed and sworn to before me this 5 day of March, 2008.

Mildred W. Rasmussen
234 - W Saluda Hall Rd Asheville
Notary Public NC
27910

My Commission Expires: July 9, 2012

Item # 3

Statement of Facts of Public Convenience and Necessity

The H.O.P.E. (Healthy Outreach Promotes Excellence) educational tutorial will service students at nearby Elementary. There are parents that need extra help with their children's school work and physical health. H.O.P.E. will provide students with a healthy snack, tutoring, and outdoor fun activity.

List of Motor Equipment

1992 Toyota Land Cruiser Carrying Capacity: 7

1997 Lexus 450 Carrying Capacity: 7

Financial Statement

None due to new business.

Off-Street Parking Arrangements

The parking for H.O.P.E. would be at the facility and at the school. Contact for the pick up of the students has been discussed with school officials.

Proposed Fares for Transportation

The fares will be included in the cost of the tutoring tuition. The weekly cost for a student to attend H.O.P.E. will be \$65.00.

Experience Conducting Limousine Business

I have experience in driving a school bus for about three years. I have been a driver of straight bed trucks for a moving company for two years. I am currently a driver for our church van service.



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Rosewood Farms, LLC to rezone 3.399 acres located along the eastern right-of-way of Signature Drive and 100± feet north of Bluebill Drive from R6A (Residential [Medium Density Multi-family]) to R6 (Residential [High Density Multi-family])

Explanation:

Required Notice:
Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed March 4, 2008.
On-site Sign(s) – posted on March 4, 2008.
City Council public hearing notice (adjoining property owner letters) mailed – March 25, 2008.
Public Hearing Legal Advertisement published – March 31 and April 7, 2008.

Comprehensive Plan:

The subject site is located in Vision Area D.

Charles Boulevard (NC Highway 43) is considered a “gateway” corridor from its intersection with Fire Tower Road and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character. County Home Road is considered a “residential” corridor from its intersection with Bell’s Chapel Road and continuing south. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

The subject tract is located in a transition area along Signature Drive between High Density Residential (HDR) and Medium Density Residential (MDR).

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

Based on possible uses permitted by the requested rezoning, the proposed

rezoning classification could generate 598 trips to and from the site on Charles Boulevard, which is a net increase of 110 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes for the site traffic on Signature Drive and/or traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Detailed Report Attached

History/Background:

In 1995, this property was part of a city-initiated extra-territorial jurisdiction (ETJ) extension and was zoned RA20. The subject tract is a portion of property that was rezoned to R6 and R6A in 2000. This request includes the R6A-zoned portion only. The subject tract is included in the approved preliminary plat for Kittrell Farms Patio Homes, Section 2 that was approved in 2006.

Present Land Use:

Currently, there is an approved preliminary plat for Kittrell Farms Patio Homes for 51 lots for the entire parcel. This rezoning is for the R6A-zoned portion of the property and will result in the zoning lines following property lines.

Water/Sewer:

Water and sanitary sewer are available at Bluebill Drive.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: R6 - Kittrell Farms Patio Homes, Section 2, Phase 2 (approved preliminary plat - 51 lots)

South: R6A - Kittrell Farms Patio Homes, Section 2, Phase 1 (approved preliminary plat - 44 lots)

East: R6/R6A - Grey Fox Run (approved site plan – 320 multi-family units)

West: OR/R6 - The Bellamy Apartments (approved site plan – 308 multi-family units)

Density Estimates:

Currently, the subject property is part of an approved preliminary plat for Kittrell Farms Patio Homes, Section 2, Phase 2 for 51 lots. The subdivision has R6 and

R6A zoning. The lots could be developed as duplex or single-family lots.

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

Fiscal Note: No cost to the City.

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

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission, at their March 18, 2008 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 rezoning request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

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

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Vegetation Bufferyard Chart and Residential Density Chart](#)
 - [📄 Ordinance Rosewood Farms LLC 750621](#)
 - [📄 Rezoning Case 08 05 Rosewood Farms LLC 749349](#)
 - [📄 Rosewood Farms LLC Minutes 753392](#)
 - [📄 List of Uses R6A to R6 671965](#)
-

ORDINANCE NO. 08-__
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 April 10, 2008, 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 provisions 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 R6A (Residential) to R6 (Residential).

TO WIT: Rosewood Farms, LLC Property.

LOCATION: Located along the eastern right-of-way of Signature Drive and 100± feet north of Bluebill Drive.

DESCRIPTION: BEGINNING at an existing iron pipe on the eastern right-of-way of Signature Drive, said iron pipe being the northwestern corner of Lot 86, Kittrell Farms Patio Homes, Section 2, Phase 1 as recorded in Map Book 66, Page 158 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of Signature Drive, N 06°08'36" W, 205.52 feet, thence leaving the eastern right-of-way of Signature Drive N 87°16'45" E, 671.20 feet, thence S 06°08'36" E, 232.11 feet to a point at the northeastern corner of Lot 95, Kittrell Farms

Patio Homes, Section 2, Phase 1 as referenced above, thence with the northern line of said Kittrell Farms Patio Homes, Section 2, Phase 1, S 83°36'39" W, 92.55 feet, S 88°35'58" W, 58.89 feet, N 88°43'35" W, 22.31 feet, N 87°59'30" W, 339.85 feet, N 88°16'31" W, 11.19 feet, S 89°42'28" W, 68.35 feet, S 86°35'52" W, 54.30 feet and S 83°54'18" W, 26.90 feet to the POINT OF BEGINNING containing 3.399 acres and being a portion of the property described in Deed Book 1998, Page 193 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 10th day of April, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. # 750621

Case No: 08-05

Applicant: Rosewood Farms, LLC

Property Information

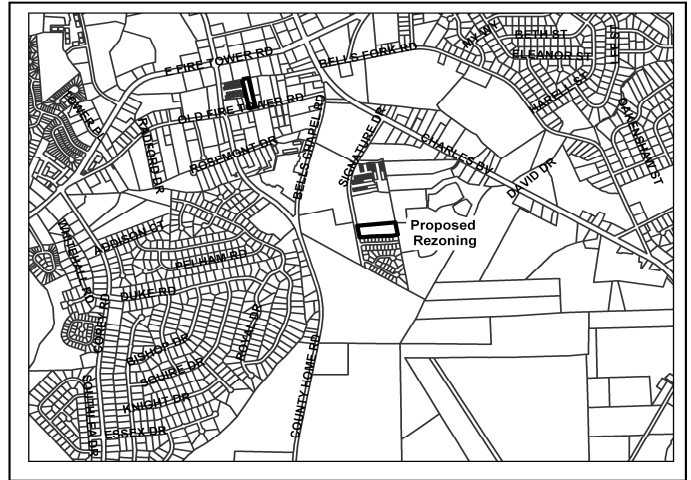
Current Zoning: R6A (Residential [Medium Density MF])

Proposed Zoning: R6 (Residential [High Density MF])

Current Acreage: 3.399

Location: Signature Drive

Points of Access: Charles Blvd / NC Hwy 43



Location Map

Transportation Background Information

1.) Charles Boulevard- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	4-lanes w/ median & sidewalk
Right of way width (ft)	60 ft	100
Speed Limit (mph)	45	45
Current ADT:	14,000 (*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along Charles Boulevard that service this property.

Notes: (*) 2007 City count
(**) 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: 488 -vehicle trips/day (*) **Proposed Zoning: 598** -vehicle trips/day (*)

Estimated Net Change: increase of 110 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 Charles Boulevard are as follows:

1.) Charles Boulevard , North of Site: **“No build” ADT of 14,000**

Estimated ADT with Proposed Zoning (full build) – 14,538
 Estimated ADT with Current Zoning (full build) – 14,439
Net ADT change = 99 (<1% increase)

2.) Charles Boulevard , South of Site:**“No build” ADT of 14,000**

Estimated ADT with Proposed Zoning (full build) – 14,060

Estimated ADT with Current Zoning (full build) – 14,049**Net ADT change = 11 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 598 trips to and from the site on Charles Boulevard, which is a net increase of 110 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes for the site traffic on Signature Drive and/or traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Excerpt from the draft Planning and Zoning Commission meeting minutes (3/18/08)

REQUEST BY ROSEWOOD FARMS, LLC - APPROVED

Rezoning requested by Rosewood Farms, LLC for 3.399 acres located along the eastern right-of-way of Signature Drive and 100± feet north of Bluebill Drive from R6A (Residential [Medium Density Multi-family]) to R6 (Residential [High Density Multi-family]).

Mrs. Gooby delineated the area on the map. The rezoning is located in the southeastern quadrant of the city between NC Highway 43 and County Home Road. Mrs. Gooby stated that a portion of the property is already zoned R6. The subject tract is zoned R6A and is requested to be rezoned to R6. Mrs. Gooby stated that though much of the area was shown as vacant on the map, it is currently under development for several projects. The property has multi-family development on three sides. Mrs. Gooby stated that the proposed street, Signature Drive, will connect to County Home Road at completion. The rezoning could generate a net increase of about 110 trips, with 90% of those trips going back towards Greenville on Highway 43. This property would be able to access Highway 43 through Grey Fox Run or via Signature Drive. Mrs. Gooby stated that this rezoning consists of 14 lots under the Kittrell Farms preliminary plat with only 5 lots where zoning lines do not match property lines. All of the lots can currently be developed as single-family; however if rezoned as R6, they could be developed as duplexes. The intent is to have a transition area along Signature Drive between high density and medium density. Mrs. Gooby stated there is similarly zoned property adjacent to the subject tract. Mrs. Gooby stated in staff's opinion, the request is in general compliance with the comprehensive plan and the land use plan map.

Mr. Steve Janowski, Baldwin & Janowski, representing the applicant, spoke on behalf of the request.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Randall, 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 passed unanimously.

EXISTING ZONING

R6A (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article I
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- 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)

(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 recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6A (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
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article I
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- 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)

(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 recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

a. 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

R6 (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

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

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(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

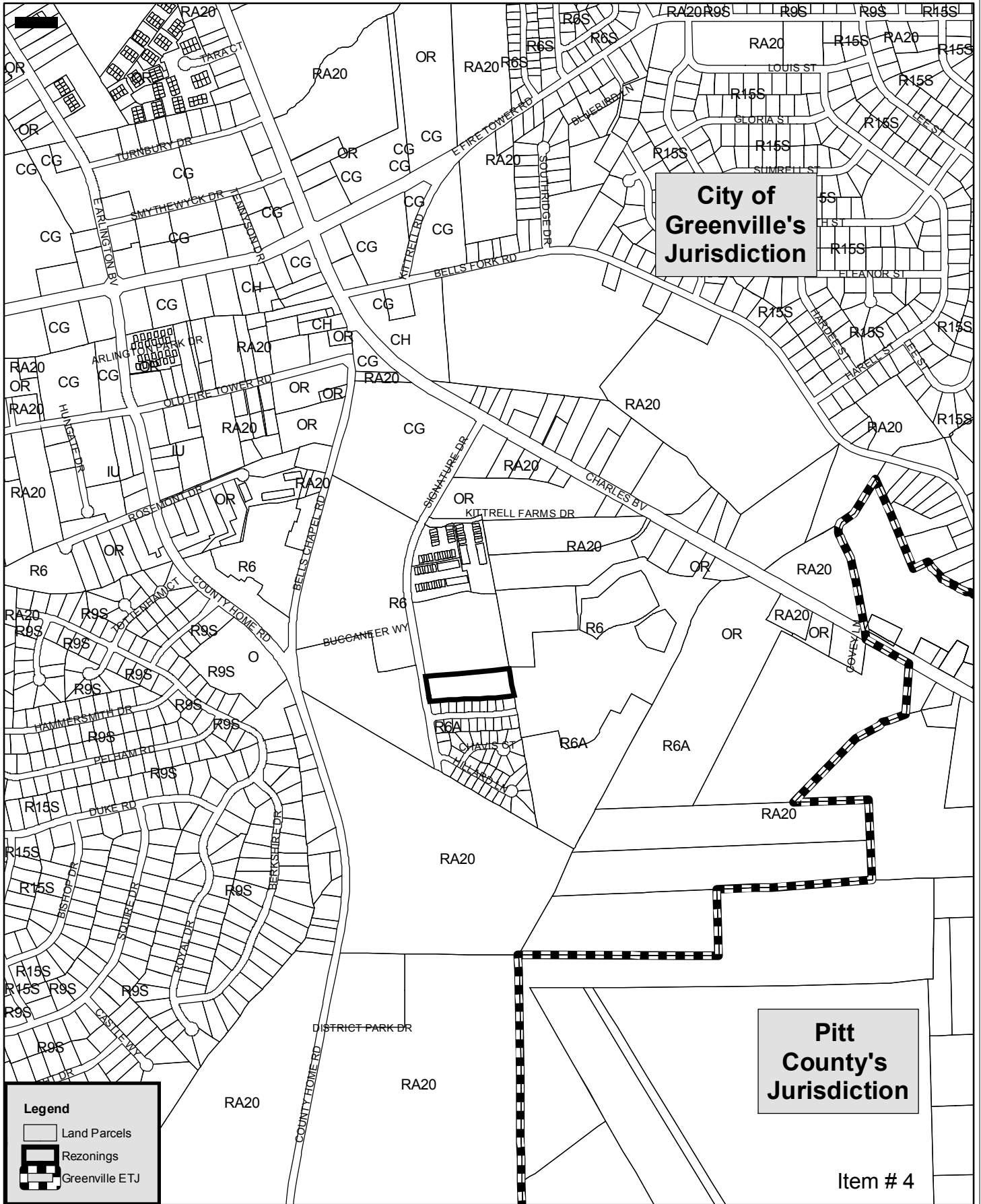
(14) Manufacturing/ Warehousing:

* None

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

* None

Rosewood Farms, LLC
R6A to R6
3.399 acres
February 29, 2008



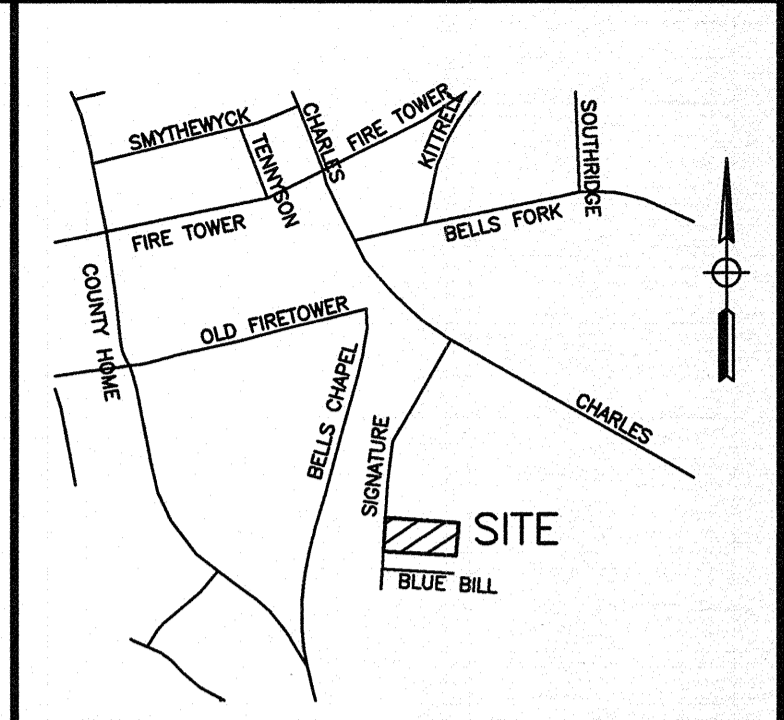
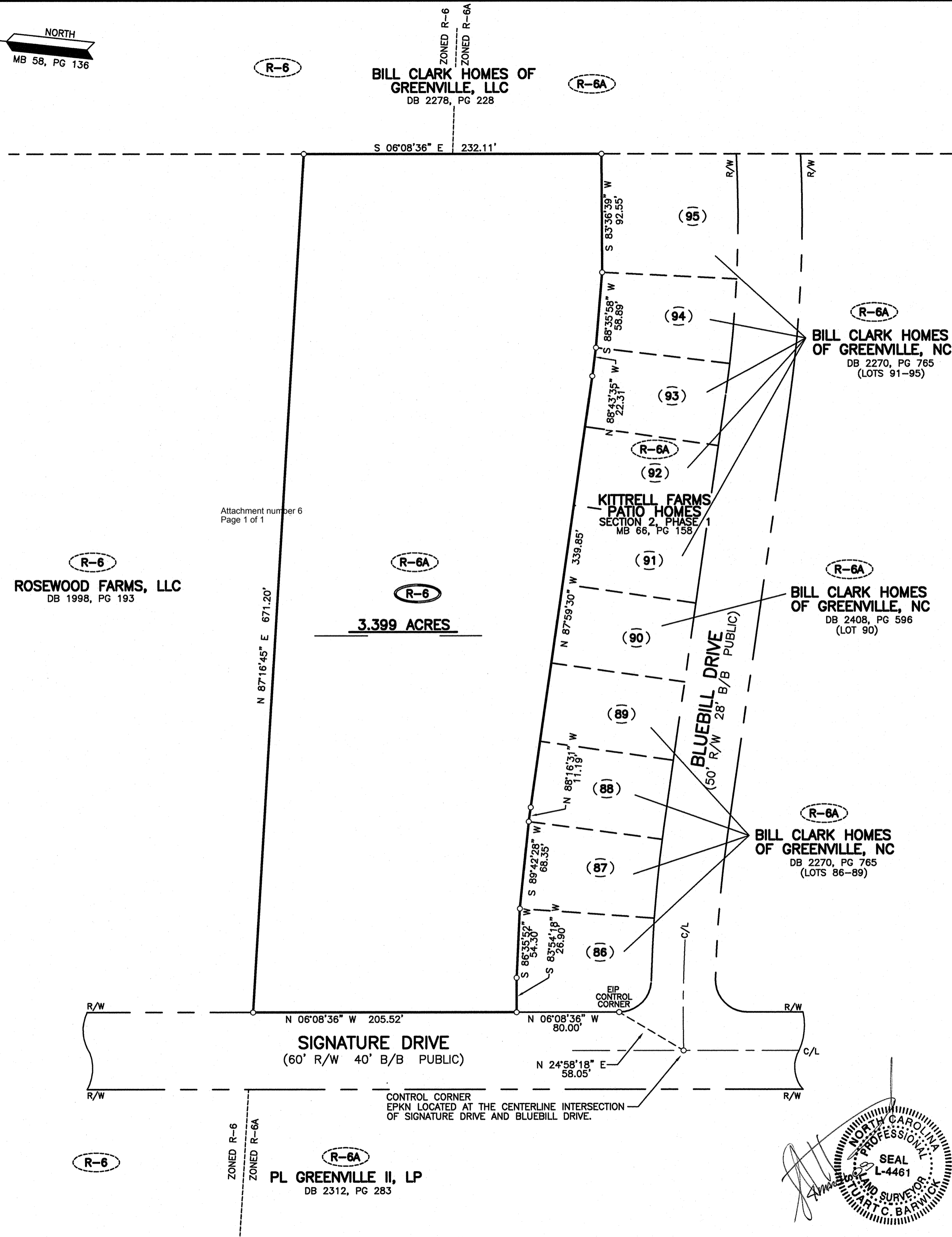
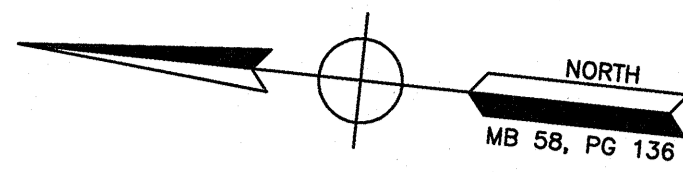
City of
Greenville's
Jurisdiction

Pitt
County's
Jurisdiction

Legend

- Land Parcels
- Rezoning
- Greenville ETJ

Item # 4



VICINITY MAP

SCALE: 1" = 1000'±

R-6
ROSEWOOD FARMS, LLC
DB 1998, PG 193

R-6A
R-6
3.399 ACRES

R-6
BILL CLARK HOMES OF GREENVILLE, LLC
DB 2278, PG 228

R-6A

R-6A
BILL CLARK HOMES OF GREENVILLE, NC
DB 2270, PG 765
(LOTS 91-95)

R-6A
BILL CLARK HOMES OF GREENVILLE, NC
DB 2408, PG 596
(LOT 90)

R-6A
BILL CLARK HOMES OF GREENVILLE, NC
DB 2270, PG 765
(LOTS 86-89)

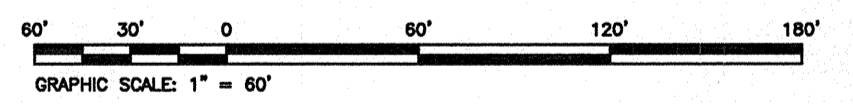
R-6A
PL GREENVILLE II, LP
DB 2312, PG 283

LEGEND

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

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS IS A SURVEY OF ANOTHER CATEGORY.



A PORTION OF PARCEL #70965

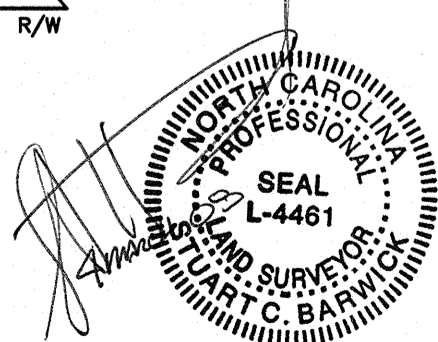
REZONING MAP FOR
ROSEWOOD FARMS, LLC

A PORTION OF KITTRELL FARMS PATIO HOMES SECTION 2, PHASE 2

REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1998, PAGE 193 OF THE PITT COUNTY REGISTRY.
GREENVILLE, WINTERVILLE TWSP., PITT COUNTY, N.C.

OWNER: ROSEWOOD FARMS, LLC
ADDRESS: 105 C REGENCY BLVD. GREENVILLE, NC 27858
PHONE: (252) 756-4052

	SURVEYED: JP	APPROVED: MWB
	DRAWN: SCB	DATE: 02/04/2008
	CHECKED: MWB	SCALE: 1" = 60'
	ENGINEERING - SURVEYING - PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 252.756.1390	



Attachment number 6
Page 1 of 1

Item # 4

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: 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.

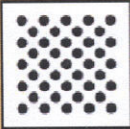
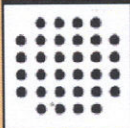
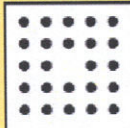
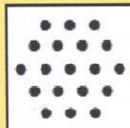
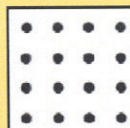
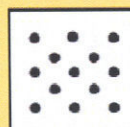
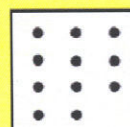
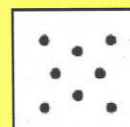
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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	
Low Density		
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: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Lake Kristi Properties, LLC to rezone 3.5196 acres located between Signature Drive and Bells Chapel Road, and north of The Bellamy apartments from OR (Office-Residential [High Density Multi-family]) and R6 (Residential [High Density Multi-family]) to CG (General Commercial)

Explanation: **Required Notice:**

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed March 4, 2008.

On-site Sign(s) posted on March 4, 2008.

