



# Agenda

## Greenville City Council

September 11, 2008  
7:00 PM  
City Council Chambers  
200 West Fifth Street

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**I. Call Meeting To Order**

**II. Invocation - Mayor Pro-Tem Council**

**III. Pledge of Allegiance**

**IV. Roll Call**

**V. Approval of Agenda**

**VI. Special Recognitions**

- John Larry Parker, Public Works Department Retiree
- Stuart Aronson, Sunday in the Park Coordinator

**VII. Appointments**

1. Appointments to Boards and Commissions
2. Appointments to Cable Television Government Access Channel Ad Hoc Advisory Committee

**VIII. Old Business**

3. Resolution consenting to the reinterment of graves from the Forbes Family Cemetery to Homestead Memorial Gardens
4. Ordinance requested by Jeremy Spengeman to amend the definition of “conventional restaurant”, for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce

the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast food restaurant

## **IX. New Business**

### **Public Hearings**

5. Ordinance requested by The Covington Group, Limited to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street, containing approximately 4.8 acres, from a "High Density Residential" category to an "Office/Institutional/Multi-family" category
6. Ordinance requested by A Curious Soup, LLC to rezone 0.84 acres located at the southwest corner of the intersection of W. Third Street and S. Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)
7. Ordinance requested by the City of Greenville Redevelopment Commission to rezone 3.07 acres located along the southern right-of-way of W. Fifth Street approximately 260 feet west of its intersection with S. Pitt Street, known as the "Nathaniel Village Tract", from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)
8. Ordinance requested by Carl W. Blackwood et. al. to rezone 4.1667 acres located at the southeast corner of the intersection of Frog Level Road and Wainright Lane from R6A (Residential [Medium Density Multi-family]) to O (Office)
9. Ordinance requested by Nichols of Greenville, LLC to rezone 2.1399 acres located at the southwest corner of the intersection of Whichard Road and Jackson Avenue from RA-20 (Residential-Agricultural) to CH (Heavy Commercial)
10. Request by the Pitt County Board of County Commissioners to amend the 2004 Greenway Master Plan to include a new greenway corridor entitled "Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector"
11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1913 South Pitt Street
12. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1915 South Pitt Street
13. Ordinance requiring the repair or the demolition and removal of the dwelling located at 516 Vance Street

14. Ordinance to annex Davencroft Village and Lot 30, Phase 5, Davencroft containing 12.260 acres located on Dublin Road south of its intersection with Thomas Langston Road
15. The 10-Year Plan to End Chronic Homelessness in Pitt County
16. Consolidated Annual Performance and Evaluation Report Submission to the United States Department of Housing and Urban Development

### **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.

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

### **XI. City Manager's Report**

### **XII. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

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**Title of Item:** Appointments to Boards and Commissions

**Explanation:** City Council appointments or reappointments need to be made to the Community Appearance Commission and Human Relations Council, and a recommendation needs to be made to fill the County vacancy on the Pitt-Greenville Convention and Visitors Authority.

**Fiscal Note:** No fiscal impact.

**Recommendation:** Make appointments or reappointments to the Community Appearance Commission and Human Relations Council, and make a recommendation to the County to fill the vacancy on the Pitt-Greenville Convention and Visitors Authority.

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

# Appointments To Boards and Commissions

September 11, 2008

## Community Appearance Commission

**Council Liaison:** Council Member Larry Spell

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
LaVeta Weatherington	Second term	Ineligible	July 2008
Doreen Winston	First term	Did not meet attendance requirements	April 2010

## Human Relations Council

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

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Mary Bragaw	Second term	Ineligible	September 2008
Robert Hudak	Filling unexpired term	Eligible	September 2008
Nikki Miller	First term	Eligible	September 2008
Walter Sadler	First term	Resigned	September 2008
Reginald Watson	Second term	Ineligible	September 2008

## Pitt-Greenville Convention and Visitors Authority

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

<b>Name</b>	<b>Current Term</b>	<b>Reappointment Status</b>	<b>Expiration Date</b>
Dawn Cribari (1) (County)	Second term	Ineligible	July 2008

(1) Owners/operators of hotels/motels

## Applicants for Community Appearance Commission

Troy Jensen 122 Asbury Road Greenville, NC 27858	931-9492	<b>Application</b>	6/20/2008
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	<b>Application</b>	1/28/2008

## Applicants for Human Relations Council

Tawanda Boone 3338 Tobacco Road Greenville, NC 27834	414-2454	<b>Application Date:</b> 12/20/2007
Ronnie Christian 2608 Mulberry Lane Greenville, NC 27858	561-5405	<b>Application Date:</b> 7/2/2008
Joseph P. Flood 1919 Sherwood Drive Greenville, NC 27858	353-9915	<b>Application Date:</b> 7/18/2007
Judith Havermann 2009-A Cambria Drive Greenville, NC 27834	321-1655	<b>Application Date:</b> 11/19/2007
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	(301) 367-3690	<b>Application Date:</b> 9/24/2007
John Pierpont 504 Crestline Boulevard Greenville, NC 27834	353-8735	<b>Application Date:</b> 6/10/2008

# Applicants (Pitt County)

## *Applicant Interest Listing*

### *Convention & Visitors Authority*

**Brayom Anderson III**  
1624 Black Jack Simpson Road  
Greenville NC 27858

Day (252) 439-0555  
Evening Phone: (252) 341-2527  
Fax:  
E-mail: brayom@tie-breakers.com

Gender: M  
Race: White  
District: 3  
Priority:

Applied for this board on: 1/25/2007

Application received/updated: 01/25/2007

Applicant's Attributes: County Planning Jurisdiction  
District 3

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	JH Rose High		
Experience	Law enforcement/deputy		
Experience	Tie Breakers Sports Bar & Grill	Owner	
Experience	US Army & Coast Guard		

**Joanne Askew**  
1944 Cornerstone Drive  
Winterville NC 28590

Day (252) 756-5601  
Evening Phone: (252) 814-6774  
Fax:  
E-mail: gobills10@suddenlink.net

Gender: F  
Race: White  
District: 5  
Priority:

Applied for this board on: 2/21/2007

Application received/updated: 02/21/2007

Applicant's Attributes: Winterville City Limits  
District 5

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of Pennsylvania	BS - Business	
Education	Internboro High		



## *Applicant Interest Listing*

Experience	Onslow County	Retired HR Director
Experience	Alamance County	Retired HR Director
Volunteer/Prof. Associations	United Way	
Volunteer/Prof. Associations	Church Committees	
Volunteer/Prof. Associations	NC Symphony Board	
Volunteer/Prof. Associations	Meals on Wheels	

**Ralph Hall Jr**  
111 Hardee Street  
Greenville NC 27858

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

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

Applied for this board on: 2/26/2003

Application received/updated: 02/26/2003

Applicant's Attributes: District 6  
Greenville ETJ

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

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

*Convention & Visitors Authority*  
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## *Applicant Interest Listing*

Volunteer/Prof. Associations      State Board of Directors

### Boards Assigned To

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
P. C. M. H. Board of Trustees District 2	2/19/2008 to 3/31/2013

### Steve Little

3314 NC 33 W  
Greenville NC 27834

Day (910) 608-3724  
Evening Phone: (252) 758-2040  
Fax:  
E-mail: slittle@nashfinch.com

Gender: M  
Race: White  
District: 2  
Priority:

Applied for this board on: 1/5/2007

Application received/updated: 01/05/2007

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

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University		
Education	Belvoir Elementary		
Experience		NC Real Estate Broker License	
Experience	Nash Finch	Division Manager	
Volunteer/Prof. Associations	Pitt County Planning Board		6 years

### Boards Assigned To

ABC Board	1/23/2007 to 6/30/2009
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### Joseph Skinner

P.O. Box 30135

Day (252) 847-6843  
Evening Phone: (252) 756-1966

Gender: M  
Race: White

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## *Applicant Interest Listing*

Greenville NC 27833

Fax:  
E-mail:

District: 4  
Priority: 0

Applied for this board on: 12/20/2002

Application received/updated: 12/17/2007

Applicant's Attributes: District 4  
Greenville City Limits

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University		
Education	Ralph L Fike		
Experience	S.T. Wooten Construction		
Experience	C.A. Lewis	General Contractor	15 years
Experience	Pitt County Memorial Hospital	Project Manager/Employer	2000
Volunteer/Prof. Associations	Advisory Board @ PCC		
Volunteer/Prof. Associations	University Kiwanis Club		
Volunteer/Prof. Associations	Planning & Zoning		

### Boards Assigned To

Development Commission 12/18/2007 to 12/17/2010  
Greenville Nominated

### Linda Tripp

4817 NC 33 E  
105 Oakmont Drive-work-use this one  
Greenville NC 27858

Day (252) 355-4700  
Evening Phone: (252) 758-3840  
Fax: (252) 355-4707  
E-mail: ltripp@greenvillenc.com

Gender: F  
Race: White  
District: 3  
Priority: 0

Applied for this board on: 4/25/2003

Application received/updated: 04/25/2003

Applicant's Attributes: District 3

## *Applicant Interest Listing*

Simpson ETJ  
GUC Customer  
Non Greenville Resident

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	South Georgia College		
Education	East Carolina University	BUED,MAED	
Education	Pitt Community College	Real Estate Broker's License	
Education	Patterson High		
Experience	Carolina Court Reporters, Inc.	President & CEO	1992-present
Experience	State of North Carolina	Division of Water Quality	1972-1979
Experience	Tripp Diet Centers, Inc.	President & CEO	1979-1992
Volunteer/Prof. Associations	East Carolina University	Pirate Club/Vice-President	
Volunteer/Prof. Associations	Pitt Community College		
Volunteer/Prof. Associations	Jockey Club Advisory Board		
Volunteer/Prof. Associations	East Carolina University	Network for Advancement	
Volunteer/Prof. Associations	Various Church Committees &		
Volunteer/Prof. Associations	East Carolina University	Performing Arts/Vice-President	
Volunteer/Prof. Associations	American Heart Association	Gala Chairperson	
Volunteer/Prof. Associations	American Cancer Society	Hope Gala Committee	
Volunteer/Prof. Associations	Greenville Museum of Art	Benefactor	
Volunteer/Prof. Associations	East Carolina University	Art Enthusiasts Committee	
Volunteer/Prof. Associations	East Carolina University	Chancellor's Society	
Volunteer/Prof. Associations	East Carolina University	Friends of Theater-Director	
Volunteer/Prof. Associations	Health Education Foundation		
Volunteer/Prof. Associations	Ironwood Golf Board		

## *Applicant Interest Listing*

Boards Assigned To

Pitt - Greenville Airport Authority  
County

7/9/2007 to 6/30/2011

**Larry White**

1804 Old Mill Court  
Greenville NC 27858

Day (252) 328-2315  
Evening Phone: (252) 353-2665  
Fax: (252) 328-4368  
E-mail: whitel@ecu.edu

Gender: M  
Race: White  
District: 3  
Priority:

Applied for this board on: 5/24/2007

Application received/updated: 05/24/2007

Applicant's Attributes: Greenville City Limits  
District 3

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	Florida State University	MLS	1993
Education	University of Florida	BA	1988
Education	Wildwood High		
Experience	East Carolina University	Assistant Professor, Library Program	2005-present
Experience	Washington County Public	Library Director	2002-2005
Experience	Levy County Public Library	Director of Library Operations	1999-2000
Experience	Bureau of Library Development	Library Program Specialist	1998-1999
Experience	Leon County Public Library	Library Service Supervisor	1995-1998
Volunteer/Prof. Associations	Association of Library Inf.	Member since 2005	
Volunteer/Prof. Associations	Association of Rural & Small	Member	2005-2006
Volunteer/Prof. Associations	Pitt County Citizens Academy		
Volunteer/Prof. Associations	College of Education	Member	2005-present
Volunteer/Prof. Associations	Library Admin. & Management	Member since 2003	
Volunteer/Prof. Associations	Library Science & Instructional	Member	2005-present

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## *Applicant Interest Listing*

Volunteer/Prof. Associations	Florida Library Association	Member	2000-2002
Volunteer/Prof. Associations	North Carolina Library	Member since 2005	
Volunteer/Prof. Associations	Ohio Library Council	Member	2002-2005
Volunteer/Prof. Associations	Public Library Association	Member since 2003	
Volunteer/Prof. Associations	American Libraries Association	Member since 1993	

### Wendy Winstead

140 Farmington Rd.  
Grimesland NC 27834

Day (252) 916-8180  
Evening Phone: (252) 355-8280  
Fax:  
E-mail: wenwins@earthlink.net

Gender: F  
Race: White  
District: 3  
Priority: 0

Applied for this board on: 5/2/2003

Application received/updated: 07/12/2006

Applicant's Attributes: District 5  
County Planning Jurisdiction  
South of the River

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

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University	BS in Social Studies	
Education	Fuquay-Varian Senior H.S.		
Experience	R.H.Donnallay	Sprint Yellow Pages Account	1995-present
Volunteer/Prof. Associations	Salvation Army Volunteer		
Volunteer/Prof. Associations	Michael Jordan Golf Classic		
Volunteer/Prof. Associations	Dream Factory Committee		
Volunteer/Prof. Associations	CCA-NC East Carolina Chapter		
Volunteer/Prof. Associations	Association Executives of NC		
Volunteer/Prof. Associations	March of Dimes of Eastern NC	Board of Directors, Bid for Bachelors	
Volunteer/Prof. Associations	American Cancer Society	Relay for Life Committee	

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## *Applicant Interest Listing*

Volunteer/Prof. Associations      Greater Greenville Kiwanis Club      Board of Directors,President,Vice-

Volunteer/Prof. Associations      Pitt-Greenveille Chamber of      Ambassador,Chamber Bowling

### Boards Assigned To

ABC Board

8/31/2006 to 8/31/2009



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

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**Title of Item:** Appointments to Cable Television Government Access Channel Ad Hoc Advisory Committee

**Explanation:** The City Council approved the creation of this Committee during its August 8, 2008 meeting. The purpose of said Committee is to gather and then provide the Council with public feedback and advice regarding the programming of the Government Access Channel.

The enabling legislation called for the Committee to meet beginning in October for a duration of 90 days with the report to be submitted to the Council no later than December 31.

The Mayor and Council Members shall each appoint one member for a total of seven members.

**Fiscal Note:** No direct costs.

**Recommendation:** The Mayor and Council Members appoint one person each to be members of the Committee.

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# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Resolution consenting to the reinterment of graves from the Forbes Family Cemetery to Homestead Memorial Gardens

**Explanation:** On July 3, 2008, the City received the attached letter from of grave concerns, inc. on behalf of East Carolina University requesting that the City consent to the relocation of the Forbes Family Cemetery from MacGregor Downs Road to Homestead Memorial Gardens located on East Tenth Street. North Carolina law requires that prior to moving a cemetery, consent must be secured from the municipality in which the cemetery is located.

This request was considered at the August 11, 2008 City Council meeting and continued to the August 14, 2008 meeting. As requested by East Carolina University, on August 14, 2008 the City Council further continued the request to the September 11, 2008 City Council meeting.

**Fiscal Note:** No cost to the City.

**Recommendation:** City Council hear a presentation from of grave concerns, inc. and approve the attached resolution consenting to the relocation of the Forbes Family Cemetery from MacGregor Downs Road to Homestead Memorial Gardens.

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[Forbes Family Cemetery Relocation](#)

[Resolution Consenting to Relocation of Forbes Family Cemetery to Homestead Memorial Gardens 774922](#)

RESOLUTION NO. 08-\_\_\_\_\_

RESOLUTION CONSENTING TO THE REINTERMENT OF GRAVES  
FROM THE FORBES FAMILY CEMETERY TO HOMESTEAD MEMORIAL GARDENS

WHEREAS, there is an abandoned cemetery located on MacGregor Downs Road, two-tenths of a mile west of its intersection with West Fifth Street, that has fallen into disrepair; and

WHEREAS, the East Carolina University School of Dentistry wishes to develop the property and provide long-term care for the graves; and

WHEREAS, the East Carolina University School of Dentistry has selected Homestead Memorial Gardens to receive the burials; and

WHEREAS, North Carolina General Statute 65-106 allows for the disinterment, removal, and reinterment of abandoned graves by landowners after securing the consent of the governing body in which such cemetery is located; and

WHEREAS, the request to reinter the graves has been published at least once per week for four successive weeks in *The Daily Reflector* in accordance with General Statute 65-106;

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Greenville, North Carolina, does hereby give consent to the East Carolina University School of Dentistry to relocate the Forbes Family Cemetery from MacGregor Downs Road to Homestead Memorial Gardens on East Tenth Street as requested.

This the 11<sup>th</sup> day of September, 2008.

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

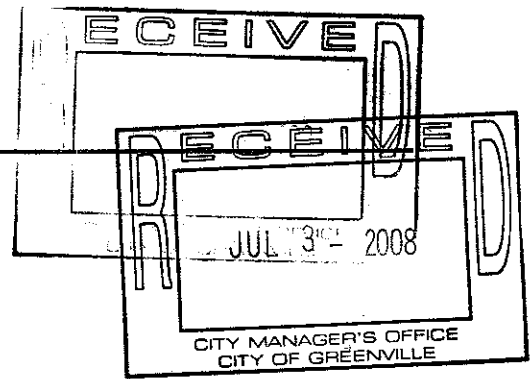
ATTEST:

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

*of grave concerns, inc.*

1523 Hanover Street – Raleigh, NC 27608  
Telephone (919) 839 0501

Mr Wayne bowers,  
City Manager  
City of Greenville  
P O. Box 7207  
Greenville, NC 27835-7207



Re; Moving the Forbes Family Cemetery on McGregor Downs Road to Homestead Memorial Gardens, East Tenth Street

June 30, 2008

Dear Mr. Bowers:

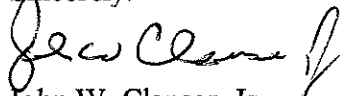
East Carolina School of Dentistry wishes to have the Forbes Family Cemetery relocated under the guidelines set forth in North Carolina General Statute 65-4. We have made a reasonable and prudent effort to contact family members and have had several conversations with Mr. William Barnes who has six family members interred in the cemetery. Mr. Barnes had contacted several additional family members and has reported that all are in favor of the move. The family members agree that Homestead Memorial Gardens, where the graves will receive long-term care, is a suitable location for the reinterment. The School of Dentistry has agreed to assume all financial responsibility for the removal and reinterment.

The statute also requires that legal notice be published once a week for four consecutive weeks. A legal advertisement has been run in the Daily Reflector on June 4, June 11, June 18 and June 25, 2008. A copy of this notice is enclosed for your convenience.

It is our desire to come before the City Council and request a resolution authorizing the removal and reinterment as required by the statute. We understand that the next council meeting will be held on August 11, 2008 and would like to be placed on the agenda. I am also enclosing a draft resolution that you may wish to use as a guide.

If you have any questions, or require any additional information, please do not hesitate to contact me.

Sincerely:

  
John W. Clauser, Jr  
Archaeologist

# The Daily Reflector

1882 · 2007

P.O. Box 1967, Greenville, NC 27835-1967 (252) 329-9504

OF GRAVE CONCERNS, INC  
ATTN: JOHN CLAUSER  
1523 HANOVER STREET  
RALEIGH, NC 27608

CopyLine: Forbes Family Cemetery  
Lines: 32  
Total Price: \$136.88  
Pay this amount due in 10 days

Account: 149772 AD ID: 329542

### PUBLISHER'S AFFIDAVIT

AD ID: 329542

NORTH CAROLINA  
PITT COUNTY:

Kim Little affirms that she is clerk of The Daily Reflector, a newspaper published daily at Greenville, Pitt County, North Carolina, and that the advertisement, a true copy of which is hereto attached, entitled Forbes Family Cemetery was published in said The Daily Reflector on the following dates:

Wednesday, June 4, 2008 Page: C5  
Wednesday, June 11, 2008 Page: C5  
Wednesday, June 18, 2008 Page: C6  
Wednesday, June 25, 2008 Page: C6

and that the said newspaper in which such notice, paper, document or legal advertisement was published, was at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Chapter 1, Section 597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Chapter 1, Section 597 of the General Statutes of North Carolina.

Kim Little

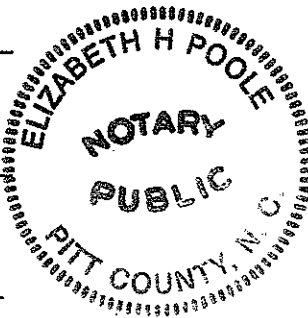
Affirmed and subscribed before me this 25 day

of June 2008

Elizabeth H Poole  
(Notary Public Signature)

Elizabeth H Poole  
(Notary Public Printed Name)

My commission expires 1-17-2011



**Legal Notice**  
Notice is hereby given to relatives both known and unknown of: Mary Forbes, 1872 - 1906, Jacob Forbes, died 1918 and 40 other unknown individuals buried in Forbes Family Cemetery, Greenville, Pitt County, North Carolina of the intention to remove relocate and reinter the 42 graves. The cemetery is located approximately west of Macgregor Downs Road and 2/10 mile south of the intersection of Fifth Street. The property is further described in Pitt County Book of Deeds 1417 Page 458. It is intended, in consultation with descendants, to reinter remains in Homestead Memorial Gardens, Greenville, NC. Anyone having information about these burials, or the next of kin should contact Of Grave Concerns, Inc. (919) 839 0501.

June 4, 11, 18 & 25, 2008



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:**

Ordinance requested by Jeremy Spengeman to amend the definition of “conventional restaurant”, for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast food restaurant

**Explanation:**

In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready-to-consume state, the following sales shall be included: (i) food prepared in the establishment’s kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready-to-consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, (iv) a membership, cover or other minimum charge for admittance or service during regular or special periods of operation, and (v) any other product, item, entertainment, service, or gratuity which is not specified as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready-to-consume state. For purposes of determining compliance, the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina.

This proposed "food sales percentage requirement" amendment only applies to the definition of “conventional restaurant” and does not affect or change the

definition of “fast food restaurant”. For an establishment to qualify as a fast food restaurant, such establishment will require sales of prepared and/or packaged foods, in a ready-to-consume state, in excess of fifty (50) percent of the total gross receipts for such establishment during any month.

Under the zoning regulations, the primary distinction between a “restaurant” and a “public or private club” is the minimum percentage of food sales to total sales requirement applicable to restaurants and the option of a “club” to require a membership, cover, or minimum charge for admittance or service during regular or special periods of operation.

The prohibition of charging a membership or admittance fee and the minimum percentage of food sales to total sales requirement for restaurants is included under subsections (1) and (2) of the City’s definition of restaurant (conventional and fast food). The proposed ordinance will not delete or modify subsection (1) – restaurants will not be permitted to charge a membership or admittance fee under any circumstances. Under the proposed ordinance, a public or private club may continue to charge a membership or admittance fee.

Zoning regulations typically regulate land use activities as either “principal use” or “accessory use”. A “principal use” is simply defined as “the primary purpose for which a building, structure or lot is designed, arranged or intended”. An “accessory use” is defined by its association with an on-site principal use, specifically by combination of several criteria including (i) dependent to, (ii) incidental and subordinate to, and (iii) customarily associated with, the principal use. When a second activity is located on a lot that already contains a principal use and the second activity does not qualify under the definition of “accessory use”, the second use is classified as an additional “principal use”. More than one principal use may be located on one lot. This dual-use scenario is allowed provided both principal uses are permitted in the applicable zoning district. Dual or greater multi-principal use is a common occurrence in planned centers, such as a traditional shopping center. Each principal use may have one or more associated accessory uses, provided the principal use and accessory uses comply with the definitions for each. On the other hand, an accessory use cannot be allowed as a matter-of-right absent a permitted principal use to which it is determined to be accessory.

The qualification of a principal use is therefore based on the determination of the “primary purpose” of the structure or lot. Absent specific standards, staff would rely on the following in addition to other considerations: the comparison of (i) the percentage of building floor area and/or lot area devoted to the various uses, (ii) the percentage of employees devoted to the various uses, and the percentage of customers for each, and (iii) the percentage of total revenue of the various uses in the case of a business establishment. For purposes of Greenville’s zoning regulations, the qualification criteria for both a “restaurant” and a “club” is further established by the definition for each use and includes a percentage of food sales to total sales standard – 50% in the case of a restaurant.

For purposes of alcoholic beverage control, the State currently qualifies as a restaurant any establishment that has revenue from food sales in excess of 30%

of total sales during any month. The State requirement at one time (mid-1990's) mirrored the current City standard; however, the percentage was lowered by the State to allow more locations to qualify for a mixed beverage license under the auspices of a restaurant. Prior to State adoption of the reduced requirement, establishments not meeting the 50% rule had to qualify as a "private membership club".

Staff is of the opinion that the State's current 30% ABC law has no direct relation to the establishment or qualification of a principal use under zoning and should not be utilized to determine the establishment of a "restaurant". The State has a complete system for regulating the sale and consumption of alcoholic beverages and, as a result, the City cannot further regulate alcohol sales. The City may, however, define a restaurant for the purpose of zoning regulation, and this local zoning authority does not override or conflict with the State's definition of restaurant for the sale of alcohol. The State's definition of restaurant and the City's definition and regulation of restaurant are independent in purpose and application.

In summary, under the City's zoning regulations, both "restaurant" and "public or private club" are clearly defined. A restaurant is an establishment in which the principal use is the sale and/or consumption of food – a 50% food sales requirement applies and a minimum admittance fee or cover charge is not allowed. A public or private club is an establishment in which the principal use is entertainment and which cannot qualify under the definition of restaurant.

Restaurants may sell alcoholic beverages; however, for purposes of qualification as a restaurant, the sale and consumption of alcoholic beverages is not considered a food product and does not count toward the 50% rule requirement. The State's alcohol control agency (ABC and ALE) is responsible for periodic inspection of licensed establishments for the purpose of monitoring compliance with the State's 30% rule and other matters. The City routinely requests and receives copies of the ALE inspection reports and utilizes such information in determining the use qualification of the licensed establishments.

Conventional restaurants, as currently defined, are allowed as a permitted and/or special use in the following zoning districts: MS, MO, MCG, MCH (medical), OR (office-residential), all five (5) commercial districts and all four (4) industrial districts. Public or private clubs, as currently defined, are allowed as a special use in the following zoning districts: CD, CDF, CG, and CH (commercial) only. If the minimum food sales standard is reduced from 50% to 30%, the establishments that are currently not qualified as a restaurant solely because of the 50% rule, but which can meet the 30% rule, will then become a permitted or special use option in ten (10) additional zoning districts. Such a change will facilitate the establishment of currently considered principal use public/private clubs, under the relaxed definition of restaurant, in a greater variety of locations, many heretofore not considered appropriate for such use. Specifically, the introduction of such (30% qualified) establishments in the medical districts, the CN (neighborhood commercial), O (office only district) and all industrial districts is not in keeping with the purpose and intent of those districts.

Due to the anticipated negative impact of this proposed change, staff is of the

opinion that the requested amendment is not in compliance with the comprehensive plan, and staff recommends denial of the request to amend the definition of “conventional restaurant”.

The Public hearing on this requested ordinance amendment was conducted on June 12, 2008. At the conclusion of the public hearing the City Council voted to continue the item to the August 14, 2008 meeting and requested staff to prepare a report providing additional information. On June 13, 2008 staff provided a memorandum to the City Council listing the additional information that had been requested during the June 12, 2008 meeting and asking the City Council to inform staff of any other information needed relative to this item. Since no other information was requested by City Council, the report was completed based on the June 13, 2008 listing and delivered to the City Council on July 25, 2008. Based on a recommendation from City staff and the concurrence of the petitioner, on August 14, 2008 the City Council continued the item to September 11, 2008.

**Fiscal Note:** No direct cost to the City.

**Recommendation:** In staff’s opinion, the request is not in compliance with Horizons: Greenville’s Community Plan.

The Planning and Zoning Commission recommended denial of the ordinance amendment at their April 15, 2008 meeting.

If City Council determines to approve the amendment request, a motion to adopt the attached 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 amendment request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the requested text amendment and to make a finding and determination that the denial of the text amendment request is consistent with the adopted comprehensive plan and that the denial of the text amendment request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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Attachments / click to download

 [Restaurant\\_definition\\_ordinance\\_applicant\\_substitute\\_747492](#)



[Jeremy Spengeman minutes 3\\_18\\_08 751524](#)

[Yellow Sheet Memo to Mayor and CCM re Preemption of Zoning Ordinance Dr. Unk s 782843](#)

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ORDINANCE NO. 08-\_\_  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 12, 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 amending the City Code; 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 involving the text amendment is consistent with the adopted comprehensive plan and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1: That Title 9, Chapter 4, Article B, Section 9-4-22, of the City Code, is hereby amended to delete subsection “(2)” of the definition of “Restaurant, conventional” in its entirety and substitute the following subsection “(2)” as follows:

- “(2) Meets one (1) or more of the following criteria: (i) has monthly sales of prepared and/or packaged food in a ready to consume state in excess of fifty (50) percent of the total gross receipts for such establishment, or (ii) has monthly sales of prepared and/or packaged food in a ready to consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year. For the purpose of this subsection (2), quarter-year periods shall be as follows: (i) January, February, and March, (ii) April, May, and June, (iii) July, August, and September, and (iv) October, November, and December. When a restaurant establishment is in operation for less than any quarter-year period, the minimum amount of the sales of prepared and/or packaged food requirement during that quarter-year period shall be reduced from seventy-five thousand dollars (\$75,000.00) so that it is directly proportional to the number of days of operation during that quarter-year period in comparison to the number of days during that quarter-year period. For purposes of this subsection (2), days of operation shall be the total number of days, including all weekdays, between and including the date of initial operation during that quarter-year period and the last date of that quarter-year period. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the

establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, (iv) a membership, cover or other minimum charge for admittance or service during regular or special periods of operation, and (v) any other product, item, entertainment, service, or gratuity which is not specified in this subsection (2) as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection (2), the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina.”

Section 2: That Title 9, Chapter 4, Article B, Section 9-4-22, of the City Code, is hereby amended to delete subsection “(2)” of the definition of “Restaurant, fast food” in its entirety and substitute the following subsection “(2)” as follows:

“(2) Has monthly sales of prepared and/or packaged food in a ready to consume state in excess of fifty (50) percent of the total gross receipts for such establishment. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, (iv) a membership, cover or other minimum charge for admittance or service during regular or special periods of operation, and (v) any other product, item, entertainment, service, or gratuity which is not specified in this subsection (2) as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection (2), the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina.”

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

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

ADOPTED this 11<sup>th</sup> day of September, 2008.

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

ATTEST:

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

**Excerpt from the Draft Planning and Zoning Commission meeting minutes (4/15/08)**

**REQUEST BY JEREMY SPENGE MAN (as amended by the applicant) – DENIED**

Request by Jeremy Spengeman to amend the definition of “conventional restaurant”, for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready to consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready to consume state in the definitions for conventional restaurant and fast food restaurant.

Chairman Tozer stated that a public hearing was held in February for this request. Adjustments were requested and made. Another public hearing was held in March with additional adjustments requested. Chairman Tozer stated he did not believe there was a need to hold another public hearing. He gave the commission members an opportunity to ask Harry Hamilton any questions. No questions were asked. Chairman Tozer opened the discussion to the board. Mr. Ramey stated he felt it would be wrong to change the criteria given that the city and the people in the community were against it.

Motion was made by Mr. Baker to approve the proposed amendment, to advise that it is consistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion was seconded by Mr. Randall. Bell, Baker, Lehman and Randall voted in favor of the request. Gordon, Moyer, Wilson and Ramey voted in opposition to the request. Chairman Tozer cast the tiebreaker vote in opposition of the motion to approve the amendment. Motion to approve failed 5 to 4.

City Attorney Dave Holec asked for a reverse motion to deny the request.

Mr. Ramey made a motion to deny the proposed amendment, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion was seconded by Mr. Moyer. Gordon, Moyer, Wilson and Ramey voted in favor. Bell, Baker, Lehman and Randall voted in opposition. Chairman Tozer cast the tiebreaker vote in favor of the motion to deny the amendment. Motion to deny passed 5 to 4. The request is therefore recommended for denial.

**[See the 3/18/08 Planning and Zoning Commission public hearing minutes – pg 2]**

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

**REQUEST BY JEREMY SPENGE MAN (as amended by applicant) - CONTINUED TO THE APRIL 15, 2008 MEETING**

Request by Jeremy Spengeman to amend the definition of “conventional restaurant”, for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) more than thirty (30) percent of total gross receipts and such sales are not less than twenty thousand dollars (\$20,000.00), for such establishment for each month, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready to consume state in the definitions for conventional restaurant and fast food restaurant.

This amendment was continued from the February Planning and Zoning meeting. Mr. Hamilton read the substitute amendments for consideration. Mr. Hamilton stated that staff had revised the ordinance and the ordinance amendment report to reflect those changes. Mr. Hamilton stated the following items could be used in determining the portion of sales to be attributed to the sale of foods in a ready-to-consume state: food prepared in the establishment’s kitchen and served as a meal to be consumed on the premises or as a take-out order, packaged foods sold to accompany the meal and non-alcoholic beverages sold to accompany the meal. Mixed alcoholic beverages, including the mixer, any other alcoholic beverages, grocery items not ordered and purchased with the meal, a membership cover or other charge for admittance, and any product, item, entertainment, service or gratuity are not to be included in the sales. Mr. Hamilton stated the \$20,000 food sales rule was based on an estimated average of food sales per month. Mr. Hamilton gave comparisons to other similar restaurants, noting that the \$20,000 food sales requirement was significantly lower than the food sales of Buffalo Wild Wings and Pirates Pub.

Mr. Randall asked how many seats were in Pirates Pub. Mr. Hamilton stated he did not know exactly how many seats it held; however, it was not as large as Dr. Unk’s.

Attorney Phil Dixon, representing the applicant, spoke on behalf of the request.

Mr. Dixon stated the applicant was one of several owners of Dr. Unk’s and Basil’s restaurants. Mr. Dixon stated that neither restaurant had ever had any ABC citations nor had Basil’s had any city citations. He stated that Dr. Unk’s had recently received a city citation and promptly paid the \$50 fine. Mr. Dixon stated that the other university cities in North Carolina have the 30% rule that they are proposing. Mr. Dixon clarified that the request was not for \$20,000/month, but for \$250,000/year, of food sales. Mr. Dixon stated that a number of restaurants in the area are not meeting the rule that have not been cited and felt they were being treated unfairly. Mr. Dixon stated that Dr. Unk’s was in the top 10 purchasers of Cisco Foods for the Greenville area. Mr. Dixon stated in order to stay in business, they could reduce the cost of alcoholic beverages to meet the 50% rule,

but felt that was the opposite of what the city wanted and would encourage people to drink more. Mr. Dixon stated he felt the request was reasonable.

Mr. Baker asked if any complaints had been reported on the restaurant.

Mr. Dixon stated they had not, other than the recent citation from the city regarding the 50% rule.

Mr. Baker asked if Mr. Dixon had met with the city staff since the last meeting.

Mr. Dixon stated he had not, yet he had requested information from Mr. Hamilton and it had been submitted to him.

Mr. Baker asked what percentage of food sales was achieved.

Mr. Spengeman as well as Mr. Hamilton stated it was just over 30%.

Mr. Hamilton stated the city had a formula and it was stated in the ordinance and the existing regulations were included in the report. In order to qualify as a restaurant you must have more than 50% of your total gross receipts from the sale of food. Mr. Hamilton stated that the city's ordinance included language directly from the ABC regulations. Mr. Hamilton also stated that all businesses that sell alcoholic beverages are required to maintain 3 full years of records on the premises and the ABC Commission can check this at any time.

Mr. Ramey asked if Mr. Hamilton considered the current ordinance adequate.

Mr. Hamilton stated he did. He stated that the city did not go out on a monthly basis and check to see if people are meeting the standards unless there was an operational complaint. A number of restaurants had been checked in the last two years and a significant number had applied for Special Use Permits because they were in zones that allowed public clubs. Mr. Hamilton stated the city had received a number of complaints that Dr. Unk's was charging an admission charge. He stated that the zoning for this restaurant does not allow for the Special Use Permit for the public/private club. Mr. Hamilton stated in staff's opinion this was a zoning issue and this area did not allow this type of use for this zoning. Mr. Hamilton stated the city recommends staying with the 51% rule.

Mr. Tozer asked Mr. Hamilton if he was comfortable with the way the amendment was worded.

Mr. Hamilton stated that the substitute amendment put in the \$20,000 exemption in order to monitor the food sales on a monthly basis.

Mr. Moye stated he felt food sales would fluctuate during certain months due to the city being a university town, which may affect the monthly totals.

Mr. Hamilton stated the city would issue a warning prior to issuing a citation and that being out of compliance for 30 days was not the issue. He stated that Dr. Unk's had been out of the 50% threshold for some time.

Mr. Randall asked if excluding the office and medical districts would be appeasable.

Mr. Hamilton stated that would exclude the restaurants from those districts and would be counterproductive.

Jeremy Spengeman, applicant, spoke in favor of the request. Mr. Spengeman stated he wanted to be responsible and work with the city to resolve the problem and stay in business.

Mr. Wilson asked Mr. Spengeman if he was aware of what could happen when he opened the restaurant in a neighborhood zone.

Mr. Spengeman said he was not, and had he known, he would have contacted an attorney prior to purchasing the property.

Jean Winstead spoke in favor of the request.

Linda Vlahos, business partner to Jeremy Spengeman, spoke in favor of the request.

John Gresham spoke in opposition to the request.

Mr. Baker asked if there had been any complaints with the neighbors.

Mr. Gresham stated that they did have disruptions late at night.

Mrs. Basnight asked what time the restaurant closed.

Mr. Spengeman replied that they closed at 2 a.m.

Chris Mansfield, president of the Tar River University Neighborhood Association, spoke in opposition to the request.

Myron Casper spoke in opposition to the request.

Mr. Dixon spoke in favor in rebuttal. Mr. Dixon stated that the request was for 30% or food sales of \$250,000, not \$20,000/month and stated that the board should be voting on the \$250,000, not the \$20,000/month.

Mr. Wilson asked Mr. Dixon if the city records had been checked.

Mr. Dixon stated they had and no complaints were found.

Mr. Mansfield spoke in opposition in rebuttal.



Mr. Tozer closed the public hearing.

City Attorney Dave Holec stated the amendment was made at \$250,000/year and was translated by the staff to \$20,000/month in order to make it more enforceable. Mr. Holec stated that Mr. Hamilton did send the draft with the \$20,000 exemption to Mr. Dixon several weeks before the meeting and had not heard back from Mr. Dixon. Mr. Holec stated that the board could vote on the \$20,000/month or the \$250,000/year, depending on what the applicant wanted.

Mr. Ramey asked if he was correct in thinking that the board could not change what was presented.

Mr. Holec said that was correct and that is what they were trying to clarify.

Mr. Dixon stated either was acceptable to the applicant.

Mr. Bell asked if the discussion could be tabled.

Mr. Dixon stated he was in favor of tabling the discussion in order to get the wording right.

Mr. Ramey made a motion to carry the request forward for another month. Motion was seconded by Mr. Bell. Motion carried unanimously.

**Excerpt from the Planning and Zoning Commission meeting minutes (2/19/08)**

**REQUEST BY JEREMY SPENGE MAN – CONTINUED TO THE MARCH 18, 2008 MEETING**

Request by Jeremy Spengeman to amend the definition of “conventional restaurant” to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from fifty (50) percent of total gross receipts to thirty (30) percent of total gross receipts, for purposes of qualifying as a principal use restaurant under the zoning regulations.

TO: Mayor and City Council Members

FROM: David A. Holec, City Attorney

DATE: August 29, 2008

SUBJECT: Possible Preemption of Zoning Ordinance Definition of Restaurant

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At its August 11, 2008, meeting, City Council continued the request of Jeremy Spengeman to amend the definition of a conventional restaurant in the Zoning Ordinance so that a review could be completed as to the City's authority relating to its current definition of a restaurant in the Zoning Ordinance. The review was to focus upon the portion of the definition in the Zoning Ordinance which specifies a different percentage of the minimum food sales than the percentage established by State statute for restaurants which have obtained an ABC permit. The review was initiated as a result of the NC ABC Commission's assertion that the Zoning Ordinance definition of a restaurant which specifies a certain percentage of food sales required for an establishment to qualify as a restaurant that is different than the percentage established by State statute for the purpose of receiving an ABC permit is preempted by the State statute.

In summary, although there is a substantial argument to support an assertion that there is a preemption of the City's definition of a restaurant as a result of the State statutory definition for ABC permit purposes, there is also a valid legal argument to refute an assertion that there is such a preemption. There has been no conclusive determination that the City's authority to define a restaurant in this manner is preempted. A conclusive determination would result from an enforcement action by the City if a defense to the enforcement action asserted the issue of preemption. In my opinion, the City could prevail in its enforcement action and overcome a defense that there is preemption, however, such a result is not guaranteed.

#### State Regulation of Alcohol Sales

The North Carolina General Assembly has established the laws relating to the sale of alcohol by the adoption of Chapter 18B of the North Carolina General Statutes. G.S. 18B-100 states that the intent of Chapter 18B is to "establish a uniform system of control over the sale, purchase, transportation, manufacture, consumption, and possession of alcoholic beverages in North Carolina" and that "except as provided in Chapter 18B, local ordinances establishing different rules on the manufacture, sale, purchase, transportation, possession, consumption, or other use of alcoholic beverages, or requiring additional permits or fees, are prohibited."

G.S. 18B-801 provides that the ABC Commission issues all ABC permits and that the Commission has the sole power to determine the suitability and qualifications of an applicant for

a permit and also has the authority to determine the suitability of the location to which the permit may be issued.

G.S. 18B-901 further provides that when the Commission issues a permit, it is to be satisfied that the applicant is a suitable person for the permit and that the location is a suitable place for the permit and that a factor that the Commission shall consider in making these determinations is the zoning laws. Although the Commission is to consider zoning laws, it is not required to follow them in making permitting decisions.

### City Zoning Authority

The City's authority to act is derived from action by the North Carolina General Assembly. G.S. 160A-381 specifically grants to the City zoning authority including the authority to regulate the location and use of buildings, structures, and land. G.S. 160A-382 specifically authorizes the City to divide its territorial jurisdiction into districts in which a variety of uses are permissible and in which the use of buildings, structures, or land are regulated.

There are limitations on City ordinance making power even when there is a specific grant of authority. G.S. 160A-174 provides that a City ordinance must be consistent with the laws of North Carolina and that an ordinance is not consistent with the laws of North Carolina when the ordinance purports to regulate a field for which a State statute clearly shows a legislative intent to provide a complete and integrated regulatory scheme to the exclusion of local regulation.

### State Definition of Restaurant

G.S. 18B-1000(6) defines a restaurant, for ABC permit purposes, as an establishment substantially engaged in the business of preparing and serving meals with the gross receipts from food and nonalcoholic beverages to be not less than 30% of the total gross receipts from food, nonalcoholic beverages, and alcoholic beverages. The 30% rule was established by a 2003 Act of the General Assembly. Prior to 2003, the percentage was established by a 1994 Act of the General Assembly to be not less than 40%. Prior to 1994, the statutory provision was that the establishment's gross receipts from food and nonalcoholic beverages shall be greater than the gross receipts from alcoholic beverages.

### Zoning Ordinance Definition of Restaurant

As it relates to the percentage sale of food, the Zoning Ordinance defines a restaurant as an eating establishment open to the general public which has sales of prepared and/or packaged food in a ready to consume state in excess of fifty percent (50%) of the total gross receipts for such establishment during any month. In addition to the higher percentage, the Zoning Ordinance differs from the State ABC permit definition in that the percentage applies to all gross receipts not just to sales of food and beverages (both alcoholic and nonalcoholic) and that it is neutral as to alcohol by its express terms in that it does not specify alcohol sales as being limited. So, for example, this definition would be applied to an establishment which sells prepared food and other items but not alcoholic beverages so that it would not be classified as a restaurant if the sales of prepared foods was less than 50% – such as Barnes and Nobles Bookstore (with its café

in the book store) or Target (its small eating area in a department store) or Carmike Movie Theatre (with its concession stand in the theatre). Conversely, an establishment which sells prepared food and other items but not alcoholic beverages would still be classified as a restaurant provided that its sales of prepared foods is greater than 50% - such as Cracker Barrel (with its gift shop in a restaurant).

In addition to the percentage of food sales requirement, the Zoning Ordinance definition of a conventional restaurant also contains other provisions which are not included in the definition of a restaurant for ABC permit purposes. This includes provisions relating to providing table cleaning and clearing (busboy) services, not offering drive-in attendant services, and not charging a minimum charge for admittance (cover charge).

The purpose of the definition is to ensure that the principal purpose of the establishment which wants to qualify as a restaurant is to provide food service.

### City Position Through the Years

The Zoning Ordinance definition of a restaurant relating to the 50% percentage has been in effect since 1991. At that time, the State definition of a restaurant for ABC permit purposes required that an establishment's gross receipts from food and nonalcoholic beverages were to be greater than its gross receipts from alcoholic beverages. When the State changed its definition of restaurant for ABC permit purposes to 40% in 1994 and 30% in 2003, there was a deliberate decision administratively to not propose an amendment to the Zoning Ordinance definition to comply with the State's definition. In applying the Zoning Ordinance, the City's position has been that the Zoning Ordinance definition of restaurant can be enforced as it relates to the permissible location of a restaurant. The City's position has been that the State's current lower percentage provided by ABC law has no direct relation to the establishment or qualification of a principal use under zoning and should not be utilized to determine the establishment of a restaurant. The City acknowledges that the State has a complete system for regulating the sale and consumption of alcoholic beverages and, as a result, the City cannot regulate alcohol sales. The City's position is that the City may, however, define a restaurant for the purpose of zoning regulations, and this local zoning authority does not override or conflict with the State's definition of restaurant for the sale of alcohol. In other words, the State's definition of restaurant and regulation of alcohol sales and the City's definition and regulation of a restaurant are independent in purpose and application.

### Court Decisions

Two North Carolina Court decisions have prohibited local governments from imposing zoning restrictions on alcohol sales which are more restrictive than those applied by State law. In the Stanly v. Winston-Salem case, it was decided that a City ordinance could not override a State provision which allowed wine sales. In this case, the City ordinance said that a business which is nonconforming from a zoning perspective could not sell wine. In Melkonian, the Court determined that the decision by the ABC Commission to grant a permit for alcohol sales preempted a City's decision to deny a special use permit to operate a tavern and the resulting non-issuance of a city beer permit. The basis of these decisions is that local ordinances are

preempted by State law when the State law provides a complete regulatory scheme relating to the sale of alcohol. However, both of the local regulations determined to be preempted specifically addressed the sale of alcohol - - - the sale of wine in one case and the operation of a tavern and the non-issuance of a city beer permit in the other case.

### Preemption

Unless either Mr. Spengemen complies with the City's Zoning Ordinance or City Council determines to amend its Zoning Ordinance definition of a restaurant so that the percentage of food sales coincides with the State's percentage for ABC permit purposes, preemption of the City's Zoning Ordinance definition is an issue which will ultimately be addressed in this matter. The issue of preemption can be raised as a defense if the City proceeds with an enforcement action to secure compliance with the terms of the current ordinance. The issue will be the scope of the preemption. In this case, the issue will be whether the preemption extends to a provision of a zoning ordinance which is neutral on the issue of alcohol sales and does not prohibit alcohol sales. Preemption should not be for all zoning ordinance provisions (such as parking requirements, setbacks, etc.) and should not be for all ordinances (such as the noise ordinance, anti-littering ordinance, etc.). Preemption may only be limited to ordinances which regulate alcohol sales and which are the subject of statutory and regulatory provisions of the ABC Commission.

### Purpose of Regulation

The purpose of the definition of a restaurant in the Zoning Ordinance is to ensure that the establishment which is classified as a restaurant is truly a restaurant. This is because of the consequences which result from determining that a particular establishment is a restaurant - - - it can be located in certain areas where a restaurant is appropriate but which may not be appropriate for a different use which has more of an impact on adjacent uses and the neighborhood within which its located. This would include the amount of activity at the location, the parking demands, the noise generated, the litter generated, and similar issues. Although the ABC Commission has the authority to regulate alcohol sales, regulations relating to the proper location of a restaurant and other more intensive uses is properly regulated by zoning ordinances established by the local government. The impacts caused by an establishment which has as its principal purpose providing food service are different than an establishment which has as its principal purpose providing entertainment service while both such establishments may or may not sell alcoholic beverages. Zoning regulations are designed to address these differing impacts with one of the purposes of zoning being to ensure that the community's land uses are properly situated in relation to one another so that one use does not become a nuisance for its neighbors.

### Discussion with Other Authorities

I have spoken with the NC ABC Commission Chief Counsel Fred Gregory concerning the preemption issue in this matter. Mr. Gregory expressed to me his opinion that the City's Zoning Ordinance provision relating to the percentage of food sales which an establishment is to have to

qualify as a restaurant is preempted by the statutory definition of a restaurant for ABC permit purposes.

Additionally, I have spoken with David Owens of the UNC School of Government concerning the preemption issue in this matter. Professor Owens expressed to me his opinion that the scope of the preemption by ABC laws has not been clearly established by statute or court decisions and that a provision similar to the City's Zoning Ordinance provision relating to the percentage of food sales which an establishment is to have to qualify as a restaurant may be able to withstand a challenge of preemption by the statutory definition of a restaurant for ABC permit purposes.

### Options

The options for City Council in this matter are as follows:

- (1) Initiate an amendment to the City's Zoning Ordinance definition of a restaurant so that the percentage of food sales coincides with the State's percentage for ABC permit purposes. If this is done, Council may also want to consider initiating an amendment to the Zoning Ordinance which will delete a restaurant as a permitted use in the CN Neighborhood Commercial District. Existing establishments would be allowed to continue to operate as non-conforming uses but new restaurants at other locations would not be able to be established as a result of the City being able to state on the Zoning and Compliance Form which is submitted to the ABC Commission in connection with the ABC permit application process that a restaurant is not in compliance with its zoning regulations.
- (2) Approve the amendment proposed by Mr. Spengeman. If the proposed amendment is approved, then Mr. Spengeman's establishment will be in compliance.
- (3) Deny the amendment proposed by Mr. Spengeman. If the proposed amendment is not approved and Mr. Spengeman's establishment and other establishments do not comply with the terms of the existing ordinance, then enforcement actions by the City would be initiated. An enforcement action would be a civil suit in Pitt County Superior Court seeking an order that the property be brought into compliance with the provisions of the Zoning Ordinance.



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requested by The Covington Group, Limited to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street, containing approximately 4.8 acres, from a "High Density Residential" category to an "Office/Institutional/Multi-family" category

**Explanation:** **History/Background:**

The current Future Land Use Plan Map was adopted February 12, 2004.

The current Medical District Land Use Plan Update 2007 was adopted February 21, 2008.

In 1985, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural) and R6 (Residential [High Density Multi-family]). The RA20 and R6 zoning districts were re-named to MRS (Medical-Residential-Single-family) and MR (Medical-Residential [High Density Multi-family]) respectively. A portion of the subject property was included on a preliminary plat for Rounetree Woods Townhomes but was not developed.

**Comprehensive Plan:**

The subject area is located in Vision Area F.

The applicable Comprehensive Plan Management Action in this area is: "Strengthen/support the medical district plan."

The Future Land Use Plan Map recommends high density residential (HDR) at the southwest corner of West Fifth Street and B's Barbeque Road. The current HDR category on the Land Use Plan Map is intended for residential uses.

There is a designated intermediate focus area at the southeast corner of the intersection of West Fifth Street and B's Barbeque Road. These areas generally

contain less than 50,000 to 150,000± square feet of conditioned floor space.

The Medical District Land Use Plan Update 2007 (adopted February 21, 2008) was the latest in a series of changes that have taken place since the first Medical District Plan in 1974. Through these changes, the medical area has increased in size and established medical compatible land use patterns. The first major update was in 1986 and again in 1993.

The 1993 Plan re-emphasized that the "medical district" should contain medical core, consisting of the hospital – medical school campus and a medical clinic transition area, residential neighborhoods including multi- and single-family housing and a commercial component adequate to serve the resident population, daily visitors and district employees. The 1993 Plan included specific zoning based objectives including:

- \*Provide an appropriate mix of residential densities and balance of land uses so that residents and employees might live and work in the area.
- \*Provide for reasonable expansion of the primary medical core to the west.
- \*Transition the intensity of the medical core to the outlying portions of the land use plan area.
- \*Create community focal points at the US 264 and NC 43 interchanges.
- \*Encourage the development of commercial uses at the identified focal points and discourage "strip commercial development" along transportation corridors.
- \*Effectively integrate existing land use and life styles in to the future land use pattern.

The objective of the 2007 update was to insure continued adherence to the goals established by the previous "Medical District Plans" and Horizons: Greenville's Community Plan, while at the same time to recognize that evolving conditions necessitate appropriate changes in recommended land use patterns in support of a sustainable and vibrant medical and residential environment.

West Fifth Street (NC Highway 43) is designated as a gateway corridor from its intersection at Memorial Drive continuing west to just beyond Martin Luther King Jr. Highway transitioning to a residential corridor. 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.

Currently, West Fifth Street (NC Highway 43) has 4 travel lanes from Memorial Drive to Paladin Drive (segment 1). From Paladin Drive to the VOA Site Road, West Fifth Street is proposed for 4 travel lanes (currently 2 travel lanes) that is included on the State Transportation Improvement Program (STIP) and work is scheduled to begin by Fall 2008 with completion anticipated within 30 months. There are no proposed changes for B's Barbeque Road.



Therefore, in consideration of the goals and objectives of the previous "Medical District Plans" and Horizons: Greenville's Community Plan, staff is of the opinion the request is in general compliance with the Comprehensive Plan.

**Environmental Conditions/Constraints:**

The western boundary of the subject property is impacted by Harris Mill Run, which contains a regulated 100-year floodplain. Tar-Pamlico water quality stream buffers apply along the associated watercourse which require a 50-foot riparian buffer from top of the bank.

The area along Harris Mill Run provides wildlife habitat due to the environmental limitations of the property i.e., significant sloping banks and a regulated 100-year floodplain.

**Surrounding Land Uses and Zoning:**

North: MRS –Three (3) single-family residences

South: MR & MRS – Rounetree Woods Townhomes pool and tennis courts and Cedar

Creek Apartments

East: MRS–B's Barbeque Restaurant, one (1) mobile home residence and one (1)

single-family residence

West: RA20 –Woodlands

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 234 trips to and from the site on West Fifth Street, which is a net decrease of 43 additional trips per day.

Based on possible uses by the requested rezoning, the proposed rezoning classification could generate 131 trips to and from the site on B's Barbeque Road, which is a net decrease of 24 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Site access on NC 43 will be limited to a right-in/right-out due to proposed improvements associated with the NC 43 widening project (TIP# U-5018). The site may have full movement driveway on B's Barbeque Road.

*Detailed Report Included*

Note: This is not a rezoning request. Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council.

**Fiscal Note:**

No cost to the City.

**Recommendation:** In staff's opinion, this Future Land Use Plan Map amendment does not represent a significant deviation from the current Medical District Plan Update 2007 and is in general compliance with the goals and objectives of Horizons: Greenville's Community Plan.

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 land use districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

The Planning and Zoning Commission, at their August 19, 2008 meeting, voted to approve the request.

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

**Attachments / click to download**

- [Existing and Current Land Use Plan Maps](#)
  - [Ordinance The Covengton Group Ltd. 772410](#)
  - [Land Use Plan Amendment Case 08 01 Covengton Group LTD REVISED 777575](#)
  - [The Covengton Group Ltd. Minutes 774572](#)
-

ORDINANCE NO. 08-\_\_\_\_\_  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

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 September 11, 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 amending the Future Land Use Plan Map for the following described territory;

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from a "High Density Residential" category to an "Office/Institutional/Multi-family" category the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street having 250 ± feet of frontage along B's Barbeque Road and 750 ± feet of frontage along West Fifth Street, with an average depth of 260 ± feet, containing approximately 4.8 acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan 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 11<sup>th</sup> day of September, 2008.

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Patricia C. Dunn, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

#772410

**Case No: 08-01**

**Applicant: The Covengton Group, LTD. (Revised)**

**Property Information**

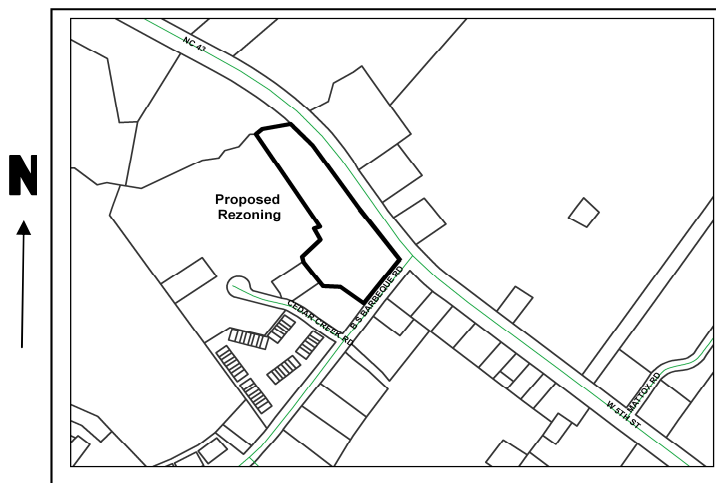
**Current Zoning:** High Density Residential (HDR)

**Proposed Zoning:** Tract 1: Office/Inst/Multi-Family (OIMF)

**Current Acreage:** 4.882 ac

**Location:** SW corner of W 5th St./ NC 43 and B's Barbeque Road

**Points of Access:** NC 43 / W 5th St. and B's Barbeque Road



**Location Map**

**Transportation Background Information**

**1.) W. Fifth St.- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes	4-lanes
Right of way width (ft)	100	100
Speed Limit (mph)	45	45
<b>Current ADT:</b>	15,600 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
<b>Design ADT:</b>	12,000 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	<b>There are no sidewalks along W. Fifth St. that service this property.</b>	

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

**Transportation Improvement Program Status:** TIP # U-5018: NC 43 from US 264 to NC 11/Memorial Drive: Widen to a 4-lane divided facility.

**2.) B's Barbeque Road- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes	2-lanes
Right of way width (ft)	60	70
Speed Limit (mph)	45	45
<b>Current ADT:</b>	4,470 (*)	Ultimate Design ADT: 12,000 vehicles/day (**)
<b>Design ADT:</b>	12,000 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Minor Thoroughfare	
<b>Other Information:</b>	<b>There are no sidewalks along B's Barbeque Road that service this property.</b>	

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

**Transportation Improvement Program Status:** No Planned Improvements.

**Trips generated by proposed use/change****Current Zoning: 432** -vehicle trips/day (\*)**Proposed Zoning: 365** -vehicle trips/day (\*)**Estimated Net Change: decrease of 67 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 W. Fifth St. and B's Barbeque Road are as follows:****1.) W. Fifth St., East of Site:****“No build” ADT of 15,600**

Estimated ADT with Proposed Zoning (full build) – 15,797

Estimated ADT with Current Zoning (full build) – 15,833**Net ADT change =** -36 (<1% increase)**2.) W. Fifth St., West of Site:****“No build” ADT of 15,600**

Estimated ADT with Proposed Zoning (full build) – 15,637

Estimated ADT with Current Zoning (full build) – 15,643**Net ADT change =** -7 (<1% increase)**3.) B's Barbeque Road, South of Site:****“No build” ADT of 4,470**

Estimated ADT with Proposed Zoning (full build) – 4,601

Estimated ADT with Current Zoning (full build) – 4,626**Net ADT change =** -24 (<1% increase)**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 234 trips to and from the site on W. Fifth St., which is a net decrease of 43 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 131 trips to and from the site on B's Barbeque Road, which is a net decrease of 24 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Site access on NC 43 will be limited to a right-in/right-out due to proposed improvements associated with the NC 43 widening project (TIP # U-5018). The site may have a full movement driveway on B's Barbeque Road.

**Excerpt from the draft Planning and Zoning Commission meeting minutes (8/19/08)**

REQUEST BY THE COVENGTON GROUP, LIMITED

Ordinance requested by The Covengton Group, Ltd. to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street containing approximately 4.8 acres from a "High Density Residential" category to an "Office/ Institutional/Multi-family" category.

Ms. Chantae Gooby stated this is a request to amend the Land Use Plan Map from High Density Residential to Office/Institutional/Multi-family in anticipation of a rezoning request. The site is located at the southwest corner of West Fifth Street and B's Barbeque Road and abuts Cedar Creek Apartments and Rowntree Woods Townhomes. The site contains 4.8 acres. West Fifth Street is considered a gateway corridor and is slated to be widened to four (4) travel lanes in Fall 2008. No improvements are planned for B's Barbeque Road. This request could generate a net decrease of 67 trips with the majority of the decrease to the east on West Fifth Street. There are scattered single-family residences with the majority of the property being vacant. Ms. Gooby stated that the property is currently zoned MR (multi-family) and MRS (single-family). The subject site is located in the Medical District. The Medical District Plan was updated in February of 2008. Under the current Land Use Plan Map, the property is shown as High Density Residential. Under the proposed change, there would be an office and limited commercial option. It is staff's opinion, that the request is not a significant deviation from the Medical District Land Use Plan Update 2007 and is in general compliance with the comprehensive plan.

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

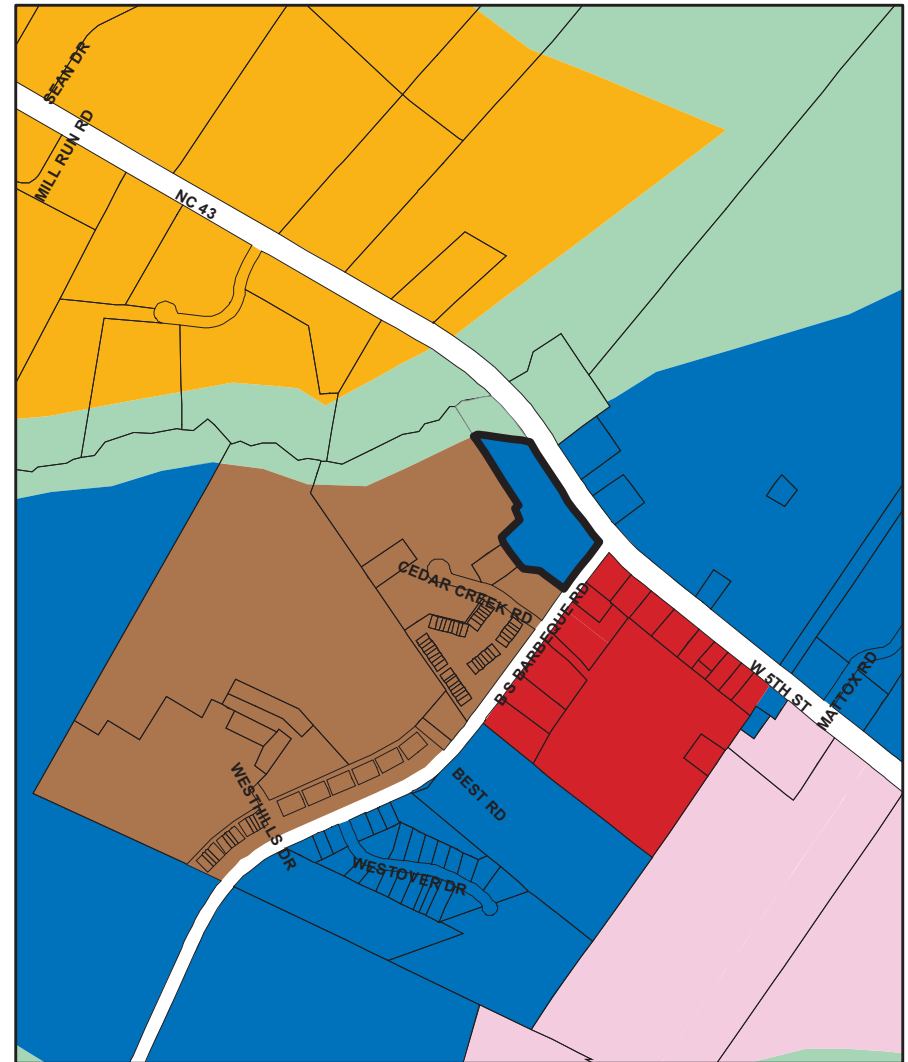
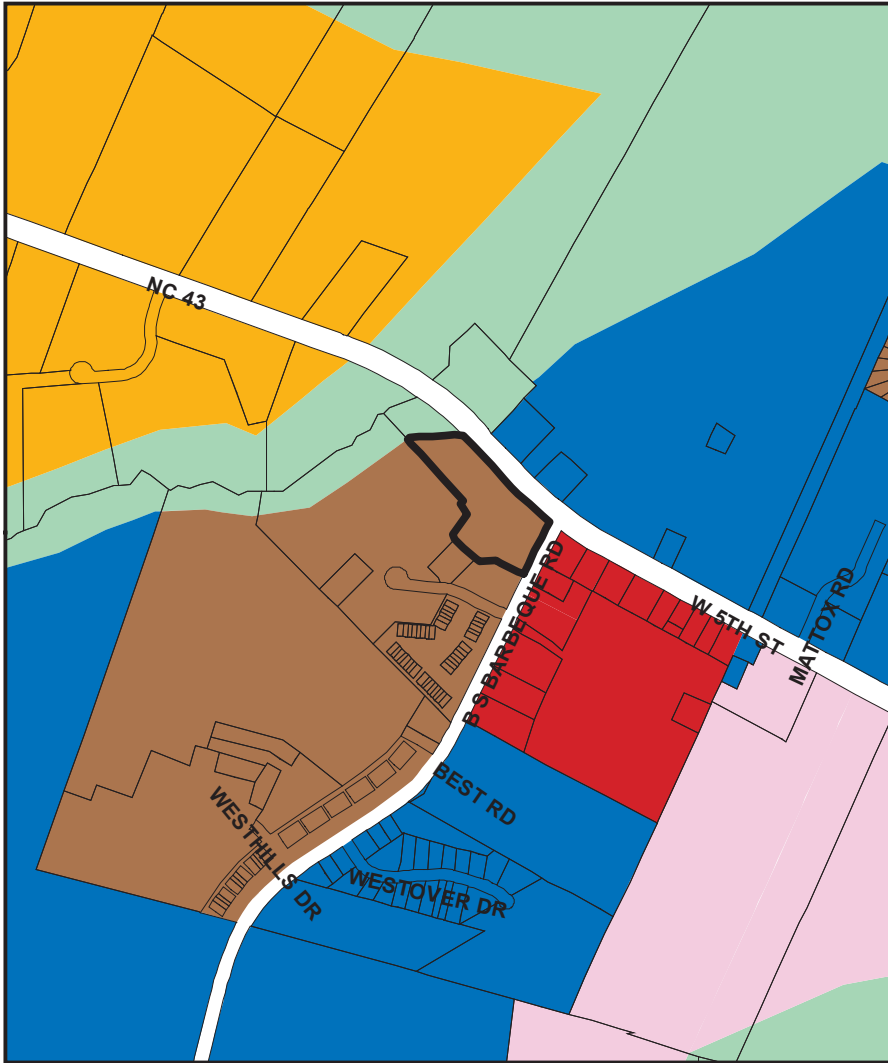
No one spoke in opposition.