City Council public hearing notice (adjoining property owner letters) mailed March 25, 2008.

Public Hearing Legal Advertisement published March 31, 2008 and April 7, 2008.

Comprehensive Plan:

The subject site is located in Vision Area D. Highway 43 East is considered a "gateway corridor" beginning at the intersection of Fire Tower Road and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character. Gateway corridors may accommodate a variety of intensive, large scale uses, in appropriately located focus areas with lower intensity office and/or high-density residential development in the adjacent transition areas.

The Future Land Use Plan Map recommends Commercial (C) along the southern right-of-way of Highway 43 East from its intersection with Fire Tower Road to just beyond Signature Drive. The Future Land Use Plan Map further recommends Office/Institutional/Multi-family (OIMF) and High Density Residential (HDR) respectively for the interior areas south of Highway 43.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,427 trips to and from the site on Charles Boulevard, which is a net increase of 1,129 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes for the site traffic on Signature Drive and/or traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Detailed Report Attached

History/Background:

In 1993, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural). In 2000, the subject property was rezoned to OR and R6 as part of an 86+ acre rezoning. The subject tract has been combined with a CG-zoned property that was under separate ownership.

In 1988, the CG-zoned property was incorporated in the City's ETJ and zoned RA20. In 1989, the property was rezoned to CG.

Present Land Use:

Vacant.

Water/Sewer:

Water and sanitary sewer are available at Signature Drive.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG – Vacant (remaining CG-zoned portion of property)

South: OR & R6 - The Bellamy Apartments (under construction – 308 units)

East: OR – Vacant

West: RA20 – One (1) single-family residence fronting Bells Chapel Road; GUC electric substation; multi-family development

Density Estimates:

Under the current zoning OR and R6, staff would anticipate the site to yield 40-45 multi-family units.

At the proposed zoning (CG), staff would anticipate the site to yield approximately 33,250 square feet of conditioned floor space. Further, staff would anticipate the site to be developed with the remaining portion of the property that is already zoned CG. The CG (General Commercial) district does not contain a residential option.

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 general compliance with Horizons: Greenville's Comprehensive Plan and the Future Land Use Plan Map.

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission, at their March 18, 2008 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 rezoning request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

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

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Lake Kristi Properties, LLC Survey](#)
 - [Lake Kristi Properties, LLC Location Map](#)
 - [Bufferyard, Vegetation, and Residential Density Chart](#)
 - [Ordinance to Rezone Lake Krisit Properties LLC 753457](#)
 - [Rezoning Case 08 04 Lake Kristi Prop LLC 749344](#)
 - [Lake Kristi LLC Minutes 754972](#)
 - [List of Uses OR R6 to CG 687929](#)
-

ORDINANCE NO. 08-__
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 April 10, 2008 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 provisions 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) and R6 (Residential) to CG (General Commercial).

TO WIT: Lake Kristi Properties, LLC Property.

LOCATION: Located between Signature Drive and Bell's Chapel Road, and north of The Bellamy Apartments.

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

Beginning at a point in the western right-of-way of Signature Drive said point being located S 34°20'34" W, 529.96 feet from the southern right-of-way of NC Hwy 43, thence from said point of beginning with the western right-of-way of Signature Drive S 34° 20'34" W, 352.00 feet, thence 48.01 feet along the arc of a curve said curve being to the left having a radius of 1,030.00 feet and a chord bearing S 33°00'27" W, 48.01 feet to the northern line of the

PL Greenville LP property as recorded in Deed Book 2312, Page 268, thence leaving the western right-of-way of Signature Drive with the northern line of the PL Greenville LP property N 57°25'47" W, 763.89 feet, thence N 57°25'37" W, 4.00 feet to the eastern right- of-way of NCSR 1898 (Bells Chapel Road), thence leaving the eastern right-of-way of NCSR 1898 S 84°35'45" E, 875.75 feet to the point of beginning containing 3.5196 acres.

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

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

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

ADOPTED this 10th day of April, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 08-04

Applicant: Lake Kristi Properties, LLC

Property Information

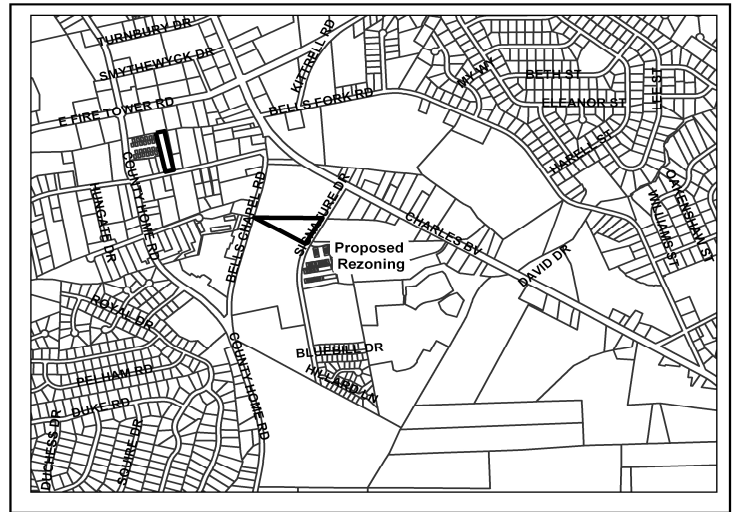
Current Zoning: OR & R6

Proposed Zoning: CG (General Commercial)

Current Acreage: 3.519

Location: Signature Drive

Points of Access: Charles Blvd / NC Hwy 43



Location Map

Transportation Background Information

1.) Charles Boulevard- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	4-lanes w/ median & sidewalk
Right of way width (ft)	60 ft	100
Speed Limit (mph)	45	45
Current ADT:	14,000 (*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along Charles Boulevard that service this property.

Notes: (*) 2007 City count
(**) 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: 298 -vehicle trips/day (*) **Proposed Zoning: 1,427** -vehicle trips/day (*)

Estimated Net Change: increase of 1129 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 Charles Boulevard are as follows:

1.) Charles Boulevard , North of Site: “No build” ADT of **14,000**

Estimated ADT with Proposed Zoning (full build) – 15,284
Estimated ADT with Current Zoning (full build) – 14,268
Net ADT change = 1,016 (7% increase)

Case No: 08-04

Applicant: Lake Kristi Properties, LLC

2.) Charles Boulevard , South of Site:**“No build” ADT of 14,000**

Estimated ADT with Proposed Zoning (full build) – 14,143

Estimated ADT with Current Zoning (full build) – 14,030**Net ADT change = 113 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,427 trips to and from the site on Charles Boulevard, which is a net increase of 1,129 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes for the site traffic on Signature Drive and/or traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Excerpt from the draft Planning and Zoning Commission meeting minutes (3/18/08)

REQUEST BY LAKE KRISTI PROPERTIES, LLC – APPROVED

Rezoning request by Lake Kristi Properties, LLC for 3.5196 acres located between Signature Drive and Bell's Chapel Road and north of The Bellamy Apartments from OR (Office-Residential [High Density Multi-family]) and R6 (Residential [High Density Multi-family]) to CG (General Commercial).

Mr. Laughlin delineated the area on the map. Mr. Laughlin stated the property was located in the southeastern quadrant of the city. The surveyor's plat showed the majority of the parent parcel was already zoned general commercial and two subject tracts zoned OR and R6. The existing land use map shows vacant land, multi-family; however much of the land that is showing vacant is currently under development. Mr. Laughlin stated there were several multi-family developments in the area. The thoroughfare plan map shows the entire parcel on a gateway corridor, Charles Boulevard, anticipated to accommodate a variety of intensive large scale uses. Mr. Laughlin stated this rezoning could net an increase of 1129 trips, with 90% of them going back towards Greenville. The intended land use plan is to concentrate commercial development in the Bell's Fork area and to prevent a linear strip development along NC Highway 43. Mr. Laughlin stated in staff's opinion, the request is in general compliance with the comprehensive plan and the land use plan map.

Mr. Ken Malpass, Malpass and Associates, representing the applicant, spoke on behalf of the request.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Randall, 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. Mr. Wilson voted in opposition. The motion passed with the majority voting in favor of the request.

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

R6 (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- 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)

(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 recreational facility

(7) Office/ Financial/ Medical:

- * None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

- * None

(10) Retail Trade:

- * None

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

- * None

(12) Construction:

- a. 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

R6 (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
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- * None

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- * None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

- * None

(10) Retail Trade:

- * None

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

- * None

(12) Construction:

- * None

(13) Transportation:

- * None

(14) Manufacturing/ Warehousing:

- * None

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

- * None

PROPOSED ZONING

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

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: 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.

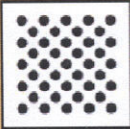
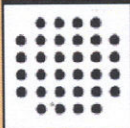
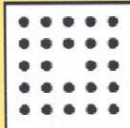
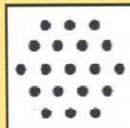
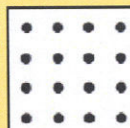
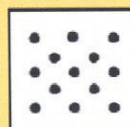
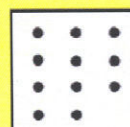
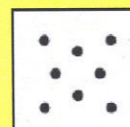
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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	
Low Density		
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: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Grove Point containing 23.142 acres located on the east side of Allen Road and south of its intersection with Briarcliff Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 31, 2008
2. City Council public hearing date: April 10, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 23.142 acres
4. Voting District: 1
5. Township: Arthur
6. Vision Area: F
7. Zoning District: R6 (Residential)
8. Land Use: Existing: Vacant
Anticipated: 304 Multi-Family Units

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	304 x 2.45	744
Current Minority	-----	0
Estimated Minority at full development	744 x 30.9%**	229
Current White	-----	0
Estimated White at full development	744 - 229	515

*2.45 Average household size in Arthur Township, based on 2000 census data

** 30.9% minority population, based on 2000 census data taken from tract 17

10. Rural Fire Tax District: Red Oak

11. Greenville Fire District: Station #5 (2.7 miles)

12. Present Tax Value: \$519,800
Estimated Future Tax Value: \$27,005,766

Fiscal Note: Total estimated tax value at full development is \$27,055,766.

Recommendation: Approval of the ordinance to annex Grove Point.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[📄 Grove Point Annexation Map](#)

[📄 Annexation Ordinance for Grove Point 753294](#)

GENERAL DESCRIPTION:

Beginning at an existing iron pipe on the eastern right-of-way of NCSR 1203 (Allen Road), said iron pipe being the southwestern corner of the Medford Pointe Development, LLC Property as described in Deed Book 2187, Page 251 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the eastern right-of-way of NCSR 1203 (Allen Road), S 67°18'20" E 454.61' to an existing iron pipe, thence S 74°52'51" E 282.79' to an existing iron pipe, thence S 32°17'01" E 432.37' to an existing iron pipe, thence N 74°53'12" W 30.00' to an existing iron pipe, thence S 10°19'04" W 1000.00' to an existing iron pipe, thence S 72°32'44" E 300.00' to an existing iron pipe, thence S 10°19'04" W 212.27' to a point in the centerline of Green Mill Run, thence with the centerline of Green Mill Run, N 67°00'20" W 72.25', N 88°15'20" W 77.37', N 78°53'41" W 102.70', N 75°57'09" W 107.63', N 82°02'15" W 86.49' and N 76°15'08" W 110.26', thence leaving the centerline of Green Mill Run, N 02°55'24" W 309.68', thence N 15°25'24" W 426.37', thence N 16°29'32" W 102.74', thence N 12°24'34" W 204.22', thence N 10°37'46" W 111.86', thence N 15°36'19" W 38.44', thence N 49°50'03" W 78.27', thence N 54°35'53" W 153.39', thence N 32°25'33" E 203.11' to an existing iron pipe, thence N 55°51'15" W 145.00' to an existing iron pipe, thence N 33°01'36" E 96.03' to an existing iron pipe, thence N 66°45'48" W 111.59' to an iron pipe on the eastern right-of-way of NCSR 1203 (Allen Road), thence crossing the right-of-way of NCSR 1203 (Allen Road), N 58°09'29" W 100.00' to a point on the western right-of-way of NCSR 1203 (Allen Road), thence with the western right-of-way of NCSR 1203 (Allen Road), N 31°50'31" E 108.31', N 31°04'24" E 77.67', N 29°35'24" E 99.44', N 28°52'38" E 187.56', and N 29°35'24" E 42.69', thence crossing the right-of-way of NCSR 1203 (Allen Road), S 61°07'36" E 100.00' to a point on the eastern right-of-way of NCSR 1203 (Allen Road), thence with the eastern right-of-way of NCSR 1203 (Allen Road), S 29°35'24" W 42.66', S 28°52'38" W 188.19', S 29°35'24" W 101.35', and S 31°04'24" W 79.29' to the point of beginning containing 23.142 acres.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 10th day of April, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

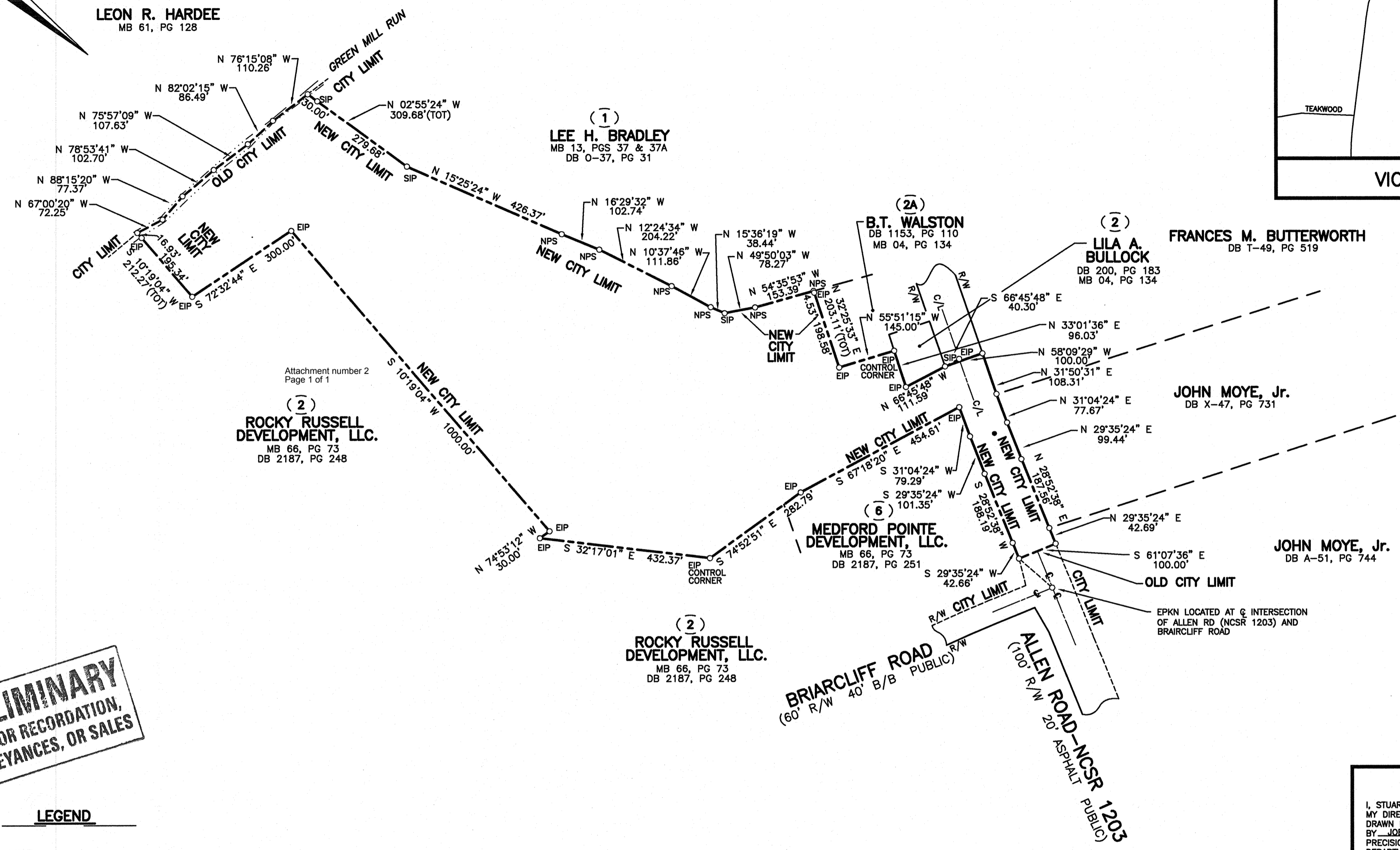
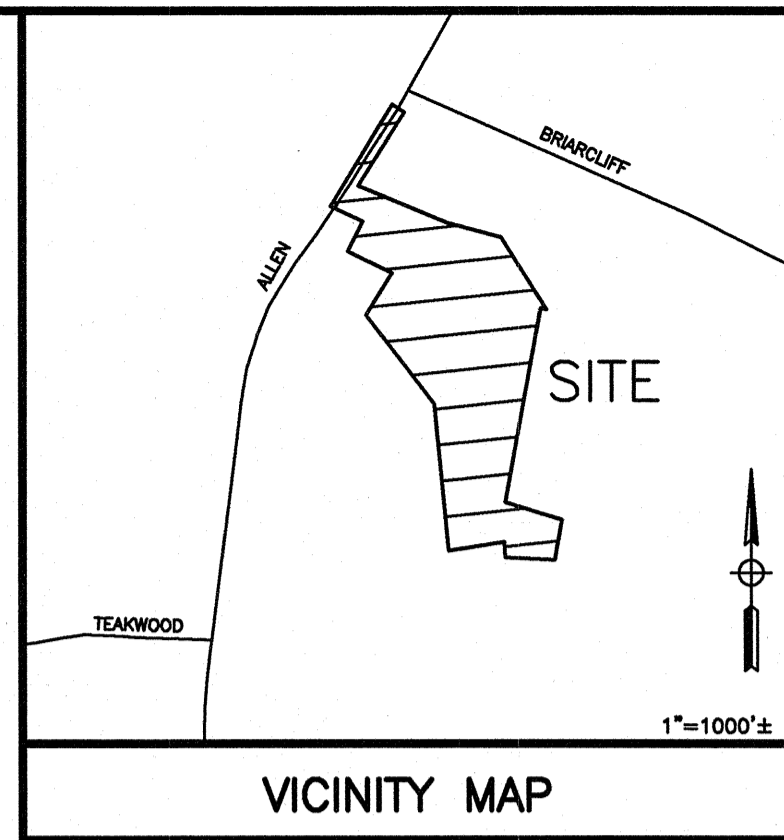
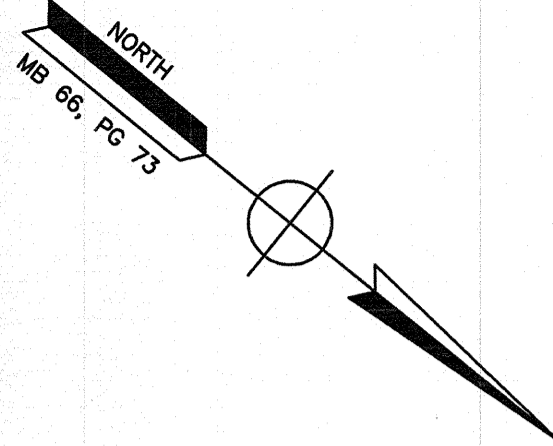
NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and official seal, this the _____ day of _____, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011



PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

LEGEND

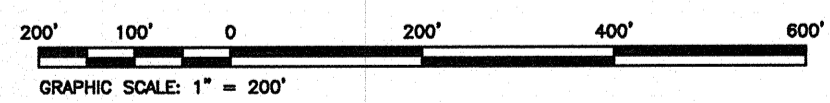
- NEW CITY LIMIT LINE ————
- OLD CITY LIMIT LINE - - - - -
- CITY LIMIT LINE - - - - -

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
3. REFERENCE: DEED BOOK 2443, PAGE 583 OF THE PITT COUNTY REGISTRY.
4. NO POINTS SET IN GREEN MILL RUN.
5. THE INFORMATION USED TO SHOW THE WESTERN R/W OF ALLEN ROAD WAS TAKEN FROM PITT COUNTY TAX MAPS.

LEGEND

- R/W= RIGHT-OF-WAY
- EIP= EXISTING IRON PIPE
- C/L= CENTERLINE
- SPKN= SET PARKER KALON NAIL
- NPS = NO POINT SET
- SIP = SET IRON PIPE
- - - - - NOT TO SCALE



CERTIFICATION
I, STUART C. BARWICK, PLS CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JOE PITZER. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 11th DAY OF FEBRUARY, 2008

SIGNED _____ REGISTRATION NO. L-4461

CLOSURE CHECK BOUNDARY
CHECKED: SCB DATE: 03/20/2008

PARCEL #00332

GROVE POINTE
OWNER: **ROCKY RUSSELL DEVELOPMENT, LLC.**
106 REGENCY BLVD.
GREENVILLE, NC 27834
(252) 355-7812

Baldwin & Janowski, P.A.
ENGINEERING - SURVEYING - PLANNING
1015 CONFERENCE DRIVE
GREENVILLE, NC 27858 252.758.1390

SURVEYED: JP APPROVED: SCB
DRAWN: SCB DATE: 02/11/2008
CHECKED: SCB SCALE: 1" = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	DIVISION MINNIE ALLEN HEIRS	04	134

Item # 6

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 23.142 AC.)
ARTHUR TOWNSHIP, PITT COUNTY, N.C.



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1913 McClellan Street

Explanation: The Code Enforcement Coordinator 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 1913 McClellan Street. 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 July 5, 2006, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been a total of nine notices mailed to the owner about minimum housing violations. Staff has attempted to work with the owner, but no repairs have been made.

The most recent notice was sent to the owner on March 3, 2008, advising the owner that the dwelling was considered as an abandoned structure. There have been no calls for service by the Greenville Police Department to the property. The dwelling has been vacated and closed for a period of at least 6 months.

The utilities to the dwelling have been disconnected since September 2005 for Unit A and since April 2003 for Unit B. The Pitt County Tax Assessor's report dated February 26, 2008, valued the property at \$18,530 (the building was valued at \$13,770 and the land was valued at \$4,760). The estimated costs to repair the property are \$43,100.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1913 McClellan Street.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.


Attachments / click to download

 [Picture #1](#)

 [Picture #2](#)

 [Picture #3](#)

 [Picture #4](#)

 [Ordinance for 1913 McClellan Street 753184](#)

ORDINANCE NO. 07-____
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 1913 MCCLELLAN STREET.
TAX PARCEL NUMBER 04327

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), Annette and Gregory Johnson, of the dwelling located at 1913 McClellan Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it 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 Coordinator 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 1913 McClellan Street and is owned by Annette and Gregory Johnson.

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 10th day of April 2008

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 10th day of April, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Attachment number 2
Page 1 of 1

A

B

Item # 7



Attachment number 3
Page 1 of 1



Attachment number 4
Page 1 of 1

Item # 7



Attachment number 5
Page 1 of 1

Item # 7



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1915 McClellan Street

Explanation: The Code Enforcement Coordinator 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 1915 McClellan Street. 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 September 28, 2004, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been nine notices mailed to the property owners informing them that the property was considered to be an abandoned structure. Staff has attempted to work with the owner, but no repairs have been made.