Motion was made by Mr. Tozer, seconded by Mr. Randall to recommend approval of the amendment. Motion carried unanimously.

The Covengton Group, Ltd. Future Land Use Plan Admendment (08-01) 4.882 acres  
**REVISED**

**Current (Future Land Use Plan Map)**

**Proposed (Future Land Use Plan Map)**



- |               |                                    |                                       |                              |                           |
|---------------|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical      | Medium Density Residential   | Conservation / Open Space |
| Industrial    | Medical Core                       | Office / Institutional / Multi-Family | Low Density Residential      |                           |
| Commercial    | Medical Transition                 | High Density Residential              | Very Low Density Residential |                           |

Item #5

Created:  
7/22/08





# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requested by A Curious Soup, LLC to rezone 0.84 acres located at the southwest corner of the intersection of W. Third Street and S. Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)

**Explanation:** **Required Notice:**

Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on August 5, 2008.

On-site Sign(s) posted on August 1, 2008.

City Council public hearing notice (adjoining property owner letters) mailed August 26, 2008.

Public Hearing Legal Advertisement published on September 1 and 8, 2008.

**Comprehensive Plan:**

The subject site is located in Vision Area H.

S. Pitt Street is considered a “connector corridor” beginning north of the Tar River and continuing south into the city. These roads are designed to carry high volumes of moderate speed traffic through and across the city. A variety of intense land uses could appropriately be developed along connector thoroughfares; however, the size and scale of development should be somewhat less than that along gateway thoroughfares.

The site is located within the Central Business Regional Focus Area, and the Future Land Use Plan Map recommends Commercial (C) in the area including the subject site.

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

The proposed rezoning will have a minimal impact on S. Pitt Street (a net increase of 30 vehicle trips per day); therefore, a traffic analysis was not performed.

**History/Background:**

In 1989, the subject property was zoned CDF (Downtown Commercial Fringe).

**Present Land Use:**

The site contains one single-family dwelling.

**Water/Sewer:**

Water service is located in the right-of-way of S. Pitt Street.

Sanitary sewer service is located in the right-of-way of S. Pitt Street.

**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: CDF – government office

South: CDF – residential homes, attorney’s office

East: CDF – City of Greenville parking lots

West: CDF– residential homes

**Density Estimates:**

The existing single-family home is intended to be renovated to accommodate conversion to commercial office space. The proposed zoning would bring the subject property in compliance with setback requirements for the intended new use.

The anticipated renovation time is one (1) year.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

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

“In compliance with the comprehensive plan” should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission on August 19, 2008, 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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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

- [GIS Location Map](#)
- [Bufferyard and Vegetation charts](#)
- [Survey of Property](#)
- [Ordinance to Rezone A Curious Soup LLC 782104](#)
- [A Curious Soup Minutes Excerpt 781930](#)
- [List of Uses CDF to CD 782235](#)

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 September 11, 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 CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

TO WIT: Jason R. Crain property.

LOCATION: Located at the southwest corner of the intersection of W. Third Street and S. Pitt Street.

DESCRIPTION: Beginning at an existing iron pipe, said iron pipe being located at the intersection of the westerly right of way of South Pitt Street and the southerly right of way of West Third Street; from said beginning point and continuing along the westerly right of way of South Pitt Street, S 14 39' 33" W, 65.24' to an existing iron pipe; thence leaving the westerly right of way of South Pitt Street; N 73 49' 22" W, 131.77' to an existing iron pipe; thence S 14 11' 33" W, 39.59' to an existing iron pipe; thence S 15 13' 24" W, 16.53; to an existing iron pipe; thence N 73 15' 32" W, 133.70 to an existing iron pipe; thence N 14 39' 33" E, 65.24' to an existing iron pipe; thence N 15 21' 03" E, 100.47' to an existing iron pipe, said iron pipe being located in the southerly right of way of West Third Street; thence continuing along the southerly right of way of West Third Street, S 73 38' 14" E, 266.24' to an existing iron pipe, said iron pipe being the point of beginning of this description, containing 0.84 acres, more or less and as being shown on a map by Carolina Benchmark, drawing number HS-1828, dated 06-16-08.

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 11<sup>th</sup> day of September, 2008.

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

ATTEST:

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

**Excerpt from the Planning and Zoning Commission meeting minutes (8/19/08)**

REQUEST BY A CURIOUS SOUP, LLC

Rezoning ordinance requested by A Curious Soup, LLC for 0.84 acres located at the southwest corner of the intersection of West Third Street and South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Seth Laughlin, planner, delineated the area on the map. Mr. Laughlin stated the property was located in the downtown area of the city. The site borders West Third Street as well as South Pitt Street, with the Town Commons to the north. South Pitt Street is considered a connector corridor, designed to carry high volumes of moderate speed traffic through and across the City. This site is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends Commercial for the subject site. The site is currently zoned CDF. The existing land use map shows adjacent office use and a variety of office and residential uses. This rezoning will have a minimal impact on South Pitt Street, with a net increase of thirty trips per day. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Mr. Jason R. Crain spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, seconded by Mr. Tozer, 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 that addresses plan consistency and other matters. Motion carried unanimously.

## **EXISTING ZONING**

### **CDF (Downtown Commercial Fringe)**

#### ***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:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- 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
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

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

- a. Office; professional and business, not otherwise listed
- 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)
- 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
- 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
- w. Recording studio
- 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)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- d. Upholsterer; furniture
- f. Appliance; household and office equipment 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial 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
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

*(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)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*



- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

*(14) Manufacturing/ Warehousing:*

- c. Bakery; production, storage and shipment facilities

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

\* None

**CDF (Downtown Commercial Fringe)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(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:*

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

*(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
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

\* None

*(12) Construction:*

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

*(13) Transportation:*

- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

*(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

## **PROPOSED ZONING**

### **CD (Downtown 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:*

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

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

\*None

*(4) Governmental:*

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)

- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- 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
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

*(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
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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
- 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
- w. Recording studio
- x. Dance studio
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- 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)
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

*(9) Repair:*

- f. Appliance; household and office equipment 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- 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 facilities)
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

*(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)
- f. Hardware store

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

\* None

**CD (Downtown Commercial)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

e.(1) Dormitory development

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

\* None

*(4) Governmental:*

\* None

*(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:*

\* None

*(8) Services:*

a. Child day care facilities

b. Adult day care facilities

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

l. Convention center; private

*(9) Repair:*

b. Minor repair; as an accessory or principal use

*(10) Retail Trade:*

b. Gasoline or automotive fuel sales; accessory or principal use, retail

g. Fish market; excluding processing or packing

j. Restaurant; regulated outdoor activities

n. Appliance; commercial use, sales and accessory repair, excluding outside storage

aa. Pawnbroker

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

y. Recycling collection station or facilities

*(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

A Curious Soup, LLC  
CDF to CD  
0.84 Acres  
August 4th 2008



## 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.

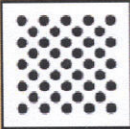
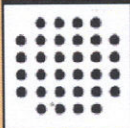
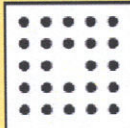
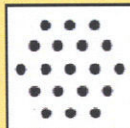
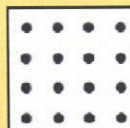
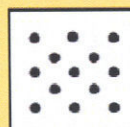
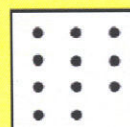
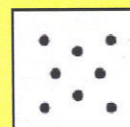
Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

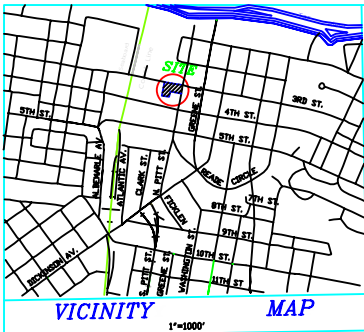
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

**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		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
<b>Low Density</b>		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

**Illustration:** Maximum allowable density in Residential Zoning Districts





VICINITY MAP

1"=1000'

LEGEND

- EIP EXISTING IRON PIPE/PIN
- IPS IRON PIPE SET
- EIR EXISTING IRON PIPE/PIN
- PP POWER POLE
- SLP SECURITY LIGHT POLE
- CLF CHAIN LINK FENCE
- B/C BACK OF CURB
- EP ELECTRIC PANEL

DEED REFERENCES

- DB 2409 - PG 87
- DB C52 - PG 760
- DB 2408 - PG 605
- DB F33 - PG 129
- DB 1029 - PG 321
- DB 1147 - PG 55
- DB 2510 - PG 653-656
- DB 1029 - PG 266
- DB 2308 - PG 605
- MB 3 - PG 222
- MB 55 - PG 105

ZONED R6 - RESIDENTIAL

SINGLE FAMILY RESIDENTIAL  
 NOV OR FORMERLY  
**BENNIE R. ROUNDTREE**  
 DB 1847 - PG 37  
 OWNERS ADDRESS:  
 405 WEST THIRD ST.  
 GREENVILLE, NC 27608

ZONED CDF - OFFICE CONSTRUCTION

OFFICE  
 NOV OR FORMERLY  
**BERKSHIRE ROAD 1, LLC**  
 DB 643 - PG 490  
 OWNERS ADDRESS:  
 84 SOUTH PITT ST.  
 GREENVILLE, NC 27608

ZONED OR - COMMERCIAL

PARKING DECK  
 NOV OR FORMERLY  
**PITT COUNTY**  
 DB 791 - PG 493  
 DB 583 - PG 516  
 OWNERS ADDRESS:  
 305 WEST THIRD ST.  
 GREENVILLE, NC 27608

WEST THIRD STREET

(PUBLIC-R/W VARIES - 25.3' B/D)

SOUTH PITT STREET

(PUBLIC-R/W VARIES - 32.8' B/D)

ZONED CDF - MFR CONSTRUCTION

SUPLX/TRIPLEX  
 NOV OR FORMERLY  
**WALTER S. POLLARD III**  
 DB 849 - PG 67  
 OWNERS ADDRESS:  
 405 WEST THIRD ST.  
 GREENVILLE, NC 27608

ZONED CDF - SFR CONSTRUCTION

SINGLE FAMILY RESIDENTIAL  
 NOV OR FORMERLY  
**A CURIOUS SOUP, LLC**  
 DB 650 - PG 653  
 OWNERS ADDRESS:  
 305 SOUTH PITT ST.  
 GREENVILLE, NC 27608

ZONED CD - COMMERCIAL

PARKING DECK  
 NOV OR FORMERLY  
**CITY OF GREENVILLE**  
 DB 848 - PG 521  
 OWNERS ADDRESS:  
 PO BOX 7297  
 GREENVILLE, NC 27608

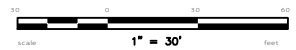
ZONED CD - COMMERCIAL

PARKING DECK  
 NOV OR FORMERLY  
**CITY OF GREENVILLE**  
 DB 848 - PG 521  
 OWNERS ADDRESS:  
 PO BOX 7297  
 GREENVILLE, NC 27608

EXISTING ZONING (TRACT B) - CDF  
 PROPOSED ZONING (TRACT B) - CD

SITE DATA

36,728.05± S.F.  
 0.84± A.C.



NOTE: PROPERTY LINE ON PUBLIC STREET SIDE OF PROPERTY IS MINIMUM BUILDING LINE

CERTIFICATION

I, **THOMAS W. HARWELL**, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (SEE REFERENCE DEEDS) AND/OR MARKS HEREIN SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:\_\_\_\_\_, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-38 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SURVEYOR \_\_\_\_\_  
 LICENSURE NUMBER L-1588

NORTH CAROLINA \_\_\_\_\_ COUNTY  
 I, a Notary Public of the County and State aforesaid, certify that **THOMAS W. HARWELL**, a professional land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Notary Public \_\_\_\_\_  
 My Commission expires \_\_\_\_\_

- I, **THOMAS W. HARWELL**, PROFESSIONAL LAND SURVEYOR NO. L-1588, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THEREIN:
- a. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
  - b. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
  - c. ANY ONE OF THE FOLLOWING:
    1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
    2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WOODSHED, OR
    3. THAT THE SURVEY IS A CONTROL SURVEY.
  - d. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE REDEMPTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
  - e. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVIDERS CONTAINED IN (a) THROUGH (d) ABOVE.

Review Officer's Certificate

State of North Carolina  
 County of Pitt

I, \_\_\_\_\_, Review Officer of Pitt County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY **THOMAS W. HARWELL, P.L.S.**, NORTH CAROLINA REGISTRATION NUMBER L-1596, ON 16 JULY 20 08. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Item # 6

REQUEST FOR REZONING

FOR  
**A CURIOUS SOUP, LLC**  
 TAX PARCEL #04431  
 CITY OF GREENVILLE - PITT COUNTY - NORTH CAROLINA

OWNER: A CURIOUS SOUP, LLC  
 C/O JASON CRAM  
 6314 DICKENSON AVE.  
 GREENVILLE, NC 27658  
 (252) 353-0722



**CAROLINA BENCHMARK**  
 ENGINEERS-SURVEYORS-PLANNERS  
 INCORPORATED  
 102 OAKMONT DRIVE  
 GREENVILLE, NC 27658  
 (252) 756-8440

DRAWN: DSW/RNH	APPROVED: TWH
DATE: 06-16-08	CHECKED: JNG
SCALE: 1" = 30'	SHEET: DWG. NUMBER HS-1828



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requested by the City of Greenville Redevelopment Commission to rezone 3.07 acres located along the southern right-of-way of W. Fifth Street approximately 260 feet west of its intersection with S. Pitt Street, known as the "Nathaniel Village Tract", from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)

**Explanation:** **Required Notice:**  
Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on August 5, 2008.  
On-site Sign(s) posted on August 1, 2008.  
City Council public hearing notice (adjoining property owner letters) mailed on August 26, 2008.  
Public Hearing Legal Advertisement published on September 1 and 8, 2008.

**Comprehensive Plan:**

The subject site is located in Vision Area H.

W. Fifth Street is considered a "residential corridor" beginning at its intersection with S. Pitt Street and continuing west to S. Memorial Boulevard. The purpose of these roads is to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. Residential collectors should be designed to accommodate public transit and non-vehicular traffic. Non-residential office and commercial uses should be restricted along residential corridors and be limited to the intersection of residential collectors, or a collector and a major or minor connector.

The site is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends Commercial (C) in the area including the subject site.

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

The proposed rezoning will have a minimal impact on W. Fifth Street (no net increase of vehicle trips per day); therefore a traffic analysis was not performed.

**History/Background:**

In 1989, the subject property was zoned CDF (Downtown Commercial Fringe).

**Present Land Use:**

Vacant.

**Water/Sewer:**

Water service is located in the right-of-way of W. Fifth Street.

Sanitary sewer service is located in the right-of-way of W. Fifth Street.

**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: CDF – residential homes

South: CDF – residential homes, vacant lots

East: CDF – residential homes, Carolina Telephone offices

West: CDF – residential home, Miracle Deliverance Holiness church,

City of Greenville office

**Density Estimates:**

Under the current zoning (CDF) staff would anticipate the site to yield approximately 48 multi-family units.

At the proposed zoning (CD), staff would anticipate the site also to yield approximately 48 multi-family units. The anticipated advantage of CD in this case relates to site design characteristics i.e. building setbacks, parking requirements, etc.

The anticipated build-out time is within one to two (1-2) years.

**Fiscal Note:**

No cost to the City.

**Recommendation:** In staff’s opinion, the request is in compliance with Horizons: Greenville’s Comprehensive Plan and the Future Land Use Plan Map.

The phrase “In compliance with the comprehensive plan” should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission on August 19, 2008, 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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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

- [GIS Location Map](#)
- [Bufferyard and Vegetation Chart](#)
- [Survey of property](#)
- [Ordinance to Rezone the Nathaniel Village Tract 782103](#)
- [COG Redevelopment Commission minutes excerpt 781959](#)
- [List of Uses CDF to CD 782235](#)

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 September 11, 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 CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

TO WIT: City of Greenville Redevelopment Commission property.

LOCATION: That certain tract or parcel of land lying and being in Greenville Township, Pitt County, North Carolina, currently designated on the

Pitt County Tax Maps as two parcels, specifically Parcel #76136 and Parcel #28897, more specifically described as follows:

DESCRIPTION: Beginning at a point, said point being located on the southern the right-of-way of W. Fifth Street, 260 ± feet west of the intersection of W. Fifth Street and S. Pitt Street; thence in a westerly direction with and along the right-of-way of W. Fifth Street 450 ± feet to a point, said point being the Redevelopment Commission northwest property corner as recorded in Deed Book 2399, Page 53, thence cornering and running in a southerly direction with and along the Redevelopment Commission western property line 215 ± feet to a point, said point being a common corner of the City of Greenville and the Redevelopment Commission, thence in a easterly direction 237 ± feet with and along the Redevelopment Commission southern property line, said Redevelopment Commission property line being a common boundary with the City of Greenville property, and the Miracle Deliverance Holiness Church property as recorded in Deed Book 555, Page 528, and the Christopher and Valarie Costanzo property as recorded in Deed Book 2085, Page 720, to a point, said point being the Costanzo northeast property corner, thence cornering and running in a southerly direction with and along the Costanzo property line 103 ± feet to a point on the northern right-of-way of Bonners Lane, said point being the southeast corner of the Costanzo property, thence cornering and running in an easterly direction with and along the right-of-way of Bonners Lane 325 ± feet to a point, said point being the Redevelopment Commission southeast property corner, thence cornering and running in a northerly direction with and along the Redevelopment Commission eastern property line 326 ± feet to a point on the southern right-of-way of W. Fifth Street, the point of beginning, containing 3.07 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 11<sup>th</sup> day of September, 2008.

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Patricia C. Dunn, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

**Excerpt from the Planning and Zoning Commission meeting minutes (8/19/08)**

REQUEST BY CITY OF GREENVILLE REDEVELOPMENT COMMISSION

Rezoning ordinance requested by the City of Greenville Redevelopment Commission for 3.07 acres located along the southern right-of-way of West Fifth Street approximately 260 feet west of its intersection with South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Mr. Laughlin delineated the area on the map. He stated the property was located in the downtown area of the city along West Fifth Street. The property is currently zoned CDF. At the proposed zoning, staff would anticipate the site to yield approximately 48 multi-family units. The anticipated advantage of CD over CDF relates to site design characteristics such as building setbacks and parking requirements. The anticipated build-out time is within one to two years. West Fifth Street is considered a residential corridor beginning at its intersection with South Pitt Street and continuing west to South Memorial Boulevard. Residential corridors are designed to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. The proposed rezoning will have a minimal impact on West Fifth Street, with no net increase of trips anticipated. Mr. Laughlin stated the property is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends commercial for the subject site. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Carl Rees spoke in favor of the request on behalf of the applicant. Mr. Rees stated this rezoning was part of the Redevelopment Commission's plan to provide high quality, affordable housing to West Greenville.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, seconded by Ms. Basnight, 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 that addresses plan consistency and other matters. Motion carried unanimously.



## **EXISTING ZONING**

### **CDF (Downtown Commercial Fringe)**

#### ***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:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- 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
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

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

- a. Office; professional and business, not otherwise listed
- 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)
- 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
- 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
- w. Recording studio
- 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)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- d. Upholsterer; furniture
- f. Appliance; household and office equipment 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial 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
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

*(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)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

*(14) Manufacturing/ Warehousing:*

- c. Bakery; production, storage and shipment facilities

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

\* None

**CDF (Downtown Commercial Fringe)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(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:*

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

*(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
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

\* None

*(12) Construction:*

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

*(13) Transportation:*

- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

*(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

## **PROPOSED ZONING**

### **CD (Downtown 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:*

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

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

\*None

*(4) Governmental:*

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)

- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- 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
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

*(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
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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
- 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
- w. Recording studio
- x. Dance studio
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- 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)
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

*(9) Repair:*

- f. Appliance; household and office equipment 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- 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 facilities)
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

*(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)
- f. Hardware store

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

\* None

**CD (Downtown Commercial)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

e.(1) Dormitory development

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

\* None

*(4) Governmental:*

\* None

*(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:*

\* None

*(8) Services:*

a. Child day care facilities

b. Adult day care facilities

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

l. Convention center; private

*(9) Repair:*

b. Minor repair; as an accessory or principal use

*(10) Retail Trade:*

b. Gasoline or automotive fuel sales; accessory or principal use, retail

g. Fish market; excluding processing or packing

j. Restaurant; regulated outdoor activities

n. Appliance; commercial use, sales and accessory repair, excluding outside storage

aa. Pawnbroker

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

y. Recycling collection station or facilities

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

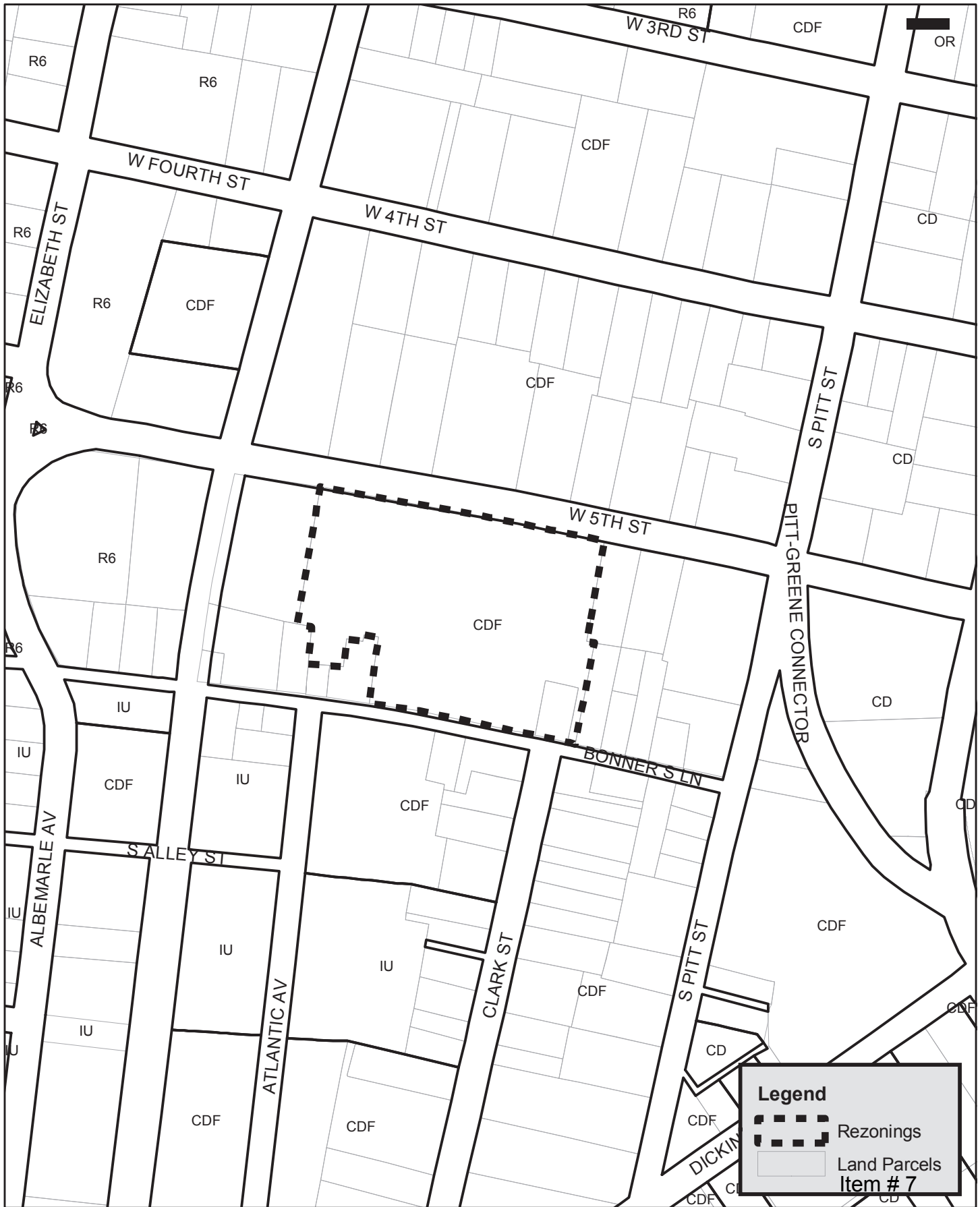
a. Other activities; personal services not otherwise listed

b. Other activities; professional activities not otherwise listed

c. Other activities; commercial services not otherwise listed

d. Other activities; retail sales not otherwise listed

Nathaniel Village Tract (City-Initiated)  
CDF to CD  
3.07 Acres  
August 4th 2008





## 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.

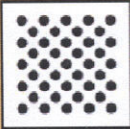
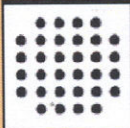
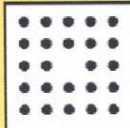
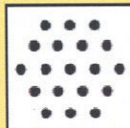
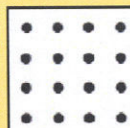
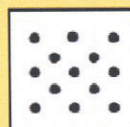
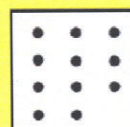
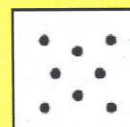
Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

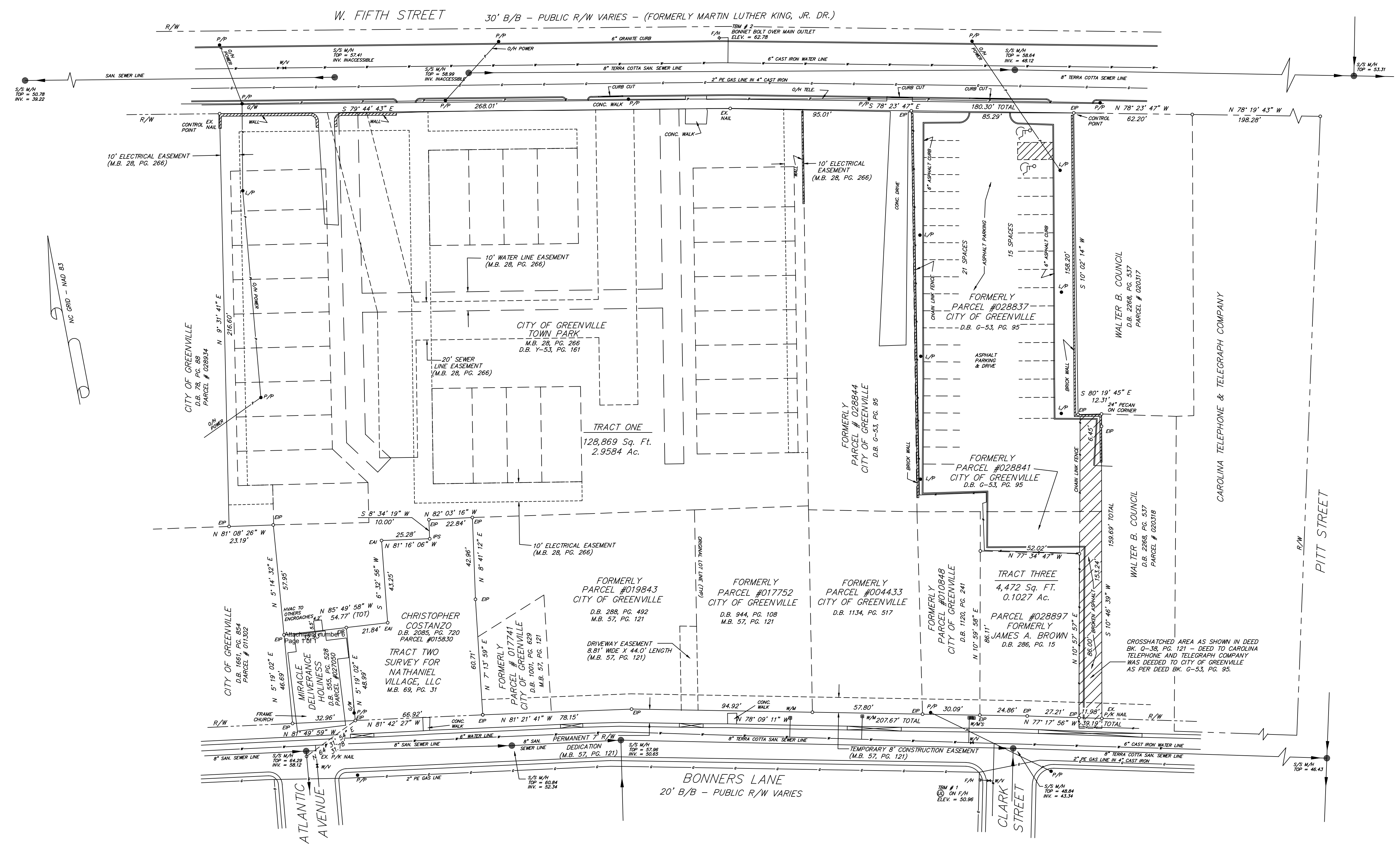
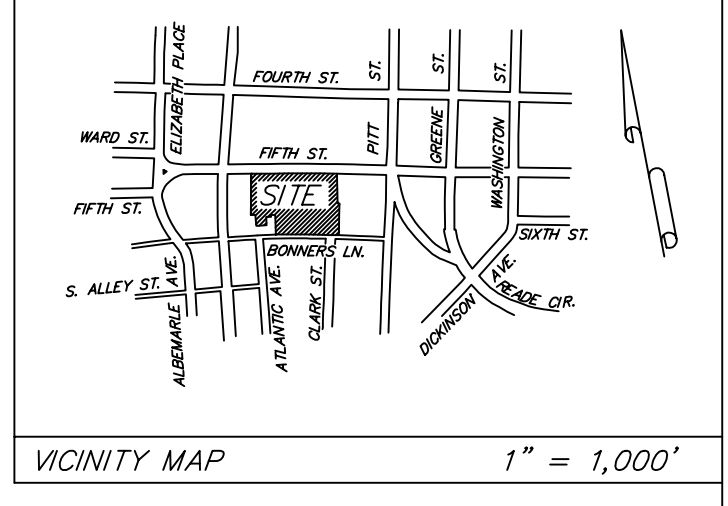
Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

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		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
<b>Low Density</b>		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

**Illustration:** Maximum allowable density in Residential Zoning Districts



**PARKING:**  
 THERE ARE 36 EXISTING MARKED PARKING SPACES (2 HANDICAPPED).  
 REQUIRED PARKING TO BE DETERMINED AT TIME OF DEVELOPMENT.

- NOTES:**
- NO POINTS SET UNLESS OTHERWISE NOTED.
  - UTILITY EASEMENTS ARE CENTERED OVER UTILITIES AS INSTALLED.
  - TO THE BEST OF MY KNOWLEDGE, ALL UTILITIES ENTER THE PROPERTY FROM PUBLIC RIGHTS OF WAY OR RECORDED EASEMENTS.
  - THIS PROPERTY IS ANNEXED INTO THE GREENVILLE CITY LIMITS.
  - THERE ARE NO OBSERVED WETLANDS ON SAID PROPERTY.
  - UTILITIES SHOWN ARE TAKEN FROM OBSERVED EVIDENCE AS WELL AS INFORMATION FURNISHED BY GREENVILLE UTILITIES COMMISSION WATER, SEWER AND GAS DEPARTMENTS. NO UNDERGROUND UTILITY LOCATING SOURCE WAS USED THIS DATE.

**BASIS OF BEARING:**  
 THE BEARING S 79° 44' 43" E ON THE SOUTHERN RIGHT OF WAY OF W. FIFTH STREET WAS USED AS THE BASIS OF BEARING.

**INVESTORS TITLE INSURANCE COMPANY:**  
 POLICY NUMBER: 200708564NCT  
 POLICY DATE: OCTOBER 11, 2007

**ENCROACHMENTS:**  
 1. HVAC UNIT ENCROACHES FROM MIRACLE DELIVERANCE HOLINESS (PARCEL # 027050) ONTO PROPERTY.

**ACCESS NOTE:**  
 ACCESS TO PUBLIC RIGHT OF WAY VIA CURB CUTS ALONG W. FIFTH STREET & BONNERS LANE.

**FLOOD ZONE DESIGNATION:**  
 THE PROPERTY DESCRIBED ON THIS SURVEY "DOES NOT" LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NUMBER 3720468800A, EFFECTIVE DATE: JANUARY 2, 2004.

**AREA:**  
 TOTAL 133,341 Sq. Ft. / 3.0611 ACRES

**SITE DATA:**  
 ZONED CDF - DOWNTOWN COMMERCIAL FRINGE - CITY OF GREENVILLE TO THE BEST OF MY KNOWLEDGE, THE CURRENT OBSERVED USE OF THIS PROPERTY FALLS WITHIN THE PERMITTED USE OF THIS ZONING.  
 SETBACK AND OTHER ZONING REQUIREMENTS VARY AS PER THE TYPE OF DEVELOPMENT SEE GREENVILLE CITY ZONING ORDINANCE FOR REQUIREMENTS AT TIME OF DEVELOPMENT.