The most recent notice to the owner was sent on March 3, 2008 informing the property owner that the property is considered to be an abandoned structure. There have been no calls for service to the property by the Greenville Police Department. 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 both units. The February 26, 2008, Pitt County Tax Assessor's report valued the property at \$18,530 (the building value is \$13,770 and the land value is \$4,760). The estimated costs to repair the property are \$43,100.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1915 McClellan Street.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

-  [Picture #1 1915 McClellan Street](#)
 -  [Picture # 2 1915 McClellan Street](#)
 -  [Picture # 4 1915 McClellan Street](#)
 -  [Ordinance_for_1915_McClellan_Street_752976](#)
-

ORDINANCE NO. 08-____
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 1915 MCCLELLAN STREET.
TAX PARCEL NUMBER 043327

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), Annette and Gregory Johnson, of the dwelling located at 1915 McClellan Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it 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 Coordinator 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 1915 McClellan Street and owned by Annette and Gregory Johnson.

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 10th day of April, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 10th day of April, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011

THIS AREA
OBSERVED BY
COMMUNITY WATCH
CITIZENS
GREENVILLE POLICE DEPT.

Attachment number 2
Page 1 of 1

GREENVILLE
POLICE DEPT.
GREENVILLE
POLICE DEPT.

CRIME STOPPERS
Make Your Friends
a safer place to live.
758-7777

1918
A

Item # 8



Attachment number 3
Page 1 of 1

Item # 8



Attachment number 4
Page 1 of 1

Item # 8



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1910 South Pitt Street

Explanation: The Code Enforcement Coordinator 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 1910 South Pitt Street. 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 October 18, 2007, to the property owner informing the owner of the 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 March 3, 2008, informing the property owner that the dwelling was considered an abandoned structure. There have been a total of three mailings to the property owner notifying them of minimum housing violations. There have been two calls for service by the Greenville Police Department to the property in the past 12 months.

The dwelling has been vacated and closed for a period of at least six months.

The utilities to the dwelling have been disconnected since June 2002. The February 18, 2008 Pitt County Tax Assessor's report valued the property at \$11,080 (\$9,180 for the building value and the land value at \$1,980). The estimated costs to repair the property are \$27,400.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1910 South Pitt Street.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Picture # 1](#)

 [Picture # 2](#)

 [Picture # 3](#)

 [Picture # 4](#)

 [Ordinance for 1910 South Pitt Street 752974](#)

ORDINANCE NO. 07-____
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 1910 SOUTH PITT STREET.
TAX PARCEL NUMBER 04332

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), Josephine Saad, of the dwelling located at 1910 South Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it 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 Coordinator 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 Street and is owned by Josephine Saad.

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 10th day of April 2008

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 10th day of April, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011





Attachment number 3
Page 1 of 1



Attachment number 4
Page 1 of 1

Item # 9





City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Revisions to Housing Division Policy and Procedures Guidelines

Explanation: The City of Greenville Housing Division administers and monitors all housing and community redevelopment projects funded by the US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership programs; North Carolina Housing Finance Agency; general revenues; local bonds; and other public/private institutions to assist low to moderate income citizens. All programs offered have specific guidelines for their implementation as defined by the funding source. A policy and procedures manual has been written that details the implementation guidelines for the programs. The purpose of this presentation is to highlight the proposed changes to the manual.

A summary of revisions to the Policy and Procedures Guidelines includes:

- Reduce the requirement of not being eligible to reapply for housing rehabilitation assistance from 25 years to 15 years after closeout.
- Add the rule of Life Estates ineligibility as a form of ownership (federal rule).
- Add picture identification and social security cards for all household members as required documentation.
- Add that all applicants with pending legal action as a result of faulty or default repair work by a non Housing Division approved Contractor must reimburse the City from any proceeds received for the amount of housing rehabilitation cost.

Fiscal Note: None

Recommendation: Receive presentation on the Housing Division Policy and Procedures Guidelines and hold public hearing

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Draft Community Development Block Grant and HOME Investment Partnership Consolidated Plan for 2008-2013

Explanation: As a requirement of the federal Community Development Block Grant (CDBG) and HOME Investment Partnership programs, the City is required to submit a five-year Consolidated Plan that identifies housing needs, proposed programs, and how federal, state, and local resources will be used to address those needs. City staff along with a representative of Training and Development Associates (TDA) will make a presentation to the City Council summarizing proposed activities outlined in the draft Consolidated Plan.

City staff and TDA representatives held public meetings on March 17 and March 18, 2008 to gather input on future housing needs and activities. The entire draft Consolidated Plan will be available for review by citizens, public agencies, and other interested parties to examine its contents and submit comments for a period of 30 days commencing April 1 and ending on April 30, 2008, at the following locations: City of Greenville Housing Division, Sheppard Memorial Library, Lucille W. Gorham Intergenerational Center, and eight Recreation and Parks Community Centers.

The final plan will be presented to City Council on May 8, 2008, for approval, which will include the fiscal year 2008-09 CDBG and HOME funds annual expenditure plans.

Fiscal Note: The anticipated funding from the U.S. Department of Housing and Urban Development for fiscal year 2008-09 is \$797,533 in CDBG funds and \$530,000 in HOME funds.

Recommendation: City Council receive a presentation on the draft Consolidated Plan.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

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I. EXECUTIVE SUMMARY

FISCAL YEAR 2008 - 2013 FIVE-YEAR CONSOLIDATED PLAN

The Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). This document serves the following functions:

- A planning document for City of Greenville, which builds on a comprehensive community consultation process.
- An application for federal funds under HUD's formula grants programs.
- A strategy to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance.

The City of Greenville's FY 2008 - 2013 Consolidated Plan establishes a strategic course of action for housing and community development in Greenville. This document summarizes Greenville's plan and provides interested parties an understanding of the planned housing and community development activities that will be implemented over the next five years.

Funding received through this application/plan from the U.S. Department of Housing And Urban Development (HUD) makes a substantial impact on serving the needs of very low-income, low-income, moderate-income, homeless and special needs populations in Greenville.

This plan provides information regarding the needs of residents in Greenville and how the programs funded through HUD will be administered to meet those needs. This document also describes goals and objectives of HUD-funded programs over the five years.

The City of Greenville previously participated and served as the lead agency of the Pitt County HOME Consortium. However, the Greenville City Council voted January 7, 2008 to approve disbanding and making application to become a Participating Jurisdiction for HOME Investment Partnership funds. The City has been an Entitlement Community for Community Development Block Grant (CDBG) funds since 1994. The City will continue to work closely, provide support and monitor the Consortium programs until all remaining funds of the Pitt County HOME Consortium are expended.

The strategy of the five-year City of Greenville CDBG and HOME efforts will be to again establish the West Greenville 45 Block Revitalization area as the focus of the program efforts over the next five years. The goals of this effort will be to:

1. Reduce substandard housing and blight in the area.
2. Preserve owner-occupied housing.
3. Increase homeownership.
4. Improve public infrastructure.
5. Increase economic development opportunities in the area.

FISCAL YEAR 2008 - 2013 PRIORITIES

The City of Greenville's five-year strategy is designed to assist the needs of principally the very-low and low-income population by adhering to the statutory goals of providing decent housing, suitable living environment and creating economic opportunities. The strategy will be implemented through a combination of Community Development Block Grant, HOME Investment Partnership and local Bond funds, as well as, through community, public and private partnerships.

The general priorities that City of Greenville has adopted for its five-year strategic plan provides the vision for specific priorities within each of the following categories: Housing Assistance, Homeless Assistance and Non-Housing Community Development Assistance. The proposed priorities being employed to allocate funds are:

- **Housing Assistance**
 - Priority 1 - Downpayment Assistance for First-time Homebuyers
 - Priority 2 - Housing Rehabilitation
 - Priority 3 - New Construction of single-family units
 - Priority 4 - Acquisition/Rehabilitation of Rental Housing
 - Priority 5 - Acquisition/New Construction of Multi-family Rental/homeowner units
- **Homeless Assistance**
 - Priority 1 - Essential Services
 - Priority 2 - Rehabilitation/Renovation
- **Non-Housing Community Development Assistance**
 - Priority 1 - Public Services
 - Priority 2 - Public facilities Improvement
 - Priority 3 - Clearance/Demolition
 - Priority 4 - Economic/Business Development
 - Priority 5 - General Program Administration

More specifically, the specific priorities that have been planned and funded for the next five years are listed in the tables below. Each table provides the priority level, activity funded, funding level, funding resources, time frame, geographic location and performance measurements over the one and five years.

Housing Assistance		
Priority 1	Downpayment Assistance	
Objective 1	To provide funding for downpayment assistance for first time homebuyers.	
Funding	Annual funding	Five-year funding
	\$100,000	\$500,000
Geographic location	Citywide	
Funding Resources	HOME	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	6 households	30 households

Housing Assistance		
Priority 2	Housing Rehabilitation	
Objective 2	To provide funding for owner-occupied rehabilitation.	
Funding	Annual funding	Five-year funding
	\$250,000	\$1,250,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG, HOME	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 households	25 households

Housing Assistance		
Priority 3	New Construction of Single-family units	
Objective 3	To build new single family units in West Greenville.	
Funding	Annual funding	Five-year funding
	\$480,000	\$2,400,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	HOME, Local Bond funds	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	4 units	20 units

Housing Assistance		
Priority 4	Acquisition/Rehabilitation of Rental Housing	
Objective 4	To provide funding for rental purchase/rehabilitation.	
Funding	Annual funding	Five-year funding
	\$125,000	\$625,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG, HOME and Local Bond funds	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	4 households	20 households

Housing Assistance		
Priority 5	Acquisition/New Construction Multi-family units	
Objective 5	To provide funding for multi-family rental units.	
Funding	Annual funding	Five-year funding
	\$0	\$300,000
Geographic location	West Greenville 45 Block Revitalization area/Redevelopment area.	
Funding Resources	HOME	
Time Frame	7/2009 - 6/2011	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	0	10 units

Homeless Assistance		
Priority 1	Essential Services	
Objective 1	To provide funding for homeless essential services to include outreach and counseling.	
Funding	Annual funding	Five-year funding
	\$15,000	\$75,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	100 persons	500 persons

Homeless Assistance		
Priority 2	Shelter Renovation/Rehabilitation	
Objective 2	To provide funding to agencies/facilities providing services for the homeless in support of the Pitt County Continuum of Care.	
Funding	Annual funding	Five-year funding
	\$35,000	\$175,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	1 facility	5 facilities

Non-Housing Community Development		
Priority 1	Public Service	
Objective 1a	To provide funding for housing counseling program to Greenville Housing Authority.	
Objective 1b	To provide funding for housing counseling program on credit counseling.	
Objective 1c	To provide funding for a job training program.	
Objective 1d	To provide funding for a youth development program.	
Funding	Annual funding	Five-year funding
	\$115,000	\$575,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people

Non-Housing Community Development		
Priority 2	Public Facilities Improvement	
Objective 2a	To provide funding to Greenville Community Shelter for fire alarm system upgrade.	
Objective 2b	To provide funding neighborhood facility improvements at Lucille W. Gorham Intergenerational Center.	
Funding	Annual funding	Five-year funding
	Objective 2a \$11,690 Objective 2b \$5,000	\$58,450 \$25,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people

Non-Housing Community Development		
Priority 3	Clearance/Demolition	
Objective 3	To provide funding for clearance and demolition of substandard structures in West Greenville.	
Funding	Annual funding	Five-year funding
	\$30,000	\$150,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 structures	25 structures

Non-Housing Community Development		
Priority 4	Economic/Business Development	
Objective 4	To provide funding for small business development.	
Funding	Annual funding	Five-year funding
	\$75,000	\$300,000
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people

Non-Housing Community Development		
Priority 5	General Program Administration	
Objective 5	To provide funding for general program administration.	
Funding	Annual funding	Five-year funding
	\$155,000 CDBG \$50,000 HOME	\$775,000 \$250,000
Geographic location	Citywide	
Funding Resources	CDBG, HOME	
Time Frame	7/2008 - 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people

FISCAL YEAR 2008 - 2009 ONE-YEAR ACTION PLAN

The fiscal year 2008 - 2009 Annual Action Plan represents the first year of the City of Greenville 2008-2013 Consolidated Plan. The listing of proposed projects was prepared based on the priorities and strategies identified in the five-year Consolidated Plan, and inputs from the program participants, citizen participation meetings and feedback from citizen and agencies.

The City expects the following sources of federal and non-federal funding to be available to address housing, homeless and non-housing community development needs.

HOME Investment Partnership Program (HOME)	\$530,000
Community Development Block Grant (CDBG)	\$797,533
Local Bond Funds	\$600,000
General Revenue	<u>\$350,000</u>
Total	\$2,277,533

The following tables explain how each funding source listed above will be expended during fiscal year 2008-2009 program year.

FY 2008 One-Year Action Plan - HOME Investment Partnership	
Project title	Budget
Housing Rehabilitation	\$125,000
New Construction	\$362,500
Community Housing Development Organizations (CHDO)	\$112,500
Downpayment Assistance	\$100,000
Administration	\$50,000
Total	\$750,000

FY 2008 One-Year Action Plan - Community Development Block Grant	
Project title	Budget
Housing Rehabilitation	\$300,000
Clearance/Demolition	\$77,333
Acquisition	\$125,000
Public Service	\$115,000
Public Facilities Improvement	\$30,000
Administration	\$150,000
Total	\$797,533



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

Executive Summary 2008-2013

The City of Greenville carries out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the document that the City submits to HUD as an application for funding under the Community Development Block Grant (CDBG) Program and the HOME Program as of July 1, 2008. Until June 30, 2008, the City also served as the lead agency in the Pitt County HOME Consortium and will continue to work closely with and provide support for the former members of the Consortium during the transition period.

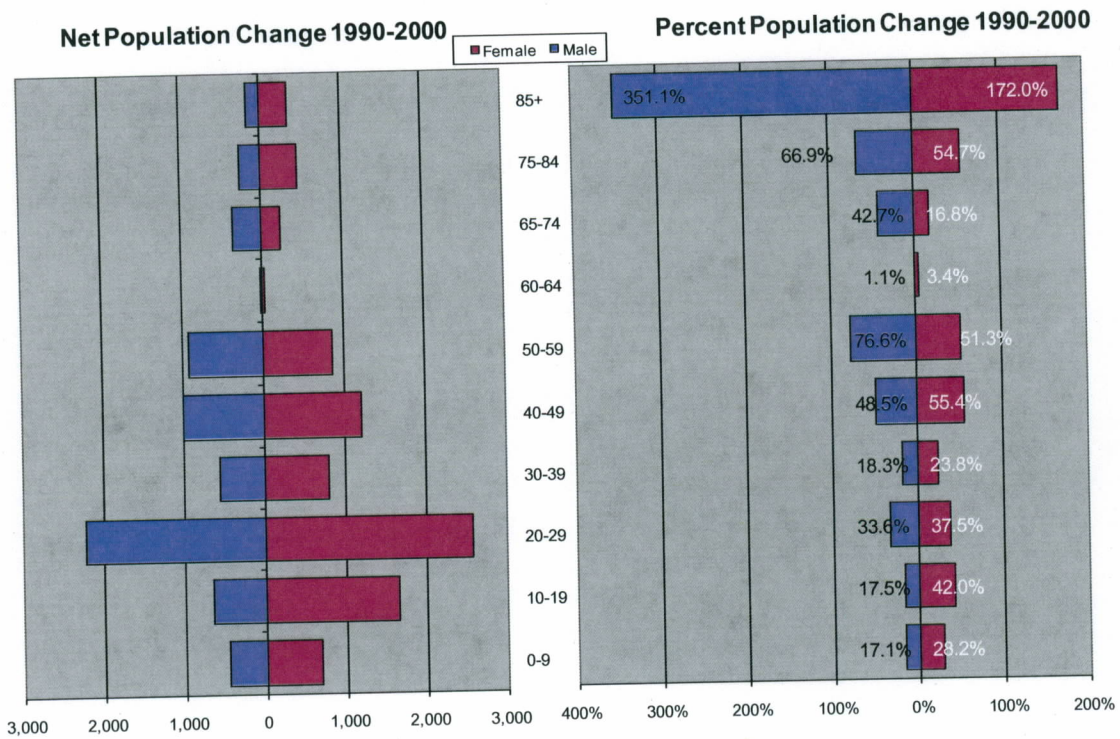
Population and Area

The City of Greenville is the retail, healthcare, educational, and cultural hub of Eastern North Carolina. From every major retail store, to a world-class regional medical facility and heart center (Pitt County Memorial Hospital), to one of the State's largest universities and a top-notch medical school to college athletics (East Carolina) the Region is rich in opportunity.

Greenville is the twelfth largest city in North Carolina. From 1990 to 2000, the population increased by more than one-third, growing by 34.3 percent from 44,972 in 1990 to 60,385 in 2000. According to the American Community Survey, the 2005 population was estimated at 71,211, representing an additional 17.9 percent growth over 2000. Greenville

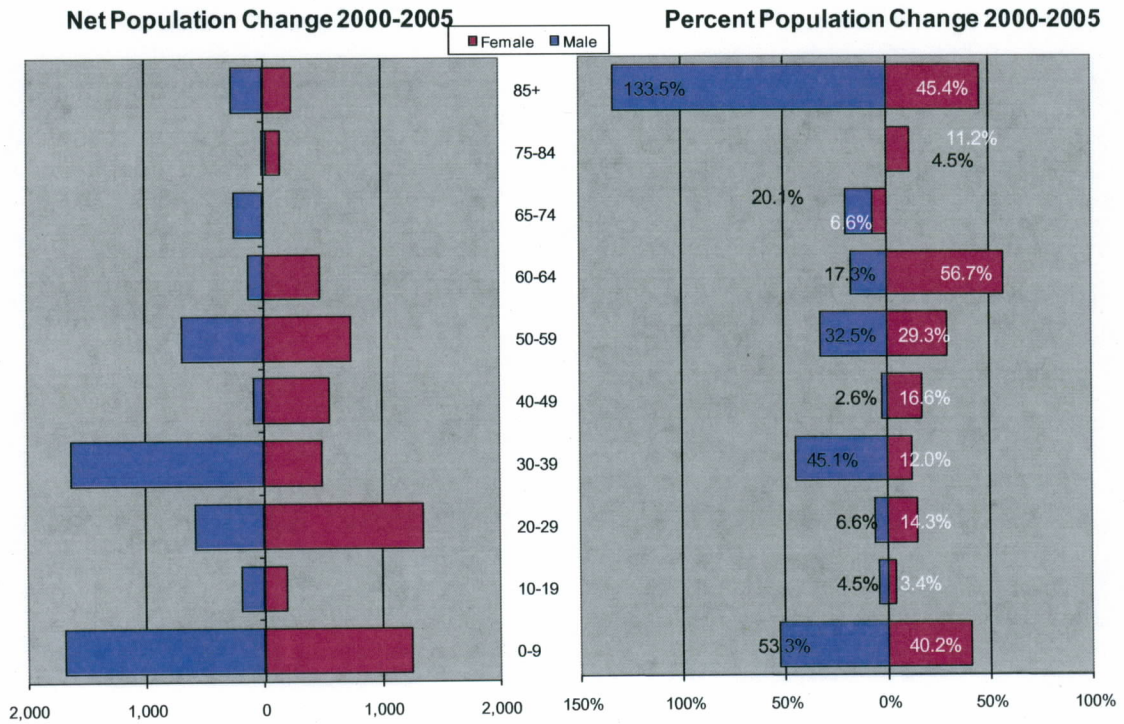
population growth outpaced that of Pitt County, which saw the population change by 24.0 percent, from 107,924 in 1990 to 133,798 in 2000. In 2005, the American Community Survey estimated the population of Pitt County to have increased to 145,619, representing a growth rate of just 8.8 percent.

Numerically, the highest growth in the City's population occurred in the cohort aged 20-to-29, who represented 29.9 percent of the population in 1990 and 30.2 percent in 2000—the largest percent in both years. Those aged 10-19 represented the second largest cohort in the population each year: 17.0 and 16.5 percent in 1990 and 2000, respectively. Almost equal increases occurred among those aged 40-49 and those aged 50-59. In the graphs below, blue bars on the left represent population increases among males and red bars on the right represent increases among females. When the positions are reversed, it indicates a loss in population. No cohort lost population between 1990 and 2000.



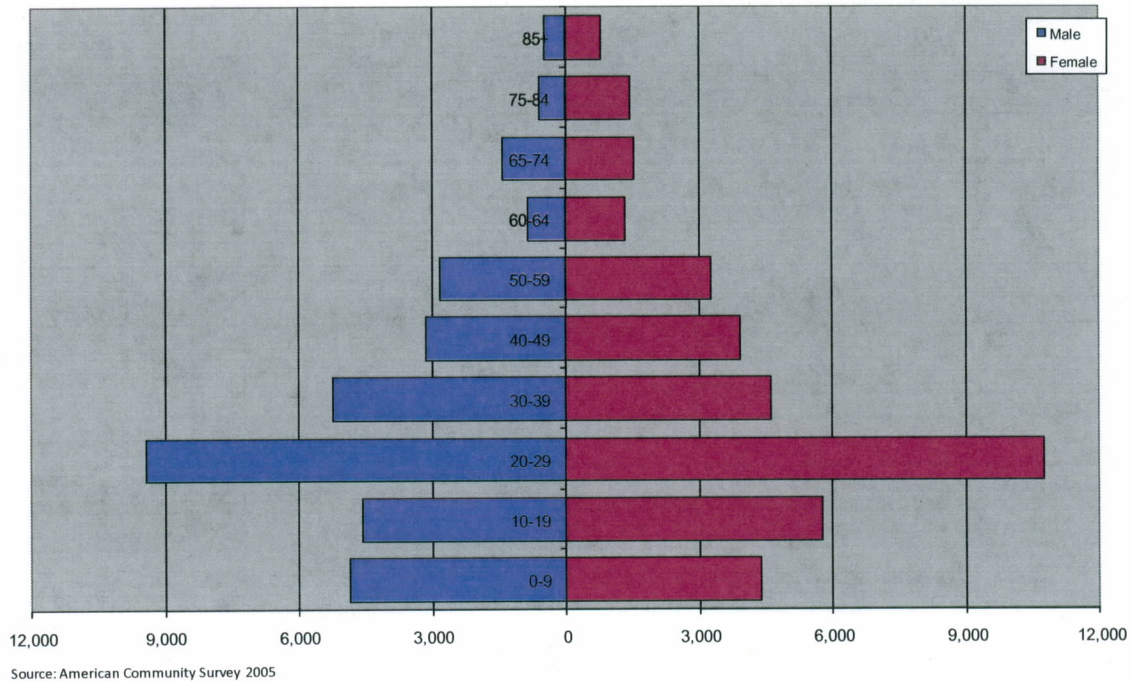
Between 2000 and 2005, the largest cohort, again, was those aged 20-29,

now representing 28.3 percent of the population. The second largest cohort was those aged 10-19, at 14.5 percent of the population. Among both cohorts, these percentages represented a small decrease (less than 2 points each), while those aged 0-9 represented the fastest rate of growth, at 2.55 points. There was a small loss among females aged 65 to 74 and among males aged 75-84 between 2000 and 2005 (obscured by increase in females of this same age in the graph below).