- SCHEDULE B - EXCEPTIONS FROM COVERAGE:**
- SUBJECT TO MATTERS SHOWN ON RECORDED PLAT BOOK 69 AT PAGE 31, PLAT BOOK 57 AT PAGE 121, PLAT BOOK 28 AT PAGE 266, PLAT BOOK 21 AT PAGE 40 AND PLAT BOOK Q-38 AT PAGE 124 INCLUDING THE FOLLOWING LOCATED ON THE LAND:
    - DRIVEWAY EASEMENT
    - TEMPORARY CONSTRUCTION EASEMENT (PLAT BOOK 57 AT PAGE 121)
    - 10' ELECTRICAL EASEMENTS
    - WATERLINE EASEMENTS AND SEWER LINE EASEMENTS
    - ENCROACHMENT UPON THE LAND BY HVAC APPURTENANT TO THE PROPERTY ADJOINING ON THE SOUTH.

**STREET ADDRESS:**  
 415 WEST FIFTH STREET  
 GREENVILLE, NC 27834

PRELIMINARY

REVISIONS	
DATE	EXPLANATION

<p><b>REFERENCE:</b>          MAP BK. 69, PG. 31          DEED BK. 2399, PG. 53          DEED BK. 2436, PG. 439          DEED BK. G-53, PG. 95          DEED BK. Y-53, PG. 161</p>	<p>DEED BK. 288, PG. 492          DEED BK. 944, PG. 109          DEED BK. 1001, PG. 629          DEED BK. 1134, PG. 517          MAP BK. 28, PG. 266          MAP BK. 57, PG. 121</p>	<p>DEED BK. 1120, PG. 241          MAP BK. 21, PG. 42          DEED BK. Q-38, PG. 121</p>	<p><b>CERTIFICATION</b>          I, GARY S. MILLER, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY MIKE PHILLIPS.          THAT THIS CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION; WITNESS MY HAND AND SEAL THIS 11th DAY OF JUNE 2008 A.D.</p>
<p><b>LEGEND:</b>          EP - EXISTING IRON PIPE          EA - EXISTING ANGLE IRON          IP - IRON PIPE SET          P/A - PARADE/REGULATION NAIL          C/L - CENTERLINE          MBL - MINIMUM BUILDING LINE          T/P - TELEPHONE PEDESTAL          F/H - FIRE HYDRANT          R/W - RIGHT OF WAY          B/B - BACK TO BACK          P/P - POWER POLE          O/H - OVERHEAD          L/P - LIGHT POLE          G/W - CITY WIRE          TM - TEMPORARY BENCHMARK</p>	<p>F/H - FIRE HYDRANT          W/M - WATER METER          W/V - WATER VALVE          S/S - SANITARY SEWER          M/H - MANHOLE          O/I - DROP INLET          E/T - ELECTRICAL TRANSFORMER          E/V - ELECTRICAL VAULT          O/H - OVERHEAD          G/L - GAS LINE          W/L - WATER LINE          C/L - CONTOUR LINE          +84.4 - SPOT ELEVATION   - HANDICAP PARKING</p>	<p>DRAWN BY GSM/BLW</p>	<p><b>GARY S. MILLER &amp; ASSOCIATES, P.A. LAND SURVEYORS</b>          1803 South Charles Blvd.          Greenville, N.C. 27838          Phone (252)756-7878          Fax (252)756-0785</p>



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Carl W. Blackwood et. al. to rezone 4.1667 acres located at the southeast corner of the intersection of Frog Level Road and Wainright Lane from R6A (Residential [Medium Density Multi-family]) to O (Office)

**Explanation:** **Required Notice:**

Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on August 5, 2008.  
On-site Sign(s) posted on August 1, 2008.  
City Council public hearing notice (adjoining property owner letters) mailed on August 26, 2008.  
Public Hearing Legal Advertisement published on September 1 and 8, 2008.

**Comprehensive Plan:**

The subject site is located in Vision Area E.

Frog Level Road is considered a “residential corridor” beginning at its intersection with Dickinson Avenue and continuing south. The purpose of these roads is to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. Residential collectors should be designed to accommodate public transit and non-vehicular traffic. Non-residential office and commercial uses should be restricted along residential corridors and be limited to the intersection of residential collectors, or a collector and a major or minor connector.

The Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the Dickinson Avenue Regional Focus Area and the residential developments to the south along Frog Level Road.

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

The proposed rezoning will have a minimal impact on Frog Level Road (net

decrease of 34 vehicle trips per day); therefore, a traffic analysis was not performed.

**History/Background:**

In 2000, the subject property was rezoned from RA-20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-family]).

**Present Land Use:**

Wooded/agricultural.

**Water/Sewer:**

Water service is located in the cul-de-sac of Megan Drive.

Sanitary sewer service is located in the cul-de-sac of Megan 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: RA-20 – residential homes, warehouses  
South: RA-20 – Mill Creek single-family subdivision  
East: R6A – agricultural land  
West: RA-20 – residential homes

**Density Estimates:**

Under the current zoning (R6A), staff would anticipate the site to yield thirty-three (33) multi-family units.

At the proposed zoning (O), staff would anticipate the site to yield approximately 16,800 square feet of office space.

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

**Fiscal Note:** No cost to the City.

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

The phrase “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 on August 19, 2008, 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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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

- [GIS location map](#)
- [Survey of property](#)
- [Bufferyard and vegetation chart](#)
- [Ordinance to Rezone Carl W. Blackwood et all 782102](#)
- [Carl Blackwood minutes excerpt 781962](#)



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 September 11, 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 [Medium Density Multi-family]) to O (Office).

TO WIT: Carl W. Blackwood et al property.

LOCATION: Located along the eastern right-of-way of Frog Level Road approximately 490' north of Mill Creek Drive.



DESCRIPTION: Beginning at a point in the eastern right of way of NCSR 1127 (Frog Level Road) said point being located N 12-24-27 E – 491.60’ from the centerline intersection of NCSR 1127 and Mill Creek Drive thence from said point of beginning with the eastern right of way of NCSR 1127 N 01-00-00 E – 660.00’ to the southern line of the Jamie G. Stokes property as recorded in deed book J 51, page 1, thence leaving the eastern right of way of NCSR 1127 with the southern line of the Jamie G. Stokes property S 89-00-00 E – 275.00’, thence leaving the southern line of the Jamie G. Stokes property S 01-00-00 W – 660.00’ to the northern line of Mill Creek Subdivision as recorded in map book 67, page 25, thence with the northern line of Mill Creek Subdivision N 89-00-00 W – 275.00’ to the point of beginning containing 4.1667 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 11<sup>th</sup> day of September, 2008.

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

ATTEST:

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

**Excerpt from the Planning and Zoning Commission meeting minutes (8/19/08)**

REQUEST BY CARL W. BLACKWOOD

Rezoning ordinance requested by Carl W. Blackwood et al for 4.1667 acres located at the southeast corner of the intersection of Frog Level Road and Wainright Lane from R6A (Residential [Medium Density Multi-family]) to O (Office).

Mr. Laughlin delineated the area on the map. He stated the property was located in the southwestern quadrant of the city, along Frog Level Road and Wainright Lane. The property is currently zoned R6A. The property is surrounded by RA-20 to the north, south and west, and R6A to the east. At the proposed zoning, staff would anticipate the site to yield approximately 16,800 square feet of office space. The anticipated build-out time is within one year. The proposed rezoning could generate a net decrease of 34 trips per day. Frog Level Road is considered a residential corridor beginning at its intersection with Dickinson Avenue and continuing south. Residential corridors are designed to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. The Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the Dickinson Avenue Regional Focus Area and the residential developments to the south along Frog Level Road. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Tozer, 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 that addresses plan consistency and other matters. Motion carried 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 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:*

- 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 for a 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**

### **O (Office)**

#### ***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:*

\* 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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- 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
- 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)
- 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

*(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:*

- 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

**O (Office)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

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

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

\* None

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- bb. Civic organizations
- cc. Trade and business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

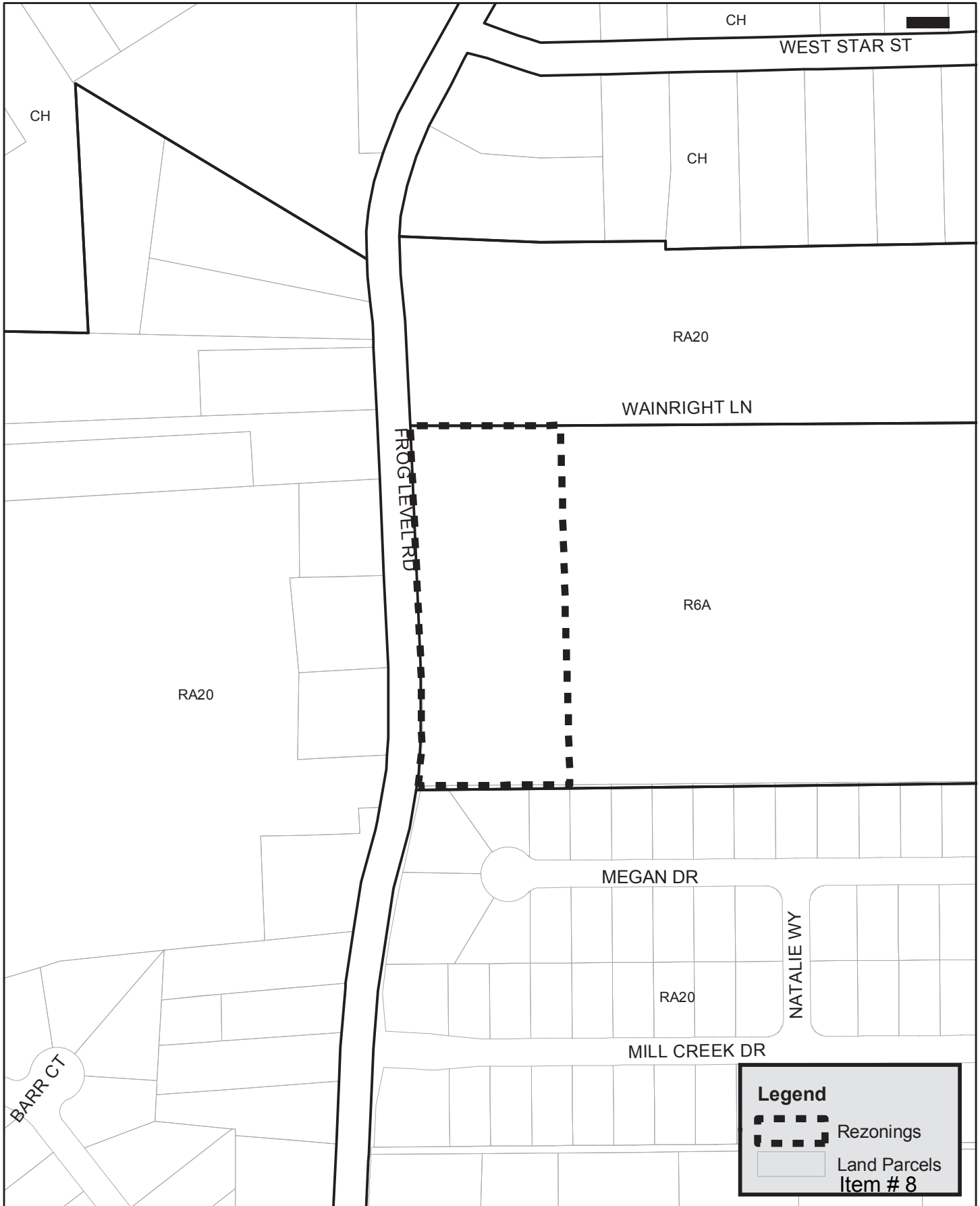
*(14) Manufacturing/ Warehousing:*

\* None

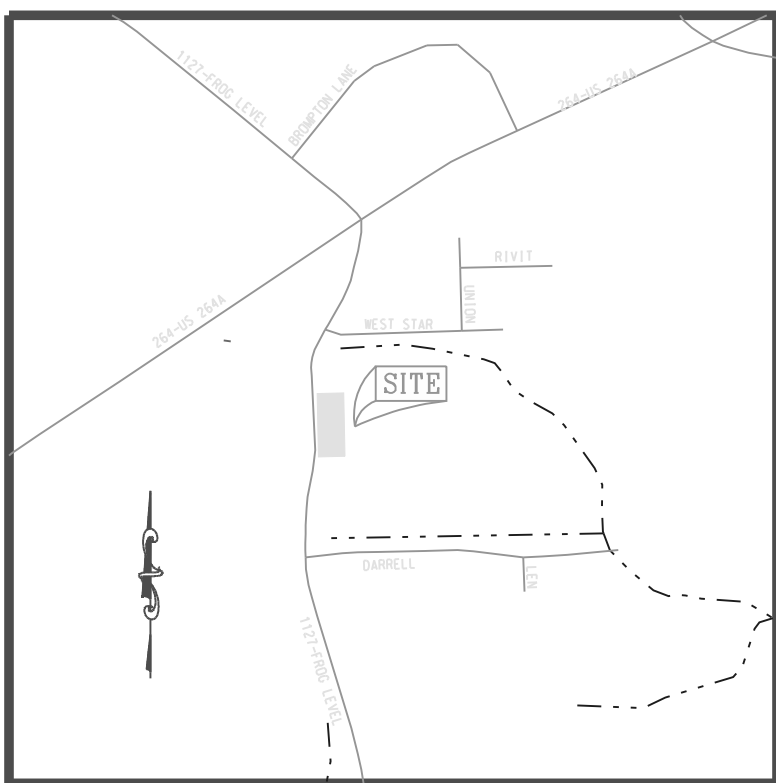
*(15) Other Activities (not otherwise listed - all categories):*

\* None

Carl W. Blackwood et al  
R6A to O  
4.1667 Acres  
August 4th 2008







VICINITY MAP  
1" = 2000'

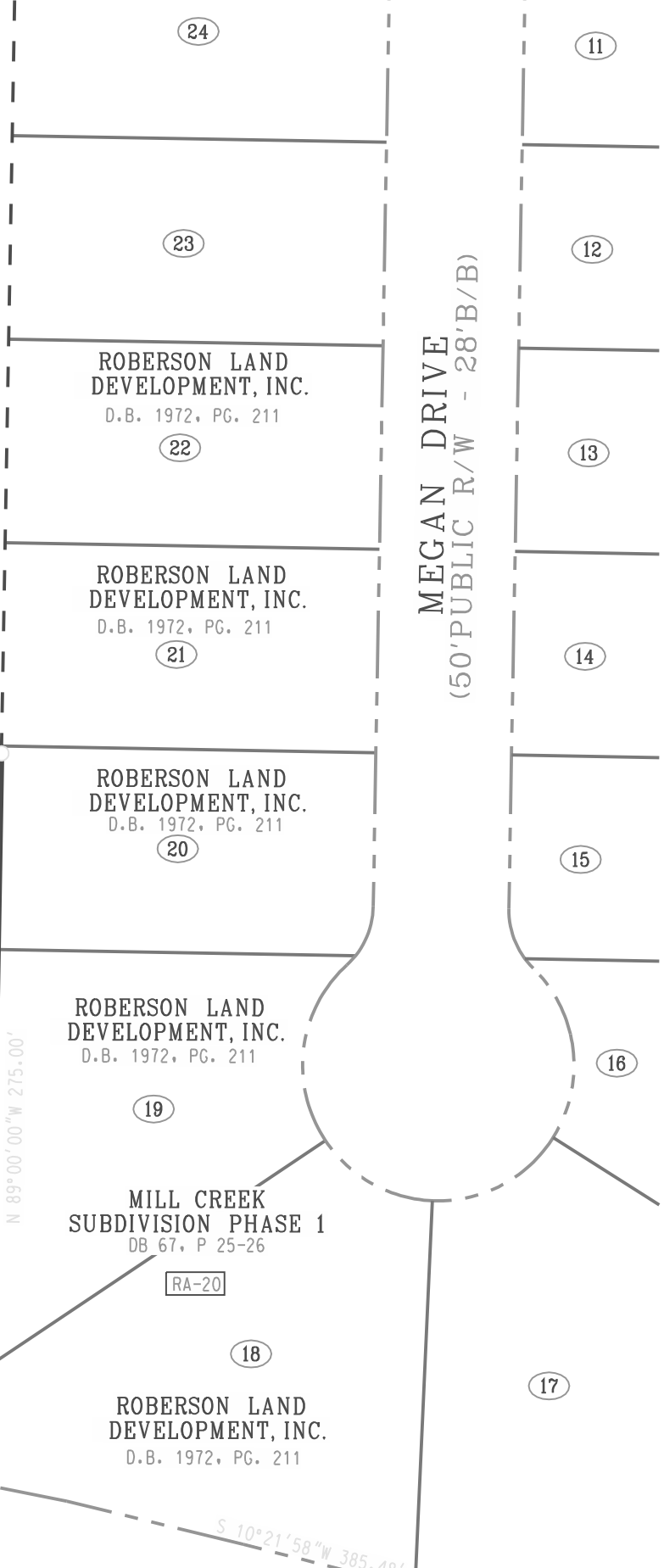
DB 941, P 151

CARL BLACKWOOD ET AL  
DB 941, P 151  
R-6A

JAMIE G. STOKES  
D.B. J51, PG. 1  
RA-20

Attachment number 5  
Page 1 of 1

EXISTING ZONING: R6A  
PROPOSED ZONING: O  
TOTAL AREA: 4.1667 ACRES



NCSR 1127 - FROG LEVEL ROAD  
(60' PUBLIC R/W - 20' PVMT)  
FUTURE 70' R/W

SANDRA STOCKS SINGLETON SMITH  
D.B. P46, PG. 176  
RA-20

EARL L. STOCKS  
D.B. X42, PG. 542  
RA-20

ERNEST C. MILLS  
D.B. H46, PG. 856  
RA-20

JOHN D. MILLS  
D.B. M51, PG. 677  
RA-20

BOBBY MILLS  
DB M-51, P 673  
RA-20

ERNEST MILLS HEIRS  
DB F-25, P 404  
RA-20

MARY CARR  
DB K-42, P 92  
RA-20

A PORTION OF TAX PARCEL 13789

REZONING MAP FOR  
**CARL W. BLACKWOOD et al**  
REFERENCE DEED BOOK 941, PAGE 151 OF THE PITT COUNTY REGISTRY

ARTHUR TWSW.	PITT CO.	NORTH CAROLINA
OWNER: CARL W. BLACKWOOD, etals	DESIGNED: WKM	
ADDRESS: P.O. BOX 20067 GREENVILLE, NC 27858	DRAWN: KCW	
PHONE: (252) 355-7500	APPROVED: WKM	
MALPASS & ASSOCIATES 1645 ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		
DATE: 06/17/08		
SCALE: 1" = 60'		
SHEET 1 OF 1		



Item # 8

CARLTON E. PARKER, PLS 2980

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

**Bufferyard Requirements:** Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE	PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)		
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2) Non-Residential (3) - (5)	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B		A
Heavy Commercial, Light Industry (4)	E	E	B	B	B		A
Heavy Industrial (5)	F	F	B	B	B		A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

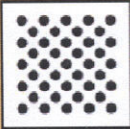
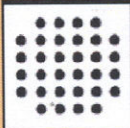
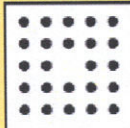
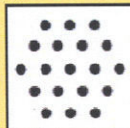
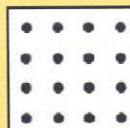
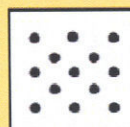
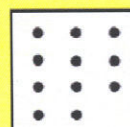
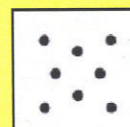
Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

**Parking Area:** Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

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

**Illustration:** Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Nichols of Greenville, LLC to rezone 2.1399 acres located at the southwest corner of the intersection of Whichard Road and Jackson Avenue from RA-20 (Residential-Agricultural) to CH (Heavy Commercial)

**Explanation:** **Required Notice:**  
Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on August 5, 2008.  
On-site Sign(s) posted on August 1, 2008.  
City Council public hearing notice (adjoining property owner letters) mailed on August 26, 2008.  
Public Hearing Legal Advertisement published on September 1 and 8, 2008.

**Comprehensive Plan:**

The subject site is located in Vision Area B.

Pactolus Highway is considered a “connector corridor” beginning at the intersection of N.E. Greenville Boulevard and Pactolus Highway/ US Highway 264 and continuing west. Connector corridors can be either residential or nonresidential in nature. These roads are designed to carry high volumes of moderate speed traffic through and across the City. A variety of intense land uses could appropriately be developed along connector thoroughfares; however, the size and scale of development should be somewhat less than that along gateway thoroughfares.

The site is located within the N.E. Greenville Boulevard/US Highway 264 Regional Focus Area and the Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between Focus Area and the residential developments to the north and west along Pactolus Highway.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 871 trips to and from the site on Pactolus Highway, which is a net increase of 785 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on Pactolus Highway and may require traffic signal modifications at the signalized intersection of Pactolus Highway and US 264. Access to the tract from Pactolus Highway will be reviewed.

*Detailed report attached*

### **History/Background**

In 1989, the subject property was zoned RA-20.

### **Present Land Use:**

Vacant.

### **Water/Sewer:**

Water service is located in the right-of-way of Pactolus Highway.

Sanitary sewer service is located on the west side of US Highway 264 across from Burns Drive.

### **Historic Sites:**

There is no known effect on designated sites.

### **Environmental Conditions/Constraints:**

A portion of the property is located in the 100-year flood plane.

### **Surrounding Land Uses and Zoning:**

North: R6-MH– manufactured home park

RA-20 – one single-family home

South: RA-20 – single-family homes

East: CH– agricultural land

West: RA-20 – residential homes

### **Density Estimates:**

Under the current zoning (RA-20), staff would anticipate the site to yield four (4) to nine (9) single-family homes.

At the proposed zoning (CH), staff would anticipate the site to yield approximately 20,300 square feet of commercial space.

The anticipated build-out time is within one to two (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 Comprehensive Plan and the Future Land Use Plan Map.

The phrase "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 on August 19, 2008, 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**

-  [Survey of property](#)
  -  [Bufferyard and vegetation chart](#)
  -  [Location Map](#)
  -  [Ordinance to Rezone Nichols of Greenville LLC 782076](#)
  -  [Rezoning Case 08 17 Nichols of Greenville LLC 778257](#)
  -  [Nichols of Greenville minutes excerpt 782097](#)
  -  [List of Uses RA 20 to CH 782239](#)
-

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 September 11, 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 RA-20 (Residential-Agricultural) to CH (Heavy Commercial).

TO WIT: Nichols of Greenville, LLC Property.

LOCATION: Located along the northern right-of-way of NC Highway 33/Old Pactolus Highway, along the western right-of-way of Whichard Road, and along the southern right-of way of Jackson Avenue.



DESCRIPTION: Beginning at a point in the northern right of way of NC Hwy 33 said point being located N 60-40-30 W - 159.21' from the centerline intersection of NC Hwy 33 and NCSR 1523 (Whichard Road), thence from said point of beginning with the northern right of way of NC Hwy 33 N 78-12-14 W - 108.02', thence N 78-10-29 W - 53.36', thence N 77-05-34 W - 124.96' to the eastern line of the Margaret Landon property as recorded in deed book C 38, page 432 of the Pitt County Registry, thence leaving the northern right of way of NC Hwy 33 with the eastern line of the Margaret Landon property N 17-33-00 E - 125.77' to the southern line of the Terry Crawford property as recorded in deed book 2399, page 638, thence with the southern line of the Terry Crawford property S 76-54-57 E - 7.60' to the eastern line of the Terry Crawford property, thence with the eastern line of the Terry Crawford property N 24-51-43 E - 139.89' to the southern right of way of NCSR 1578 (Jackson Avenue), thence with the southern right of way of NCSR 1578 S 73-21-08 E - 299.84', thence S 73-24-21 E - 155.00' to the western right of way of NCSR 1523, thence with the western right of way of NCSR 1523 S 31-36-39 W - 117.71' to the northern line of the G. Wayne Hardee property as recorded in deed book 284, page 807 thence leaving the western right of way of NCSR 1523 with the northern line of the G. Wayne Hardee property N 78-43-29 W - 148.20' to the western line of the Hardee property, thence with the western line of the Hardee property S 26-55-59 W - 117.34' to the point of beginning containing 2.1399 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 11<sup>th</sup> day of September, 2008.

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Patricia C. Dunn, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

Document Number: 782076

Item # 9

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 08-17

**Applicant:** Nichols of Greenville, LLC

**Property Information**

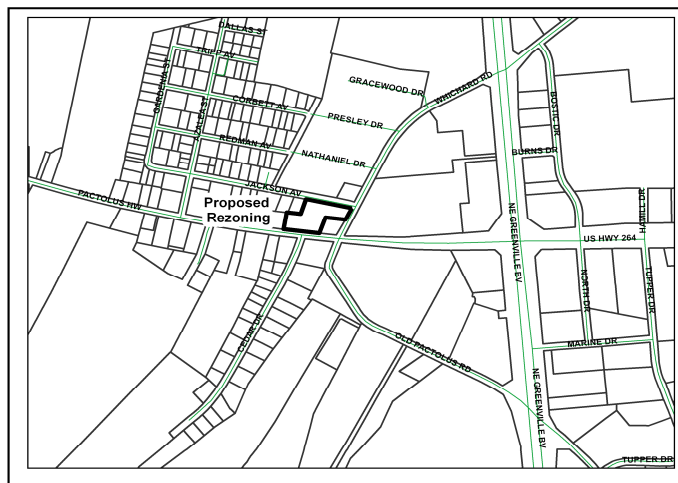
**Current Zoning:** RA-20 (Residential Agricultural)

**Proposed Zoning:** CH (Heavy Commercial)

**Current Acreage:** 2.1399 acres

**Location:** NC 33 West of Wichard Road

**Points of Access:** NC 33 and Jackson Avenue



**Location Map**

**Transportation Background Information**

**1.) NC 33- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	2-lanes
Right of way width (ft)	100	100
Speed Limit (mph)	50	50
<b>Current ADT:</b>	8,947 (*)	Ultimate Design ADT: 12,000 vehicles/day (**)
<b>Design ADT:</b>	12,000 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	

**Thoroughfare Plan Status:** Major Thoroughfare

**Other Information:** There are no sidewalks along NC 33 that service this property.

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

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

**Trips generated by proposed use/change**

**Current Zoning: 86**      -vehicle trips/day (\*)                      **Proposed Zoning: 871**      -vehicle trips/day (\*)

**Estimated Net Change: increase of 785 vehicle trips/day (assumes full-build out)**

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

**Impact on Existing Roads**

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC 33 are as follows:

<b>1.) NC 33 , East of Site:</b>	<b>“No build” ADT of 8,947</b>
Estimated ADT with Proposed Zoning (full build) –	9,295
Estimated ADT with Current Zoning (full build) –	8,981
<b>Net ADT change =</b>	<b>314 (3% increase)</b>

Case No: 08-17

Applicant: Nichols of Greenville, LLC

**2.) NC 33 , West of Site:****“No build” ADT of 8,947**

Estimated ADT with Proposed Zoning (full build) – 9,470

Estimated ADT with Current Zoning (full build) – 8,999**Net ADT change = 471 (5% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 871 trips to and from the site on NC 33, which is a net increase of 785 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on NC 33 and may require traffic signal modifications at the signalized intersection of NC 33 and US 264. Access to the tract from NC 33 will be reviewed.

**Excerpt from the Planning and Zoning Commission meeting minutes (8/19/08)**

REQUEST BY NICHOLS OF GREENVILLE, LLC

Rezoning ordinance requested by Nichols of Greenville, LLC for 2.1399 acres located at the southwest corner of the intersection of Whichard Road and Jackson Avenue from RA-20 (Residential-Agricultural) to CH (Heavy Commercial).

Mr. Laughlin delineated the area on the map. He stated the property is located at the intersection of Highway 264 and Highway 33. The property is currently zoned RA-20 with a single-family dwelling currently located on the subject property. The surrounding zonings are R6-MH and RA-20 to the north, RA-20 to the south and west, and CH to the east. At the proposed zoning, staff would anticipate the site to yield approximately 20,300 square feet of commercial space, with an anticipated build-out time of one to two years. The proposed rezoning could generate a net increase of 785 trips per day. Pactolus Highway is considered a connector corridor beginning at the intersection of N.E. Greenville Boulevard and Pactolus Highway and continuing west. Connector corridors can be either residential or nonresidential in nature and are designed to carry high volumes of moderate speed traffic through and across the city. The site is located within the N.E. Greenville Boulevard/US Highway 264 Regional Focus Area and the Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the focus area and the residential developments to the north and west along Pactolus Highway. Mr. Laughlin stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

Crawford Terry spoke in opposition to the request. Mr. Terry stated he owned property adjacent to the proposed rezoning. He said there were a lot of children in the area and was concerned with the increase in traffic and noise pollution this rezoning would generate.

Motion was made by Mr. Randall, seconded by Mr. Baker, 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 that addresses plan consistency and other matters. Motion carried unanimously.

## **EXISTING ZONING**

### **RA20 (Residential-Agricultural)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

- a. Single-family dwelling
- 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)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

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

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

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

\* None

##### *(8) Services:*

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

##### *(9) Repair:*

\* None

##### *(10) Retail Trade:*

\* None

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

\* None

##### *(12) Construction:*

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

##### *(13) Transportation:*

\* None

##### *(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**RA20 (Residential-Agricultural)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major 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:*

- b. Greenhouse or plant nursery; including accessory sales

*(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)

*(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**

### **CH (Heavy Commercial)**

#### ***Permitted Uses***

*(1) General:*

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

*(2) Residential:*

\* None

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

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

*(6) Recreational/ Entertainment:*

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- 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. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- 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)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including 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
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- 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.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

*(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

\* None

**CH (Heavy Commercial)**  
***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

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

\* None

*(4) Governmental:*

\* None

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

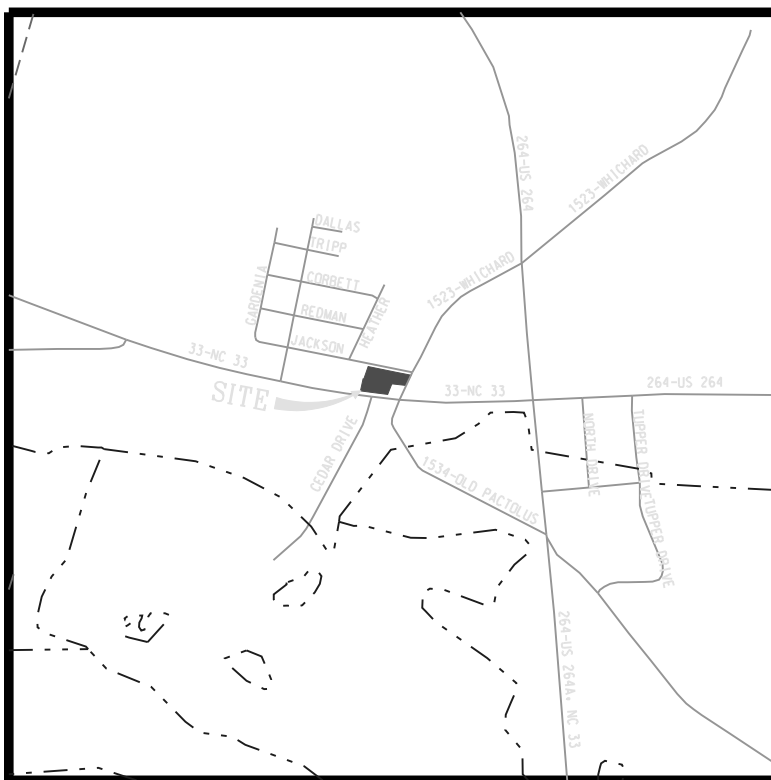
*(14) Manufacturing/ Warehousing:*

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage

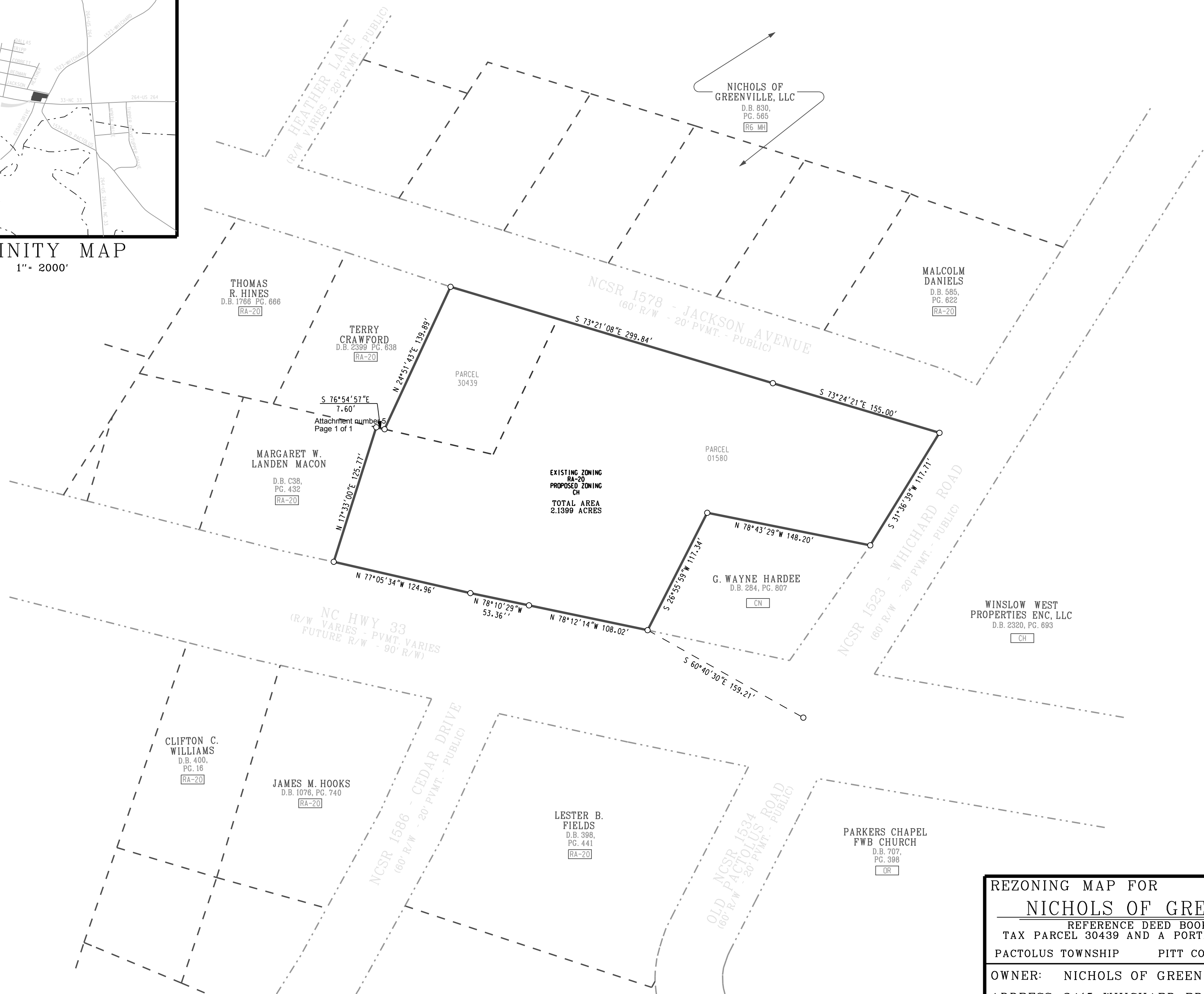
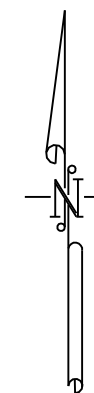
y. Recycling collection station or facilities

*(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



VICINITY MAP  
1" = 2000'



Item # 9

CARLTON E. PARKER, PLS

<b>REZONING MAP FOR</b>	
<b>NICHOLS OF GREENVILLE, LLC</b>	
REFERENCE DEED BOOK 830, PAGE 565	
TAX PARCEL 30439 AND A PORTION OF TAX PARCEL 01580	
PACTOLUS TOWNSHIP    PITT COUNTY    NORTH CAROLINA	
OWNER: NICHOLS OF GREENVILLE, LLC	DRAWN: KCW
ADDRESS: 3415 WHICHARD RD. GREENVILLE, NC 27835	APPROVED: CEP
PHONE: (252) 758-8686	DATE: 07/10/08
<b>MALPASS &amp; ASSOCIATES</b>	
1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	
SCALE: 1" = 60'	
SHEET 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.

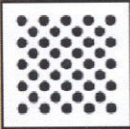
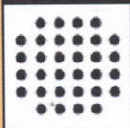
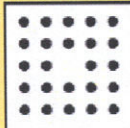
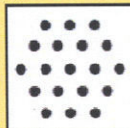
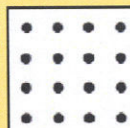
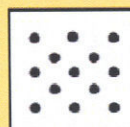
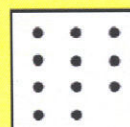
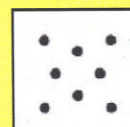
Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

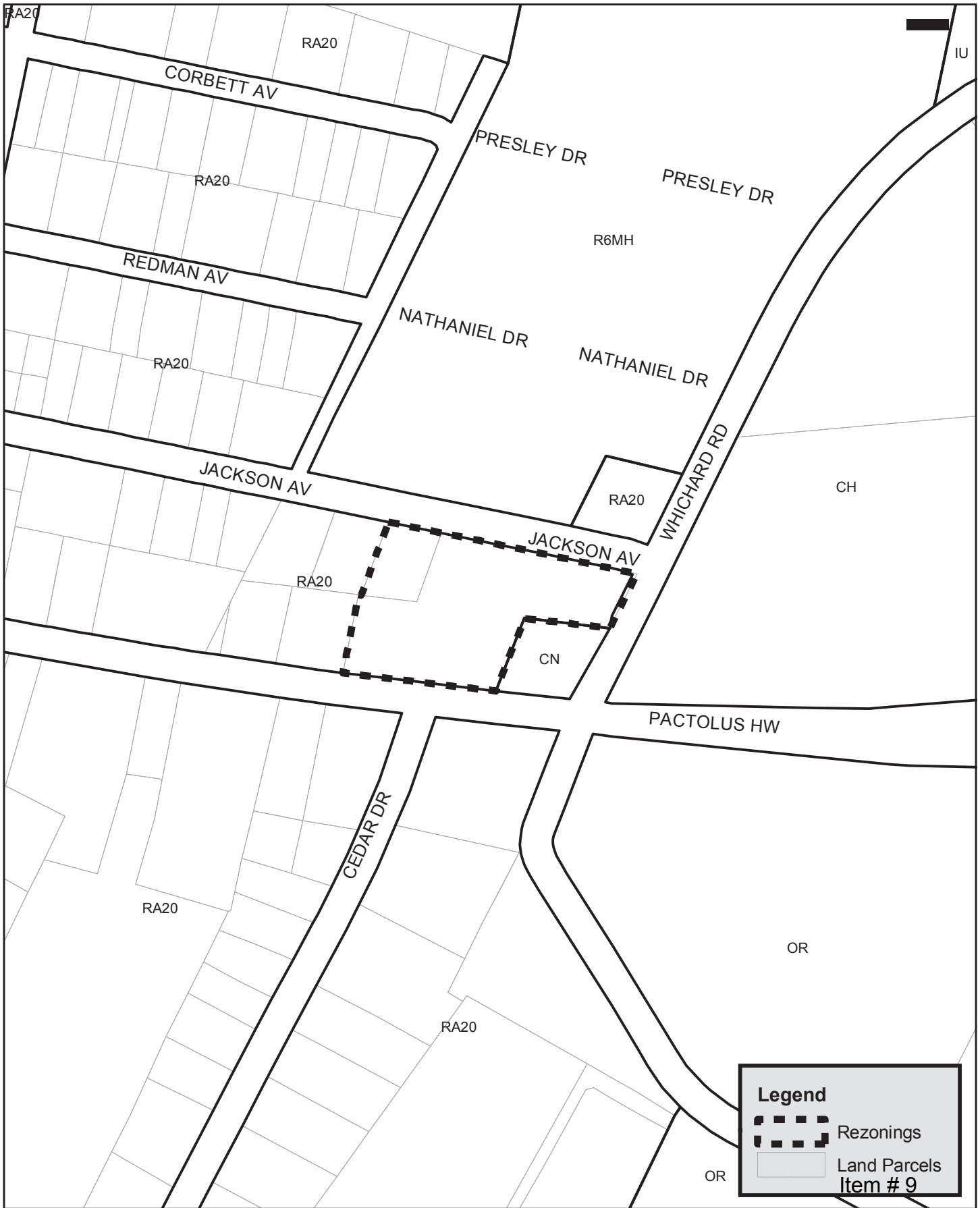
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

**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		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
<b>Low Density</b>		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

**Illustration:** Maximum allowable density in Residential Zoning Districts

Nichols of Greenville, LLC  
RA-20 to CH  
2.1399 Acres  
August 4th 2008







# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Request by the Pitt County Board of County Commissioners to amend the 2004 Greenway Master Plan to include a new greenway corridor entitled "Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector"

**Explanation:** The proposed greenway corridor will begin at Bells Fork Road and run southeast along Charles Boulevard and southwest along Signature Drive to a point on the Worthington Property approximately 500 feet east of County Home Road, then running south across the Worthington Property to a point on the Pitt County Recreation Complex property.

The purpose of the proposed amendment is to provide a greenway corridor from the residential developments located in the southeast quadrant of the City to the Pitt County Recreation Complex property to facilitate a direct connection between the existing greenway system and the trails, paths, and facilities located on the Pitt County Recreation Complex property.

The proposed greenway will consist of sidewalks and bike paths located within the right-of-way of public streets and within dedicated greenway easements. The minimum greenway easement width is twenty feet in this case.

Per the Greenway Master Plan requirements, the property owner must dedicate the specified greenway easement at the time of final plat or site development. The land owner is not required to fund any greenway improvements unless such improvements are related to standard site or subdivision development, such as sidewalks located within a street right-of-way as required per the subdivision regulations.

The Environmental Advisory Commission recommended approval of the ordinance amendment at their July 31, 2008 meeting.

Attached are copies of the following: resolution of the Pitt County Board of Commissioners requesting amendment of the Greenway Master Plan, letter of recommendation from the Environmental Advisory Commission, and map illustrating the proposed greenway corridor and existing greenway corridors in

close proximity.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff's opinion the request is in compliance with Horizons: Greenville's Community Plan.

The Planning and Zoning Commission recommended approval of the ordinance amendment at their August 19, 2008 meeting.

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

Motion to deny the requested amendment and to make a finding and determination that the denial of the amendment request is consistent with the adopted comprehensive plan and that the denial of the amendment 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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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

- [Pitt County Resolution](#)
- [EAC Recommendation](#)
- [Proposed greenway corridor map](#)
- [Greenway Master Plan Hwy 43 Signature Dr 778483](#)
- [Greenway Amendment Minutes 781929](#)

ORDINANCE NO. 08-\_\_\_\_  
AN ORDINANCE AMENDING THE GREENWAY MASTER PLAN  
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 September 11, 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 amending the Greenway Master Plan; 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 is consistent with the adopted comprehensive plan and that the adoption of the ordinance 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.

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

Section 1: That the 2004 Greenway Master Plan adopted March 11, 2004, is hereby amended to include a new greenway corridor entitled “Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector” as follows:

Beginning at a point on the Hardee – Bells Fork Extension greenway, said point being the intersection of the southern right-of-way of Bells Fork Road and the eastern right-of-way of Charles Boulevard, (segment 1) running in a southerly direction with and along Charles Boulevard to the intersection of Signature Drive, (segment 2) running in a westerly direction with and along Signature Drive to a point, said point being the current terminus of the dedicated right-of-way of Signature Drive, thence continuing in a westerly direction with and along the existing sanitary sewer easement, and/or future extension of Signature Drive, crossing the Worthington Property (tax parcel 25757) to a point, said point being located approximately five-hundred feet east of the eastern right-of-way of County Home Road, (segment 3) continuing in a southerly direction across the Worthington Property to a point on the Pitt County Recreation Complex property line, said point being located approximately five-hundred feet east of the eastern right-of-way of County Home Road. The purpose and location of “segment 3” is to provide a greenway corridor from Signature Drive to the Pitt County Recreation Complex property to facilitate a direct connection between the future greenway and the trails, paths and facilities located on the Pitt County Recreation Complex property.

Section 2: That the 2004 Greenway Master Plan is hereby amended to include the Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector as ID

Number “43”, Priority Level “C”, Length (miles) “1.13”, Trail Type “4,5”, Cost “N/A”, Page Number “106”.

Section 3: That the 2004 Greenway Master Plan is hereby amended to include the Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector summary sheet and map as pages 106 through 106.5, to include the following information: North Terminus, South Terminus, Length, Trail Type, Greenway Function, Surface Type, Greenway Routing, Opportunities, Constraints, Associated Costs, and Corridor Description, in accordance with Sections 1 and 2 above.

Section 4: That all sections and clauses of the 2004 Greenway Master Plan in conflict with this ordinance are hereby repealed.

Section 5: That the Director of Community Development is hereby directed to make appropriate changes to the text of the 2004 Greenway Master Plan and Greenway Master Plan Map in accordance with this ordinance.

Section 6: That this ordinance shall become effective upon its adoption.

ADOPTED this 11<sup>th</sup> day of September, 2008.

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

ATTEST:

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

**Excerpt from the Planning and Zoning Commission meeting minutes (8/19/08)**

REQUEST BY THE PITT COUNTY BOARD OF COMMISSIONERS

Request by Pitt County Board of County Commissioners to amend the 2004 Greenway Master Plan to include a new greenway corridor entitled “Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector”.

Andy Thomas, Planner, delineated the area on the map. He stated the property was located in the southwestern quadrant of the city. Mr. Thomas stated part of the driving force behind the request for the new greenway amendment was the number of multi-family units in close proximity to Pitt County District Park. There are close to 1,000 units, representing 2,300 people, located on the four tracts of land surrounding the area that could be in walking distance to the park. Mr. Thomas showed the existing greenways and stated the extension would follow Charles Boulevard down to Signature Drive. Signature Drive has already been constructed with sidewalks. It is anticipated that when the Worthington property is developed, Signature Drive will be extended to County Home Road. Mr. Thomas stated there would be a connection from Signature Drive to the Pitt County District Park. The map shows the greenway as a straight line; however the Planning Department would work with the developer to find a mutually beneficial means of access from Signature Drive to the park. The elevation contour map shows there are no drainage features to follow, giving the developer ample latitude in where they put in the greenway connection. Planning staff anticipates the connection from Signature Drive to the park to be a paved path, ten to twelve feet wide, within a twenty foot easement. There are existing sidewalks from Charles Boulevard and Signature Drive that will suffice for that portion of the trail. Greenways may be located within street right-of-ways as well as over land across private property. The dedication of a greenway easement would be required at the time of final plat or site development. Mr. Thomas stated the land owner would not be required to pay for the construction cost from Signature Drive to the park; however they will be expected to provide sidewalks as part of the extension of Signature Drive. Mr. Thomas stated there was a lot of flexibility in where the path could be located so the developer could do something that is beneficial to their design. Mr. Thomas stated the Environmental Advisory Commission had reviewed the request and recommend approval.

Fred Mattox, attorney, spoke on behalf of Alva Worthington regarding the request. Mr. Mattox stated they did not object to the request; however there were concerns with the flexibility of the greenway’s path.

James Rhodes spoke in favor of the request on behalf of the applicant. Mr. Rhodes stated the county had a formally adopted resolution to make the request for the extension. He stated the park was adjacent to a rapidly developing area that would benefit from the greenway extension. He stated the county had received recommendation from the Parks and Recreation Department and the Environmental Advisory Commission.

Alice Keene spoke in favor of the request on behalf of Pitt County Community Schools and Recreation. She stated that part of the main mission of the Recreation and Parks Department was to provide a safe, appealing place to walk, bike and play. Ms. Keene said she felt connectivity to the walking trails in the district park was important to provide opportunities for increased physical activity.

No one spoke in opposition to the request.

Chairman Lehman closed the public hearing and called for board discussion.

Mr. Randall asked Mr. Holec if there was a way to ensure the flexibility that Mr. Mattox was concerned about.

Mr. Holec stated the board had to vote on the request as presented. He said there was flexibility in the ordinance through words such as “approximately” and “southerly”, rather than “directly” or “exactly”.

Motion was made by Mr. Tozer, seconded by Mr. Parker, 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 that addresses plan consistency and other matters. Motion carried unanimously.



D. Scott Elliott  
County Manager

**PITT COUNTY  
BOARD OF COMMISSIONERS**

1717 W. 5TH STREET  
GREENVILLE, NC 27834-1696  
TELEPHONE: (252) 902-2950  
FAX: (252) 830-6311

**BOARD OF COUNTY  
COMMISSIONERS**

Mark W. Owens, Jr., Chairman  
Melvin McLawhorn, Vice-Chairman  
Tom Coulson  
Jimmy Garris  
David Hammond  
Eugene James  
Tom Johnson  
Beth Ward  
Kenneth Ross

April 10, 2008

Mayor Pat Dunn  
P.O. Box 7207  
Greenville, NC 27835

Dear Mayor Dunn:

On March 24, 2008, the Pitt County Board of County Commissioners adopted a resolution requesting that the City Council consider including an extension to the Pitt County District Park's Walking Trail as part of the City's Greenway Master Plan. The Board views trail connectivity to future adjacent developments as an opportunity to enhance physical activity and to promote healthy lifestyles. It is the Board's sincere hope that the Council will approve this request.

Please advise Alice Keene, Community Schools and Recreation Special Projects Coordinator, of the review process that this request will follow. County staff members will be available to present supplemental information, as needed.

Thank you for your consideration.

Sincerely,

  
Mark W. Owens, Jr., Chairman  
Board of County Commissioners



cc: Dave Brown, City of Greenville  
Merrill Flood, City of Greenville  
Alice Keene, Pitt County Community Schools & Recreation  
James Rhodes, Pitt County Planning Department

**RESOLUTION REQUESTING THE GREENVILLE GREENWAYS  
MASTER PLAN INCLUDE AN EXTENSION TO THE PITT COUNTY  
DISTRICT PARK'S WALKING TRAIL**

WHEREAS, The County of Pitt shares the City of Greenville's interest in providing quality parks and recreation areas and programs to promote healthy lifestyles among residents of all ages; and

WHEREAS, The Pitt County District Park is dedicated to providing quality facilities and programs to enhance physical activity opportunities with sports, a walking trail, playground, and open space for informal activities; and

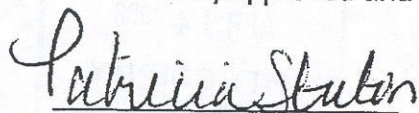
WHEREAS, Connectivity with greenways offer a pleasant, healthy and safe alternative for driving to local schools, parks, libraries, stores or other places that people visit on a regular basis, and improve the overall quality of life in an area; and

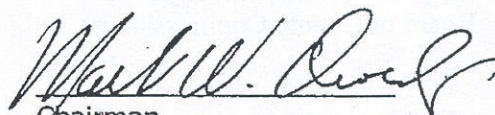
WHEREAS, The Pitt County District Park is located within the City limits of the City of Greenville and the walking trail in the District Park would provide connectivity with the Farmer's Market, the two Wintergreen Schools and the Animal Shelter for existing and future residents of surrounding neighborhoods.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PITT COUNTY THAT:

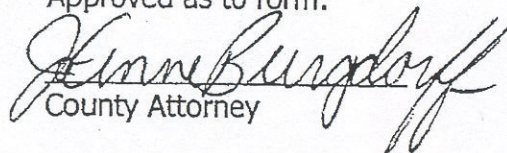
A formal request is hereby submitted to the City of Greenville to have the Greenville Greenway Master Plan include an extension to the Pitt County District Park's walking trail to facilitate connectivity as plans for adjacent properties and associated transportation improvements are designed.

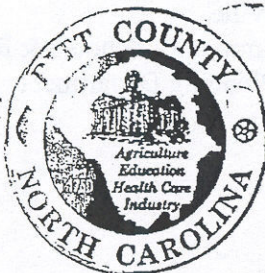
Read, approved and adopted this 24<sup>th</sup> day of March, 2008.

  
Clerk to the Board

  
Chairman

Approved as to form:

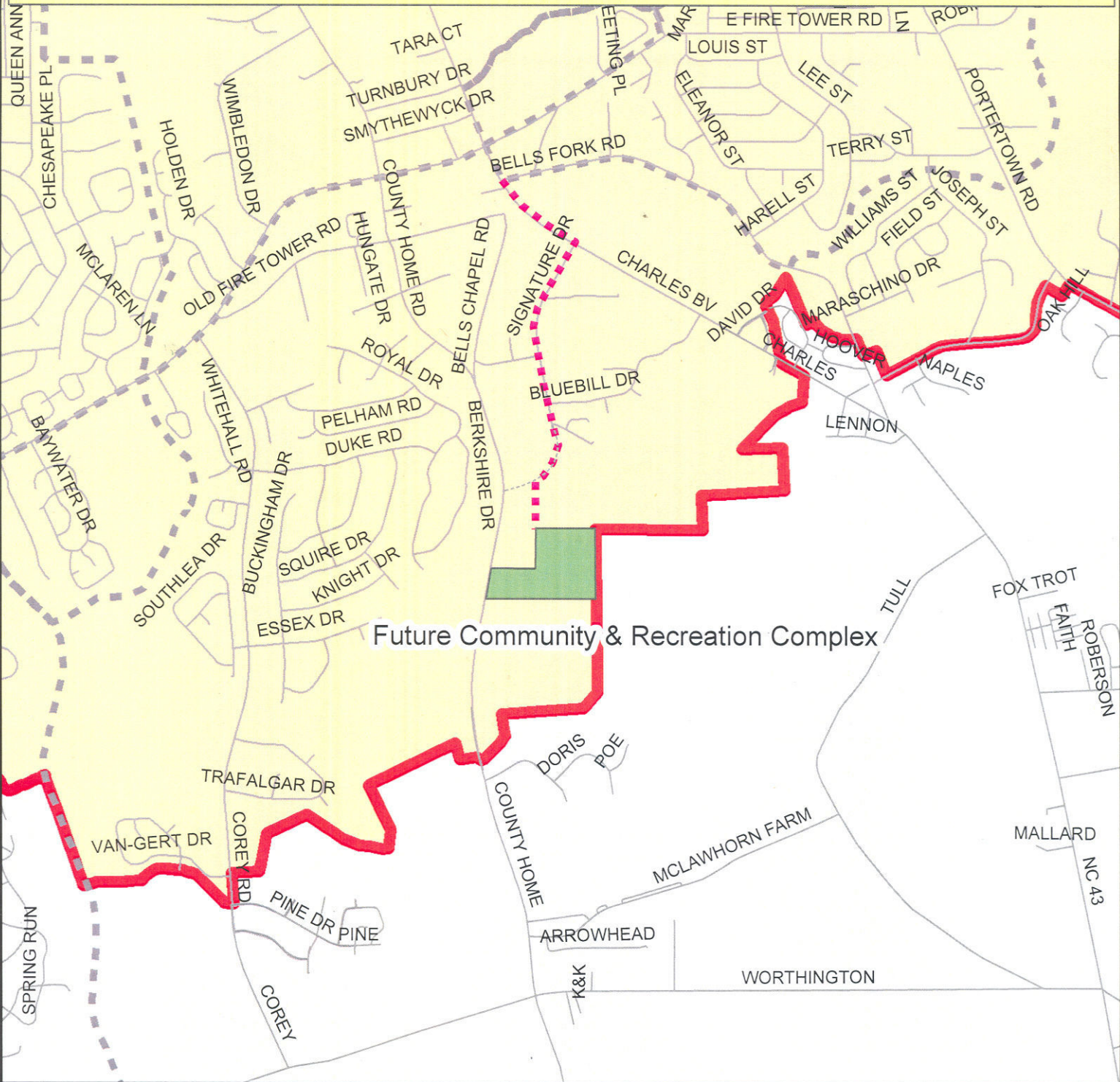
  
County Attorney








# #43 Charles Boulevard / Signature Drive Greenway Extension

This proposed greenway extension would connect the future Hardee-Bells Fork greenway to a planned walking trail that will be constructed as part of the future Community Schools and Recreation Complex.



**Legend**

Trail Name	Description
	Proposed Charles Blvd / Signature Drive Extension
	Proposed Routes from 2004 Greenways Master Plan
	City of Greenville Extraterritorial Jurisdiction Boundary





# CITY OF GREENVILLE

P.O. Box 7207

NORTH CAROLINA

27835-7207

PUBLIC WORKS DEPARTMENT

August 12, 2008

Planning and Zoning Commission  
200 West Fifth Street  
Greenville, NC 27834

Dear Commission Members:

On July 31, 2008, the Environmental Advisory Commission (EAC) received a request to review and endorse the "Resolution Requesting the Greenville Greenways Master Plan Include an Extension to the Pitt County District Park's Walking Trail." After careful consideration, the EAC voted unanimously to support this resolution.

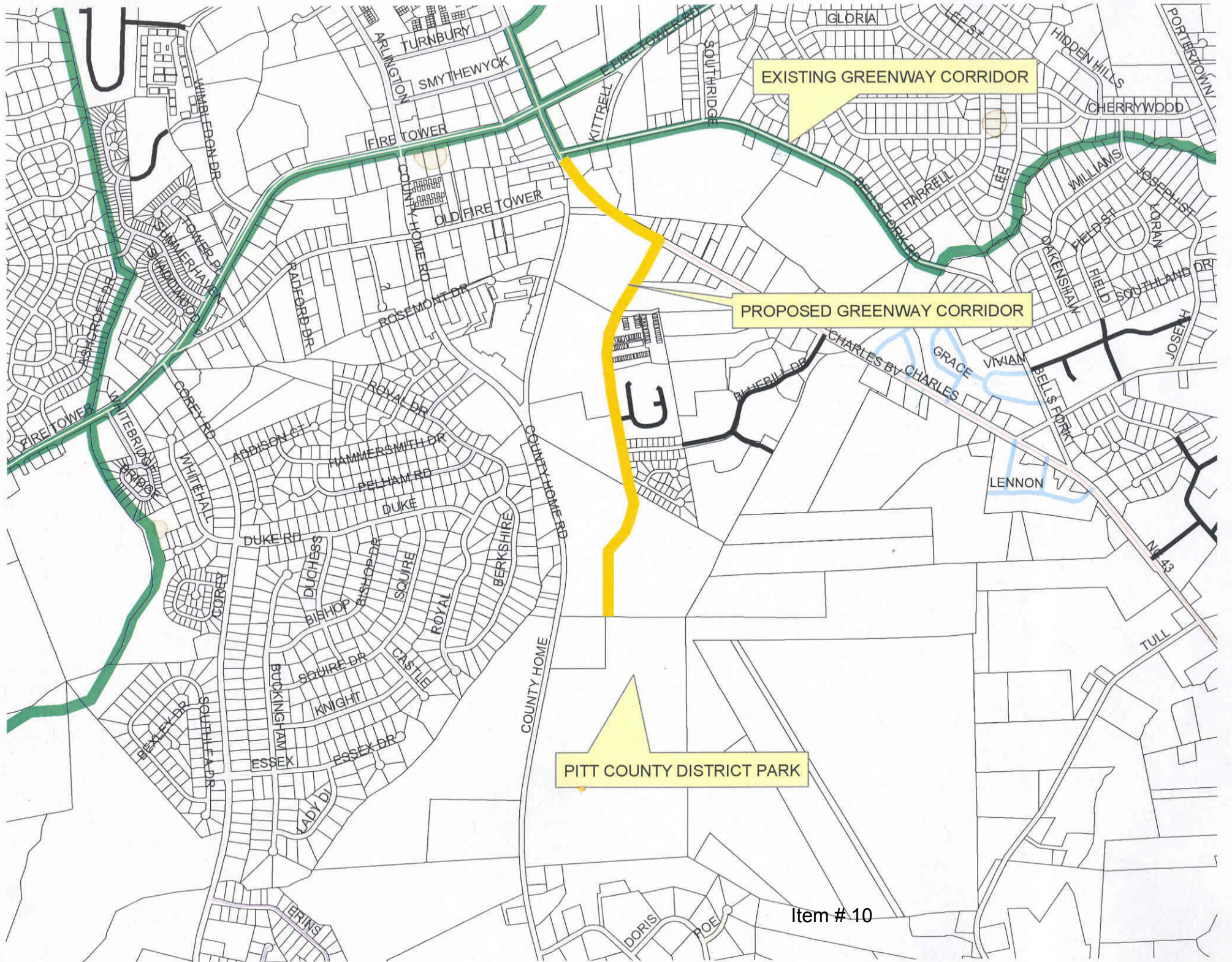
Protecting our environment and creating healthy alternatives for our citizens is a group effort. The EAC both encourages and appreciates the opportunity to work with Pitt County on providing a pleasant, health conscience and safe environment.

Sincerely,

Wayne Caldwell  
EAC, Chairman

cc: Harry Hamilton, City of Greenville, Chief Planner  
David T. Brown, PE, City of Greenville, City Engineer  
James Rhodes, AICP, Pitt County, Planning Director

Item # 10



EXISTING GREENWAY CORRIDOR

PROPOSED GREENWAY CORRIDOR

PITT COUNTY DISTRICT PARK



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1913 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 1913 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 November 11, 2003, informing the property owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the dwelling into compliance. Since that date, there have been three certified notices mailed to the property owner regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made. On October 29, 2007, a hearing was held concerning the property and the owner of record did not appear for the hearing. The most recent notice sent to the owner was sent on August 7, 2008, and provided notice to the owner that the dwelling was considered an abandoned structure. There have been no calls for service to the Greenville Police Department for this property.

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 2, 2003 on Side A and September 2, 2003 on Side B. Taxes on the property are current. As of August 20, 2008, the Pitt County Tax Assessor's Office valued the property at \$9,554 (the building value is \$6,854 and the land value is \$2,700.) The estimated costs for repairs to the property are \$37,250.

**Fiscal Note:** Cost to test and abate asbestos (if present) and demolish the structure will be approximately \$9,000.

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

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

**Attachments / click to download**

-  [Picture #1 for 1913 South Pitt Street](#)
  -  [Picture #2 for 1913 South Pitt Street](#)
  -  [Picture #3 for 1913 South Pitt Street](#)
  -  [Picture #4 for 1913 South Pitt Street](#)
  -  [1913\\_South\\_Pitt\\_Street\\_Ordinance\\_781933](#)
-

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 1913 SOUTH PITT STREET.  
TAX PARCEL NUMBER 006257

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 owners, Saad Rentals LLC, of the dwelling located at 1913 South Pitt Street, in the City of Greenville, North Carolina, are 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 South Pitt Street, Greenville, North Carolina, and owned by Saad Rentals LLC.

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 11<sup>th</sup> day of September, 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 the 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, the 11<sup>th</sup> day of September, 2008.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Item # 11





Item # 11



Item # 11



Item # 11



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

---

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1915 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 1915 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 informing the property owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the dwelling into compliance. Since that date, there have been three certified notices mailed to the property owner regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice on August 7, 2008, informed the owner that the dwelling was considered an abandoned structure. On October 29, 2007, a hearing was held concerning the property, and the listed owner did not appear for the hearing. There have been no calls for service to the Greenville Police Department for this property. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since July 23, 2002 on Unit A and November 12, 2003 on Unit B. Taxes on the property are current. The estimated costs of repairs for the structure are \$37,650. As of August 20, 2008, the Pitt County Tax Assessor's Office valued the property at \$9,554 (the building value is \$6,854 and the land value is \$2,700).

**Fiscal Note:** Cost to test and abate asbestos (if present) and demolish the structure will be approximately \$9,000.

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

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

**Attachments / click to download**

[Picture #1 for 1915 South Pitt Street](#)

[Picture #2 for 1915 South Pitt Street](#)

[Picture # 3 for 1915 South Pitt Street](#)

[Picture #4 for 1915 South Pitt Street](#)

[1915 South Pitt Street Ordinance 781935](#)

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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 SOUTH PITT STREET.  
TAX PARCEL NUMBER 006260

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 owners, Saad Rentals LLC, of the dwelling located at 1915 South Pitt Street, in the City of Greenville, North Carolina, are 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 South Pitt Street, Greenville, North Carolina, and owned by Saad Rentals LLC.

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 11<sup>th</sup> day of September, 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 the 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, the 11<sup>th</sup> day of September, 2008.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Item # 12





Item # 12



Item # 12



Item # 12



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 516 Vance 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 516 Vance 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 February 20, 2008 informing the property owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the dwelling into compliance. Since that date, there have been two certified notices mailed to the property owner regarding minimum housing violations of the dwelling. On March 3, 2008, a hearing was held concerning the property, and the owner of record did not appear. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice sent to the owner was sent on August 7, 2008, and provided notice to the owner that the dwelling was considered an abandoned structure. There have been four calls for sService to the Greenville Police Department for this property.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since January 7, 2008. Taxes on the property are current. As of August 20, 2008, the Pitt County Tax Assessor's Office valued the property at \$21,751 (the building value is \$18,951 and the land value is \$2,800.) The estimated cost to repair the dwelling is \$21,250.

**Fiscal Note:** Cost to test and abate asbestos (if present) and demolish the structure will be approximately \$9,000.

**Recommendation:** Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 516 Vance Street.

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**Attachments / click to download**

-  [Picture #1 for 516 Vance Street](#)
  -  [Picture #2 for 516 Vance Street](#)
  -  [Picture #3 for 516 Vance Street](#)
  -  [Picture #4 for 516 Vance Street](#)
  -  [516\\_Vance\\_Street\\_Ordinance\\_781926](#)
-

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 516 VANCE STREET.  
TAX PARCEL NUMBER 019584

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 owners, Ideal Homes of Craven County, of the dwelling located at 516 Vance Street, in the City of Greenville, North Carolina, are 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 516 Vance Street, Greenville, North Carolina, and owned by Ideal Homes of Craven County.