In 2005, the City's largest population segment is estimated to have been those aged 20 to 29, estimated to number 20,182. Those aged 10-19 numbered 10,342 at the same time. At 53.1 percent, females slightly outnumber males in the population.

Population 2005

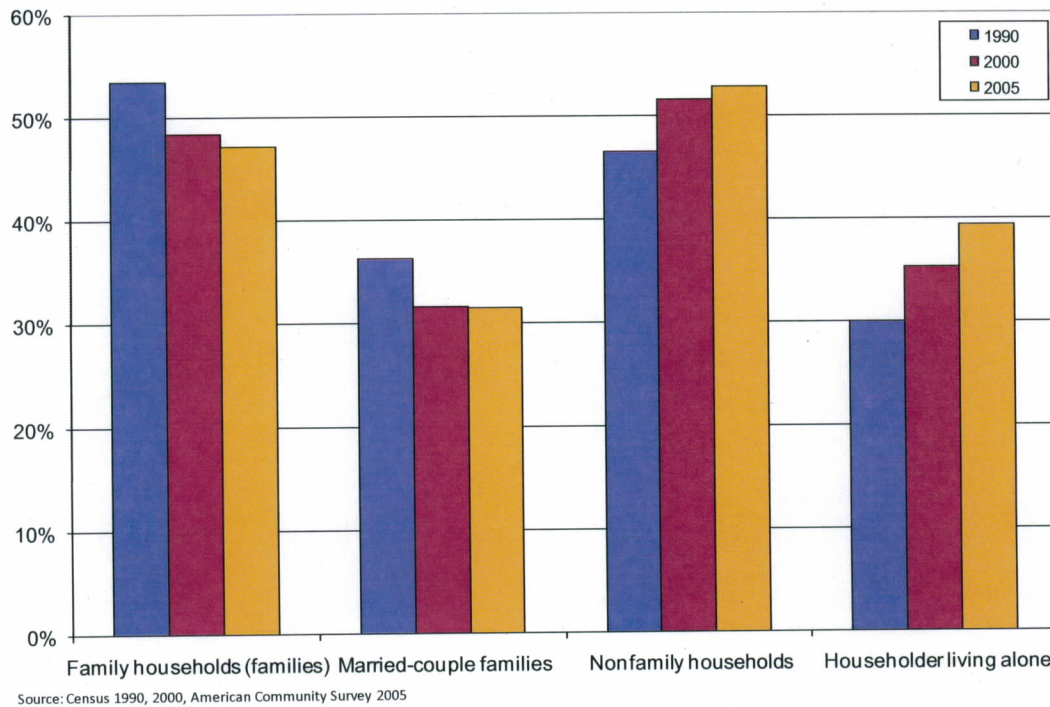


Households and Age of Housing

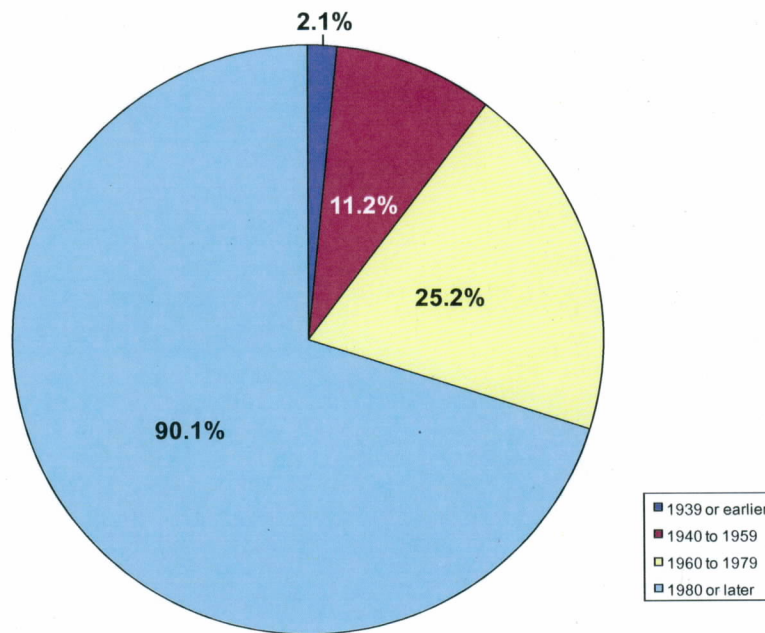
The number of households in City of Greenville increased by 49.2 percent, from 16,878 in 1990 to 25,187 in 2000. The number of households increased again between 2000 and 2005 to an estimated 32,433, an additional increase of 28.8 percent. Overall household size dropped from 2.49 to 2.14 persons per household between 1990 and 2000, and fell again to 1.96 by 2005. While the number of family households increased over the period, their proportion in the population declined from 1990 to 2005. Married-couple families declined from 36.3 percent of households in 1990 to 31.6 percent in 2000, but remained nearly stable at 31.5 percent in 2005. At the same time, non-family households increased dramatically, comprising from 46.6 percent of all households in 1990 to 52.6 in 2000, and 52.8 in 2005. A more rapid increase took place among householders living alone, which rose from 30.0 percent in 1990 to 35.3 percent in 2000, and 39.4 percent in 2005. Numerically, the increase in householders living alone was nearly equal between survey years, while the numeric increase in non-family households fell by nearly 20 percent. This suggests that more individuals may be opting to live alone

rather than partnering with unrelated roommates. The graph below illustrates the proportion of the population made up by each household type; however, these household types are not mutually exclusive. While all household types increased in number, their proportion in the community may be lower than in 1990.

Household Types



Age of Housing Stock

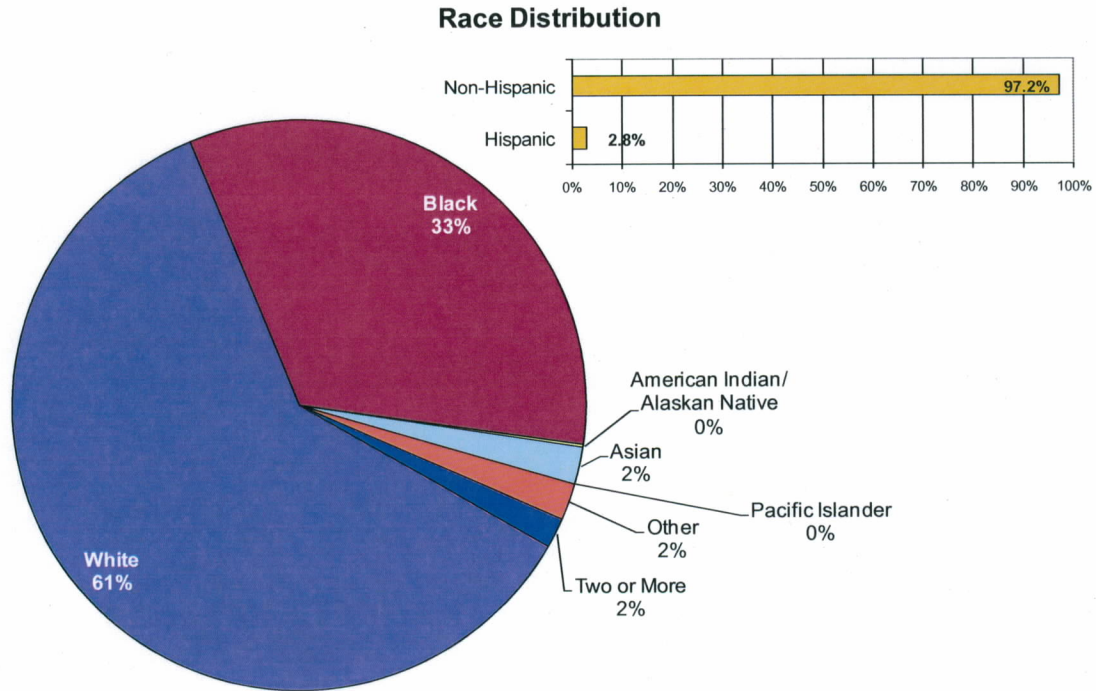


Source: American Community Survey 2005

Racial Composition

Greenville is a racially diverse city; the number of minority persons is nearly triple the national average. The population of City of Greenville, according to the 2000 Census, was 61.4 percent White; 34.2 percent Black or African American; 0.5 percent American Indian or Alaskan Native, 1.5 percent Asian, 1.0 percent some other race, and 1.4 percent two or more races. Hispanic or Latino ethnicity accounted for 2.0 percent of the population. By 2005, both the white and Black populations had lost nearly one full point each, while those who identify themselves as Asian or of some other race had increased

by nearly this same amount. At the same time, those who reported Hispanic or Latino ethnicity increased to 2.8 percent of the population.



Source: American Community Survey 2005

During the past five years, the City of Greenville and Pitt County HOME Consortium carried out activities that were identified as the needs and priorities identified within the Consolidated Plan. Priority needs from 2003 through 2007 called for a concentrated effort within the 45-Block West Greenville Revitalization Area for the City and Housing Rehabilitation within the jurisdictional boundaries of the Pitt County HOME Consortium. The following cumulative accomplishments have been realized since 2003 fiscal year:

- Rehabilitated almost 100 homes through the CDBG and HOME Programs, matched with local funding.
- Completed abatement of lead-based paint in over 50 housing units.

-
-
- Funded 22 nonprofits.
 - The development of Countryside Estates Subdivision is complete. Over 100 new homes have been constructed and sold. Local funds in the amount of \$----- were used for infrastructure and land acquisition.

The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities. The lead agency responsible for the development of the City's Consolidated Plan is the Community Development Department.

The Consolidated Plan establishes a unified, coordinated vision of community development actions for the upcoming five years. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. The City uses the input from citizens and its community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. Specifically, the City is actively involved with, and obtains significant input from, specialized organizations, agencies, and committees focused on the needs of the City and its residents. Input is also gathered throughout the year through public meetings, citizen participation, and interaction with residents and business and community leaders.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Strategic Plan 2008-2013

Mission: In response to these needs, the City of Greenville's strategic plan outlines the overall goals for addressing area housing and community

development needs in the coming five years. The plan will identify how the City intends to use its Federal resources to address priority needs. The specific resources to be discussed include the Community Development Block Grant (CDBG) Program, the HOME Program, and several local CHDOs. Finally, Greenville is supported by the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, administered by the State of North Carolina, Department of Health and Human Services, as well as the Greenville/Pitt County Continuum of Care for Homeless Programs.

As a growing community, the City of Greenville must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the City must invest its scarce public resources wisely. Therefore, as a general principle, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible, especially in the most needy low-moderate section of the community, West Greenville.

Through the public participation and consultation process, the City has identified the community's overall goals and objectives, under the Performance Measurement System (PMS). The objectives also appear on an Integrated Disbursement Information System (IDIS) screen and the City chooses from the options presented. The three objectives are:

Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since

such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Under the **PMS** the City has chosen from one of the three outcome categories that best reflects what the Council and Citizens are seeking to achieve by funding that activity, and then enter the outcome on the appropriate IDIS screen. The three outcome categories are:

Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people. It may include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability (Promoting Livable or Viable Communities). This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Finally, each outcome category is connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which the City reports the activity or project data to document the results of the activities or projects. Each activity provides one of the following statements, although sometimes an adjective such as new, improved, or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the National Objective selected, IDIS identifies the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for the City to report. Thus, the process of identifying and selecting indicators is minimized. The objective and outcomes will combine with the activity indicator data to produce statements of National significance regarding the results of the activity.

There are certain data elements commonly reported by all programs, although both of the City's programs (CDBG and HOME) may require different specificity or may not require each element listed below. The City reports the information required for both programs, as currently required, including:

-
-
- Amount of money leveraged (from other Federal, State, City, and private sources) per activity;
 - Number of persons, households, units, or beds assisted, as appropriate;
 - Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirements. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a "made available basis;"
 - Race, ethnicity, and disability (for activities in programs that currently report these data elements).

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

General Information

Geographic Priorities

This table illustrates that, among renters, Native Americans experience a disproportionately higher rate of housing problems¹ in the City of Greenville. Among homeowners, there appears to be no disproportionate rate of housing problems experienced by any racial or ethnic group.

¹ Households with housing problems are those households that occupy units without a complete kitchen or bathroom, that contain more than one person per room or that pay more than 30% of their income for housing expenses.

Households with Any Housing Problem by Race and Tenure (2000)			
Race	Renter Occupied	Owner Occupied	Total
White	45.3%	18.6%	33.0%
African American	50.0%	28.1%	44.0%
Hispanic	52.5%	22.6%	45.9%
Native American	53.2%	20.4%	42.0%
Asian	44.2%	10.5%	33.9%
Pacific Islander	100.0%	0.0%	50.0%
All Households	47.4%	20.4%	36.8%

Program activities carried out by the City of Greenville will continue to occur within the West Greenville 45-Block Revitalization Area during the Consolidated Plan period of 2008-13. This area is bounded on the north by Martin Luther King Junior Drive, on the west by Bancroft Street, on the east by Albemarle Avenue and to the south by Fleming Street. The area involved has been a target area for all City of Greenville programs for many years. Recent efforts have substantially reduced the area currently being targeted in an attempt to address greater needs in a more concentrated approach. The only exception will be housing rehabilitation throughout the City. However, eligible persons from all racial, ethnic and gender groups are given the opportunity to participate in any of the housing programs.

Priority Needs

Deteriorated and dilapidated structural conditions, overcrowding, and non conforming lot layout characterize the West Greenville Revitalization and Certified Redevelopment Area. Furthermore, the close proximity of dwellings with commercial structures, overgrown vegetation, the cover of trees, and random collections of debris contribute to an increasingly high crime rate and further deterioration of the neighborhood morale. The intended actions in the West Greenville area with are to build upon the strengths of the area and remove obstacles that limit the possibilities for success. The goals of the plan in this area are to increase the levels of homeownership, remove blighting influences, improve the public infrastructure, create continuous and ongoing programs with service providers to address the social issues of the

community and to provide quality economic development and commercial opportunities for the area and for its residents. Therefore, during the next five years, West Greenville will be the target area for all Bond Issue and CDBG funds, as well as substantial HOME funds.

The balance of the HOME funds will be available to low-moderate families City-wide.

Obstacles to Meeting Underserved Needs

Other than insufficient financial resources, there are no particular obstacles to meeting underserved needs within or outside of the West Greenville Revitalization Area.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Managing the Process 2008-2013

Lead Agency

The City of Greenville, through its Housing Division, the network of housing sub recipients and Community Housing Development Organizations (CHDOs), are effectively organized to utilize all the funding received through the various State/Federal programs.

Plan Process

The City of Greenville will continue to provide program delivery services through the process established while administering the HOME Consortium in conjunction with the on-going CDBG effort within the West Greenville Area. Non-profit agencies and local service providers as well as, the North Carolina Housing Finance Agency, the Greenville Housing Authority, and the Pitt County Continuum of Care are key organizations in the City's Community Development delivery structure.

Consultations

Developing the Plan, the City consulted with the Chamber of Commerce, Habitat for Humanity, Greenville Community Shelter, New Directions Family Violence Center, Flynn Christian Home, Martin County Community Action, Pitt County Council on Aging, Progressive Action and Restoration. Additionally, the North Carolina Housing Finance Agency, the Greenville Housing Authority, the North Carolina Coalition to End Homelessness, and the Pitt County Continuum of Care are critical organizations in the City's Community Development Program.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation 2008-2013

Summary of the Citizen Participation Process

To maximize citizen participation, employees of the City held two

public meetings to solicit information for the Consolidated Plan (2008-13), in addition to one public hearing to discuss the past year's performance and to hear funding requests for the coming 2008-2009 program year. Public comment and input was encouraged at the Consolidated Plan meetings regarding the needs of the City and the surrounding area and the use of CDBG program funds.

Summary of Comments or Views on the Plan

Community Needs identified:

- Address housing on Imperial Street – too much density
- Price of housing too high
- Streets need to be accessible to main thoroughfares
- More jobs, business and industry needed
- Revisit how non-profits are funded
- Address the gaps in the housing counseling, pre- and post counseling is being done, but not enough in between
- Create more agencies to do counseling
- Develop more special needs housing, HIV patients, etc.
- Eminent Domain
- Respond to density and zoning issues related to developing affordable housing
- Create other housing development organizations
- Involve more partners in affordable housing development
- Crime in West Greenville needs to be addressed
- Insure transparency in the process to fund non profits
- More subsidy needed for affordable housing
- More elderly units needed
- More rental housing needs to be develop, city cited for deficiencies in this area of housing production
- Increase the use of tax credits to do multi-family development
- More programs needed for youth and teens, after school programs need to be created

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- More mentoring programs needed for jobs and youth
 - Housing too expensive, affordability needs to be addressed by the City in its programs
 - City needs to do development in areas other than West Greenville to insure more housing choice and affordability
 - City needs to examine policy of boarding up properties in neighborhoods where they are trying to sell new housing
 - City needs to insure that homeowners and elderly are not displaced in neighborhoods where redevelopment is occurring
 - Need to address neighborhood sustainability once revitalization occurs
 - Need to address housing maintenance and code enforcement and encourage property owners to address their properties

Efforts to Broaden Public Participation

The public hearings/meetings were advertised in local newspapers at least 15 days in advance. The advertisements encouraged public attendance and input on the process, identification of which needs should be addressed, and the effectiveness of programs and activities carried out by the City's Department of Community Development.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the invitation of the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches and businesses, lenders and various community and neighborhood organizations. Announcements were made at City Council meetings and notice was also given to the public via television. Meetings were made accessible to the handicapped as well.

The meeting notices advised the public of the availability of the draft Consolidated Plan and Annual Action Plan for review. The notices encouraged input from the public and also advised them of the date of the final public

meeting.

Explanations

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure 2008-2013

Partnerships

The City works with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies, as well as the private sector involved in assisted housing, health services, and social services participate in individual and group meetings to obtain information and provide input to the development of the consolidated plan.

City Strengths and Gaps

The mission of the Community Development Department is to administer and implement policies, programs, and services authorized by the Greenville City Council that shape the physical environment of the City and provide services to the citizens of Greenville in a professional manner.

The Department is comprised of five divisions:

- The Administrative Division oversees and supervises all of the activities within the Community Development department.
- The Housing Division administers and monitors programs to assist low and moderate-income citizens, including federal CDBG and HOME programs and local affordable housing initiatives.
- The Code Enforcement Division is responsible for the enforcement of the Minimum Housing Code and Nuisance provisions of the Greenville City Code. The division is also responsible for working to strengthen and advocate neighborhoods through programs such as the Spring Clean Up and the Neighborhood Grant program.
- The Urban Development Division works with citizens, neighborhood groups, business and property owners, local commissions and organizations, and elected officials to revitalize and preserve Greenville's Center City and surrounding neighborhoods.
- The Planning Division serves as the administrative and technical coordinator for current land development and long range planning activities within the City's 65 square-mile planning jurisdiction.

Public Housing Strengths and Gaps

The Greenville Housing Authority with a total of 779 units, annually receives Federal funds to modernize and repair public housing units. In addition, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. Residents will utilize the Housing Choice Voucher program and City of Greenville HOME down payment assistance program to purchased new homes, developed by a local Community Housing Development Organization ("CHDO") and other affordable housing sources.

Monitoring (91.230)

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1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring 2008-2013

Within the existing CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Greenville's Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Monthly and Quarterly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under CDBG and HOME as projects occur for compliance with Local/National Program Objectives.
- Monitor projects of Non-Profits that provide public service to insure compliance with Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through bimonthly reporting to City Management.
- Financial activities in the programs are reviewed on a monthly basis.

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- Annual inspection of assisted properties for continued maintenance of property and verification Hazard Insurance by Community Development Staff.
 - Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
 - Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).
 - Conduct Workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority Needs Analysis and Strategies 2008-2013

Assigning Priorities

The City's top community development priorities are to concentrate on the needs of the West Greenville Revitalization Area over the five year term of the 2008-2013 Consolidated Plan. In addition, the City will serve the balance of the low-moderate population of the City with HOME funded housing rehabilitation programs.

Obstacles to Underserved Needs

The major obstacle to serving all the low-moderate income persons in the City, including the West Greenville Area, is the very small amounts of Federal funds available. The City uses local Bond issue funds to carry out most of the Community Development work in Greenville.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Lead Based Paint 2008-2013

Lead-Based Paint Hazards

Lead poisoning is one of the worst environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities, impaired hearing and slowed growth.

Since the 1970s, restrictions on the use of lead have limited the amount of lead being released into the environment. As a result, national blood lead levels for children under the age of six declined by 75 percent over the 1980s and declined by another 29 percent through the early 1990s. Despite the

decline in blood-lead levels over the past decade, recent data show that 900,000 children in the United States still have blood lead levels above 10µg/dL. These levels are unacceptable according to the Centers for Disease Control and Prevention (CDC) which lowered blood lead intervention level for young children from 25 to 10µg/dL (micrograms of lead per deciliter of whole blood) in 1991. Many of these lead-poisoned children live in low-income families and in old homes with heavy concentrations of lead-based paint. The CDC identified the two most important remaining sources of lead hazards to be deteriorated lead-based paint in housing built before 1978 and urban soil and dust contaminated by past emissions of leaded gasoline.

The national goal for blood lead levels among children ages six months to five years is to limit elevations above 15µg/dL to no more than 300,000 per year and to entirely eliminate elevations above 25µg/dL.

Housing with Lead-Based Paint Hazards

National Trends

According to a report published by the U.S. Department of Housing and Urban Development in September 1995, as many as 64 million homes (83% of the privately owned housing units built before 1980) have lead-based paint somewhere in the building. Twelve million of these homes are occupied by families with children who are six years old or younger. An estimated 49 million privately-owned homes have lead-based paint on their interiors. Although a large majority of pre-1980 homes have lead-based paint, the affected areas are relatively small. The amounts of lead based paint per housing unit vary with the age of the dwelling unit. Pre-1940 units have, on average, about three times as much lead-based paint as units built between 1960 and 1979.

Local Estimates

According to the Report on the National Survey of Lead-based Paint in Housing,² there are no statistically significant differences in the prevalence of

² EPA, *National Survey of Lead-based Paint in Housing*, DocNo024EPA., June, 1995

lead-based paint by type of housing, market value of the home, amount of rent payment, household income or geographic region. The following Table includes data from the 2000 census on the year housing units in the City of Greenville were built. By applying the estimated national percentages of housing with lead-based paint somewhere in the building, we can estimate the housing units in The City of Greenville with lead-based paint.