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 11<sup>th</sup> day of September, 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 the 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, the 11<sup>th</sup> day of September, 2008.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Item # 13





Item # 13



Item # 13



Item # 13



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** Ordinance to annex Davencroft Village and Lot 30, Phase 5, Davencroft containing 12.260 acres located on Dublin Road south of its intersection with Thomas Langston Road

**Explanation:** ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 1, 2008
2. City Council public hearing date: September 11, 2008
3. Effective date: December 31, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 12.260 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: RA-20 (Residential-Agricultural)
8. Land Use: Existing: Vacant  
Anticipated: 42 (approx. 2000 square foot) single-family

homes

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	42 x 2.35*	99
Current Minority	-----	0
Estimated Minority at full development	99 x 43.4%**	43
Current White	-----	0
Estimated White at full development	99 - 43	53

\*2.35 Average household size in Winterville Township, based on 2000 census data

\*\*43.4% minority population based on 2000 census data taken from tract 6

10. Rural Fire Tax District: Winterville

11. Greenville Fire District: Station #5 (Distance of 2.6 miles)

12. Present Tax Value: \$321,865  
Estimated Future Tax Value: \$8,721,865

**Fiscal Note:** The total estimated tax value at full development is \$8,721,865.

**Recommendation:** Approval of the attached ordinance to annex Davencroft Village and Lot 30, Phase 5, Davencroft.

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

**Attachments / click to download**

[Survey of property](#)

[Annexation Ord Davencroft Village and Lot 30 Ph 5 782120](#)

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90 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 Dublin Road, S 74°06'23" E 133.55', thence S 15°26'49" W 173.84', thence S 49°18'37" E 308.06', thence S 41°51'34" E 61.86', thence S 29°35'41" E 487.36', thence S 13°13'32" E 56.78', thence S 37°29'18" E 279.93', thence S 12°47'12" E 139.53', thence N 61°52'58" W 839.57', thence N 60°45'26" W 108.69', thence N 60°15'55" W 138.65', thence N 60°04'48" W 101.60', thence N 60°19'13" W 106.58', thence N 60°20'13" W 63.72', thence N 14°39'07" E 140.98', thence S 80°52'14" E 9.53' to a point at the southwestern terminus of Dublin Road, thence with the curved eastern right-of-way of Dublin Road a curve to the left having a radius of 175.00' and a chord bearing N 60°24'58" E 226.00' to the point of tangency, thence N 20°11'53" E 311.91' to the point of curvature, thence with a curve to the left having a radius of 1025.00' and a chord bearing N 18°02'45" E 76.99' to the point of tangency, thence N 15°53'37" E 24.32' to the point of beginning containing 12.260 acres and being a portion of the property described in Deed Book 2150, Page 644 and all of Deed Book 2328, Page 364, Deed Book 2328, Page 368 and Deed Book 2328, Page 372, Deed Book 1741, Page 330 all of the Pitt County Register of Deeds Office.

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

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

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

Section 5. This annexation shall take effect from and after the 31<sup>st</sup> day of December, 2008.

ADOPTED this 11<sup>th</sup> day of September, 2008.

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Patricia C. Dunn, Mayor

ATTEST:

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

NORTH CAROLINA  
PITT COUNTY

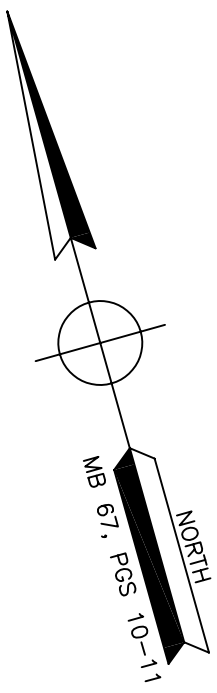
I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument 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





- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
  3. REFERENCE: DEED BOOK 2328, PAGE 372 AND DEED BOOK 2328 PAGE 368, DEED BOOK 2328, PAGE 364, BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2150, PAGE 644 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1741, PAGE 330 OF THE PITT COUNTY REGISTRY.

**LEGEND**

NEW CITY LIMIT LINE =

OLD CITY LIMIT LINE =

CITY LIMIT LINE =

**OWNER LIST**

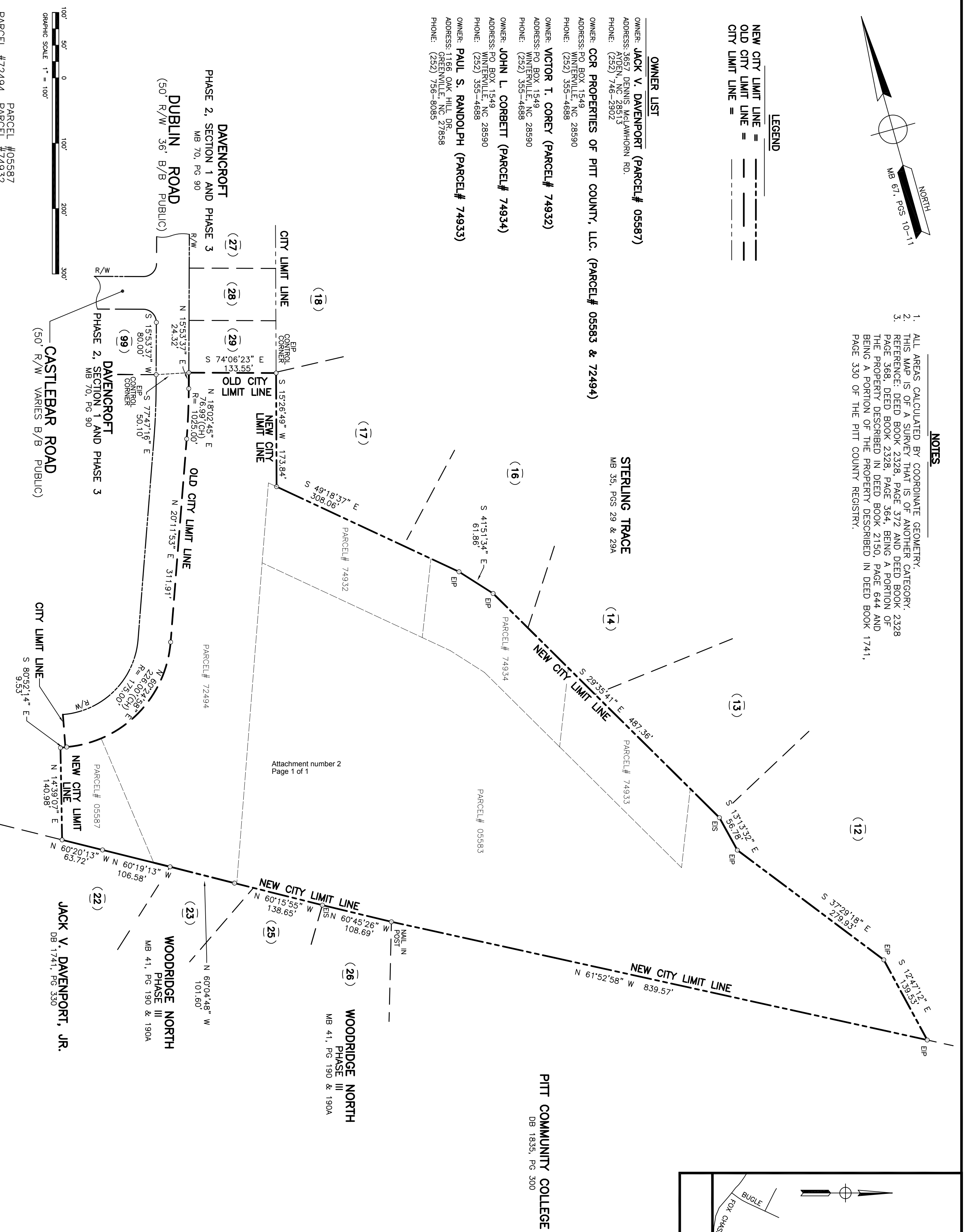
**OWNER: JACK V. DAVENPORT (PARCEL# 05587)**  
 ADDRESS: 3657 DENNIS, McLAHMORN RD.  
 ADOEN, NC 28513  
 PHONE: (252) 746-2902

**OWNER: CCR PROPERTIES OF PITT COUNTY, LLC. (PARCEL# 05583 & 72494)**  
 ADDRESS: PO. BOX 1549  
 WINTERVILLE, NC 28590  
 PHONE: (252) 355-4888

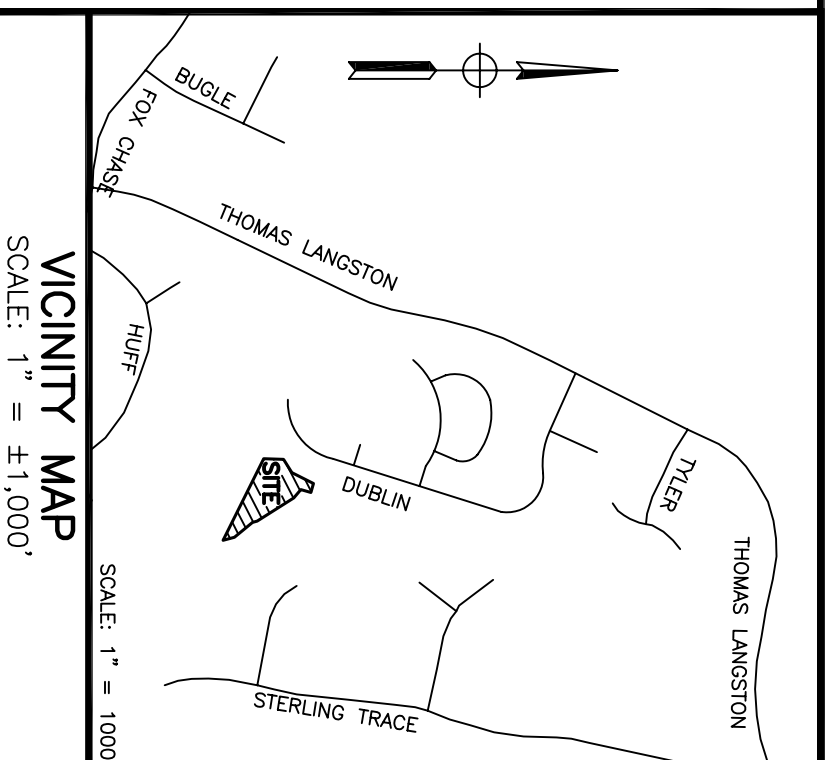
**OWNER: VICTOR T. COREY (PARCEL# 74932)**  
 ADDRESS: PO. BOX 1549  
 WINTERVILLE, NC 28590  
 PHONE: (252) 355-4888

**OWNER: JOHN L. CORBETT (PARCEL# 74934)**  
 ADDRESS: PO. BOX 1549  
 WINTERVILLE, NC 28590  
 PHONE: (252) 355-4888

**OWNER: PAUL S. RANDOLPH (PARCEL# 74933)**  
 ADDRESS: 0186 OAK HILL DR  
 WINTERVILLE, NC 27858  
 PHONE: (252) 756-8085



Attachment number 2  
Page 1 of 1



**DAVENCROFT VILLAGE AND LOT 30,  
PHASE 5, DAVENCROFT**

**OWNERS:**  
(SEE OWNERS LIST)

**PARCEL #05587**  
PARCEL #72494  
PARCEL #74932  
PARCEL #05583  
PARCEL #74934

**Baldwin & Janowski**  
ENGINEERING - SURVEYING - PLANNING  
1015 CONFERENCE DRIVE  
GREENVILLE, NC 27858  
252.756.1390

SURVEYED: TS  
DRAWN: JSJ  
CHECKED: SCB

APPROVED: SCB  
DATE: 07/31/2008  
SCALE: 1" = 100'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	N/A		

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

(EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 12,260 ACRES)  
 WINTERVILLE \_\_\_\_\_ TOWNSHIP, PITT COUNTY, N.C.

**CERTIFICATION**

I, STUART C. BARWICK, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY TONY SIMS 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 THE RULES AND REGULATIONS OF THE WITNESS MY HAND AND SEAL THIS 31st DAY OF JULY, 2008

SIGNED \_\_\_\_\_ REGISTRATION NO. L-4461

NORTH CAROLINA, PITT COUNTY  
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE OF \_\_\_\_\_  
 FROESKO, GENE THAT STUART C. BARWICK, TONY SIMS, AND \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 31st DAY OF JULY, 2008

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 03/28/2009

NORTH CAROLINA, PITT COUNTY  
 THE FOREGOING CERTIFICATE OF CORRECTNESS IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS DAY OF \_\_\_\_\_ M. \_\_\_\_\_ AT \_\_\_\_\_ REGISTER OF DEEDS.  
 BY \_\_\_\_\_ DEPUTY REGISTER OF DEEDS



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

**Title of Item:** The 10-Year Plan to End Chronic Homelessness in Pitt County

**Explanation:** At the August 11, 2008, City Council meeting, Ms. Ruth Peebles, The Innovative Nonprofit Solutions, and the Blue Ribbon Task Force to End Chronic Homelessness in Pitt County Co-Chairs, Drs. Albert Shuler and Robert Thompson, appeared before the City Council. An update on the Task Force's activities was provided along with draft documents.

### Background

The United States Interagency Council on Homelessness issued a challenge to communities across the country to address the problem of homelessness, specifically the chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County. The 10-Year Plan is a comprehensive effort of various community organizations, leaders, and citizens. Using the expertise of service providers, government officials, and homelessness experts, the plan has been designed to specifically address the needs of Pitt County's chronically homeless population in order to redirect, minimize, and ultimately resolve the substantial economic and social costs connected with these individuals and families.

The January 2008 Point-in-Time Count revealed that approximately 131 homeless persons were in Pitt County and approximately 10% of those persons were chronically homeless. Chronically homeless is defined as those individuals having a disability and living on the streets or in shelter for one year or having four episodes of homelessness in three years. According to the United States Interagency Council on Homelessness, people who are chronically homeless consume over 50 percent of community resources, including emergency medical services, psychiatric treatment facilities, shelters, law enforcement, and correctional facilities. The economic cost associated with people who are chronically homeless is high.

The Blue Ribbon Task Force to End Chronic Homelessness in Pitt County has

spent approximately eight months gathering data on homelessness in the community and reviewing best practices approaches being used in other communities to reduce and end homelessness. The Task Force held focus groups and forums to help determine the best approaches for the community. The 10-Year Plan to End Chronic Homelessness in Pitt County represents the culmination of the Task Force work over the past year. The plan features recommendations for increasing housing inventory and building the community's capacity to provide supportive services. In addition, the plan recommends ways to maximize the ability of homeless individuals to obtain and maintain income. It provides a structural framework and projected budget for the first two years of implementation. The 10-Year Plan is attached for your review.

**Fiscal Note:**

The Task Force is requesting \$60,000 over a two-year period to assist in the funding of a Project Manager to coordinate the implementation of the plan. Staff recommends funding this request from the federal Community Development Block Grant contingent on the Task Force obtaining commitments from all of the other funding partners as listed on page 53 of the report.

**Recommendation:**

Conduct a public hearing to receive citizen comments as required by the State of North Carolina, approve the Blue Ribbon Task Force to End Chronic Homelessness in Pitt County's 10-Year Plan. and designate \$60,000 over a two-year period in CDBG funds to assist with the funding of a Project Manager to coordinate implementation of the plan.

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

**Attachments / click to download**

 [10-Year Plan to End Chronic Homelessness In Pitt County](#)

 [10\\_year\\_plan\\_Executive\\_Summary\\_783836](#)

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## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

“The journey home begins with us.”

### **EXECUTIVE SUMMARY**

The United States Interagency Council on Homelessness has issued a challenge to communities across the country to address the problem of homelessness, specifically people who are chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County. Our Journey Home 10-Year Plan is a comprehensive effort of various community organizations, leaders and citizens. Using the expertise of service providers, government officials and homelessness experts, the plan was designed to specifically address the needs of Pitt County’s chronically homeless population in order to redirect, minimize and ultimately resolve the substantial economic and social costs connected with these individuals and families.

*Chronically homeless* is defined as an unaccompanied individual having a disability and living on the streets or in a shelter for one year or having four episodes of homelessness in three years. People who are homeless have no regular place to stay; therefore, they use a variety of public systems in an inefficient and costly way. Individuals and families that are homeless use significant amounts of public funding, whether through targeted programs or through emergency or inpatient medical treatment. According to the United States Interagency Council on Homelessness, people who are chronically homeless consume over 50 percent of community homeless resources, including emergency medical services, psychiatric treatment facilities, shelters, law enforcement and correctional facilities. The economic cost associated with people who are chronically homeless is high.

The January 2008 Point-in-Time Count reveals that approximately 131 persons who are homeless lived in Pitt County and approximately 10 percent of those people were chronically homeless. It is estimated Pitt County spends at least \$1,982 per month or \$23,786 annually per individual who is chronically homeless without providing shelter or supportive services. Permanent supportive housing for these individuals decreases the costs at emergency health and medical services facilities. It is less expensive to provide permanent supportive housing than to maintain individuals who are homeless in treatment facilities, hospitals, or on the street.

*Our Journey Home 10-Year Plan* is a long-range, comprehensive plan to help people who are chronically homeless return to healthy and stable lives in permanent housing. The plan also attempts to prevent people from experiencing chronic homelessness. Recommendations featured in the plan are evidenced-based practices drawn from best practices of innovative programs and initiatives in place across the country. The 10-

Year Plan focuses on strategies for prevention and crisis stabilization, services and support, and permanent housing. The plan uses and builds on the existing resources of various service agencies by reinvesting and redirecting current resources and identifying new resources.

***Our Journey Home 10-Year Plan focuses on two major goals and five outcomes:***

**GOAL 1:** Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

**Outcome 1-A:** Increased access to services provided to the homeless population.

**Outcome 1-B:** Increased number of individuals who are employed and able to manage their personal finances.

**Outcome 1-C:** A comprehensive client-centered discharge planning process coordinated among community agencies for individuals leaving foster care, mental health facilities, jails and prisons, medical facilities, and military units who are at risk for homelessness.

**Outcome 1-D:** A data infrastructure Homeless Management Information System (HMIS) that would link all services, screen for program eligibility, and gather data needed to monitor (assess) progress of implementation.

**GOAL 2:** Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.

**Outcome 1-A:** Increased inventory of housing options that meet the needs of individuals and families who are homeless and those at risk of becoming homeless.

Implementation of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County* is a substantial undertaking. The Implementation Plan must have a defined structure, clear roles, responsibilities, and a long-term commitment from all partners to achieve our goals. An implementation structure will be established to oversee and administer *Our Journey Home 10-Year Plan* and will directly involve individuals and organizations throughout the county.

An Advisory Board will provide insight regarding direction and new efforts needed, and will serve as a base of community support. The Advisory Board will be responsible for strategic leadership, policy guidance, and monitoring results. Members of the Advisory Board will be appointed by the Greenville City Council and the Pitt County Board of Commissioners. The Executive Committee of the Advisory Board will provide guidance and objective perspectives to the many efforts being undertaken.

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Potential sources of funding for implementation include local, state and federal government entities, private foundations, and businesses.



**OUR JOURNEY HOME:  
The 10-Year Plan to End Chronic Homelessness in Pitt County**

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

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# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

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## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

*“The journey home begins with us.”*

### **Quotes:**

*Ending chronic homelessness in our county/community is indeed a formidable task but one we can and must do. It will bring about stability in the lives of families and individuals which will enable them to live life to the fullest and in a productive way. As a community, we work to make this happen because we are a caring community. Those who serve on this committee are to be commended and I wish to express my sincere appreciation.*

**Patricia C. Dunn, Mayor, City of Greenville**

(Quotes from County Commissioners Board Chair, representative from the business community and faith community to be inserted.)

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

Dear Friends,

Pitt County and the City of Greenville are making an unprecedented commitment to end chronic homelessness and join over 400 communities across the country, including 17 in North Carolina, committed to ending homelessness in their community.

On any given night in our community, at least 131 people are homeless and many others live in overcrowded conditions. While this number may not seem significant, it suggests we are not meeting the serious needs of our most vulnerable population.

The Blue Ribbon Task Force to End Chronic Homelessness in Pitt County has spent approximately eight months gathering data on homelessness in our community and reviewing best practice approaches being used in other communities to reduce and end homelessness. We have held focus groups and forums to help determine the best approaches for our community. Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County represents the culmination of our work over the past year. We would like to thank the Blue Ribbon Task Force members and countless volunteers for laying the foundation for the plan.

Our Journey Home 10-Year Plan builds on evidence-based practices that are proving to be successful in other communities. Our goal is to both end chronic homelessness and prevent homelessness. The plan features recommendations for increasing our community’s housing inventory and for building its capacity to provide supportive services. In addition, the plan proposes ways to maximize the ability of individuals who are homeless to obtain and maintain income. To facilitate these recommendations, the plan provides a structural framework and projected budget for the first two years of implementation.

Achieving the outcomes of the Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County will require ongoing involvement and participation of partner agencies for the entire 10 years. The Plan marks a departure from the longstanding approach of managing the symptoms of homelessness rather than addressing the root causes poverty and a lack of affordable housing. This is no small task. Our success hinges upon our ability to mobilize, expand, and coordinate our financial and human resources, with the recognition that it will truly take all of us to end chronic homelessness in Pitt County.

The journey home begins with us. We encourage everyone across the community to get involved with this plan so that every resident of Pitt County has a place to call home.

Sincerely,

Dr. Robert J. Thompson  
Co-chair, Blue Ribbon Task Force

Reverend Albert Shuler  
Co-chair, Blue Ribbon Task Force

8.28.08 The INS Group

# **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

*“The journey home begins with us.”*

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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### **EXECUTIVE SUMMARY**

The United States Interagency Council on Homelessness has issued a challenge to communities across the country to address the problem of homelessness, specifically people who are chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County. Our Journey Home 10-Year Plan is a comprehensive effort of various community organizations, leaders and citizens. Using the expertise of services providers, government officials and homelessness experts, the plan was designed to specifically address the needs of Pitt County’s chronically homeless population in order to redirect, minimize and ultimately resolve the substantial economic and social costs connected with these individuals and families.

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The January 2008 Point-in-Time Count reveals that approximately 131 persons who are homeless lived in Pitt County and approximately 10 percent of those people were chronically homeless. It is estimated Pitt County spends at least \$1,982 per month or \$23,786 annually per individual who is chronically homeless without providing shelter or supportive services. Permanent supportive housing for these individuals decreases the costs at emergency health and medical services facilities. It is less expensive to provide permanent supportive housing than to maintain individuals who are homeless in treatment facilities, hospitals, or on the street.

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

*Our Journey Home 10-Year Plan* is a long-range, comprehensive plan to help people who are chronically homeless return to healthy and stable lives in permanent housing. The plan also attempts to prevent people from experiencing chronic homelessness. Recommendations featured in the plan are evidenced-based practices drawn from best practices of innovative programs and initiatives in place across the country. The 10-Year Plan focuses on strategies for prevention and crisis stabilization, services and support, and permanent housing. The plan uses and builds on the existing resources of various service agencies by reinvesting and redirecting current resources and identifying new resources.

***Our Journey Home 10-Year Plan focuses on two major goals and five outcomes:***

**GOAL 1:** Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

**Outcome 1-A:** Increased access to services provided to the homeless population.

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## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

*“The journey home begins with us.”*

Implementation of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County* is a substantial undertaking. The Implementation Plan must have a defined structure, clear roles, responsibilities, and a long-term commitment from all partners to achieve our goals. An implementation structure will be established to oversee and administer *Our Journey Home 10-Year Plan* and will directly involve individuals and organizations throughout the county.

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Potential sources of funding for implementation include local, state and federal government entities, private foundations, and businesses.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## **Mission**

To end the cycle of homelessness, our community will provide comprehensive support services and a range of sustainable housing opportunities for all Pitt County residents.

## **Vision**

Within 10 years, Pitt County will be a place where all residents will have a home that is safe, affordable, and permanent.

The following guiding principles will serve as a foundation for planning and implementation of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County*:

## **Innovation**

We will embrace new and creative approaches to end the cycle of homelessness.

## **Collaboration**

We will reach a common goal through joint partnerships.

## **Inclusiveness**

All sectors of the community will participate in the planning and implementation phases.

## **Altruism**

Participants will be involved for the benefit of the entire community rather than their own special interests.

## **Outcome-driven**

We will take a strategic approach to address homelessness by using measurable outcomes to track progress.

## **Research-based**

The plan will be data-driven and based on best practices.

## **Responsiveness**

Planning and implementation will be responsive to the needs of the population served.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Introduction

The United States Interagency Council on Homelessness has issued a challenge to communities across the country to address the problem of homelessness, specifically the people who are chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville City Council adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County.

The January 2008 Point-in-Time Count revealed that approximately 131 persons who are homeless were in Pitt County and approximately 10 percent of those people were chronically homeless. A Point-in-Time establishes a baseline of the County’s homeless population and only captures the number of homeless individuals identified as such on a single given day. *Chronically homeless* is defined as those individuals having a disability and living on the streets or in shelter for one year or having four episodes of homelessness in three years. According to the United States Interagency Council on Homelessness, people who are chronically homeless consume over 50 percent of community resources, including emergency medical services, psychiatric treatment facilities, shelters, law enforcement, and correctional facilities. The economic cost associated with the chronically homeless is high.

*Our Journey Home 10-Year Plan* is a long-range, comprehensive plan to help people who are chronically homeless return to healthy and stable lives in permanent housing. The plan also attempts to prevent people from experiencing chronic homelessness. The Pitt County plan is a culmination of a 10-month collaborative effort by representatives from the city and county and their service providers, government agencies, nonprofit organizations, business sectors, educational institutions, civic and professional groups, and individuals who are homeless. The recommendations featured in the plan are evidenced-based practices drawn from best practices of innovative programs and initiatives in place across the country.

*Our Journey Home 10-Year Plan* focuses on two major goals:

- Goal 1:** Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.
- Goal 2:** Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.



## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

The plan also features a structural framework and projected budget for the implementation of the recommended strategies.

Ending chronic homelessness is a challenge for the entire community. There are no simple solutions. Ending homelessness will require a cooperative effort among government agencies, private and public services, businesses, faith-based organizations, and neighborhoods.

This plan calls for extensive coordination to inform and communicate with the broader community about homelessness. Through a better understanding of the issues as well as opportunities to contribute to substantive change, the strengths of the entire community can be brought to bear on the solutions of this plan.

The goals will be accomplished through a five-prong approach:

1. **Closing the Front Door.** Strategies involve enhancing the prevention of homelessness by ensuring individuals access to mainstream resources, increasing financial assistance, and diverting referrals and discharges from correctional, health and human service systems to reduce shelter stays and avoid homelessness.
2. **Opening the Back Door.** Strategies include developing permanent supportive housing for individuals and families who are chronically homeless, expediting enrollment in current benefits programs, and increasing financial assistance and supportive services to assist households in exiting shelters and obtaining housing.
3. **Building the Infrastructure.** Strategies involve continuing to use local, state, and federal funding to increase the supply of affordable housing targeted to low-income households, continuing to expand access to jobs at a living wage, and continuing to expand access to essential supportive services. The coordination of existing services is critical.
4. **Managing for Results.** This strategy uses data to determine the extent and outcomes of public systems, the homeless services system and how they interact with people who are homeless.
5. **Building a Results Framework.** The Implementation Plan establishes a process by which data will be collected and analyzed to determine progress toward the stated outcomes. These outcomes are measurable markers of the achievements of the plan.

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

*Our Journey Home 10-Year Plan* will end chronic homelessness over the next decade by securing new resources and reinvesting and redirecting resources in a coordinated, sustained effort that addresses the underlying causes of homelessness.

This effort will:

- reduce the number of individuals who become homeless;
- increase the number of individuals placed into permanent housing;
- decrease the length and disruption of homeless episodes; and
- provide community-based services and supports that prevent homelessness before it happens and diminish opportunities for homelessness to recur.

*Our Journey Home 10-Year Plan* states the strategic intent of how Pitt County will address the complex and perplexing issue of homelessness. This plan:

- increases the County’s odds of success;
- helps focus on the outcomes that our community says are important and work;
- lowers the County’s investment on means or strategies that do not work; and
- justifies funding for specified results.

*Our Journey Home 10-Year Plan* will help those who are homeless and at the same time make Pitt County a more pleasant and inviting place to work, live, and visit.

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

### The Community Planning Process

*Our Journey Home: The 10-Year Plan to End Chronic Homelessness in Pitt County* is a comprehensive approach that addresses the issue of homelessness in Pitt County.

The Blue Ribbon Task Force (BRTF) was established in January 2008. The Greenville City Council and Pitt County Commissioners appointed approximately 50 representatives from various constituent groups within Pitt County. These community representatives committed to a 10-month planning process that included a series of committee meetings, educational presentations, public forums, and focus groups. The Blue Ribbon Task Force members served on four subcommittees: Prevention and Engagement, Services and Support; Transition to Independence; and Permanent Housing.

Made up of the BRTF Co-Chairs, representatives from Pitt County Government, the City of Greenville, the Pitt County United Way, and local service providers, the Management Advisory Team (MAT) met on a weekly basis to provide oversight of the planning process.

The community process included:

- three focus groups with individuals who were currently or previously homeless. A fourth focus group was held with a group of veterans and members of their families, some of whom have experienced difficulties in making the transition back to civilian life, including experiencing homelessness.
- four community forums held in April 2008 with over 120 citizens participating. Guest speakers included local and statewide experts working in fields related to the forum topics.
- a business roundtable meeting where approximately 15 business representatives learned about the planning process and how the business community can get involved in the planning and implementation of *Our Journey Home 10-Year Plan*.

The goals and strategies for the 10-Year Plan were generated through the efforts of subcommittees formed from the Task Force and participants from the community forums and focus groups. The goals and strategies were designed to provide

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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a comprehensive effort to end chronic homelessness in Pitt County, while maintaining a strong focus on serving the needs of non-chronic homeless individuals and families. The 10-Year Plan focuses on strategies for prevention and crisis stabilization, services and support, and permanent housing. The plan uses and builds on the existing resources of various service agencies by reinvesting and redirecting current resources and identifying new resources.



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## The Definition of Homelessness

According to the Department of Housing and Urban Development (HUD), a person is considered homeless only when he or she:

1. Resides in places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street).
2. Resides in an emergency shelter.
3. Resides in transitional housing for homeless persons who originally came from the streets or emergency shelters.
4. Resides in any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution.
5. Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing.
6. Is being discharged within a week from an institution, such as a mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing.
7. Is fleeing a domestic violence situation and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing.

“Chronically” homeless is defined as “an unaccompanied, disabled individual who has been persistently homeless for more than a year or who has been homeless for four or more episodes over a period of three years.” People who are chronically homeless are highly likely to cycle in and out of housing, the streets, emergency shelters, hospitals, mental health facilities, and/or jails for varying periods of time.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## The Face of Homelessness

### National Statistics

Homelessness is one of our nation’s most misunderstood social problems. For over 20 years, communities throughout the country have been managing the problem of homelessness rather than addressing the root causes.

The root causes of homelessness are poverty and lack of affordable housing. The inability to afford housing is concentrated among households with incomes at or below the poverty level and these individuals and families account for the vast majority of people entering into homelessness. These persons may also have little education or job training and find it difficult to earn enough money to raise their incomes above the poverty level, even if they work full-time and/or overtime. (Martha Burt, *“What Will It Take to End Homelessness,”* September 2001)

As many as 3 million people become homeless nationally over the course of a year. In January 2005, an estimated 744,313 people experienced homelessness.

- 56 percent of the homeless people counted lived in shelters and transitional housing and, shockingly, 44 percent were without shelter.
- 59 percent of the homeless people counted were single adults and 41 percent were families.
- In total, 98,452 homeless families were counted.
- 23 percent of homeless people were reported as chronically homeless

The face of homelessness has also changed to include more individuals and families shaken by joblessness and those responding to a catastrophic financial event. A faltering US economy, skyrocketing housing and gas prices, and reduced government services are forcing people from their homes. As a result of this crisis, service providers are scrambling to find ways to provide shelter and assistance to a growing and changing homeless population

Nationally, more than two million foreclosures were reported in 2007 and the same number is projected for 2008 and 2009. Nearly forgotten in this crisis are the thousands of homeowners and renters who become homeless once their resources are exhausted. According to a study by the National Coalition for the Homeless, thousands of both former homeowners and renters are winding up in shelters and nearly 61 percent of local and state homeless coalitions report

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

that they have seen a rise in homelessness since the foreclosure crisis began in 2007. The study reveals that once their property is foreclosed on, 76 percent of displaced homeowners moved in with friends or relatives, 54 percent moved to emergency shelters and 40 percent were living on the streets.

Personal factors that can increase a person’s vulnerability to homelessness include substance abuse and addictions, mental illness or physical disability, lack of family to rely on after being placed in foster care, separation and/or divorce, veterans’ post traumatic stress disorder, lack of access to affordable health care, and family break-up. (Martha Burt, *“What Will It Take to End Homelessness,”* September 2001)

Homelessness does not discriminate; families with children, single adults, teenagers, and elderly individuals of all races struggle with its devastating effects. Homelessness exists all across the country in small rural towns, suburban neighborhoods, and large metropolises. (*National Alliance to End Homelessness, June 2007*)

### **State and Local Statistics**

The North Carolina Interagency Council for Coordinating Homeless Programs sponsored a third annual point-in-time survey on January 24, 2007. The survey, conducted in over 80 North Carolina counties, found that in North Carolina there were 10,904 people identified as homeless, including 3,280 families people in families, 2,001 of whom were children.

As one of the fastest growing areas in the state, Pitt County has seen a population boom since 1990. According to the 2000 Census, the county’s population was 133,798. In 2006, the county’s population was 145,619, an increase of 8.9 percent in only 6 years. Growth in Greenville and Winterville accounts for the majority of the growth.

A 2008 January Point-in-Time Count revealed that approximately 131 homeless persons were in Pitt County. This number included 18 children ranging in age from birth to 18 and about 10 percent were considered chronically homeless.