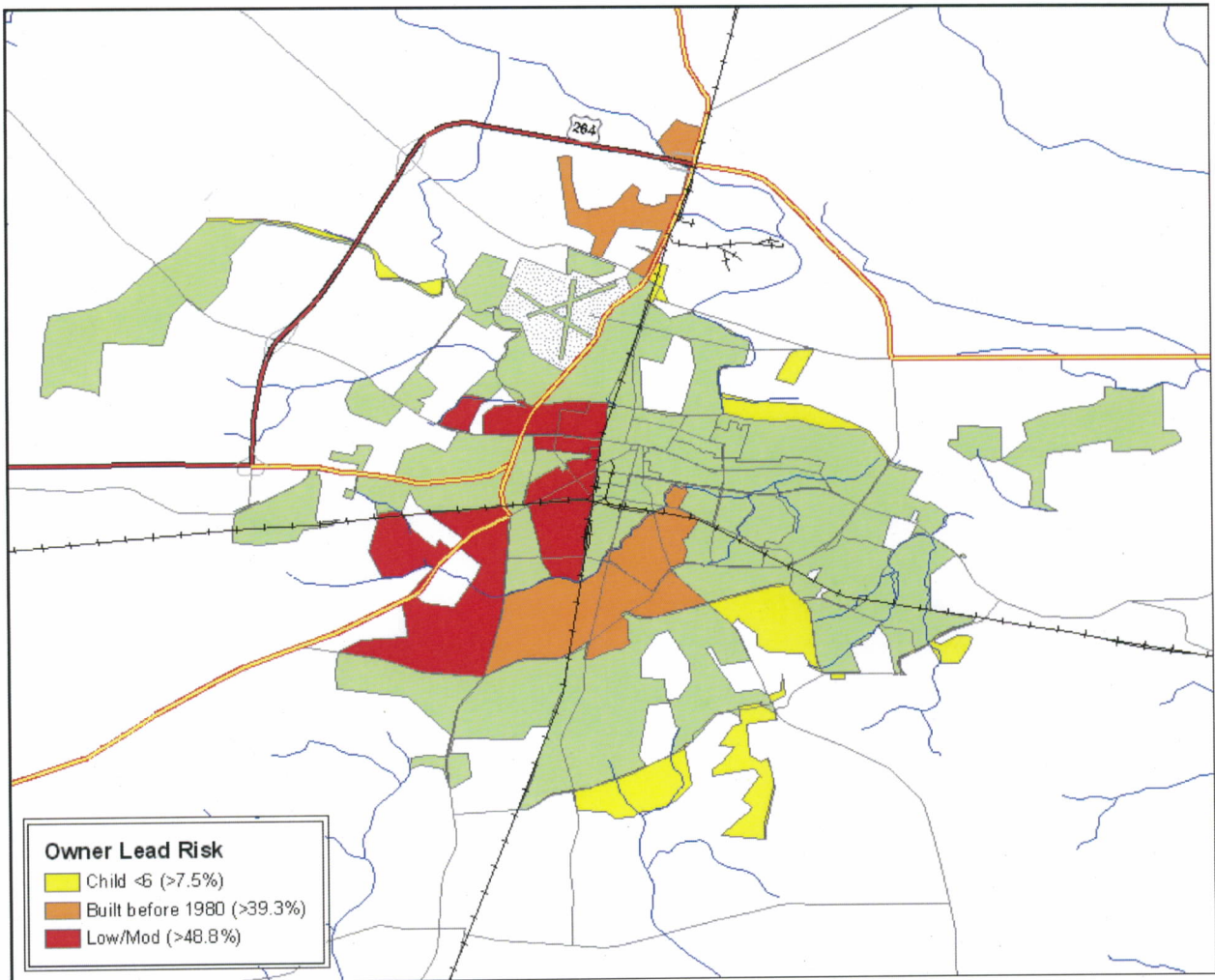
Estimated Units with Lead-Based Paint City of Greenville, North Carolina			
Construction Year	Occupied Housing Units built before 1980	Housing with Lead-Based Paint	
		Units	Percent
Total	14,884	12,006	81%
1960 to 1979	10,222	7,769	76%
1940 to 1959	3,363	3,094	92%
Before 1940	1,299	1,143	88%

Based on these estimates, as many as 12,006 occupied housing units in the City of Greenville may contain lead-based paint. Nationally, the presence of lead is even more widespread in public housing; 86 percent of all pre-1980 public housing family units have lead-based paint somewhere in the building.

Three important measures of the likelihood of lead-based paint poisoning are (in order of relevance) the presence of a child under age 6, living in a structure that was built prior to 1978 (using census year 1980 as a proxy), and low income. By compiling these measures, we can begin to focus on where these affected housing units might be located.

The map below was developed by cumulative measures, comparing each to the City's average. The yellow areas indicate census tracts where more than 7.5 percent of the population is made up of children under age 6. This threshold represents the average percent of children under 6 throughout the City of Greenville. On average, 3.93 percent of the owner-occupied structures in the City were built prior to 1978—the year when lead-based

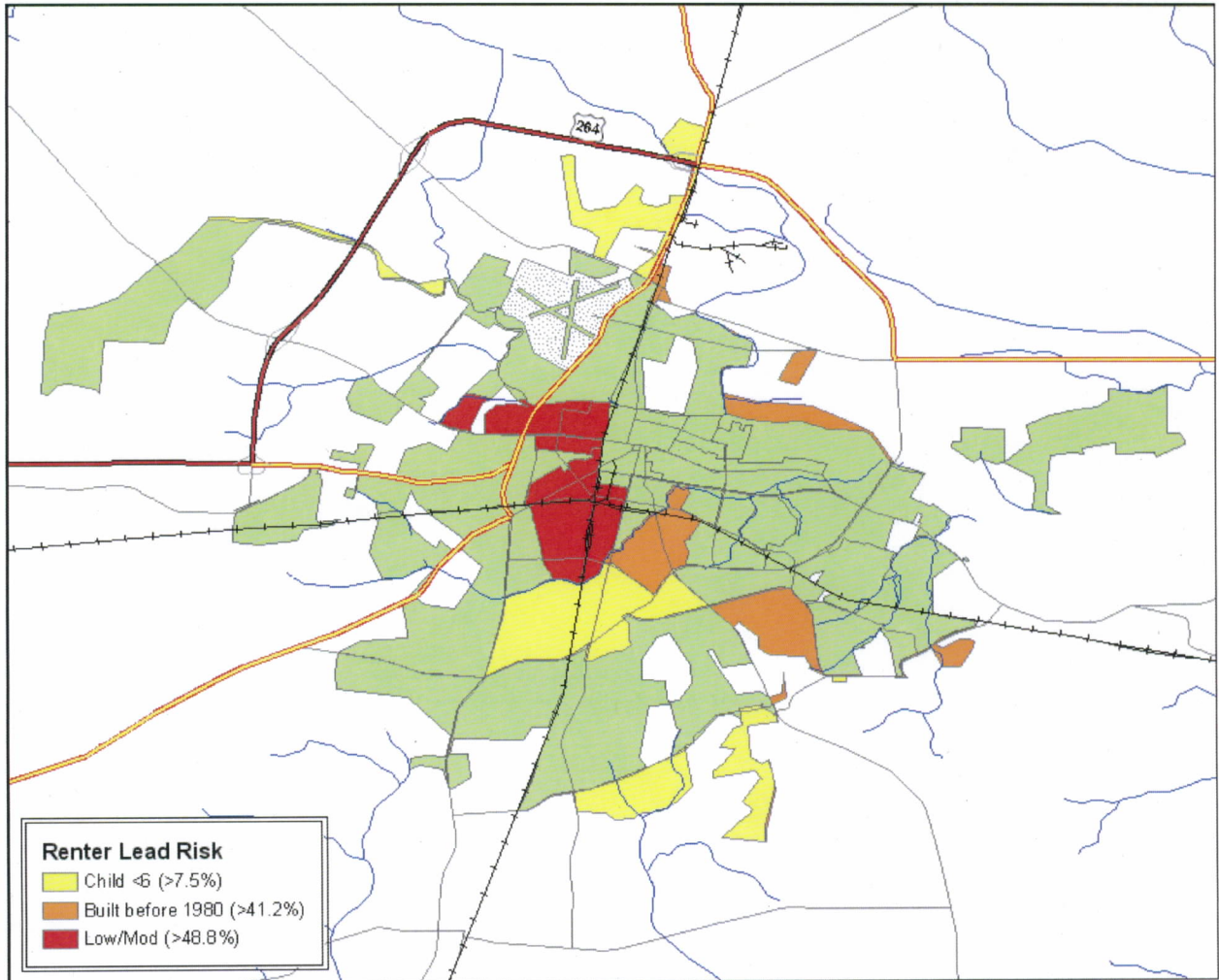
paint was banned. The second measure—shown in orange below—indicates census tracts where a greater percent of children under age 6 than the 7.5 percent area average, and there is a greater percent of owner-occupied structures built prior to 1978 than the area’s average of 39.3 percent, indicating a higher likelihood of risk of lead-based paint poisoning among young children. Finally, the 8 block groups shown in red below indicate a culmination of the previous two measures with the addition of higher-than-average population of low- and moderate-income households. In the City of Greenville, this average is 48.8 percent.



Renters, too, are at risk of lead-based paint poisoning hazard; in fact, they may actually be at greater risk, since they have less control over the conditions of the structure in which they live. The difficulty in lead hazard

control for rental properties lies in gaining the owner's consent and cooperation for performing needed work. Unfortunately, it is often the presence of a child with Elevated Intervention Blood Lead Levels (EIBLL) that sounds the alarm.

The methodology for targeting lead remediation for tenant-occupied units is the same as for owners. The same thresholds of children under age 6 (greater than 7.5 percent of the population) and low- and moderate-income composition of the tract's population (48.8 percent) apply. However, in The City of Greenville, the threshold for renters living in homes built prior to 1980 is 41.2 percent (as compared to 39.3 percent of owners). This threshold means that there may be a high risk of lead-based paint poisoning hazard even in tracts that fall short of this measure, and this risk should not be minimized. Seven block groups (shown in red below) have all three of the significant factors for lead hazards. Five of these block groups were also identified as having a high risk of lead hazards in owner-occupied units.



Although local data are not available, in 2005 there were 21 confirmed cases of children with Elevated Blood Lead Levels (greater than $10\mu\text{g}/\text{dL}$) at four separate addresses in Pitt County.³

In 2000, the population of Greenville comprised 45.1 percent of the population of Pitt County, and children under the age of 6 represented 7.5 (in 2000) percent of the population in the city. Housing stock built prior to 1980 (as proxy for 1978) is considerably less prevalent in Greenville than in Pitt County as a whole. While 45.2 percent of all housing stock in Pitt County was built prior to 1980, in Greenville this figure is 29.9 percent (as of 2005). Proportionately, we can reasonably conclude that about ten of these children

³ Department of Health and Human Services, Centers for Disease Control and Prevention, <http://www.cdc.gov/nceh/lead/grants/North%20Carolina/nc.htm>, accessed 3/18/08.

found to have dangerously high levels of lead in their blood in the last three years may have resided in Greenville.

Lead-Based Paint Hazard Reduction

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In renovation and property rehabilitation projects involving the City of Greenville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a

whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Housing Needs 2008-2013

Estimated Housing Needs

A large percentage of extremely low-income and very low-income households in City of Greenville experience one or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than one person per room, or that pay more than 30 percent of their income to cover housing expenses. The table below provides a breakdown of the percentage of households with housing problems by type of housing problem and income level.⁴

Households with Housing Problems (2000)				
Housing Problem	Income Level	Households		
		Renter	Owner	Total
Any Housing Problems	30% or Less of Median	76.7%	83.1%	77.5%
	31% to 50% of Median	81.1%	73.6%	80.1%
	51% to 80% of Median	34.4%	44.8%	37.1%
	All Income Levels	47.4%	20.4%	36.8%
Cost Burden Over 30%	30% or Less of Median	75.5%	81.6%	76.2%
	31% to 50% of Median	78.4%	71.2%	77.5%
	51% to 80% of Median	28.7%	42.8%	32.5%
	All Income Levels	43.5%	19.7%	34.2%
Cost Burden Over 50%	30% or Less of Median	67.5%	62.4%	66.8%
	31% to 50% of Median	23.9%	46.0%	26.8%
	51% to 80% of Median	1.2%	13.7%	4.5%
	All Income Levels	25.4%	8.5%	18.8%

Extremely Low-Income Households

Extremely low-income households are households that earn 30 percent or

⁴ CHAS data, 2000.

less of the area median income (adjusted for family size). Given that HUD's 2008 area median family income for City of Greenville is \$51,600 (for a family of four), households earning \$15,450 or less annually are considered extremely low-income.

Renters

Extremely low-income renters are less likely than homeowners to live in a home with housing problems or experience a cost burden. Among these renters, equal percentages of small related and large related households (82.5 percent) experience one or more housing problems. A slightly higher percentage of small related households (79.5 percent) are cost burdened, paying 30 percent or more of their income for housing, than other groups of renters. Among all extremely low-income renters, over three-quarters (75.5 percent) spend 30 percent or more on housing, and over two-thirds (67.5 percent) spend 50 percent or more on housing. Over two-thirds (68.1 percent) of small related households pay more than 50 percent of their income for housing, while 72.6 percent of all others pay more than 50 percent of the income for rent.

Owners

Among extremely low-income homeowners, 100 percent of large related households experience one or more housing problems, and 75.0 percent experience a cost burden greater than 30 percent. Over three-quarters of small related households (77.3 percent) experience a cost burden greater than 50 percent, as do 77.8 percent of all others.

Very Low-Income Households

Very low-income households are those that earn between 31 percent and 50 percent of the area's median household income (adjusted for family size). Given that the 2000 area median household income for City of Greenville is \$51,600 (for a household of four), households earning between \$15,450 and \$25,750 annually are considered very low-income.

Renters

Among very low-income renters, all other households experience housing problems more than any other group (90.3 percent). They are also more likely to experience a cost burden of 30 percent or more (89.6 percent) and a cost burden of 50 percent or more (30.7 percent). Still, among all very low-income renters, 81.1 percent experience housing problems and 78.4 percent experience a cost burden of 30 percent or more.

Owners

Among very low-income households, all large related households experience housing problems, as well as experience a cost burden of 30 percent or more. More than three-quarters (79.2 percent) of small related households experience a cost burden of 50 percent or more. Very low-income renters are more likely than homeowners to experience housing problems a cost burden of 30 percent or more; however, homeowners are more likely to experience a cost burden of 50 percent or more.

Low-Income Households

Low-income households are those earning between 51 and 80 percent of the area median household income (adjusted for family size). Given that the 2000 area median household income for City of Greenville is \$51,600 (for a household of four), households earning between \$25,750 and \$41,200 annually are considered low-income.

Renters

A higher percentage of elderly households (62.5 percent) experience one or more housing problems than other low-income groups, and are more likely to be cost-burdened, with 54.2 percent spending more than 30 percent of their income for housing expenses, while 8.3 percent of elderly households spend more than 50 percent of their income for housing expenses. Among all renters, more than one in three (34.4 percent) experience some type of housing problem.

Owners

Other households are more likely to experience any housing problems (54.2 percent), to pay 30 percent or more for housing expenses (54.2 percent), while elderly households are more likely to pay 50 percent or more for housing expenses (18.7 percent). Low-income owners are more likely than renters to experience housing problems or any cost burden.

Renters Summary

Overall, renters with housing problems decreased in the period 1990 to 2000. In spite of this improvement, there was a dramatic rise among low-income renters with cost burden over 50 percent.

Among extremely low-income renter households, 11.5 fewer households experienced housing problems than in 1990, and over 10 percent (10.8 percent) fewer households experienced a cost burden in excess of 30 percent. However, 13.7 percent more renter households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced smaller improvements increases in housing problems between 1990 and 2000, with 4.9 percent fewer experiencing any housing problems and 4.5 percent fewer experiencing cost burden over 30 percent. Still, 5.8 percent more households experienced a cost burden in excess of 50 percent than in 1990.

For low-income owner households, 32.4 percent fewer households experienced housing problems than in 1990, and 38.7 fewer households experienced a cost burden in excess of 30 percent. Among low-income owners, there was a 66.0 percent increase in households experiencing a cost burden in excess of 50 percent; however, this change represents an increase from just 5.3 percent in 1990 to 8.8 percent in 2000.

Summary of Renter Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	2,828	86.7%	84.6%	71.3%	4,727	76.7%	75.5%	81.1%
Income 31% to 50% of Median	1,520	85.3%	82.1%	32.5%	2,772	81.1%	78.4%	34.4%
Income 51% to 80% of Median	1,822	50.9%	46.8%	5.3%	2,818	34.4%	28.7%	8.8%
Total Households	9,500	0.52	**	**	15,366	47.4%	43.5%	25.4%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Owners Summary

Overall, owners with housing problems increased in the period 1990 to 2000, as demonstrated in the table below. Among very low income owners, the change was considerably more significant than others.

For extremely low-income owner households, 12.3 percent more households experienced housing problems than in 1990. Over 10 percent (10.3 percent) more households experienced a cost burden in excess of 30 percent, and 30.7 percent more owner households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced significantly higher increases in housing problems between 1990 and 2000, with 28.9 percent more experiencing any housing problems and 36.9 percent more experiencing cost burden over 30 percent. In 2000, 87.5 percent more owner households experienced a cost burden in excess of 50 percent than in 1990.

For low-income owner households, 33.7 percent more households experienced housing problems than in 1990. More than one-third (33.8 percent) more households experienced a cost burden in excess of 30 percent,

while just 8.4 percent more low-income owner households experienced a cost burden in excess of 50 percent.

Summary of Owner Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	334	74.0%	74.0%	56.3%	679	83.1%	81.6%	73.6%
Income 31% to 50% of Median	506	57.1%	52.0%	23.9%	413	73.6%	71.2%	44.8%
Income 51% to 80% of Median	544	33.5%	32.0%	8.3%	1,023	44.8%	42.8%	9.0%
Total Households	7,378	0.195	**	**	9,913	20.4%	19.7%	8.5%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Elderly and Frail Elderly

Understandably, elderly owner households are overwhelmingly low-income. The cost of maintaining a home rises with age of the house. Homeowner's insurance rates increase almost annually, yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources.

Elderly households in Greenville have experienced some improvement since 1990, comprising 17.1 percent of all households in 1990, but 14.4 percent in 2000—a drop of 18.7 percent. At the same time, low-income elderly

households fell 28.8 percent from 6.7 percent of all households in 1990 to 5.2 percent in 2000. When evaluated as a proportion of all low-income households, low-income elderly households fell from 21.7 percent of low-income households in 1990 to 15.3 percent of low-income households in 2000—a decrease of 42.4 percent. Still, numerically they are on the rise, as there were 755 more elderly households and 184 more low-income elderly households in 2000 than in 1990.

Table 6. Elderly and Elderly Low-Income Households (2000)

	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	15,366	1,201	7.8%	832	11.1%
Owners	9,913	2,433	24.5%	479	43.9%
Total	25,279	3,634	14.4%	1,311	15.3%

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing for the elderly include the following:

*Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing

*Assisted living, which includes adult care homes and multi-unit assisted housing with services

*Nursing homes

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Housing Market Analysis 2008-2013

Market Characteristics

Housing Conditions

According to 2000 census data, less than one percent (0.7) of all housing

units in Greenville lack complete plumbing facilities (184 units). This figure fell to 0.3 percent in 2005 (103 units). Complete kitchen facilities were lacking in 1.2 percent of housing units in 2000 (329), but in just 0.4 percent (134 units) in 2005.⁵

Overcrowding is another important measure of housing condition. HUD defines overcrowding as more than one resident per room in a housing unit. In Greenville, 0.9 percent of all households live in homes with more than one occupant per room (276 units). Among homeowners, this rate is 0.3 percent; among renters, the rate is 0.5 percent.⁶ Both of these rates have decreased since 2000, when homeowner overcrowding was 0.5 percent and tenant overcrowding was 3.1 percent.

Vacancy Rates

In 2000, the overall vacancy rate in Greenville was 10.5 percent of all housing units, representing a significant increase from the 1990 rate of 5.7 percent. In 2005, vacancy rate was estimated to be slightly higher at 10.8 percent.

Of all vacant units in 2000, 29.5 percent were for rent, 13.3 percent were for sale, and 13.3 percent had been rented or sold but were unoccupied. The percentage of properties available for rent decreased from 1990, when 58.0 percent of vacant properties were for rent, and the percentage of properties for sale dropped only slightly from 14.3 percent in 1990. In 2005, 72.5 percent of vacant units were for rent, for sale or committed but unoccupied. As a total, this compares to 72.2 percent in 1990, but just 56.1 percent in 2000. Dwelling units designated for seasonal, recreational or occasional use made up 5.3 percent of vacancies in 2000, a slight increase from 4.1 percent in 1990. Units vacant for other reasons accounted for 38.6 percent of total

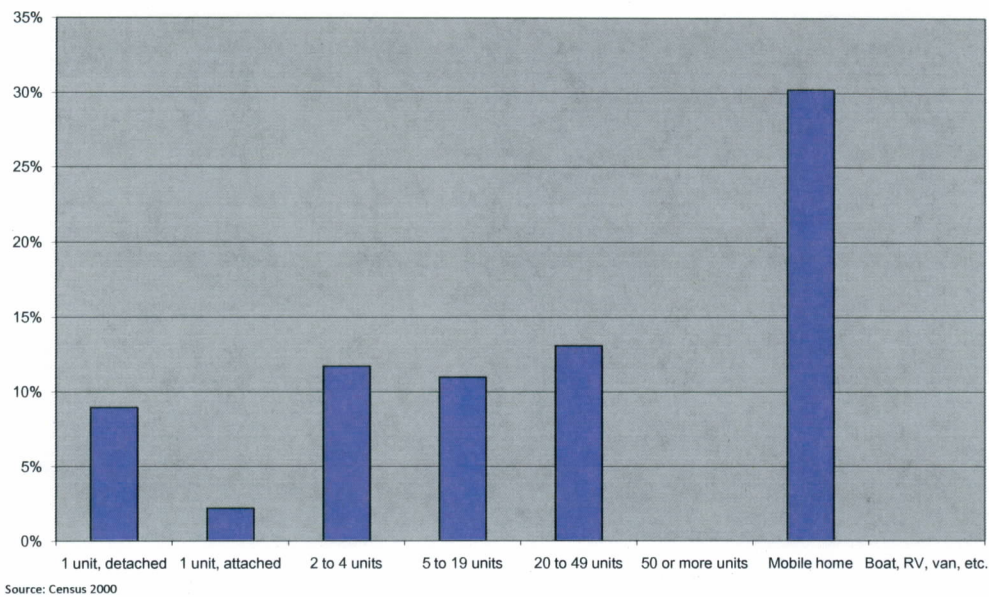
⁵ 2000 Census, Summary File 3: H50: Kitchen Facilities (Housing Units) and H47: Plumbing Facilities (Housing Units), 2005 American Community Survey: B25047: Plumbing Facilities for all Housing Units (Housing Units) and B25051: Kitchen Facilities for all Housing Units (Housing Units)

⁶ Census 2000, Summary File 3; H20: Tenure by Occupants Per Room, American Community Survey 2005: C25014: Tenure by Occupants per Room (Occupied Housing Units)

vacancy in 2000—significantly higher than the 23.7 percent in 1990. This figure was estimated to be 27.5 in 2005. There were no units specified “for migrant workers” in any year.

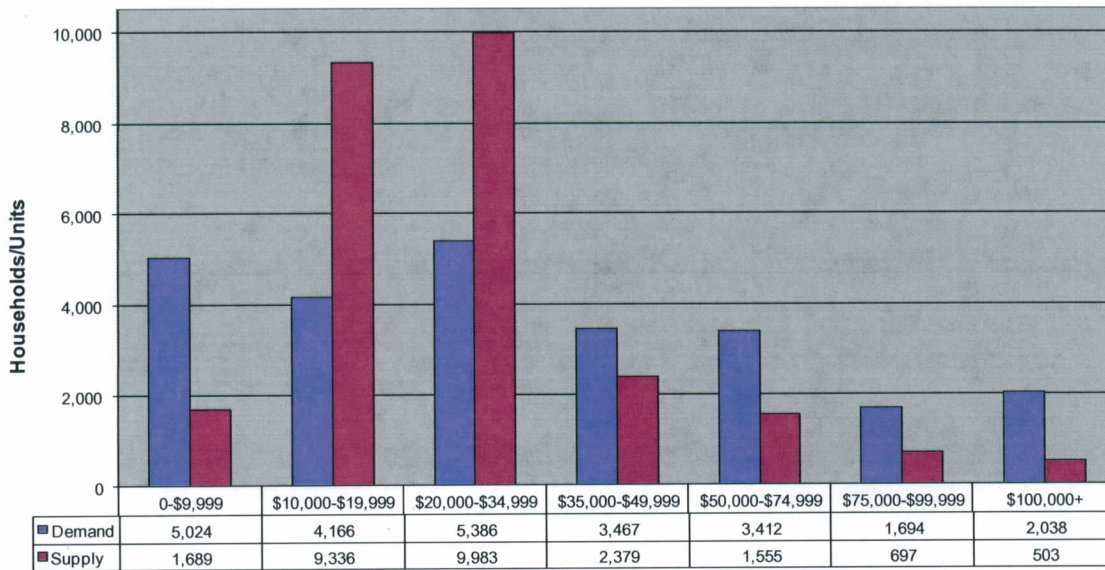
The highest vacancy rates are found in mobile homes. Of the 1,366 such units in City of Greenville in 2000, 413 were vacant (30.2 percent). Structures of 20 to 49 units have the second highest vacancy rate (13.1 percent). Dwellings in structures of 5 to 19 units are third highest, with a vacancy rate of 11.0 percent.

Percent Vacant Units



The graph below takes into account all housing units affordable by each income category in 2000. In this graph, the term *demand* represents the numbers of households at each income level shown (\$0-\$9,999, \$10,000-\$19,999, etc.). The term *supply* represents all housing units—that is, rented and owned, occupied and vacant—valued at appropriate affordability for each income level.

**Households by Purchasing Power Range versus
All Units by Income Range* (2000)**

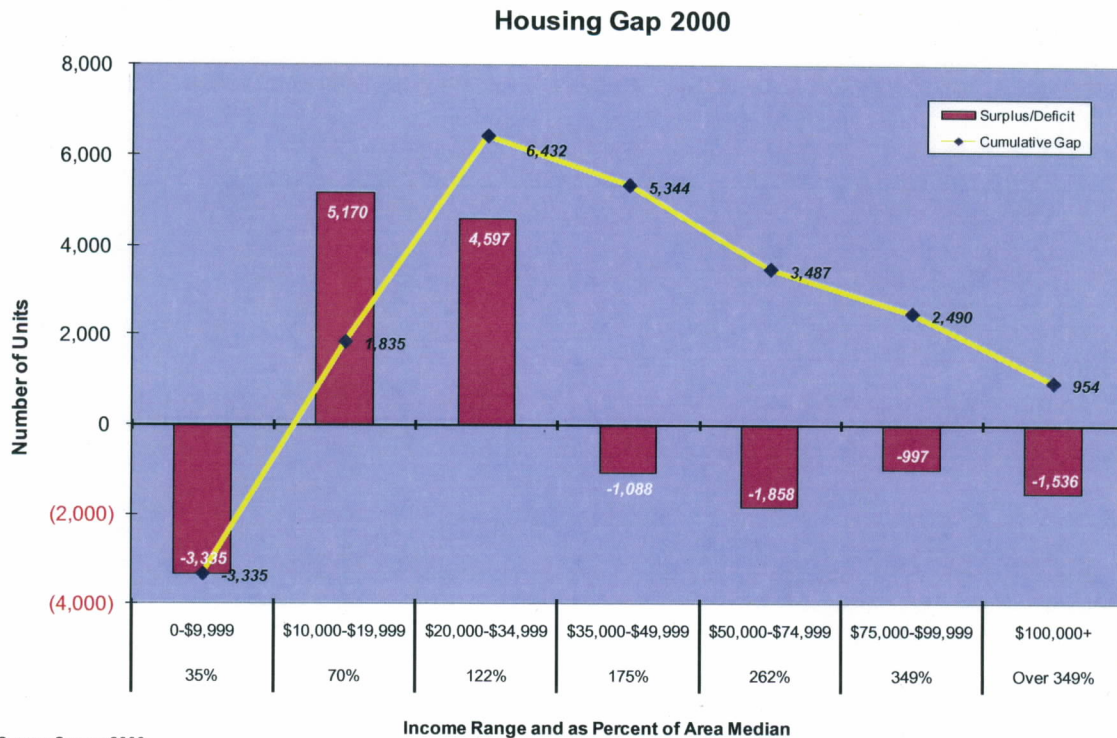


Purchasing Power by Income Range

Source: Census 2000

Surprisingly, there is a high supply for units affordable to those below the area’s median income level. The high demand that continues into the higher income levels indicates that these households may seek higher-cost housing. Without such a supply, higher-income households are purchasing homes below their affordability levels, causing them to compete for housing with those at lower income levels.

The following graph shows the gap between the supply and demand of housing units at each income level in 2000. For example, the demand of 5,024 units and supply of 1,689 creates a gap of -3,335 units (see graph and table above). In other words, there are 3,335 fewer units available to households earning up to \$9,999 annually than there are households in this income category.



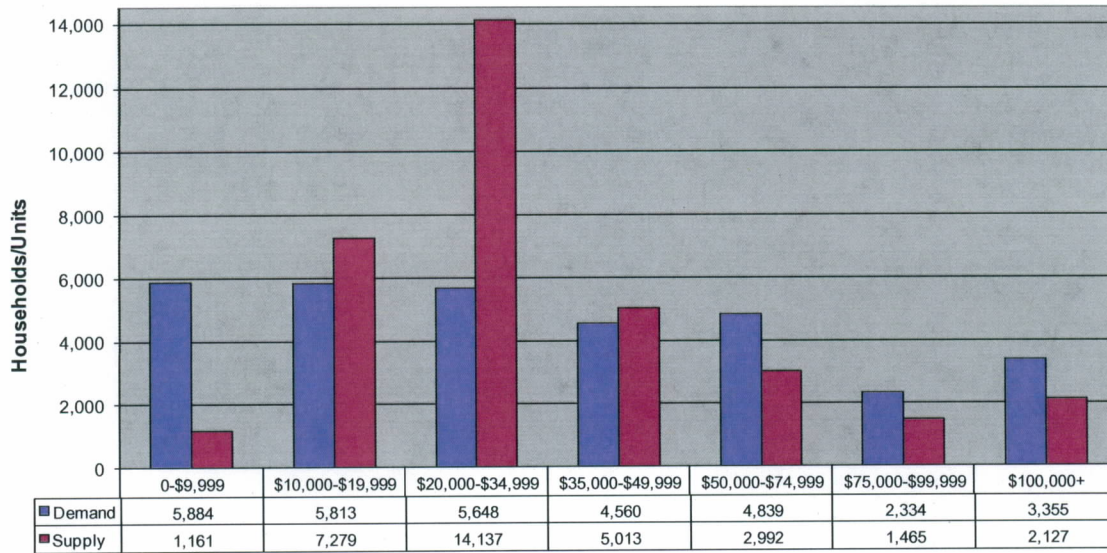
Source: Census 2000

At the next level, the demand of 4,166 units and supply of 9,336 creates a gap of 5,170 units in excess of the demand. This surplus is offset by the shortage of 3,335 units at the previous level, offering a small measure of relief to the 3,335 low-income households who must overextend their incomes to find shelter.

A review of the cumulative housing supply and demand (yellow line) shows that there is ample housing for the low to high income levels, and cumulative surplus of 954 units (as of the 2000 Census). This surplus indicates that there are sufficient units for all but the lowest income level for households that accept living in housing at or below their affordability levels.

Estimates from the 2005 American Community Survey suggest the shifts as illustrated in the following graphs. Housing availability appears to have improved across the middle-income levels, falling short of demand only at the lowest and higher levels.

**Households by Purchasing Power Range versus
All Units by Income Range* (2005)**



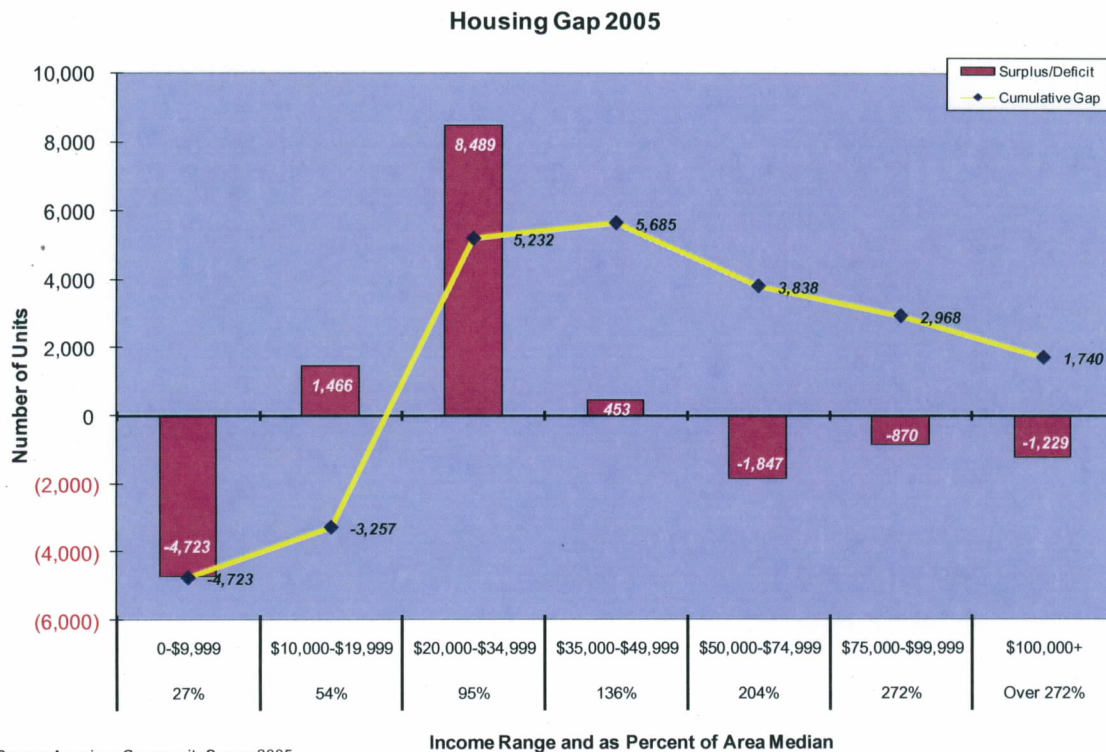
Purchasing Power by Income Range

Source: American Community Survey 2005

* for all households

The demand for 5,884 units and supply of 1,161 at the lowest level reveals a gap of 4,723 units—considerably larger than the gap in 2000. Important to note is that a home priced at less than \$10,000 in 2000 was available to households earning up to 35 percent of the area’s median income. By 2005, this home was available to those earning up to just 27 percent of the area’s median income. Because the price of the home is held constant against a rising median income, the affordability measure decreases.

At the next price point, the demand for 5,813 units and supply of 7,279 units eases some of the demand from the lowest level, but still falls 3,257 units short of housing those with incomes below 54 percent of the area’s median. Finally, relief comes at the third price point, where all earners below 95 percent of the area’s median income can afford housing. Ultimately, Greenville has an estimated net surplus of 1,740 housing units. The low availability of stock for the highest earners illustrates that these households compete with lower earners for housing priced near the median.

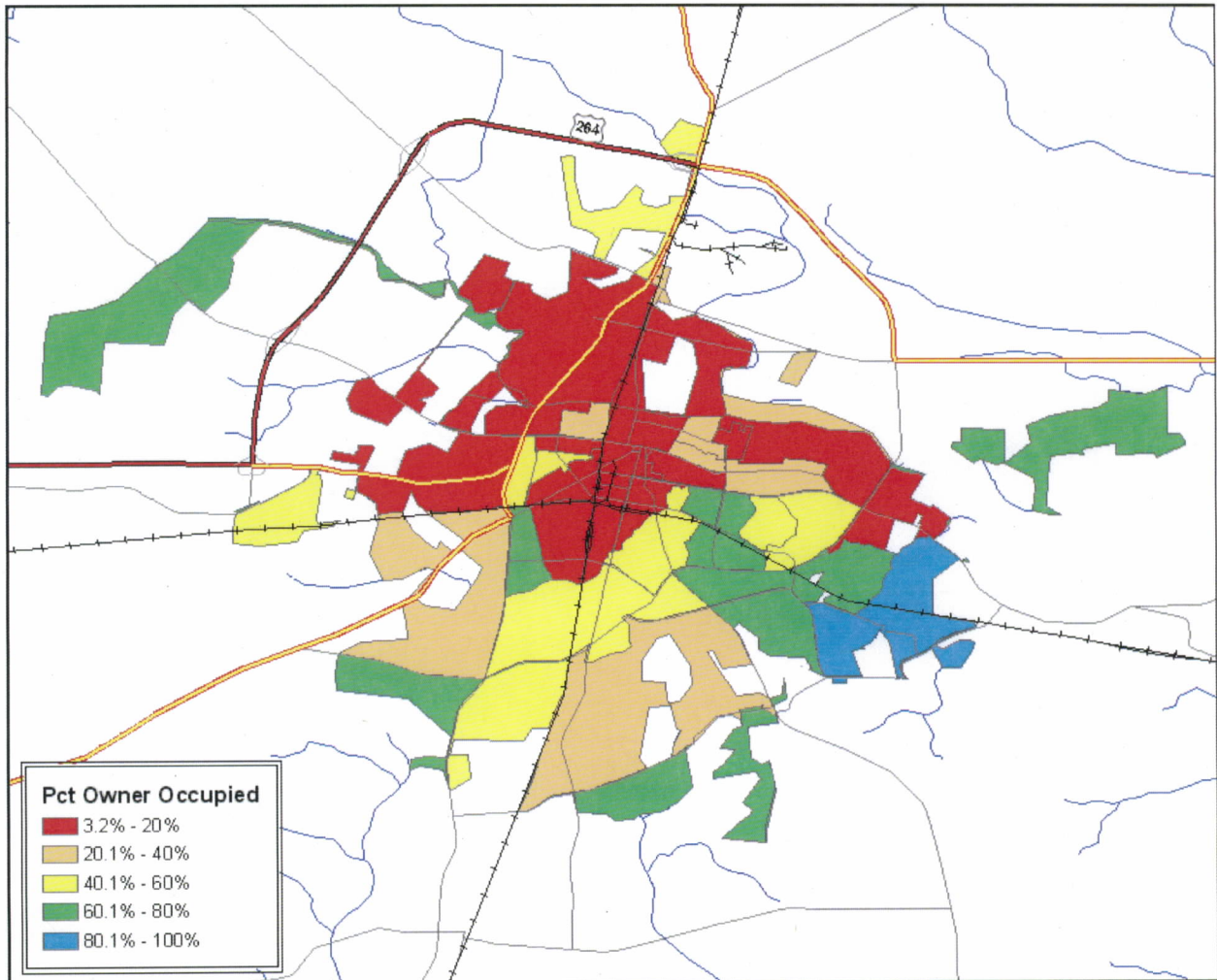


Owner-Occupied Housing

The current median value of a single-family home in the City of Greenville is \$124,900. Since the current median income in City of Greenville for the average family of 4 is \$36,782, it would appear that homeownership is attainable by any household earning an income near the median.⁷

The map below illustrates the distribution of owner-occupancy throughout the City as compared to the total number of housing units. The City's homeownership rate dropped from 42.1 percent in 1990 to 39.2 in 2000 and an estimated 36.6 in 2005. In all years, the homeownership rates have been significantly below the national average (which rose to 66.9 in 2005).

⁷ Twenty-eight percent of the median income would support a mortgage of \$131,364, which is greater than the median sales price.



Currently Assisted Units

The Greenville Housing Authority will offer twenty-five Section 8 Homeownership Vouchers in the 2007 – 2008 fiscal year⁸, with a like amount anticipated each year over 2008-13 period.

Rental

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30 percent of a family's adjusted gross income. Included in the 30 percent of income is both rent and utilities.

⁸ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

Units Permitted

Between 2003 and 2007, 3,230 new rental units were permitted in Greenville for an average of 652 units annually. More rental units were permitted than single family ownership units in the period 2003 through 2007.

Of the new units permitted during the period, 494 units, or 15.3 percent of rental units permitted were in duplexes, while 84.7 percent of rental units permitted (2,717 units) were in structures of five units or more.

Of the new units permitted during the period, 72, or 2.2 percent of units permitted were assisted with low income housing tax credits.⁹

Units Lost to Demolition, Conversion or Expiring Use

No units were lost to expiring use during the period 2003 through 2007 and there are no properties entering into expiring use within the next five years. At least 130 rental units were demolished in the period 2003 through 2007¹⁰.

The demolished units represent 4 percent of the new units permitted during the period 2003 through 2007.

The Greenville Housing Authority reports plans to dispose of Verdura Apartments, representing twelve units of very low income housing, in the 2008–2009 timeframe¹¹.

Fair Market Rents

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30% of a family's adjusted gross income. Included in the 30 percent of income is both rent and utilities.

HUD's Fair Market Rent ("FMR") for a two-bedroom unit was \$579 in 2007.¹²

⁹ U.S. Department of Housing and Urban Development – Low Income Housing Tax Credit Database (<http://lihtc.huduser.org/>)

¹⁰ Includes 5 buildings containing 30 units and 50 duplexes.

¹¹ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

At the Fair Market Rent, the housing wage in Greenville is \$11.14 an hour.¹³ The state minimum wage is \$6.15 an hour¹⁴. Thus, the housing wage is 181.1 percent of the state minimum wage.¹⁵ This means that a full-time worker (40 hours per week) must earn \$23,160 in Greenville in order to afford a two-bedroom unit at the area's FMR, and a worker earning the state minimum wage (\$6.15 per hour) must work 22 hours per week in order to afford the unit¹⁶.

FMR's have remained relatively stable during the period 2003 through 2007 for one, two and three bedroom units, while four bedroom and above units have experienced a 15.5% decline in FMR.

Table						
Fair Market Rents by Unit Size 2003 - 2007						
Greenville, NC						
Unit Type	2003	2004	2005	2006	2007	Net Inc/Dec
Efficiency	\$ 453	\$ 454	\$ 420	\$ 436	\$ 453	0.0%
1 Bdr	\$ 459	\$ 461	\$ 439	\$ 452	\$ 470	2.4%
2 Bdr	\$ 595	\$ 597	\$ 545	\$ 557	\$ 579	-2.7%
3 Bdr	\$ 802	\$ 805	\$ 790	\$ 772	\$ 802	0.0%
4 Bdr	\$ 981	\$ 984	\$ 815	\$ 797	\$ 829	-15.5%
5 Bdr	\$ 1,128	\$ 1,132	\$ 937	\$ 917	\$ 953	-15.5%
6 Bdr	\$ 1,275	\$ 1,026	\$ 1,060	\$ 1,036	\$ 1,078	-15.5%

The Rental Affordability Index indicates three and four person families at or below 60% of median income in Greenville will pay more than 30% of their income for rent at the FMR. Two and three person families at or below 50% of median income in Greenville will also pay more than 30% of their income for rent at the FMR. The gap between ability to pay and the FMR is

¹² U.S. Department of Housing and Urban Development – HOME Program and Fair Market Rents 2007 (<http://www.hud.gov/utilities/intercept.cfm?offices/cpd/affordablehousing/programs/home/limits/rent/2007/northcarolina.pdf>)

¹³ The housing wage is the rate per hour required to pay the fair market rent if the rent and utilities are no greater than 30% of income

¹⁴ U.S Department of Labor <http://www.dol.gov/esa/minwage/america.htm>

¹⁵ Calculation: ((\$579 [fair market rent] times 12 [months]) divided by 30 [allowable housing expense] multiplied by 100 = \$23,160 (which is the income needed to support rent of \$579 a month if housing expense is 30 percent of income)) divided by (\$6.15 [Minimum wage] times 2080 [annual hours]) = \$12,792 = 181.1%

¹⁶ Calculation: \$579 (fair market rent) divided by \$6.15 (minimum wage) = 94.146 hours per month to pay rent and utilities, divided by 4.3 weeks in a month = 21.89 hours, rounded to 22 hours.

particularly acute among all family sizes at or below 30% of AMI.

Rental Affordability Index Fair Market Rents 2007 - Greenville, NC						
Two Person Families	30%	50%	60%	80%	100%	110%
Annual Income	\$11,950	\$19,900	\$23,880	\$31,900	\$39,800	\$43,780
Monthly Housing Expense @ 30% of Annual Inc	\$299	\$498	\$597	\$798	\$995	\$1,095
Fair Market Rent (1 bedroom)	\$470	\$470	\$470	\$470	\$470	\$470
Affordability Gap	(\$171)	\$28	\$127	\$328	\$525	\$625
Fair Market Rent (2 bedroom)	\$579	\$579	\$579	\$579	\$579	\$579
Affordability Gap	(\$280)	(\$82)	\$18	\$219	\$416	\$516
Three Person Families	30%	50%	60%	80%	100%	110%
Annual Income	\$13,450	\$22,400	\$26,880	\$35,850	\$44,800	\$49,280
Monthly Housing Expense @ 30% of Annual Inc	\$336	\$560	\$672	\$896	\$1,120	\$1,232
Fair Market Rent(2 bedroom)	\$673	\$673	\$673	\$673	\$673	\$673
Affordability Gap	(\$337)	(\$113)	(\$1)	\$223	\$447	\$559
Fair Market Rent (3 bedroom)	\$951	\$951	\$951	\$951	\$951	\$951
Affordability Gap	(\$615)	(\$391)	(\$279)	(\$55)	\$169	\$281
Four Person Families	30%	50%	60%	80%	100%	110%
Annual Income	\$14,950	\$24,900	\$29,880	\$39,850	\$49,800	\$54,780
Monthly Housing Expense @ 30% of Annual Inc	\$374	\$623	\$747	\$996	\$1,245	\$1,370
Fair Market Rent(3 bedroom)	\$951	\$951	\$951	\$951	\$951	\$951
Affordability Gap	(\$577)	(\$329)	(\$204)	\$45	\$294	\$419

Housing Market Trends

Single Family Ownership Units Permitted

Between 2003 and 2007 2,591 new single family units were permitted in Greenville, for an average of 518 units annually.

Average Sales Price

The average sales price of all single family housing sold in Greenville has risen 21.4% in the last five years, or an average of 4.3% annually, to \$155,950. The average sales price for single family homes was \$185,429 in 2007, while the average condo/town home sale was \$93,333 and the average mobile home sale was \$68,393.¹⁷

¹⁷ Greenville-Pitt Association of Realtors

Table --
Average Price of Housing Sold
Greenville, NC 2003 through 2007

Year	2003	2004	2005	2006	2007
Average Sales Price	\$ 128,495	\$ 131,917	\$ 138,466	\$ 148,742	\$ 155,950
Percent Increase/Decrease	--	2.66%	4.96%	7.42%	4.85%

Housing Affordability

There are four distinct measures of affordability in housing markets.