The Point-in-Time Count is a one-day, statistically reliable, unduplicated count of sheltered and unsheltered homeless individuals and families in the county. However, it only provides a “snapshot” of individuals in Pitt County who may be experiencing homelessness and may not capture all those who are cycling in and out of homelessness over the course of a specific period or staying in places unknown to the count volunteers. For example, the Greenville Police estimate that on any given night 20-30 individuals are sleeping in the woods or various sites around the city. The Point-in-Time Count figures do not include the number of people who “double up” without a legal residence of their own and are temporarily

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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staying with another person. In addition, these data do not account for people who are at-risk of homelessness for any reason including unemployment, foreclosure, eviction, and chronic or sudden illness.

The Point-in-Time Count reveals the following characteristics of the homeless individuals in Pitt County:

- 11 were classified as chronically homeless
- 15 identified themselves as Veterans
- 13 were victims of domestic violence
- 33 reported having serious mental health issues and/or substance abuse issues
- 10 had recently been discharged from prison and/or the detention center
- 27 had recently been discharged from a mental health and/or treatment center
- 9 had recently been discharged from a health care center and/or hospital.

Over 60 percent of the adults surveyed reported having at least a high school level of education/GED or better.

- |                           |       |
|---------------------------|-------|
| ▪ College Degree          | 8.8%  |
| ▪ Some College            | 18.4% |
| ▪ High School Diploma/GED | 34.2% |
| ▪ Some High School        | 12.3% |
| ▪ Less than High School   | 21.1% |
| ▪ N/A                     | 5.3%  |

Individuals surveyed were asked, “Where was the last place you were housed for 90 days or more?”

- |                                |     |
|--------------------------------|-----|
| ▪ This County (PITT County)    | 64% |
| ▪ Another county in this state | 25% |
| ▪ Another State                | 4%  |
| ▪ Another Country              | 1%  |
| ▪ No Response                  | 5%  |

The poverty rate for Pitt County (21.6%) significantly exceeds the rate for the state of North Carolina (15 %.) An increasing number of Americans are facing the serious challenge of not making a living wage and being able to afford adequate, safe housing. In Pitt County, the Fair Market Rent (FMR) for a two-bedroom apartment is \$579. In order to



## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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afford this level of rent plus utilities without paying more than 30 percent of income on housing, a household must earn \$23,160 annually. This translates to an hourly wage of \$11.13 (assuming a 40-hour workweek, 52 weeks per year). Currently, a minimum wage worker in Pitt County earns \$6.55 per hour. To afford this apartment, a minimum wage earner must work 82 hours per week, 52 weeks per year.

The monthly Supplemental Security Income (SSI) payment for an individual is \$603 in Pitt County. If SSI represents an individual's sole source of income, \$181 in monthly rent is affordable, while the FMR for a one-bedroom apartment is \$470.

Lack of employment, income, and economic opportunity are often identified as risk factors in becoming homeless. Individuals who are homeless may report being employed or having occasional work, but many of the jobs they hold are of such a nature and skill level that they do not provide adequate wages and benefits for self-sufficiency.

As a part of the effort to solve chronic homelessness, it is crucial to maximize income and achieve economic stability through case management and basic financial management assistance. The *Our Journey Home 10-Year Plan* recognizes that people who are chronically homeless will need greater access to resources that provide employment training and placement.

Public transportation is essential to providing people with access to services and jobs, both of which are necessary for people to maintain housing. The City of Greenville currently has only four bus routes. Limited bus routes within Greenville as well as in rural parts of the county make access to transportation a challenge for anyone facing homelessness. People who are homeless generally cannot afford an automobile, not to mention the increasing cost of gas, making it difficult to travel to various services, even if they know where to go. People in the vast rural segments of the county and the smaller communities have even greater difficulty.

Aside from economic and social factors that contribute to homelessness, unexpected events such as natural disasters, while not common, can have an enormous impact on a community's housing stock. For example, on September 16, 1999, Hurricane Floyd hit the coast of North Carolina causing widespread and devastating flooding. Overall, Hurricane Floyd affected 44 counties in Eastern North Carolina, destroying over 8,000 homes and leaving over 55,000 homes damaged and 17,000 uninhabitable. Pitt County was one of the hardest hit areas; some portions of the county were under water for more than two weeks and over 4,300 structures suffered extensive damage. In fact, more houses were destroyed by the flooding after Hurricane Floyd than the total of all new home construction that occurred in Eastern North Carolina in 1998. Ultimately, this single event affected thousands of lives in the county, even those whose homes and

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businesses remained intact. While Hurricane Floyd left behind its torrential wrath over a course of a few days, it took years for the county and Eastern North Carolina to recover.

### **Special Populations at Risk of Becoming Homeless**

Homeless Americans are exceptionally diverse and include individuals from all segments of society—children and families, seniors, and people of all races. Veterans, who are among the most honored citizens in our society, appear in substantial numbers among the homeless. Each of these groups experiences distinctive forms of adversity resulting from both societal structures and personal vulnerabilities, and each has unique service delivery needs. All, however, experience extreme poverty and lack of housing. People who are homeless reflect the nation’s diversity, and their special characteristics and needs must be identified, respected, and addressed.

### **Veterans**

In 2006, approximately 200,000 veterans were homeless on any given night. Veterans make up a disproportionate share of homeless people—roughly 26 percent—but comprise only 11 percent of the civilian population 18 years and older. The same things that predict homelessness among the general population—poverty, lack of affordable housing, mental illness, health issues, access to support networks, and drug addiction—also foretell homelessness in veterans. However, veterans face additional challenges when trying to overcome these obstacles. Prolonged separation from traditional supports such as family and close friends, highly stressful training and occupational demands that can affect their personality, self-esteem, ability to communicate, and nontransferability of skills to civilian jobs are among the few challenges. Almost half of the nation’s veterans who are homeless struggle with mental illness, making it more difficult for them to receive help.

With Pitt County staged to see troops returning from Iraq and Afghanistan, the County must be prepared to ensure that safeguards are in place to prevent them from experiencing homelessness. In 2007, 10,510 veterans lived in Pitt County.

### **Families and Youth**

When we think about people who experience homelessness, we usually think about adults. Families with children are among the fastest-growing segment of the homeless population, according to the National Coalition for the Homeless.

8.28.08 The INS Group

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The U.S. Conference of Mayors found that in 2003, 41 percent of the homeless are families with children, up from 34 percent in 2000. The Urban Institute reports about 23 percent of the homeless are children. Nationally, 25 percent of children coming out of foster care are homeless within 4 years. Schools across the country are facing an increasing number of school-aged children who are homeless. Since September 2007, 112 children in the Pitt County School System have been identified as homeless or at risk of being homeless.

At least 1.35 million American children are homeless during a year's time. On any given day, 800,000 people are homeless in the United States, including 200,000 children in homeless families. These children sleep in cars, shelters, and abandoned buildings. They relocate constantly, which results in them being pulled out of school and away from friends. Most children become homeless because their mothers and fathers are unable to find affordable housing. Traumatic events such as unemployment, illness, accidents, or violence and abuse further limit their ability to secure decent housing. Homeless children are hungry more than twice as often as other children, more often in fair or poor health, four times more likely to have asthma, more likely to have low birth weight, and at greater risk of having special needs.

Lack of access to childcare is often a barrier to employment for the homeless. It is critical that quality childcare options are available, particularly for families living in emergency shelters and transitional housing programs while they obtain employment. Day and evening care programs enable parents to find and retain jobs so they can support their families independently.

### **Elderly**

In North Carolina, the elderly population (those 65 years of age and older) will more than double between 2000 and 2030. Approximately 11 percent of those individuals 65 and older live below the poverty level (2005 Census Data). The faces of homelessness we see do not usually include images of elderly persons. Elders who are homeless continue to be a forgotten population, although the numbers of seniors who are facing homelessness for the first time, or who are at risk of becoming homeless, are increasing. There are also adults who are currently considered chronically homeless who are aging on the streets, often diagnosed with a range of complex health, mental health, and substance abuse issues. This population faces unique healthcare and service needs that require a multidisciplinary-team approach with minimal barriers in order to achieve optimum health and housing stability.

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### **Latino/Hispanic Population**

Immigrants from Latin America are dramatically changing North Carolina’s demographic and economic landscape. According to the US Census, North Carolina has the fastest growing Hispanic population in the country; this population has increased by nearly 400 percent over the last decade. The change in the Hispanic/Latino population in Pitt County has been significant. The Hispanic/Latino population increased from less than 1,000 persons in 1990 to 4,216 in 2000. The definition of the term homelessness includes individuals who are staying with friends and/or family on a temporary basis. However, the Hispanic community does not consider situations where relatives or friends temporarily live together or “double up” for economic reasons as homelessness. Some of the difficulties the Hispanic population faces include the language barrier and the lack of proper identification (i.e., Social Security Number), education, transportation, and bilingual employers. Even with these difficulties, members of the Hispanic/Latino community are often aware of the resources available, but unsure of exactly how they work or where to access them. As a result, many members of the Hispanic/Latino community face barriers to employment, education, and housing and therefore may experience homelessness.

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### The Economic Impact of Homelessness & the Chronically Homeless

Because people who are homeless have no regular place to stay, they use a variety of public systems in an inefficient and costly way. Individuals and families who are homeless use significant amounts of public funding, whether through targeted programs or through emergency or inpatient medical treatment, public safety and criminal justice systems, or public resources. Typically, individuals who are chronically homeless make up only 10 to 15 percent of the homeless population, but they use 50 percent or more of the emergency shelter resources in a community. (Martha Burt, “Assessing Public Costs Before and after *Permanent Supportive Housing*”, Corporation for Supportive Housing, 2004)

In the article “Million-Dollar Murray,” published in *The New Yorker* in February 2006, author Malcolm Gladwell argues that social services, such as soup kitchens and shelters, only manage the problem of chronic homelessness, but do not attempt to solve it. As a man who was chronically homeless living in Reno, Nevada, Murray may have cost taxpayers up to a million dollars in hospital bills, substance abuse treatment, and other expenses without changing his homeless status. Reno Police officer Patrick O’Bryan remarked, “It cost us one million dollars not to do something about Murray.” When Murray died in the winter of 2005 from intestinal bleeding as a result of chronic alcohol abuse, he was still homeless. (Malcolm Gladwell, “Million-Dollar Murray,” *The New Yorker*, February 2006)

Many individuals who are chronically homeless have both mental health and addiction issues. Due to their challenging disabilities, they are more likely to access health care, mental health treatment, and substance abuse services through the most expensive provider options, such as emergency rooms.

The 10-Year Plan to End Homelessness in Asheville and Buncombe County, NC, published in 2002, examined the cost to local systems over a three-year period for 37 individuals who were chronically homeless. Working with the cooperation of the local police department, hospital, and jail, the monthly cost per person was estimated to be \$1,892 or \$22,700 annually. Asheville estimated their community spent a total of \$839,900 per year on these 37 individuals. This figure does not include any mental health or substance abuse treatment.

As part of the 10-Year Plan process in Pitt County, a preliminary survey was conducted using the Asheville study as the data model. Working with the Pitt County Detention Center, Greenville Police, and the Greenville Community Shelter, a list of 13 individuals were identified who could be classified as chronically homeless. The Pitt County Detention Center, Pitt County Memorial Hospital, Greenville and Pitt County EMS agencies, and the Greenville Police Department were

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asked to provide specific cost information on this group. Based on the data collected, an individual who is chronically homeless costs Pitt County approximately \$1,982 per month or \$23,786 annually. The total cost to Pitt County for those 13 individuals was calculated to be \$309,210 annually. This figure does not include any mental health or substance abuse treatment.

Sources	Total Annual Cost	Annual Cost Per Person	Total Monthly Cost per person
Police (Greenville)	\$2,395	\$184	\$15
Detention Center	\$84,287	\$6,484	\$540
Pitt County Memorial Hospital & Emergency Room	\$206,813	\$15,909	\$1,326
EMS (Pitt County & City of Greenville)	\$15,715	\$1,209	\$101
<b>Total</b>	<b>\$309,210</b>	<b>\$23,786</b>	<b>\$1,982</b>

*Data Source: Costs figures provided by departments listed above*

The Point in Time Count in Pitt County conducted in January 2008 identified eleven (11) individuals who were chronically homeless. The Greenville Police have estimated that on any given night 20-30 individuals are sleeping in the woods or at various sites such as abandoned homes throughout the city. Applying the cost estimates to these estimates indicates that Pitt County could be spending \$475,720 to \$713,580 annually on those who are chronically homeless.

As with other communities in North Carolina and the United States, Pitt County has housing options available for those individuals and families in crisis. There are two emergency shelters, which combined have the capacity to house 106 persons per night. In 2007, these shelters provided emergency housing for 708 different people. The estimated annual cost per bed to provide an emergency shelter is \$3,397. The Asheville study estimated that the annual cost per bed for an emergency shelter is \$3,700.

There are a limited number of beds in transitional housing facilities for individuals and families who are homeless in Pitt County. A preliminary survey estimates that there are approximately 48 beds in Pitt County that can be used by individuals and families who are homeless. The Greenville Community Shelter operates a transitional program that includes men, women, and children. Flynn Christian Home is a men-only facility and Zoe House provides transitional housing for women and children.

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Other Information	Shelter	Transitional	Permanent – Supportive
Annual Cost per Bed in Greenville	\$3,397	\$7,684	\$5,152
Annual Cost per Bed in Asheville	\$3,700	\$9,900	NA

*Data Source: Greenville Community Shelter*

The chart above shows the relative cost of providing a bed in three types of housing options in Pitt County and Asheville. The Fair Market Rate (FMR) for a one-bedroom apartment in Pitt County is \$470. Providing 12 months of rental support for a person who is chronically homeless would come to \$5,640.

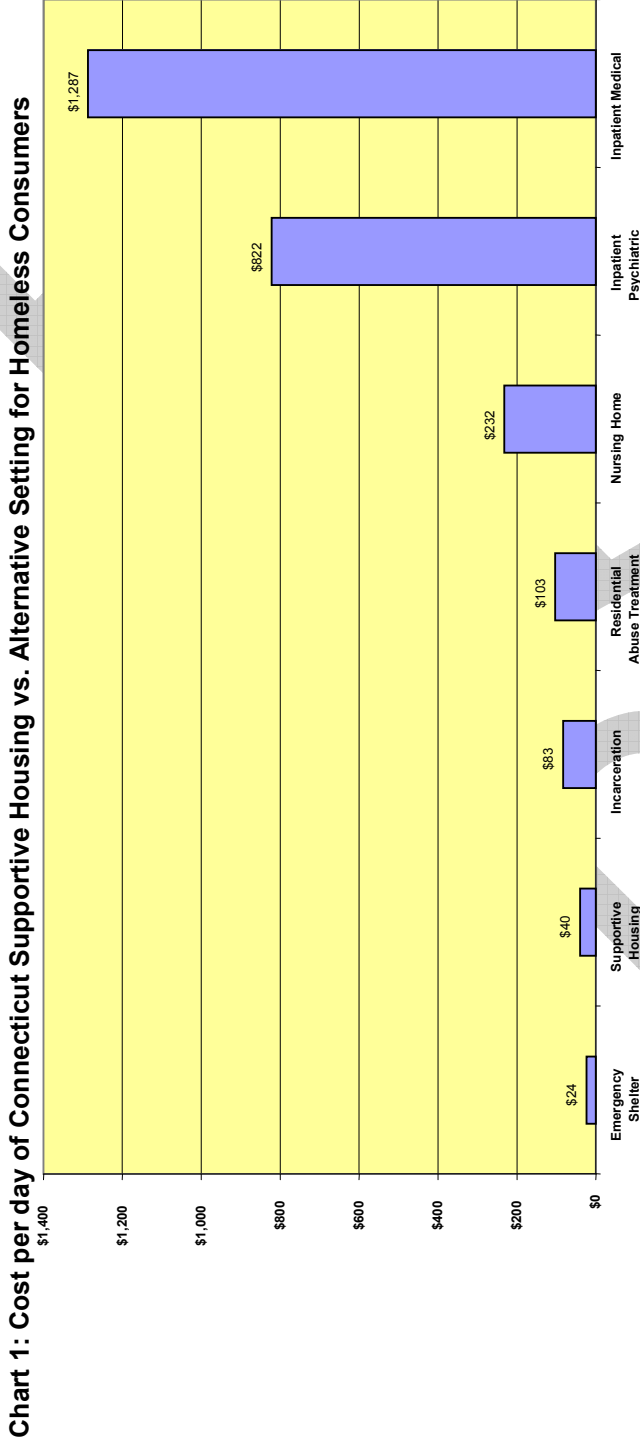
In studies throughout the United States, communities have found that it is more expensive for a person with a mental illness to remain homeless than to provide permanent supportive housing. A recent study conducted by the Jordan Institute for Families at the UNC-Chapel Hill School of Social Work reports this same finding. The Jordan Institute report tracks the cost of services provided to 21 residents at Lenox Chase, a permanent supportive housing program in southeast Raleigh. The study followed the 21 residents for two years before and two years after entry to supportive housing. Overall costs for services fell from \$377,000 to \$266,000, a decline of more than 26 percent. Costs of inpatient substance abuse treatment, outpatient mental health services, and incarceration also fell. (*The Cost of Effectiveness of Supportive Housing: A Service Cost Analysis of Lenox Chase Residents: Jordan Institute for Families, UNC-CH School of Social Work, December 2007*)

Martha Are, Homeless Policy Coordinator for the North Carolina Department of Health and Human Services, remarked in a press release for the study, “This report supports the creative work being done in Wake County and a dozen other communities across our state. These communities are recognizing that housing in and of itself has therapeutic value and, when linked with supportive services, it is the crucial component of ending homelessness among people with disabilities. Not only does it end homelessness, but it is fiscally responsible for the community.”

In 2003, the Greater Bridgeport area of Connecticut examined the cost of supportive housing and compared the costs to various alternative public service settings. Their study showed that permanent supportive housing was cost effective. The following chart illustrates these savings. It cost \$43 less per day to provide supportive housing than to incarcerate the individual. There is a \$1,247 saving per day comparing supportive housing to inpatient medical treatment.

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Data Source: Partnership for Strong Communities Reaching Home Campaign, 2003

Preliminary data collected in Pitt County suggest the same pattern of savings. It is estimated that it costs approximately \$9.30 a day to provide a bed in an emergency shelter. The Solid Ground program costs approximately \$14.12 a day to provide a bed in permanent supportive housing. The Pitt County Detention Center estimates that it costs \$51.90 a day to incarcerate an individual. The Walter B. Jones Alcohol and Drug Abuse Treatment Center charges \$522 per day. The average length of stay at the treatment center is 14.5 day. Pitt County Memorial Hospital estimates it charges \$3,140 per day for medical care.

Calculating the real cost of sheltering families should include the long-term effects on the children such as stress, poor nutrition, and lack of self-esteem; these effects are incalculable. According to a literature review represented in “The Legal Rights and Educational Problems of Homeless Children and Youth” written by Dr. Yvonne Rafferty of Pace University, the



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long-term absentee rates from school are substantially higher in homeless children compared to the general population. Poor educational experience and loss of opportunity impedes growth among homeless children and youth, making a long-lasting impact on their productivity.

The Pitt County School system began tracking children who are homeless in the school system during the school year 2007- 2008. According to school records, 112 students were documented as homeless from September 2007 through April of 2008. This number represents 82 families.

In summary, studies across North Carolina and the United States show:

- Homelessness cost communities. Families and individuals who are homeless use a variety of public systems in an inefficient and costly way. It is estimated that Pitt County spends at least \$1,982 per month or \$23,786 annually per chronically homeless individual without providing shelter or supportive housing.
- Permanent supportive housing for the chronically homeless person decreases the costs at emergency health and medical services facilities. It is less expensive to provide permanent supportive housing than to maintain homeless individuals in treatment facilities or hospitals.
- The effects of homelessness on children are difficult to calculate due to the long-term effects associated with stress, poor nutrition, and lack of self-esteem.

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## Existing Resources Currently Available to the Homeless Population

*Our Journey Home 10-Year Plan* builds on the known existing resources of various agencies by reinvesting and redirecting current resources available in the community. Current services include prevention, outreach supportive services, emergency shelters, transitional housing, and permanent supportive housing. The following organizations provide services to homeless individuals and families in Pitt County:

### **AIDS-Related Treatment**

Pitt County AIDS Service Organization (PICASO)

### **Child Care**

Martin/Pitt Partnership for Children

### **Crisis Housing/Emergency Shelters**

Greenville Community Shelter

### **Dental Care**

Bernstein Community Health Center

### **Domestic Violence**

Family Violence Program

### **Disaster Relief**

Red Cross of Pitt County

### **Drug/Alcohol Services/Supports**

East Carolina Behavior Health LME

HOPE Station Recovery Education & Peer Supports Center

PORT Human Services

Walter B. Jones Alcohol & Drug Abuse Treatment Center

### **Education**

Bernstein Education Center

Pitt County JobLink

### **Emergency Assistance**

Department of Social Services

REAL Crisis, Inc.

The Salvation Army

### **Food Pantries**

First Born Community Development Center

Food Bank of Central and Eastern North Carolina

JOY (Jesus, Others and You) Soup Kitchen

### **Health Services**

Bernstein Community Health Center

Greenville Community Shelter Clinic

Pitt County Health Department

Pitt County Memorial Hospital

Red Cross of Pitt County

### **Job Skills Training and Employment**

East Carolina Vocational Center

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**Pitt County Employment Security Commission**  
Pitt County JobLink  
STRIVE North Carolina

## **Mental Health Services/Supports**

East Carolina Behavior Health LME  
HOPE Station Recovery Education & Peer Supports  
Center

## **Mortgage Assistance/Homeownership**

City of Greenville, Community Development Department  
Housing Divisions  
Habitat for Humanity of Pitt County  
Pitt County Community Development  
Self-Help Credit Union  
USDA Rural Developments

## **Law Enforcement**

Greenville Police  
Pitt County Sheriff's Office

## **Outreach**

HOPE Station Recovery Education & Peer Supports  
Center

## **Rental Assistance/Affordable Rentals**

Greenville Housing Authority  
Ayden Housing Authority  
Farmville Housing Authority  
Mid-East Housing Authority

## **Sexual Assault Support**

REAL Crisis, Inc.

## **Transitional Housing**

Family Violence Program  
Flynn Christian Fellowship Home  
Greenville Community Shelter  
Oxford House  
The Philadelphia House  
Zoë House for Women

## **Transportation**

Greenville Area Transit (GREAT)  
Pitt Area Transit System (PATS)

## **Veteran Services**

Disabled American Veterans, Chapter #37  
Pitt County Veteran Services  
Veterans Outreach Center

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## Housing Inventory

The number of shelter beds, transitional housing beds, and permanent supportive housing units in Pitt County available for individuals and families are outlined below.

### **Emergency Shelter**

Greenville Community Shelter  
Family Violence (New Direction)

78  
28

### **Transitional**

Flynn Home for Men  
Zoe House for Women  
Greenville Community Shelter  
Philadelphia House (for men with AIDS only)  
The Village (Single Moms and Pregnant Women)

16  
13  
16  
3\*  
14\*

### **Permanent Supportive Housing**

Solid Ground  
Corner Stone\*

16

### **Public Housing**

Ayden  
Farmville  
Greenville  
Mid East

175  
174  
714  
135

### **Section 8 Vouchers**

Ayden  
Farmville  
Greenville  
Mid East

35  
710  
357

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### SUCCESS STORIES & QUOTES to be incorporated throughout the plan

#### Housing

A personal crisis fueled by alcoholism brought Sharon to the doors of Greenville Community Shelters with her young son. She had recently lost her nursing license and was facing homelessness. “That was really scary for me not to have a home, especially with a young child.” Sharon entered Transitional Housing where she found a “safe place” and a “sense of community.” She learned life skills like balancing a checkbook, maintaining a budget, and parenting. She is thankful for the caring help she received. In preparation for her departure from Transitional Housing, Sharon applied to Habitat for Humanity at the urging of agency director, Lynne James. Her application was approved and today she is a proud homeowner.

#### Employment

Ida, a single mother, found herself homeless. She wanted a better life for herself and her family, but didn’t know where to begin. Having previously been to the homeless shelter, she wasn’t sure whether she could or should return there. However, after hearing about Transitional Housing and learning more, she found the help she was looking for. She was connected with a program through Pitt Community College that trained her to be a housekeeper. She also learned life skills and saved enough to buy a used car. Today, Ida enjoys a full-time job with benefits as a housekeeper at East Carolina University. She has her own apartment, loves her work, is proud to be self-sufficient, and is happy that her family’s future is bright.

“I drive by the Shelter to remind myself of where I’ve been and how far I’ve come.” Ida

#### Housing

After epileptic seizures ended his job at a lumber yard and put him on the street, Jerry spent months sleeping in his car before finding his way to Greenville Community Shelter’s Emergency Shelter. Realizing that he had never lived independently, the staff at GCS referred him to Transitional Housing. After a combined two years in the shelter and transitional housing, Jerry was finally ready to make the transition to permanent housing. Again, GCS was able to place

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him through the Solid Ground permanent housing program for homeless persons with disabilities. Today, Jerry shares a two-bedroom apartment and just completed two years of independent living. Although his condition prevents him from working, one of Jerry’s greatest joys is volunteering his time at a local nursing home where he conducts Bible studies and visits the residents to offer encouragement.

### **Mental Health**

Tamiko came to Transitional Housing from a recovery program for new mothers called Maria’s House. Uncertain that she could remain sober and successfully parent her baby daughter, she sought the structure that the Transitional Housing program could provide her. During her time in Transitional Housing, Tamiko maintained her sobriety, learned parenting and budgeting skills, and enrolled as a student at Pitt Community College. Tamiko remained positive about her future, despite the many challenges that had plagued her past. Today, Tamiko has several years of sobriety to her credit, has completed her bachelor’s degree, and is working for a substance abuse recovery program, where she is a daily source of encouragement to others. She is also happily married and her daughter is a happy, well-adjusted child.

Sharon came to Greenville, NC in 2002 following the break-up of her marriage. After living with her sister while saving money to make a fresh start in another community, she embarked on her journey. When she accidentally arrived in Greenville, NC instead of her planned destination of Greensboro, NC, she felt alone and scared. Someone guided her to Greenville Community Shelters, Inc. where she felt welcomed by both staff and residents and decided to remain in Greenville. Her stay in the Emergency Shelter was positive enough that she applied and was accepted into Transitional Housing. During this time, Sharon learned a lot about herself and her desire to succeed. She learned that, “No matter how bad your situation there are always people that are worse off AND that you can always help someone.” Following successful completion of the Transitional Housing program, Sharon felt a spiritual void, so she moved to Durham where she lived at the Durham Rescue Mission and participated in a 10-month recovery program. Feeling rejuvenated, Sharon decided that she wanted to return to Greenville, the place she now considered home. Today Sharon is working as the Resident Manager for Transitional Housing at GCS while attending Pitt Community College to obtain her Associate’s Degree in Human Services. She will also graduate with a CNA II certificate. Sharon plans to transfer to East Carolina University to complete her Bachelor’s degree in Social Work and looks forward to continuing to contribute to her community.

“The Shelter was a doorway for me to accomplish things that I thought were impossible.” Sharon

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## *“The journey home begins with us.”* Goals, Outcomes, Indicators, and Strategies

### Definitions

**Goals:** The highest level objectives of an organization, project, or program; an umbrella statement for the ultimate desired result of a particular focus or issue area.

**Outcomes:** The results that activities are intended to achieve; for example, the changes, effects, or differences achieved for individuals, groups, families, organizations, or communities during or after the activity.

**Indicators:** Quantitative and qualitative factors or variables that provide a reliable means to measure achievement or change.

**Strategies:** Activities to be implemented in order to accomplish each outcome.

### Estimated Costs

The following terms are used to describe estimated costs for implementing strategies.

**High Cost:** \$100,000 +

**Mid Cost:** \$50,000 - \$99,000

**Low Cost:** Under \$50,000

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## GOAL ONE

Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

**Outcome 1-A:** Increased access to services provided to the homeless population.

### Indicators

- Three SOAR-trained (SSI/SSDI, Outreach, Access, & Recovery) individuals to assist with the application process for people who are homeless.
- Increased initial application approval rate for first-time disabilities.
- Increased number of attempts made to interface with homeless population about their transit needs (destinations, frequency of need, etc.).
- Increased number of agencies participating in Project Connect.
- Increased number of families reunified.

### Strategies

1. Expedite the process for qualifying participants who are homeless to receive entitlement benefits.

Estimated Timeline

**Year 1**

Estimated Costs/Funding Sources

**Low Cost/local and state government**

Potential Community Stakeholders  
**public, private, medical and mental health service providers, housing providers, Department of Social Services**



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2. Conduct an annual Project Homeless Connect event in conjunction with the Veterans’ Stand Down.

Estimated Timeline  
**Year 1-10**

Estimated Costs/Funding Sources  
**Low Cost/federal, state, local government, private funders**

Potential Community Stakeholders  
**nonprofits, veteran services, mental health providers, government agencies, faith-based institutions, housing providers, medical providers**

**(To be placed in a text box)**

**Project Homeless Connect** is a one-day event sponsored by community leaders and designed to provide housing, services, and hospitality directly to people experiencing homelessness in a convenient one-stop model. From its origins in San Francisco, Project Homeless Connect has been identified by the United States Interagency Council on Homelessness as an innovation that mobilizes civic will to end homelessness. At the event, individuals who are homeless can access a wide variety of resources in one place, including: housing referrals and placement, employment services, education, medical care, eye care, mental health care, benefits advice, government information, food and clothing, legal services, veterans services, and more. The model helps communities further the goals of their 10-Year Plans to end chronic homelessness by moving people more quickly toward housing and stability.

**(To be placed in a text box)**

**Veteran’s Stand Down** is a one-day event providing services to homeless veterans such as food, shelter, clothing, health screenings, VA and Social Security benefits counseling, and referrals to a variety of other necessary services, such as housing, employment and substance abuse treatment. Veteran’s Stand Downs are collaborative events, coordinated between local VAs, other government agencies, and community agencies who serve the homeless.

3. Advocate for the availability and expansion (routes and hours) of Greenville Area Transit System and Pitt Area Transit System.

Estimated Timeline  
**Year 1-3**

Estimated Costs/Funding Sources  
**No Cost**

Potential Community Stakeholders  
**PATS, GREAT, ECU, local government**

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4. Help secure adequate funding to provide emergency financial assistance for emerging housing and other crisis needs in Pitt County.

<p>Estimated Timeline <b>Year 1-10</b></p>	<p>Estimated Costs/Funding Sources <b>High Cost/local, state, and federal government emergency assistance</b></p>	<p>Potential Community Stakeholders <b>faith-based institutions, service providers, housing providers</b></p>
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5. Ensure current case management services are used to address the long and short-term needs related to mental health, housing, and physical health needs for people who are homeless or at risk of becoming homeless.

<p>Estimated Timeline <b>Year 2-10</b></p>	<p>Estimated Costs/Funding Sources <b>High Cost/local, state, and federal government</b></p>	<p>Potential Community Stakeholders <b>Continuum of Care, mental and medical providers, Department of Social Services</b></p>
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6. Add an outreach worker to accompany police officers to connect and provide services to individuals who are homeless.

<p>Estimated Timeline <b>Year 2</b></p>	<p>Estimated Costs/Funding Sources <b>Mid Cost/local, state, and federal government</b></p>	<p>Potential Community Stakeholders <b>police department, emergency service providers, Department of Social Services, service providers, nonprofits</b></p>
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7. Implement a Family Reunification program.

<p>Estimated Timeline <b>Year 1-5</b></p>	<p>Estimated Costs/Funding Sources <b>Mid Cost/local, state, and federal government and nonprofits</b></p>	<p>Potential Community Stakeholders <b>service and housing providers</b></p>
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**Outcome 1-B:** Increased number of individuals who are employed and able to manage their personal finances.

### Indicators

- Increased number of homeless or formerly homeless individuals completing job skills development training.
- Increased number of homeless or formerly homeless individuals employed at a living wage.
- Increased length of employment and progressive wage increases in income.
- Increased number of employers willing to employ individuals who are homeless.
- Increased number of people completing personal financial management.
- Number of financial institutions providing free financial literacy training or access to fee-free financial services to people who are homeless.

### Strategies

1. Establish partnerships with organizations currently providing job training services to develop programs specifically for individuals who are homeless and to those who are difficult to employ.

<p>Estimated Timeline <b>Year 1-3</b></p>	<p>Estimated Costs/Funding Sources <b>Low Cost/public and private sources</b></p>	<p>Potential Community Stakeholders <b>job training programs, community colleges, universities, business community, community economic development</b></p>
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2. Develop and expand relationships with potential employers/businesses that will employ people who are previously or currently homeless.

<p>Estimated Timeline <b>Year 2-3</b></p>	<p>Estimated Costs/Funding Sources <b>Low Cost /public and private sources</b></p>	<p>Potential Community Stakeholders <b>business community, service providers, nonprofits, faith-based institutions</b></p>
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3. Establish partnerships with local and mainstream financial institutions to provide free and/or reduced-fee banking services to help people who are homeless build a positive financial history.

Estimated Timeline <b>Year 2-3</b>	Estimated Costs/Funding Sources <b>Mid Cost/public and private sources</b>	Potential Community Stakeholders <b>financial institutions, service providers, nonprofits</b>
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4. Advocate for adequate and accessible daycare for families who are homeless.