Affordability Index

The first measure is of the ability of a given family to afford an appropriately sized market rate unit in a given community. The measure is known as the Affordability Index. The Affordability Index establishes the affordability gap, or difference between what a family can pay and what the market indicates the family must pay on a monthly basis.

Family income is measured in relationship to median income and the market price of housing is based on the median size of units available at the median expected building cost. Calculations of interest rates and housing expense ratios are based on established industry norms at the time.

Affordable House Index

The second measure is the Affordable House Index. The Affordable House Index takes various income levels and derives what an affordable house would cost for that income level. The Affordable House Index permits a determination of the equity gap between a buyer's ability to pay and the market cost of the housing.

Availability Index

The third measure is the Availability Index. The Availability Index examines appropriately sized housing currently listed for sale and defines what percentage of the available housing is affordable to various income levels.

Cash-to-Close Index

The fourth measure is the Cash-to-Close Index. The Cash to Close Index defines the amount of cash needed by a given family to close the purchase of their first home. Families who must spend in excess of 35 percent of their annual income to close the purchase generally have great difficulty obtaining a home.

Taken together, these four affordability measures provide a broad and detailed synopsis of the current market in Greenville

Affordability Index

According to the MLS listings, there are currently 791 three (3) bedroom properties available for sale in Greenville.¹⁸ Of the 791 three bedroom units for sale, 522 or 66 percent are single family homes, 193 or 24.4 percent are condominiums, and 76 units or 9.6 percent are located within multifamily properties (duplexes, triplexes and the like).

The least expensive new three (3) bedroom unit is listed for \$81,500. The condo is a 1,452 square foot, three (3) bedroom two and a half (2.5) bath unit. The sales price per square foot is \$56.13. The least expensive new single family three (3) bedroom unit is listed for \$98,900. The house is a 1,490 square foot, three (3) bedroom two and a half (2.5) bath on .54 acres. The sales price per square foot is \$66.38.

Two thirds of an acre lots are available at \$18,000, or \$0.65 a square foot. Land is available for \$35,750 for 2.78 acres, or \$0.30 per square foot. Existing units at the relevant price range are listed at an average of \$68 per square foot. Therefore, the probable new construction building cost is \$68 a square foot including land.

¹⁸ MLS listings as shown on Realtor.com on March 8th, 2008

Table --				
Affordability Index - Greenville, NC				
Three Person Families	50%	60%	80%	100%
Annual Income	\$22,400	\$26,880	\$35,850	\$44,800
Monthly Housing Expense @ 28% of Annual Income	\$523	\$627	\$837	\$1,045
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$592.06	\$592.06	\$592.06	\$592.06
Affordability Gap	(\$69.39)	\$35.14	\$244.44	\$453.28
Four Person Families	50%	60%	80%	100%
Annual Income	\$24,900	\$29,880	\$39,850	\$49,800
Monthly Housing Expense @ 28% of Annual Income	\$581	\$697	\$930	\$1,162
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Rate	6.5%	6.5%	6.5%	6.5%
Term	30	30	30	30
Monthly Payment	\$592.06	\$592.06	\$592.06	\$592.06
Affordability Gap	(\$11.06)	\$105.14	\$337.78	\$569.94

At \$68 per square foot, a typical new home (or condo) will have a sales price of \$98,600 for a 1,450 square foot, three-bedroom, two bath unit. Based on 2007 median income data, three person families at or below 56.6 percent of the area median income cannot afford the typical new home and four person families at or below 51 percent of the area median cannot afford a typical new home.

Affordable House Index

The gap between the market price of a house and the ability of a family to pay provides a useful methodology for examining the "equity gap" that would need to be closed in order to make home ownership a reality for various family incomes. The equity gap is the difference between what the family can afford (including a 5 percent down payment) and the cost of a typical new or existing home.

Table --				
Affordable House Index - Greenville, NC				
Three Person Families	60%	80%	100%	110%
Annual Income	\$26,880	\$35,850	\$44,800	\$49,280
Monthly Housing Expense @ 28% of Annual Income	\$627	\$837	\$1,045	\$1,150
Mortgage Amount	\$99,230	\$132,343	\$165,383	\$181,921
House Value Assuming 5% Down Payment	\$104,452	\$139,309	\$174,087	\$191,496
Market Price	\$98,600	\$98,600	\$98,600	\$98,600
Equity Gap	\$5,852	\$40,709	\$75,487	\$92,896
Four Person Families	60%	80%	100%	110%
Annual Income	\$29,880	\$39,850	\$49,800	\$54,780
Monthly Housing Expense @ 28% of Annual Income	\$697	\$930	\$1,162	\$1,278
Mortgage Amount	\$110,305	\$147,110	\$183,841	\$202,225
House Value Assuming 5% Down Payment	\$116,110	\$154,852	\$193,517	\$212,868
Market Price	\$98,600	\$98,600	\$98,600	\$98,600
Equity Gap	\$17,510	\$56,252	\$94,917	\$114,268

The Greenville market does not have an equity gap for either three or four person families at or above 60% of median income.

Availability Index

The Availability Index takes the results of the Affordable House Index and determines, based on a fixed dates, the availability of units in the price ranges that would be affordable to the income segment.¹⁹

Table ---					
Availability of Housing By Median Income					
Greenville, NC					
March 8, 2008					
	Three Person	Four Person		Three Person	Four Person
Affordable House @ 60% of Median	\$104,500	\$116,100	Affordable House @ 80% of Median	\$139,300	\$154,850
Units Available	113	211	Units Available	331	407
Total Housing Units on the Market	791	791	Total Housing Units on the Market	791	791
Affordable as a % of the Available Market	14.3%	26.7%	Affordable as a % of the Available Market	41.8%	51.5%
	Three Person	Four Person		Three Person	Four Person
Affordable House @ 100% of Median	\$174,000	\$193,500	Affordable House @ 110% of Median	\$191,500	\$212,900
Units Available	415	477	Units Available	476	515
Total Housing Units on the Market	791	791	Total Housing Units on the Market	791	791
Affordable as a % of the Available Market	52.5%	60.3%	Affordable as a % of the Available Market	60.2%	65.1%

¹⁹ MLS Listings as provided by Realtor.com on March 8th, 2008. Units are three bedroom, two bath

Only 14.3 percent of units in Greenville are available to families at or below 60 percent of median income and 26.7 percent of the units on the market are affordable to families at or below 80 percent of median income.

Cash-to-Close Index

Typically, a family should spend no more than 35 percent of their annual income as the down payment and closing costs for the purchase of their first home.

Table --				
Cash to Close Index - Greenville, NC				
Three Person Families	60%	80%	100%	110%
Annual Income	\$26,880	\$35,850	\$44,800	\$49,280
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Typical Closing Costs @ 4% of mortgage amount	\$3,747	\$3,747	\$3,747	\$3,747
Total Cash to Close	\$8,677	\$8,677	\$8,677	\$8,677
Cash to Close as a Percentage of Income	32.28%	24.20%	19.37%	17.61%
Four Person Families	60%	80%	100%	110%
Annual Income	\$29,880	\$39,850	\$49,800	\$54,780
Median Building Cost at 1,450 sq ft/\$68 per sq ft	\$98,600	\$98,600	\$98,600	\$98,600
Typical Required Down Payment @ 5%	\$4,930	\$4,930	\$4,930	\$4,930
Mortgage Amount	\$93,670	\$93,670	\$93,670	\$93,670
Typical Closing Costs @ 4% of mortgage amount	\$3,747	\$3,747	\$3,747	\$3,747
Total Cash to Close	\$8,677	\$8,677	\$8,677	\$8,677
Cash to Close as a Percentage of Income	29.04%	21.77%	17.42%	15.84%

In Greenville, three and four person families at and above 60 percent of the area median income do not spend more than 35 percent of their annual income to close their first home.

Summary of Single Family Affordability Indexes

In summary, the four affordability indexes indicate the median building cost is \$68 a square foot, yielding a market price of \$98,600 for a 1,450 square foot, three bedroom two and a half bath single family home. The \$98,600 unit is affordable to families at or above 60 percent of median income. Approximately 14.3 percent of the current market (113 units) is affordable to families at or below 60% of median income. The typical family at or above 60% of median income will spend less than 35 percent of their annual income to acquire their first home.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives 2008-2013

Priority Objectives Expected to be Achieved

Resources Expected to be Available

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

Needs of Public Housing 2008-2013

Families below 30 percent of AMI are traditionally served by Public Housing. The Greenville Housing Authority owns and operates 714 units of public housing in eight locations and controls 652 Section 8 assistance vouchers. In addition the Greenville Housing Authority owns and operates two developments consisting of 100 units of affordable housing²⁰.

²⁰ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Five Year PHA Plan 2005, pg 24 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/05/nc022v04.pdf> ; The non-public housing units are University Towers and Greentree.

The Greenville Housing Authority reports a public housing waiting list of 584 families at or below 30 percent of AMI, with an annual turnover rate of 15.9 percent²¹, and a waiting list of 424 families at or below 30 percent of AMI for Section 8 assistance, with an annual turnover rate of 24.5 percent²².

Additionally, there are 206 large apartment complexes in Greenville, NC containing 16,248 units. Figure --- provides both a list of all multifamily and single family townhouses. The North Carolina Housing Finance Agency reports seven (7) affordable developments containing 1,199 units in Greenville, NC.²³

INSERT Multifamily PROVIDED BY THE CITY

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

Public Housing Strategy 2008-2013

Revitalization Strategy

²¹ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

²² Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

²³ NCHFA: <http://www.nchfa.com> NCHFA affordable units are limited to units subsidized directly by NCHFA.

The Greenville Housing Authority with a total of 779 units, annually receives Federal funds to modernize and repair public housing units. The Authority renovates a number of units annually and largely replaces floor tile, kitchen cabinets, all countertops, water heaters, and completes bathroom renovations and painting. The Authority has a replacement cycle on all appliances and has installed roofs, A/C siding, and security doors on much of the stock during the past several years

Homeownership

The City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. Resident are now utilizing the Housing Choice Voucher program and City of Greenville HOME down payment assistance program to purchase new homes, developed by a local Community Housing Development Organization.

Performance

The Greenville Housing Authority is not a "troubled agency".

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing 2008-2013

Local Issues

The City has identified several barriers that impede efforts to develop

affordable housing or that make decent, safe and sanitary housing unobtainable by lower income families in Greenville. Financial barriers to affordable housing exist for both homeowners and renters. Many low- and moderate-income families do not have the cash needed for down payment and closing costs for the purchase of a home. Coupled with poor credit histories, these households have difficulty acquiring housing. Many low- and moderate-income households lack the education and job skills necessary to obtain adequate housing. In addition, first time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership. For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights of tenants can further act as a barrier.

Strategy

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing subdivisions within West Greenville. These developments are purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increases the affordability of the lots in turn reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

The City of Greenville partners with local nonprofit agencies to provide Homeownership Counseling & Workshops for potential homebuyers. The City additionally also offers a Homeownership Academy that provides participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Revitalization Area. At the completion of the program, participants

receive a certificate for \$500.00 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area.

The City of Greenville also supports the Pitt County Habitat for Humanity as another housing resource. Funding from our CDBG Program is made available for housing providers such as Habitat. The organization has received funds for the past several years and utilizes the funding to acquire lots for new construction within West Greenville.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Homeless Needs 2008-2013

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Greenville/Pitt County. The group, known as the Pitt County Continuum of Care, is devised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in our community.

Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. In 2008, a Continuum of Care Homeless Population Point in Time Survey revealed that there are 131 homeless persons in Pitt County and 119 beds available to serve them. This indicates substantial progress over the past two years.

During the upcoming fiscal year, the group will continue to develop the Continuum and prepare a grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003-2007 funding cycles. Funding received under the 2004 and 2005 award were allocated to implement a Homeless Management Information System (HMIS). All actions by the Continuum of Care group will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of "institutional structures", and enhance coordination between public and private housing and social service providers. Other actions will include marketing of the continuum to reach out to surrounding communities in an endeavor to promote regional participation.

Ten-Year Plan to End Homelessness

The City and the Pitt County Government have selected a professional consultant to assist with the Ten-Year Plan to End Chronic Homelessness planning process. The consultant will be responsible for facilitating discussions related to the design/organizational structure and implementation of an effective planning process and providing additional guidance as needed. In addition, the City of Greenville City council has approved a resolution endorsing a Ten Year Plan to End Chronic Homelessness throughout the City.

Priority Homeless Needs

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1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Priority Homeless Needs 2008-2013

Priority Homeless and Special Needs

Homeless Needs Table

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Homeless Inventory 2008-2013

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's

strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Homeless Strategic Plan 2008-2013

Note—The City HMIS Coordinator is currently preparing initial draft responses to the Homeless section in order to be consistent with the Continuum of Care data.

Homelessness

Chronic homelessness

Homelessness Prevention

Institutional Structure

Discharge Coordination Policy

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

Emergency Shelter Grants (ESG) 2008-2013

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Community Development 2008-2013

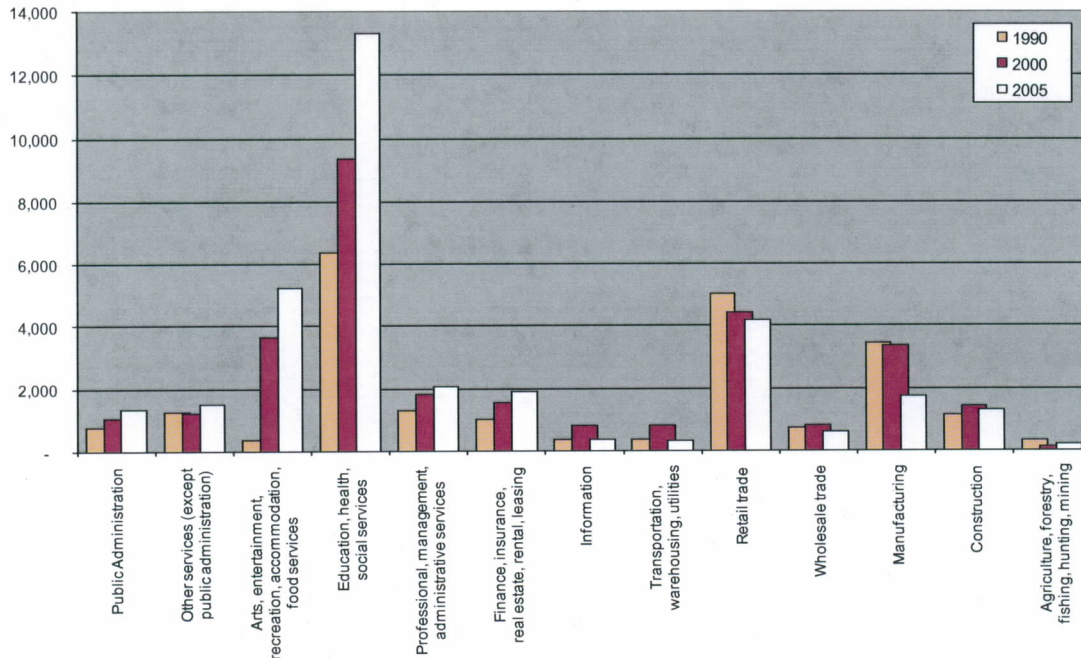
Non Housing Community Development Needs

Economy

From 1990 to 2000, the labor force of City of Greenville grew from 24,185 to 33,414—an increase of 38.2 percent, which was nearly four points higher than the increase in the city’s population. In 2005, the labor force numbered 38,164, an additional 14.2 percent increase over 2000. This increase, however, was slightly below the increase in the city’s overall population during the same time.

The chart below provides a breakdown of the labor force by industry. Over the last 17 years, employment in education, health and social services has remained the top industry, rising from employing 28.4 percent of the labor force in 1990 to 39.1 percent in 2005. In 1990, retail trade was the second largest industry in Greenville, employing 22.4 percent of the labor force. While also ranking second in 2000, this industry has dropped off to 12.3 percent in 2005, now becoming the third largest industry. Manufacturing employed 15.4 percent of the labor force in 1990 and 11.1 percent in 2000, but fell to just 5.1 percent in 2005. In its place, the arts, entertainment, recreation, accommodation and food services industry has risen to the second largest in Greenville, now employing 15.3 percent of the labor force, up from 12.0 in 2000 and just 1.6 percent in 1990.

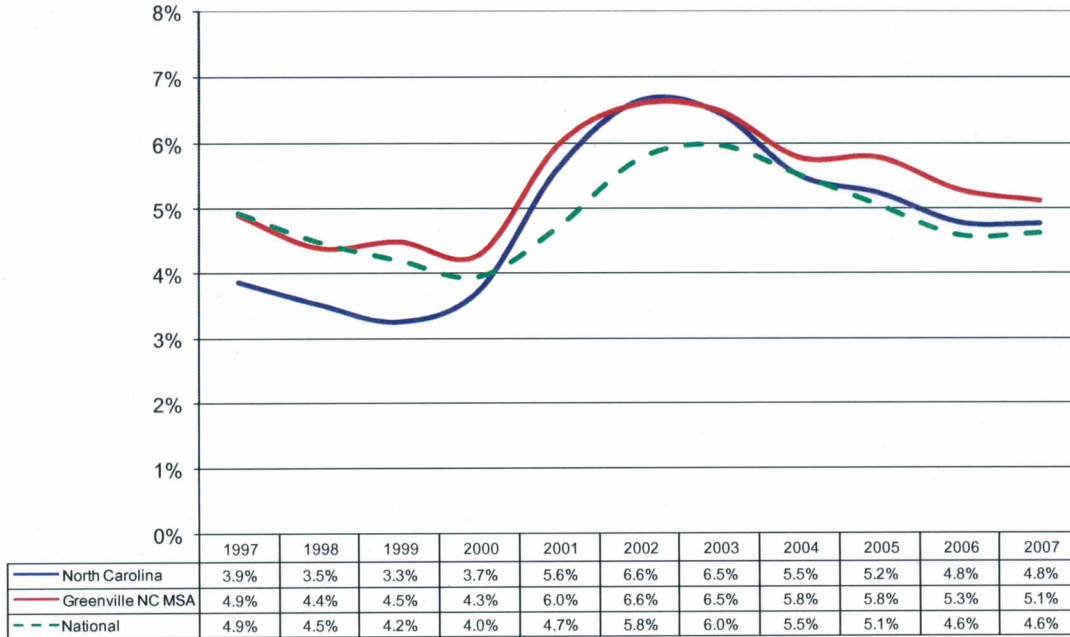
Employed Residents by Industry, 1990-2005



Source: Census 2000, American Community Survey 2005

In general, unemployment in the City of Greenville has been higher than that in both the State of North Carolina and nationwide. At its lowest point in the last 11 years, unemployment reached 4.3 in 2000. The annual rates are illustrated in the graph below and the accompanying table.

Unemployment Rate History



Source: Bureau of Labor Statistics, 2/15/08

Community Development Needs Table

Basis for Priority Needs

The City’s top community development priorities are to concentrate on the needs of the West Greenville Revitalization Area over the five year term of the 2008-2013 Consolidated Plan.

Obstacles to Meeting Underserved Needs

Again, the major obstacle to serving all the low-moderate income persons in the City, including the West Greenville Area, is the very small amounts of Federal funds available. The City uses local Bond issue funds to carry out most of the Community Development work in Greenville.

Development Objectives

Note—This is where the Consolidated Plan Performance Measures will be spelled out.



Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

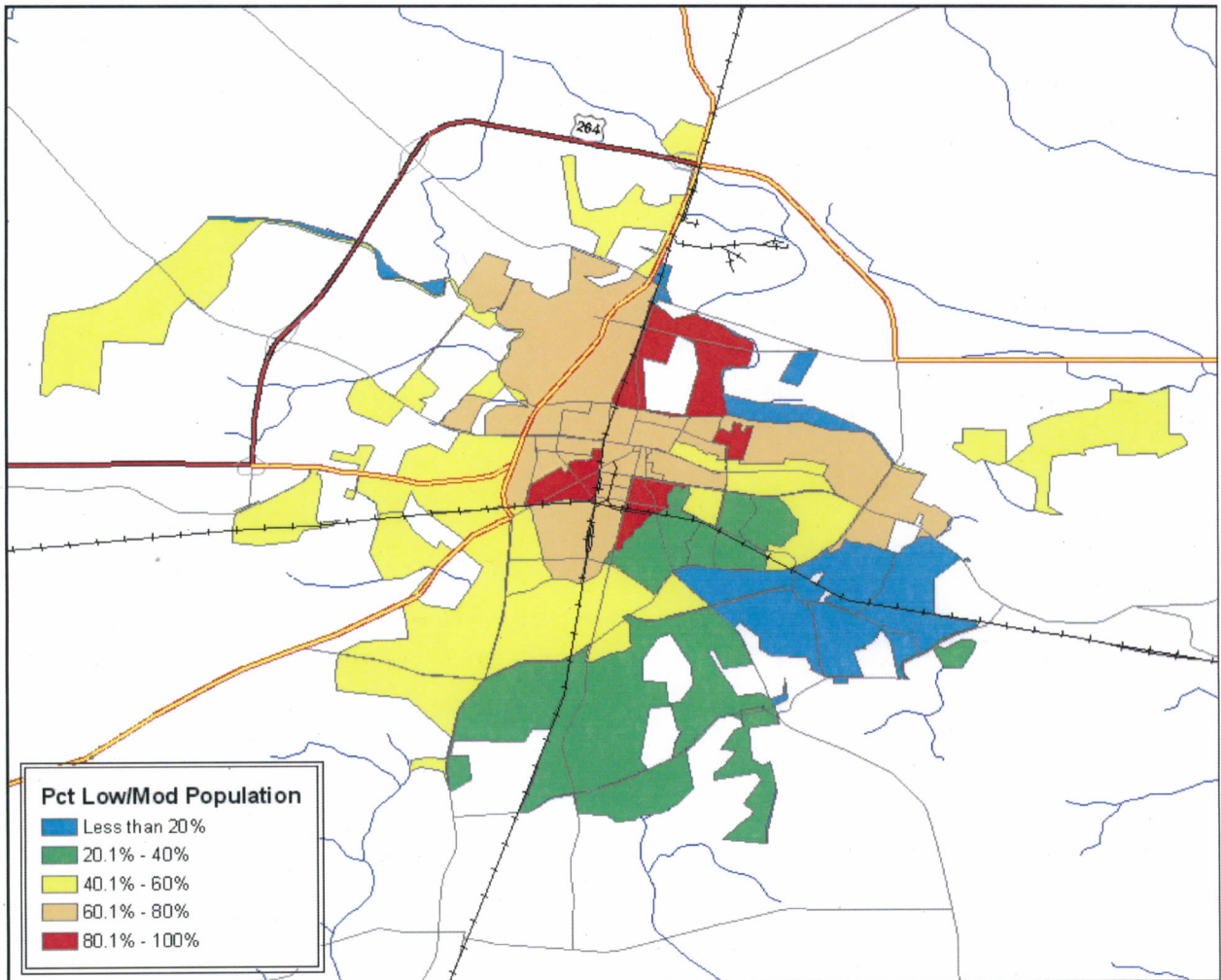
Antipoverty Strategy 2008-2013

Greenville Goals, Programs, and Policies to Reduce Poverty

There was an estimated 15,593 persons identified as having incomes below the poverty level in 2005. The largest number of persons living in poverty occurs among those between the ages of 18-24 (52.6 percent), although this is slightly more prevalent among females than males. Eighteen percent of those in poverty are children under the age of 18, with 10.6 of these being children under age 5, although this is more apparent among male children than female at a ratio of about 2:1. There are almost no instances of poverty reported among children between the ages of 12 and 17. Poverty among the elderly population is more apparent among males aged 75 and older and females between the ages of 65 to 74 (about 3 percent each). Of all households in poverty, 78.5 percent are non-married-couple-family households. While this may indicate a high number of single-parent households with young children, this also captures households comprised of cohabiting couples, as well as elderly parents living with unmarried adult children.

Households earning less than 30 percent of the area's median income are considered Very Low Income, those earning 31 percent to 50 percent are

Low Income, and those earning from 51 percent to 80 percent are Moderate Income. The blue areas in the map below indicate areas where fewer than 20 percent of the households earn less than 80 percent of the area's median income. Conversely, areas shown in red are those between 81 and 100 percent of the households are within this income range.²⁴ These block groups are primarily located along the railroad lines near the City's center.



Anti-Poverty Strategy

Greenville housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford

²⁴ HUD, Census 2000 Low and Moderate Income Summary Data.

housing rehabilitation costs or to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Greenville Community Shelter and New Directions, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons currently living in poverty.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Specific Special Needs Objectives 2008-2013

Priorities

Resources Expected

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

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2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
 3. Describe the basis for assigning the priority given to each category of priority needs.
 4. Identify any obstacles to meeting underserved needs.
 5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
 6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non-homeless Special Needs Analysis (including HOPWA) 2008-2013

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued

use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Housing Opportunities for People with AIDS (HOPWA) 2008-2013

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Specific HOPWA Objectives 2008-2013

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Wayfinding System design alternatives

Explanation: As a result of comments received from City Council members at the January 7, 2007 City Council meeting, as well as as subsequent comments from Redevelopment Commission members, City staff has instructed wayfinding system consultant, Hillier Architecture, to prepare design alternatives that include reference to Greenville's past as a center of tobacco-related commerce. The consultants have prepared design alternatives that may be used in and around the National Register Tobacco Warehouse and Dickinson Avenue Historic Districts where much of Greenville's tobacco-related commerce was conducted.

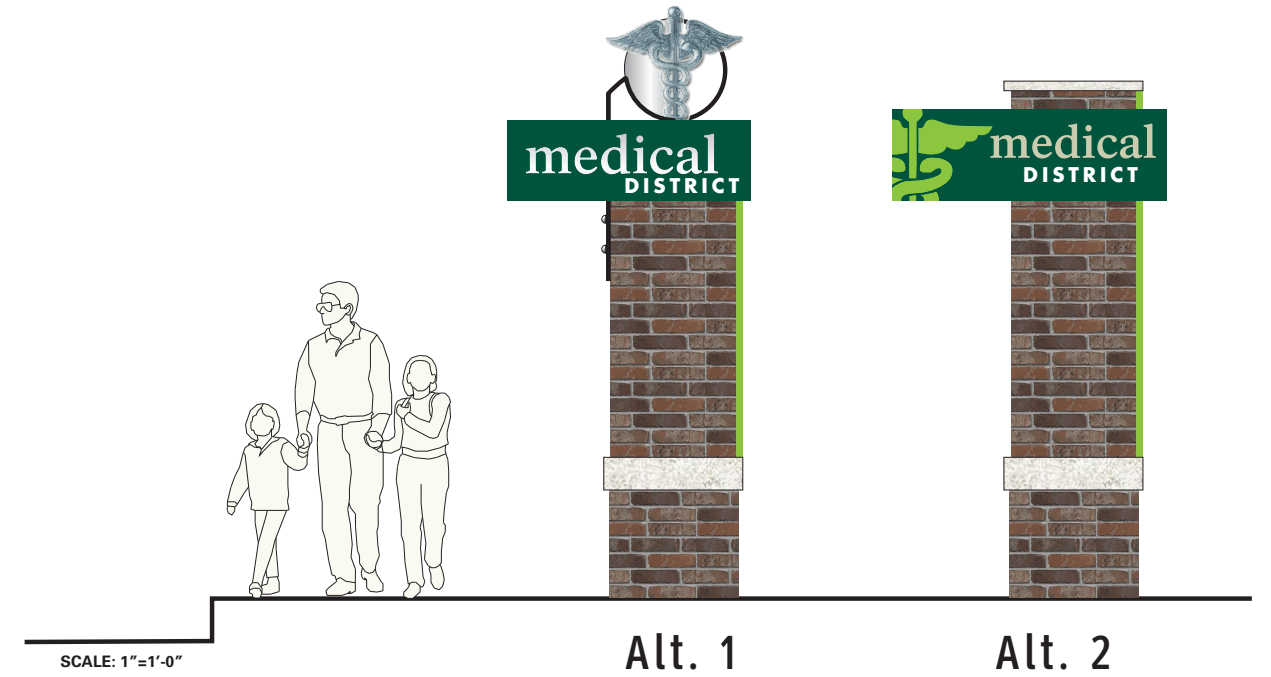
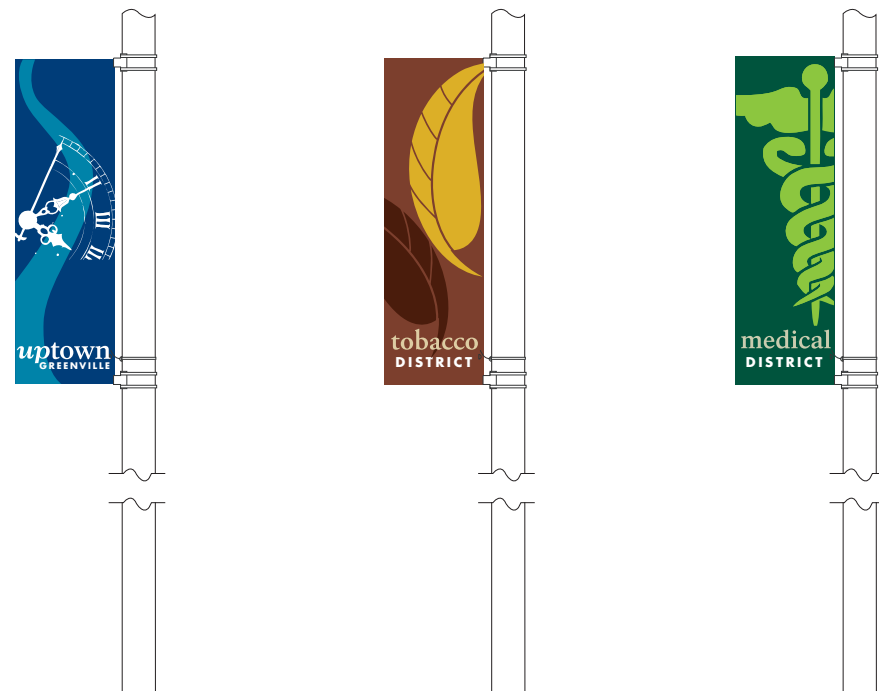
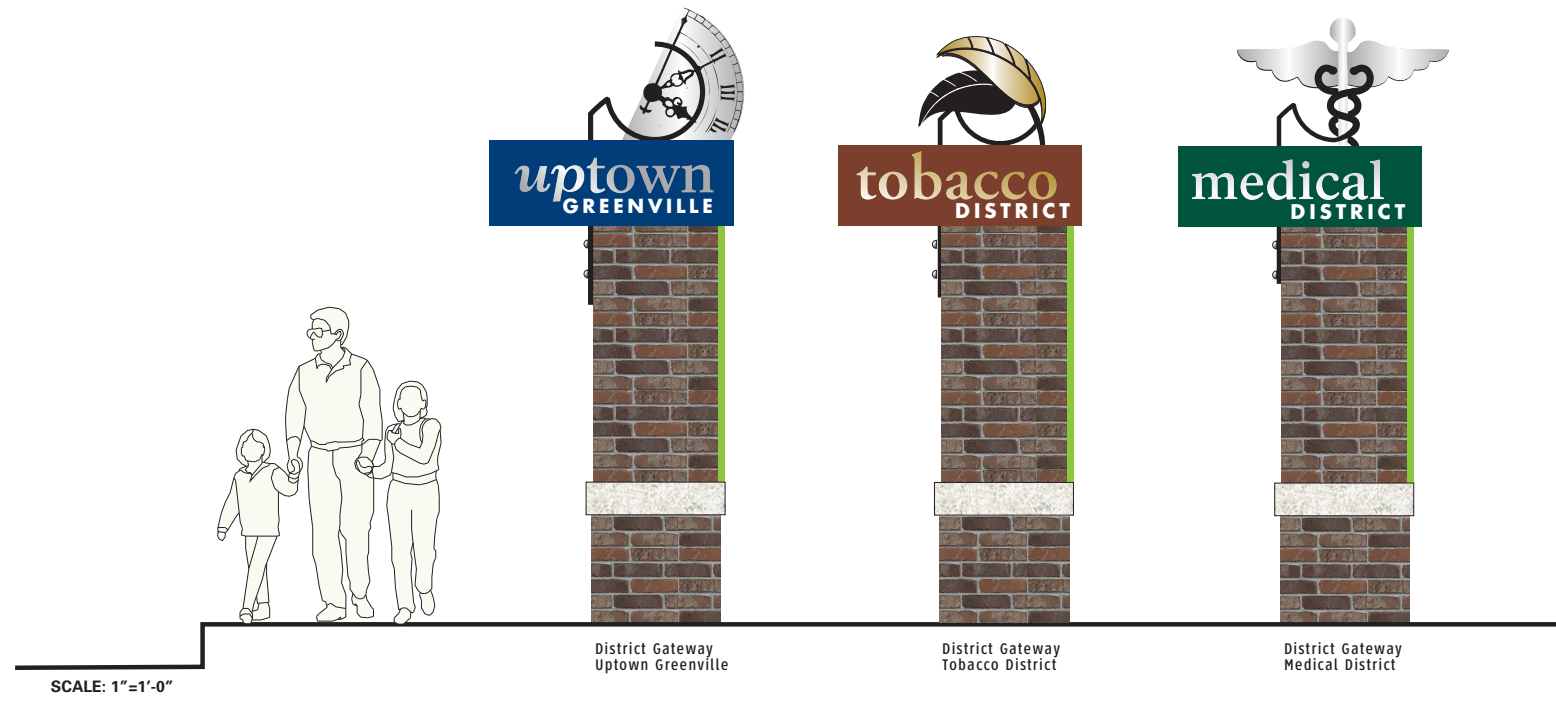
Fiscal Note: Fabrication and installation of Phases I and II of the comprehensive wayfinding system are scheduled for completion at a cost of approximately \$450,000 funded through 2004 Center City General Obligation Bonds. Phase III of the system which includes areas such as the medical district, convention center district, airport, and other commercial areas at an estimated cost of \$475,000 is presently included in the proposed Capital Improvement Program as an unfunded project.

Recommendation: The Greenville Redevelopment Commission will consider the tobacco-related design elements at its meeting on April 1, 2008. The Redevelopment Commission recommendation will be forwarded to the City Council for consideration at the April 10, 2008 meeting.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Wayfinding Design Alternatives](#)



DISTRICT GATEWAYS - ICON STUDY





City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Ordinance creating the Greenville Neighborhood Advisory Council

Explanation: Action item #3 of Objective E, Goal Number 6 of the 2007 Goals of City Council called for the development of a Neighborhood Commission. Staff submitted the following plan for consideration at the February 18, 2008 City Council meeting. The City Council took no action on the proposed ordinance and requested that staff provide additional information on the neighborhood commissions in Raleigh and Durham. The requested information was provided to the City Council on February 29, 2008. During the March 13, 2008 City Council meeting, Councilmember Spell requested that this item be added to the April City Council agenda.

Background

Greenville Neighborhood Advisory Council

Information was gathered from seven cities in the development of a recommendation for the Greenville Neighborhood Advisory Council. The cities consulted were Greensboro, Raleigh, Winston-Salem, and Durham, North Carolina; Hampton and Chesapeake, Virginia; and Spartanburg, South Carolina. A brief summary of the purpose of each committee from the cities surveyed is below.

1. Raleigh, North Carolina

The City of Raleigh's Neighborhood Commission is made up of representatives from geographic districts of the City rather than individual neighborhood association representatives. One representative from each district is appointed to serve on the Commission. These representatives are the liaisons between the city government and the districts. Because the city is divided into districts, there are more diverse needs and concerns versus a single neighborhood that the representative has to address. The Commission provides input to the City of Raleigh on a number of neighborhood issues. Because of the growth of the City of Raleigh, redistricting was slated to occur in January 2008. After the redistricting has occurred, Raleigh's goal is to revise its Commission so that it is based on neighborhoods rather than districts, which are much larger.

2. Winston-Salem, North Carolina

The City of Winston-Salem has a Community Services Division within the Neighborhood Services Department. Community Services staff are assigned to neighborhoods within the city. These employees are responsible for providing assistance to neighborhoods on planning issues and neighborhood projects under consideration. They also act as liaisons between neighborhoods and specific City Departments/Divisions. The Community Services unit is also responsible for facilitating the Annual Winston-Salem Citywide Neighborhood Conference. There is not a designated neighborhood committee or commission.

3. Greensboro, North Carolina

Committees and commissions in the City of Greensboro are divided by type of board, such as Policy Making and Advisory Boards, Legislative Boards, Administrative Boards, Quasi-Judicial Boards, and Autonomous Boards. The City does not have a designated neighborhood advisory committee or commission. Neighborhood issues are addressed by the City of Greensboro staff based upon the areas that require assistance.

4. Durham, North Carolina

The City of Durham has a neighborhood committee called the Inter-Neighborhood Council. Membership on the Council is composed of neighborhood organizations within the City of Durham. The Inter-Neighborhood Council works to increase the influence of neighborhoods within the city on issues that affect them. The City of Durham's Neighborhood Improvement Services Department's Community Relations unit serves as staff to the Council, which provides services to neighborhoods and works to increase resident involvement in neighborhood improvements initiatives.

5. Hampton, Virginia

The City of Hampton has a Neighborhood Commission that is composed of 10 neighborhood representatives, 3 city representatives, 6 institutional representatives, and 2 youth representatives. The Neighborhood Commission is supported by the Neighborhood Services Division. The Commission assists with organizing and planning neighborhoods, conducting projects, and development of strategic neighborhood action plans. Members are appointed by the Hampton City Council and represent districts rather than specific neighborhoods.

6. Chesapeake, Virginia

The City of Chesapeake has a Neighborhood Services Coordination Division, which is responsible for addressing the needs of neighborhoods. This division provides guidance in accessing city services to address neighborhood needs, generates neighborhood actions on issues related to community needs, disseminates information about city services, and assists with organizing civic leagues and neighborhood associations. The City of Chesapeake does not have a designated neighborhood committee or commission. Many neighborhood issues are addressed through civic leagues.

7. Spartanburg, South Carolina

The City of Spartanburg established a Citizens Advisory Council to provide a

mechanism where neighborhood groups, associations, neighborhood watch, tenant associations, and other groups that handle neighborhood issues could discuss issues collectively. The Citizens Advisory Council is made up of two groups: a general membership comprised of a member of each recognized neighborhood group/association; and an Executive Committee. The general membership of the Citizens Advisory Committee meets six times per year, and the Executive Committee meets two times per year. Sub-committees are established for special projects of the Council. The Council is considered as an advisory group to the Mayor and City Council.

Recommendations for the Greenville Neighborhood Advisory Council

Based upon the research and analysis performed by staff, a neighborhood council comprised of representatives of recognized neighborhood associations could be established by the City Council to provide advice and recommendations to City Council on neighborhood issues. In order for the neighborhood council to be successful and to allow persons to attend and participate in neighborhood meetings, quarterly neighborhood council meetings are recommended. The proposed plan listed below could be established as the Neighborhood Advisory Council's role.

City of Greenville Neighborhood Advisory Council

Mission: To provide a mechanism that allows neighborhood associations to collaborate on issues of mutual interest; provide a forum for communication with city elected officials and staff; empower neighborhoods to actively develop, revitalize and help to maintain healthy, strong and more vibrant neighborhoods.

Membership: Membership on the Neighborhood Advisory Council is open to recognized Greenville neighborhood associations' representatives. One representative from each recognized Neighborhood Association will be invited to serve on the Neighborhood Advisory Council. A recognized neighborhood association is one that 1) has adopted bylaws, 2) holds scheduled meetings (a minimum of two meetings per year), and 3) has officers as required by the association's bylaws. (Required officers for recognized neighborhood associations usually consist of a president, vice-president, secretary, and treasurer).

Representation: Representation for the Greenville Neighborhood Advisory Council will be comprised of one representative from each recognized neighborhood association. The Neighborhood Advisory Council will elect a chairperson, vice-chairperson, and secretary. The role of the chairperson will be to conduct the meetings. In the event that the chairperson is unable to attend a meeting or participate, the vice-chairperson will conduct the meeting. The secretary will be responsible for recording minutes of the Neighborhood Advisory Council. The Neighborhood Advisory Council members shall elect officers annually in January of each year. The Neighborhood Liaison of the Community Development Department will serve as an Ex-Officio member of the Neighborhood Advisory Council. The Neighborhood Liaison will determine the eligibility of a neighborhood representative for membership to the council.

Focus of the Greenville Advisory Council

- Provide support and guidance to neighborhoods within the city of Greenville.
- Assist neighborhoods within the city on accessing resources/services available to neighborhoods to address issues.
- Provide information to new neighborhood associations and encourage formation of new neighborhood associations.
- Provide information to Greenville City Council on issues affecting neighborhoods.
- Increase citizens participation in neighborhood revitalization and development.
- Make recommendations to the City Council on neighborhood issues.
- Assist neighbors in developing proactive neighborhood programs, such as a community watch and neighborhood leadership programs.
- Recommend programs for consideration by the City that will empower citizens to make their neighborhoods better places to live, work, and play.
- Review and approve grant applications submitted for funding under the City of Greenville Neighborhood Grant program.

Meetings

The Neighborhood Advisory Council will meet each quarter and once a year at the invitation of the City Council to provide a report of the Council's activities. The Neighborhood Liaison of the Community Development Department will provide staff support to the Neighborhood Advisory Council. The Neighborhood Advisory Council may from time to time appoint ad hoc committees necessary to conduct special studies, projects, and programs. Such committees would exist at the discretion of the Neighborhood Advisory Council. The Greenville City Council will establish attendance policies for the Neighborhood Advisory Council and make decisions on other policies needed that will govern the work of the Neighborhood Advisory Council.

Fiscal Note:

There are no known direct costs with the creation of the commission. The Neighborhood Liaison/Ombudsman position approved in the 2007-08 adopted budget will be assigned the responsibility of supporting the Neighborhood Council.

Recommendation:

City Council review and consider the proposed ordinance creating the Neighborhood Advisory Council.

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 [Updated Neighborhood Advisory Committee Ordinance 743915](#)

ORDINANCE NO. 08-_____

AN ORDINANCE AMENDING CHAPTER 3 OF TITLE 2 OF THE CITY CODE BY ADDING AN ARTICLE G WHICH ESTABLISHES A NEIGHBORHOOD ADVISORY COUNCIL

WHEREAS, the City Council has determined there is the need within the City of Greenville for the establishment of a Neighborhood Advisory Council;

WHEREAS, it has been determined that a central forum for neighborhood associations to establish common goals and avenues of mutual interest including communication channels between citizens, elected officials, and city staff is important to improving livability of the City of Greenville;

WHEREAS, it is the desire of the elected officials and staff of the City to assist neighborhood associations in understanding the City of Greenville Code of Ordinances; and

WHEREAS, it is recognized that having an all-inclusive community involves all neighborhoods working together;

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

Section 1: That Chapter 3 of Title 2 of the Greenville City Code be amended by adding a new G entitled "GREENVILLE NEIGHBORHOOD ADVISORY COUNCIL." This article shall read as follows:

.Article G. Greenville Neighborhood Advisory Council

Sec. 2-3-71. Definitions.

Neighborhood shall mean an organized residential area within the corporate limits of the City of Greenville.

Neighborhood association shall mean an organized group of residents within a specific neighborhood within the corporate limits of the City of Greenville and that operates under a formal association by-laws; holds regular meetings; has elected officers; maintains records of meetings; and has placed on file with the Neighborhood Liaison/Ombudsman a current set of by-laws and amendments, list of current officers, and a current association membership roster. There shall be only one association per neighborhood.

Liaison shall mean individual appointed by a neighborhood association to represent the association on the Neighborhood Advisory Council ("advisory council") to attend meetings of the advisory council, participate in actions of the advisory council, and bring to the attention of elected officials and staff the concerns of the neighborhood association during the regular meetings of the advisory council.

Sec. 2-3-72. Composition.

Each neighborhood association as defined in this chapter shall appoint a liaison member to the

Neighborhood Advisory Council. The liaison shall serve at the pleasure of the neighborhood association. The Neighborhood Liaison/Ombudsman shall serve as an ex-officio member of the Neighborhood Advisory Council.

Sec. 2-3-73. Meetings; officers; records; notices.

The Neighborhood Advisory Council shall hold at least one (1) meeting per quarter. All of its meetings shall be open to the public. Within thirty (30) days of the first meeting, the advisory council will elect a chair, a vice-chair, and a secretary. It may create other officers as it determines and shall adopt by-laws to determine responsibilities of the officers. The secretary shall keep the records of who is in attendance and minutes of the meetings, its resolutions, discussions, findings, and recommendations. Such records shall be open to the public. Notices of all regular meetings shall be published not less than seven (7) calendar days in the manner and location prescribed for other public bodies within the City of Greenville.

Sec. 2-3-74. Quorum.

For the purposes of this article, to conduct business, the Neighborhood Advisory Council shall have not less than sixty (60%) percent of the associations listed with the Neighborhood Liaison/Ombudsman.

Sec. 2-3-75. Purpose.

The Greenville Neighborhood Advisory Council as a liaison between the neighborhoods and the City of Greenville and consistent with the intent of the actions of the Advisory Council states that its purpose is:

- (a). To serve as a liaison between the neighborhoods and the City of Greenville over issues of common interest;
- (b). To serve as an advocate for programs, ideas and methods to promote working relationships between the neighborhoods and with the City of Greenville;
- (c). To disseminate information to the neighborhoods and the City of Greenville with regard to issues of healthy, strong and vibrant neighborhoods;
- (d). To assist and promote neighborhood education efforts concerning ways to develop, revitalize, and maintain healthy, strong and vibrant neighborhoods;
and
- (e). To increase citizen participation in neighborhood revitalization and development.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. 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.

Item # 13

Section 4. This ordinance will become effective on the ____ day of _____, 2008.

This the _____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 4/10/2008
Time: 7:00 PM

Title of Item: Resolutions establishing State legislative initiatives

Explanation: Based upon the direction of City Council at its April 7, 2008, meeting, resolutions which establish the City's legislative initiatives for the 2008 Session of the North Carolina General Assembly will be prepared for City Council's consideration.

Fiscal Note: The development of the Legislative Initiatives will not have a fiscal impact.

Recommendation: Approval of the resolutions which establish the City's legislative initiatives.

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