Estimated Timeline <b>Year 2</b>	Estimated Costs/Funding Sources <b>No Cost</b>	Potential Community Stakeholders <b>day cares, local government agencies, nonprofits, faith-based institutions</b>
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**TEXT BOX:** Some of the strategies listed already exist through various agencies such as Job Link, STRIVE and workforce development. The goal of *Our Journey Home 10-Year Plan* is to reinforce ties to existing resources and ensure that those who are homeless access these resources.

**Outcome 1-C:** A comprehensive client-centered discharge planning process coordinated among community agencies for individuals leaving foster care, mental health facilities, jails and prisons, medical facilities, and military units who are at risk for homelessness.

**TEXT BOX:** Institutions such as mental hospitals and jails usually lack referral services with access to permanent supportive housing. The result is that too many individuals are discharged to emergency shelters or the streets. This is also evidenced in the foster care system as young people are discharged at age 18 and experience a high risk of becoming homeless.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## Indicators

- Decline in number of people and families discharged from privately- and publicly-funded agencies into homelessness by the end of each year.
- Decreased recidivism to shelters and/or to institutions.
- Reduction in the amount of time between completion of mental health initial evaluations and receiving services and/or housing placement.
- Decreased discharge referrals to shelter from hospital and rehabilitation/mental illness institutions.

## Strategies

1. Ensure available, diverse, sustainable, and affordable housing options are incorporated into discharge plans that include emergency, transitional, and permanent housing.
2. Provide interim transitional beds for short-term respite care for recently discharged disabled or medically frail individuals awaiting placement in transitional programs or permanent housing.

Estimated Timeline  
**Year 3-10**

Estimated Costs/Funding Sources  
**High Cost/local, state, and federal government, private, public sources**

Potential Community Stakeholders  
**housing providers, local government Continuum of Care, medical service providers**

3. Provide immediate assessment to consumers of mental health services, shortening the period of time between initial evaluations and access to services.

Estimated Timeline  
**Year 3**

Estimated Costs/Funding Sources  
**Mid Cost/local and state government**

Potential Community Stakeholders  
**mental health service providers, medical providers, Department of Social Services**

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TEXT BOX - The broad system of services and housing must be seamless and as coordinated as possible. Pitt County must develop a system that encourages individuals who are chronically homeless to enter permanent housing and access services. Service providers must coordinate and communicate to avoid duplication and to use resources effectively.

**Outcome 1-D:** A data infrastructure Homeless Management Information System (HMIS) that would link all services, screen for program eligibility, and gather data needed to monitor (assess) progress of implementation.

TEXT BOX - HMIS is a computer software system that collects and compiles a variety of information elements on individuals who are homeless. The system can be used to coordinate services, link resources, centralize intake, and manage housing placement.

## Indicators

- Increased number of participating professionals and clients.
- Increase in the availability and use of information and services for professionals and clients.
- Increased number of agencies enrolled and using CHIN (Carolina Homeless Information Network)

## Strategies

1. Develop a web-based database for professionals and service providers to access information on available resources.

Estimated Timeline  
Year 1

Estimated Costs/Funding Sources  
Low Cost/local, state and federal government

Potential Community Stakeholders  
services providers, housing providers, professionals, Continuum of Care

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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2. Implement a call center system available to the public by phone and online for access to information about services.

Estimated Timeline  
**Year 3**

Estimated Costs/Funding Sources  
**High Cost/public/private sources**

Potential Community Stakeholders  
**service providers, housing providers, businesses, faith-based institutions, local government**

3. Use HMIS to track utilization of supportive services, beds, and housing units.

Estimated Timeline  
**Year 1-3**

Estimated Costs/Funding Sources  
**Low Cost/nonprofits, state and federal government**

Potential Community Stakeholders  
**service providers, medical and mental health providers, Continuum of Care**

4. Create a homeless information center to provide a clearinghouse of supportive services and information, as well as reduce duplication of services.

Estimated Timeline  
**Year 3**

Estimated Costs/Funding Sources  
**Mid Cost/public/private sources**

Potential Community Stakeholders  
**service providers, nonprofits, faith-based institutions, public and mental health agencies, mainstream programs, Department of Social Services**

5. Enhance connection with Pitt Resource Connection (PRC).

Estimated Timeline  
**Year 1-3**

Estimated Costs/Funding Sources  
**Mid Cost/public/private sources**

Potential Community Stakeholders  
**service providers, housing providers, faith-based institutions, businesses, Continuum of Care**

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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**TEXT BOX:** The Pitt Resource Connection (PRC) is a community effort to bring community service providers (non-profits, government, and faith-based organizations) together to discuss the community needs and resources. A network of community representatives who meet monthly to gather and share of information, linking available resources and meeting Pitt County’s community needs.

## 6. Implement existing goals stated in the City of Greenville Consolidated Plan.

<p>Estimated Timeline <b>Year 1-10</b></p>	<p>Estimated Costs/Funding Sources <b>High/local, state, and federal government, private sources</b></p>	<p>Potential Community Stakeholders <b>service providers, government agencies, developers, Continuum of Care</b></p>
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**TEXT BOX -** Faith-based organizations have played a central role in providing help and support for people who are homeless. They generate and use a wide range of volunteers who seek to help individuals find food, clothing, shelter, and hope for a better life. *Our Journey Home 10-Year Plan* recognizes the importance of partnerships with faith-based organizations. Strategies to increase coordination of services provided by such organizations and with those of other existing services providers must be implemented.

**TEXT BOX -** Nonprofit service providers play a critical role in implementing the strategies towards preventing and eliminating homelessness in Pitt County. It is often the nonprofit agencies that directly interact with and are able to target services specifically for homeless populations.

**TEXT BOX -** The City of Greenville Consolidated Plan is mandated by HUD to determine how the City will use Community Development Block Grant funds for the next 5 years. The Consolidated Plan addresses housing, social services, infrastructure, and community revitalization needs in Greenville. It also develops the goals and objectives that the City will fund and/or support in relationship to low to moderate-income persons and areas.



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## GOAL TWO

**Create adequate short-term housing options and permanent supportive housing for those who are chronically homeless or at risk of becoming homeless.**

**TEXT BOX - Permanent Supportive Housing** – Permanent housing, from a single family home to a large apartment building, that combines the housing with supportive services, such as case management and counseling, so that people who have been homeless or in institutional care can get the help they need to live independently with dignity.

**Outcome 1-A:** Increased inventory of housing options that meet the needs of individuals and families who are homeless and those at risk of becoming homeless.

### Indicators

- Comprehensive list of housing options and unmet housing needs revised annually.
- Secured diversified funding for housing subsidies.
- Increased number of permanent supportive housing options available.

### Strategies

1. Assess the current inventory of housing resources available to meet the needs of individuals and families who are homeless and at risk of becoming homeless.

Estimated Timeline  
**Year 1**

Estimated Costs/Funding Sources  
**Low Cost/public/private sources**

Potential Community Stakeholders  
**private, public and nonprofit housing providers, owners, government jurisdictions, Continuum of Care**

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2. Provide assistance for temporary housing for individuals and families awaiting permanent housing options.
 

<p>Estimated Timeline <b>Year 1-10</b></p>	<p>Estimated Costs/Funding Sources <b>High Cost/local, state, and federal government, foundations, private sources</b></p>	<p>Potential Community Stakeholders <b>private, public and nonprofit housing providers, faith-based institutions</b></p>
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3. Support adequate funding for emergency shelters to ensure easy transition from emergency shelters to permanent housing.
 

<p>Estimated Timeline <b>Year 1-10</b></p>	<p>Estimated Costs/Funding Sources <b>High Cost/local, state, and federal government, foundations, private sources</b></p>	<p>Potential Community Stakeholder <b>housing providers, service providers</b></p>
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4. Partner with and create incentives for public and private sources to secure additional housing units ear-marked for the homeless population.
 

<p>Estimated Timeline <b>Year 3-5</b></p>	<p>Estimated Costs/Funding Sources <b>Mid Cost/public/private sources</b></p>	<p>Potential Community Stakeholders <b>public and private housing providers, developers, landlords</b></p>
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5. Explore and implement best practice models, such as Housing First, Housing Plus, and Healthy Built Homes programs.
 

<p>Estimated Timeline <b>Year 2-10</b></p>	<p>Estimated Costs/Funding Sources <b>High Cost/local, state, and federal government, private sources</b></p>	<p>Potential Community Partners <b>private, public, nonprofit housing providers, service providers, landlords</b></p>
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# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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6. Encourage Community Housing Development Organizations (CHDO) to create options for people who are chronically homeless, such as transitional, rental, and supportive housing (15% of HOME funding is set aside annually for CHDO).

Estimated Timeline <b>Year 3-5</b>	Estimated Costs/Funding Sources <b>High Cost/state and federal government</b>	Potential Community Stakeholders <b>developers, local government</b>
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7. Partner with other agencies to educate landlords about the homeless population and services available.

Estimated Timeline <b>Year 2-5</b>	Estimated Costs/Funding Sources <b>Low Cost/public/private sources</b>	Potential Community Stakeholders <b>landlords, business community, Continuum of Care</b>
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## Housing First/Housing Plus

A Housing First/Housing Plus approach seeks to assist people to exit homelessness as quickly as possible by placing them in permanent housing and linking them to needed services. This approach assumes that the factors that have contributed to an individuals' homelessness can be best remedied once the individual is housed rather than in emergency shelters or transitional settings. It also accepts that, for some individuals, life-long support may be required to prevent the reoccurrence of homelessness. If a person who is chronically homeless is able to quickly obtain stable, appropriate, permanent housing, then the issues of mental illness, substance abuse, education, and employment become imminent more manageable. The Housing First/Housing Plus approach combines permanent housing with support services necessary to increase self-sufficiency to remain in permanent housing. Providing well-designed and managed permanent housing is actually less costly to taxpayers since costs for emergency rooms, police, and jails are reduced. San Francisco's cost benefit analysis revealed an estimated cost of \$16,000 a year to permanently house and provide services to a formerly homeless person, while a person living on the street had an annual average cost of \$61,000. *U.S. Interagency Council on Homelessness*

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### **NC HealthyBuilt Homes Program**

The NC HealthyBuilt Homes (HBH) Program is a statewide green building certification program that is a collaborative effort between the North Carolina Solar Center, the State Energy Office, NC Department of Administration, NC HBH Community Partners, and local building professional organizations. The program is focused on providing support for small to medium size homebuilders, offering technical assistance, marketing assistance, design reviews, workshops, presentations, and field consultation services that enable builders to increase their knowledge of green building practices.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## Implementation Plan

Completing *Our Journey Home 10-Year Plan* is the first step in meeting our goal of ending homelessness. The plan presents the key strategies for achieving our goal, but until we convert the plan to action, nothing will change.

Implementation of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County* is a substantial undertaking. Our level of success will be a direct result of the depth and breadth of commitment we draw from our community. Our success will depend on our considerable combined strengths and talents from all arenas throughout Pitt County:

- Local elected officials must have the political will to implement policy changes and monitor resource allocation;
- Human service providers must be willing to examine and coordinate their programs to incorporate the strategies necessary to end homelessness, not just manage it;
- Funding partners, in collaboration with housing developers, must be willing to provide financial support for new housing initiatives;
- The corporate community must become a major stakeholder in contributing to the health and wellbeing of our community;
- The faith-based community must increase coordination of its vast network of volunteer resources for help and support; and
- The public must believe this plan can improve the quality of life in Pitt County.

Implementing the strategies will require transitioning from the planning phase to taking the necessary action steps to execute *Our Journey Home 10-Year Plan*. The Implementation Plan must have a defined structure, clear roles, responsibilities, and a long-term commitment from all partners. An implementation structure will be established to oversee and administer *Our Journey Home 10-Year Plan* and directly involve individuals and organizations throughout the county. The implementation structure and proposed budget is featured on page XX and page XX.

Implementation of the plan will begin in January 2009. Key stakeholders and community leaders will be identified and invited to participate in developing the long-term implementation plan and the annual performance plan for 2009. Work will then begin to make the changes needed in policies, programs, and practices and to redirect resources. Organizations and individuals in Pitt County who are part of the current system will help identify what needs to be done to make the transition and how to do it. Managing this transition will be the primary focus for the first year of implementation.

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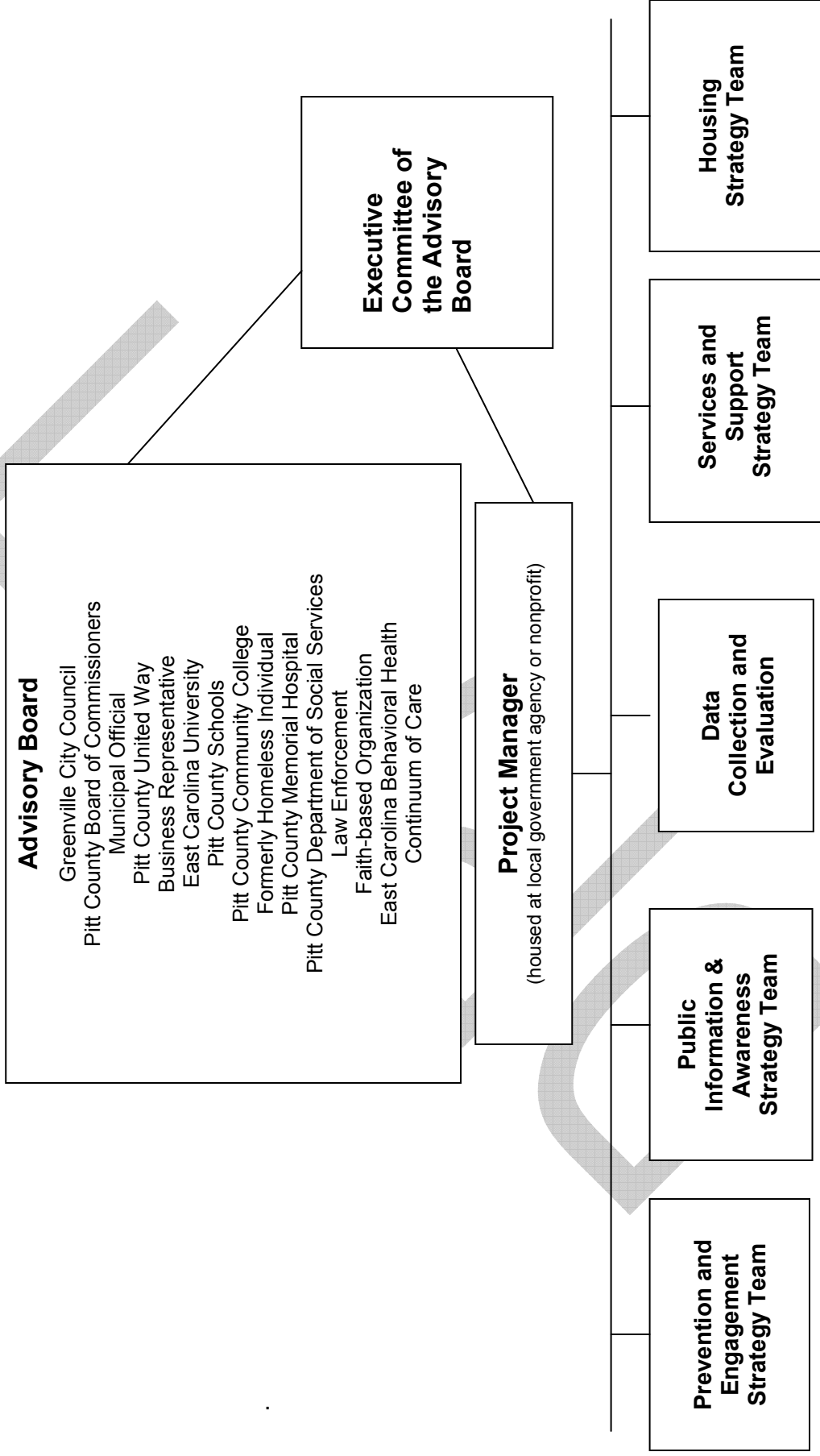
Other members of our community who have not been involved in managing homelessness will also be invited to participate in the implementation of the plan. Although it will take time to fully execute these changes, people can start immediately to make the philosophical change from managing homelessness to ending it. The result will be an implementation plan that will include specific actions needed to employ the strategies, identifying the organizations that will carry out the actions, and designating the resources that will be used.

There will be a county-wide marketing campaign to educate the community about homelessness and promote the strategies in *Our Journey Home 10-Year Plan*. Feedback will be solicited from the community. Concerns about implementation of the strategies will be addressed and the community will be invited to play a role in ending homelessness. See Marketing and Public Awareness Plan on pages XX-XX.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## Implementation Structure



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## Organizational Structure Description

### Our Journey Home 10-Year Plan Advisory Board

The Advisory Board, appointed by the Greenville City Council and the Pitt County Board of Commissioners, will provide insight regarding direction and new efforts needed, and will serve as a base of community support. The Advisory Board will be responsible for strategic leadership, policy guidance, and monitoring results. The Advisory Board will include 15 -17 representatives from groups including Greenville City Council, Pitt County Board of Commissioners, municipal officials, Pitt County United Way, Pitt County Chamber of Commerce, East Carolina University, Pitt County Community College, and the Pitt County Memorial Hospital. The Board may also include representatives from the health department, department of social services, mental health local management entity, law enforcement agencies, police department, faith-based community, individuals who have formerly been homeless, and advocates and direct service providers who work with individuals and families who are homeless. The Board will meet quarterly to ensure that goals, objectives, and strategies of *Our Journey Home 10-Year Plan* are being met, and to help address the inevitable challenges inherent in this ambitious initiative. Board Members are limited to two three-year terms, with staggered in dates.

### The Executive Committee to End Chronic Homelessness

The Executive Committee of the Advisory Board will provide guidance and objective perspectives to the many efforts being undertaken. The Committee will be made up of 5-7 representatives of the Advisory Board and will meet at least twice a month. The Co-chairs of the Committee will represent the private and public sectors serving staggered two-year terms.

The Executive Committee will oversee the hiring process of the Project Manager and support staff. A personnel team will be established. The Project Manager will be responsible for communications among the Advisory Board, the Executive Committee, the Strategy Teams, and the community-at-large, as well as for evaluation, fiscal reinvestment, and financial analysis. The Project Manager will be accountable to the Executive Committee.



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## **Project Manager**

The Project Manager will:

1. Ensure all elements of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County* are implemented.
2. Convene and provide support to the Executive Committee and Strategy Teams to identify action steps for intermediate and long-term strategies.
3. Oversee the evaluation of *Our Journey Home 10-Year Plan*.
4. Ensure communication among all partners.
5. Ensure that a system for data collection and evaluation is established and utilized.
6. Submit quarterly progress reports to the Advisory Board, Executive Committee, key funders, and the community.
7. Develop and implement a strategic and/or multi-year business plan to raise the financial and other resources, including grant writing, matching funds, and maximizing governmental resources. .
8. Communicate with state and national organizations whose missions address the homelessness.

## **Strategy Teams**

The heart of the implementation work will be led by the Strategy Teams. Each Strategy Team will address the key focus areas of *Our Journey Home 10-Year Plan*: Prevention and Engagement, Service and Support, Housing, Data Collection, Outcome Measurement, and Public Information and Awareness. The Strategy Teams will refine actions and strategies for implementation, and will serve as liaisons to the agencies, groups, and individuals who will carry out the action steps. Working members of each team will represent a cross-section of service providers, medical and mental health providers, advocates, faith-based institutions, businesses, and civic groups who will help carry out parts of *Our Journey Home 10-Year Plan*. Teams will work closely with the Project Manager and will meet monthly to ensure that actions and strategies are being formulated and carried out effectively, in coordination with one another. They will also be responsible for adjusting strategies and action steps as needed. The strength of these teams will be the unique perspectives and variety of members with specific interests in particular parts of the *Our Journey Home 10-Year Plan*. Up to 10 members will serve on each Strategy Team. The Executive Committee will identify potential Strategy Team members and present recommendations to the Advisory Board. Members of the community will also have an opportunity to sign up to serve on the Strategy Teams.

8.28.08 The INS Group

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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At least one meeting per year will serve as a public forum for the community-at-large. These annual forums will provide the Advisory Board, Executive Committee, and the Strategy Teams an opportunity to update the community on plan actions and to reaffirm community direction and support as *Our Journey Home 10-Year Plan* evolves and new strategies are adopted to end and prevent homelessness in the next decade.

### **Funding Sources**

Sources of funding for implementation include local, state, and federal government entities, private foundations, and businesses.

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**Proposed Administrative Implementation Budget**

<b>Expenses</b>	<b>YEAR I</b>	<b>YEAR II</b>	<b>TOTAL</b>
Project Manager --Salary & Fringe Benefits	\$58,000	\$60,900	\$118,900
Administrative Assistant--Salary & Fringe Benefits (part-time)	\$20,000	\$21,000	\$41,000
Travel and Training	\$2,500	\$2,500	\$5,000
Phone and Other Communications	\$1,500	\$1,500	\$3,000
Printing/Marketing	\$4,000	\$3,400	\$7,400
Meetings and Programs	\$2,500	\$2,200	\$4,700
Other Administrative (Supplies, Subscriptions, Postage)	\$2,000	\$2,000	\$4,000
<b>Total Expenses</b>	<b>\$90,500</b>	<b>\$93,500</b>	<b>\$184,000</b>
<b>Income</b>	<b>YEAR I</b>	<b>YEAR II</b>	<b>TOTAL</b>
City of Greenville	\$30,000	\$30,000	\$60,000
Pitt County	\$30,000	\$30,000	\$60,000
Pitt County United Way	\$20,000	\$23,000	\$43,000
Private Foundations and Corporations	\$10,500	\$10,500	\$20,000
<b>Total Income</b>	<b>\$90,500</b>	<b>\$93,500</b>	<b>\$184,000</b>
<b>Total Project Cost</b>	<b>\$90,500</b>	<b>\$93,500</b>	<b>\$184,000</b>

*In-kind donations of space, printing, and supplies will be sought.*

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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### Measurement Outcomes and Impact

Evaluation must go hand-in-hand with implementation of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County*. Ongoing assessment is vital for several basic reasons: accountability, quality improvement, and predicting future needs and costs. Good evaluations enable a clear understanding of service use, effectiveness, and gaps. Outcome measurement is a way to demonstrate that the goals of the plan are being met and how the community has improved.

The first year of implementation will focus on gathering additional baseline data for each of the indicators. On an annual basis, the data will be gathered and examined to determine progress toward the outcome of ending homelessness.

Accountability, quality improvement, and predicting future needs and costs will be critical. Data collection and evaluation will help the community have a clear understanding of service use, effectiveness, and gaps. Collecting cost data will be a priority. Service usage and cost data will enable the Implementation Team to learn to what extent they are successful in decreasing the use of high-cost interventions such as hospital emergency department visits, crisis mental health care, and police transports.

Under federal mandate, any community receiving Continuum of Care funding from HUD is required to implement a Homeless Management Information System (HMIS) to provide an unduplicated count of people in the community who are homeless and the services they are receiving.

HMIS is a key element in the ongoing evaluation of the plan. Those specific indicators in *Our Journey Home 10-Year Plan* are quantifiable and, with a few exceptions, can be tracked through the current HMIS. The Project Manager and Executive Committee will encourage more local public and private organizations to participate in the network and collection of data.

The Project Manager and the Data Collection and Evaluation Team will direct and monitor the evaluation efforts of every aspect of *Our Journey Home 10-Year Plan*. The Project Manager and the Executive Board will regularly assess the progress of the Strategy Teams, ensuring adoption and implementation of a clear and meaningful process, quality improvement, and program outcome measures, as well as mid-term corrections. The Project Manager will produce quarterly progress reports for the Executive Board and an annual report that will be shared with the Advisory Board and with the public.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## **Marketing and Public Awareness Plan**

In order to generate broad community support for and participation effectively, the implementation of *Our Journey Home 10-Year Plan*, a multi-medium communications strategy will reach and engage the following audiences:

- Elected officials
- Organizations, agencies, and individuals who support citizens who are homeless as providers
- Businesses, professional and civic organizations, and individuals who have a stake in ending homelessness
- Faith-based community
- Funding sources
- Media
- General public
- Homeless individuals and families

The Project Manager, with support from the Public Information and Awareness Strategy Team, will be responsible for educating the community-at-large, as well as other particular audiences about *Our Journey Home 10-Year Plan* and realities, contributing factors, and the problem of homelessness in Pitt County. The Project Manager will work directly with the Strategy Teams to help develop volunteer placements and organize publicity events to update the public about the Plan’s progress and challenges.

## **Overall Brand Awareness**

Successful implementation of homeless *Our Journey Home 10-Year Plan* will require all advertising be consistent with the message. *Our Journey Home 10-Year Plan* logo, graphics, and tagline will be used in all marketing efforts. This will help strengthen the overall message and make it more recognizable by the general public. The *Our Journey Home 10-Year Plan* website address will be included in all marketing efforts.

Ongoing visibility and continuity among all visual outlets will be critical. Factoids will be produced to run on broadcast, print, and on-line media, and will address key measurements, statistics, and facts that influence the homeless. Accurate, timely, and relevant information will be shared.

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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### **Television/Video**

Partnership with a local television station to serve as the exclusive television media sponsor to help produce and air television PSAs will be critical to implementation. Generic image spots will run in the initial stage of the campaign to help enhance the overall publicity, and explain the basics of what the initiative will accomplish and how viewers can help.

In addition to the free television media available, major sponsors will also be sought. The return on investment for sponsors would be the inclusion of their logos in all advertising, as well as the public awareness of having their company involved with such a worthy local cause.

### **Print**

*Our Journey Home 10-Year Plan* will seek an exclusive print media sponsor, such as *The Daily Reflector*, to sponsor and produce ongoing ads promoting events. Editorial pieces will be featured in local print media on a regular basis. The focus of such editorials will include how homelessness affects the citizens of Pitt County from various viewpoints.

Columns will be prepared for provider and stakeholder newsletters and communications to their membership and supporters. These columns can also be shared with the larger corporations and major employers in Pitt County for internal employee communication. Smaller edited versions might be incorporated as bill-stuffers for city services and standard utilities.

### **Billboards**

Donated billboards will enhance other advertising efforts and will help enhance brand identity.

### **Radio**

Partnerships with radio stations will allow for live radio updates, ongoing interviews, and live remotes from events etc. When television spots are created, a companion radio spot for the radio stations to air as public service will also be created.

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## **Website**

*Our Journey Home 10-Year Plan* will establish its own interactive website that will feature meeting and event updates, resources, a method for posting ideas and comments, how to get involved, and how to donate to support the effort.

## **Email Communication**

To keep the public informed, an e-newsletter will be created. Distribution lists from various businesses and organizations who have a stake in ending homelessness will receive the e-newsletter and important announcements. All email communications will be branded visually the same as any other marketing efforts to create continuity and consistency.

## **Events**

An annual gathering will serve as a public forum. Annual forums will provide the Executive Committee and the Strategy Teams an opportunity to update the community on plan actions and to reaffirm community direction and support as *Our Journey Home 10-Year Plan* evolves and new strategies are adopted. The event will bring all participants, elected officials, stakeholders, and providers together with people who are homeless to acknowledge the community-wide effort and celebrate the broad collaboration.

## **Community Outreach**

The Project Manager, Advisory Board, and Strategy Teams will speak to local civic and professional organizations, businesses, faith-based organizations, and other organizations to inform the community of the importance of this initiative. Branded PowerPoint presentations and a brief DVD will be made available for presenters.

It will be important to reach out to others in the community who may not consider having a role in addressing homelessness, by engaging them through their professional associations or business organizations. Efforts will be made to encourage their adoption of homelessness as a mission of critical importance and to facilitate their active participation in the strategies of the 10-Year Plan that call on their prospective industries. Professions and associations to contact based on the strategies of the 10-Year Plan include the following stakeholders:

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- Bankers and the financial community
- Chamber of Commerce
- Builders, architects, developers, and realtors
- Public transportation providers
- Educators (day care providers, community colleges, public school systems, East Carolina University)
- Health and mental health care providers
- Law enforcement agencies (in all municipalities)
- Legal and judicial professionals
- Downtown Business Association and similar entities in municipalities
- Economic and Community development organizations
- Nonprofit and public agencies
- Faith-based community

Consistent visibility among elected officials will be critical. Elected and public officials, both at the local and state levels, will be kept up to date on the progress of the plans implementation.



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## How Sectors of the Community Can Support *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County*

### **How the Public Sector Can Support *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County***

- Organize comprehensive and seamless intervention, outreach, and case management services for persons who are homeless.
- Develop incentives that encourage for-profit developers to build affordable housing.
- Ensure that public sector employees are educated about services/referrals available for families and individuals at-risk of homelessness.
- Encourage local human service providers to participate in data collection through the CADB/HMIS database.
- Increase funding available for emergency rental and utility assistance.
- Make the necessary investments to end chronic and reduce all homelessness.

### **How Educational Organizations Can Support *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County***

- Conduct studies and analysis of issues related to homelessness and community programs to end homelessness.
- Conduct community forums and educational seminars.
- Offer classes to educate the public about the homelessness issue.
- Develop volunteer teams to undertake projects such as tutoring or recreation with children who are homeless or landscaping facilities for homelessness.
- Identify and help implement financial education programs and build the capacity of financial programs that serve individuals who are homeless.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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### **How Civic and Professional Groups Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Serve as advocates on behalf of those who are homeless or at risk of becoming homeless and help educate the public.
- Collaborate and coordinate advocacy and community education efforts with similar groups.
- Provide employment coaching.
- Create programs that provide mentoring, tutoring and training necessary for acquiring skills for success in residing in permanent housing situations.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

### **How Faith-based Institutions Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Support the development of affordable permanent housing units.
- Donate furniture and appliances for permanent home use.
- Increase volunteerism in coordination/collaboration with multiple community resources to achieve effective partnerships.
- Provide scholarships earmarked for continuing education for children who are homeless or formerly homeless.
- Provide transportation services to facilitate employment and access to critical services.
- Adopt a family or household.
- Increase funding available for emergency rental and utility assistance.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

### **How Individuals Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Adopt a family or household.
- Teach leisure-time skills and hobbies.
- Become a volunteer role model.
- Become involved with local neighborhood associations and civic groups and support their advocacy efforts and work to address housing needs.

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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### **How Nonprofit Service Providers Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Advocate for increased number of permanent supportive housing units.
- Advocate for increased number of affordable rental units available to people who are homeless.
- Advocate for increased availability of rental subsidies to those who are homeless and those with extremely low-incomes.
- Assess, evaluate and move people from the emergency shelters into either transitional or permanent housing.
- Create a system of care for people who are homeless that rapidly moves them through a continuum of housing services (emergency shelter and transitional housing) to permanent housing.
- Implement a Housing First/Housing Plus project that targets persons who are mentally ill and chronically homeless.
- Create interim housing for unaccompanied youth who are homeless.
- Increase the number of those who are homeless or at-risk of homelessness in accessing SSI.
- Assure that case-management and supportive services accompany emergency assistance.
- Develop a communication and education plan to disseminate information for key organizations that are positioned to interact with families and individuals who are at-risk of homelessness.
- Develop a community standard for discharge planning to a system of care that leads to the identification of a primary support person and/or agency.
- Develop the service infrastructure to holistically support individuals who are homeless.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

### **How the Business Community Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Be open to consideration of hiring this special population.
- Network with companies that already have successful employees who used to be homeless.
- Review hiring/screening policies and create a pilot program to hire people who are formerly homeless.
- Encourage employees to volunteer with organizations that work with people who are homeless or have a company volunteer program that offers computer or employment training, career development

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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- mentoring/résumé building, etc.
- Communicate employment opportunities within your company/business to workforce development centers or local shelters.
- Pilot an employer-sponsored homeownership savings program.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

### **How Financial Institutions Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Provide financial support for a Land Banking Program to purchase and hold sites for future development.
- Provide financial support for homebuilders to build permanent housing projects for people at risk of homelessness.
- Advocate at the State and Federal levels for increased funding for the NC Housing Trust Fund and federally-supported funding for housing development.
- Support City and County Housing Bond Initiatives.
- Provide free and reduced-fee savings and checking services to people who are homeless to provide access to mainstream financial institutions and build a positive financial history.
- Provide financial literacy education to residents of emergency shelters and transitional housing programs.
- Establish Individual Development Accounts (IDAs) to allow low income families to save for a first home.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

### **How Health Care Institutions Can Support Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County**

- Develop substance abuse in-patient and out-patient treatment programs targeting individuals who are homeless.
- Provide staff with training on appropriate services/referrals to community-based support programs.
- Participate in the development and implementation of a community standard for discharge planning to ensure that those discharged from health care institutions have access to housing.

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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- Conduct outreach to individuals and families who are homeless to provide preventive care to minimize the need for more expensive emergency services.
- Design case management strategies targeting individuals who are homeless, including preventive care, medication management and coordination of support services, such as transportation to medical appointments.
- Make the necessary investments to end chronic homelessness and reduce all homelessness.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## APPENDIX

### Focus Group Series Summary

#### **Project Description**

During the month of February 2008, four focus groups were held to identify issues and concerns related to the local homeless population and to share ideas for resolution. Focus group participants were men and women and women with children who were currently or formerly homeless. Six to ten individuals participated in each focus group. The sessions were held at the Greenville Community Shelter, Zoe House, Flynn Christian Home and the Vietnam Veterans of America Hut.

All participants were asked the following questions:

1. How do you define homelessness?
2. How did you become homeless?
3. How long have you been or were you homeless?
4. How has homelessness affected the way you think about yourself?
5. Thinking back to when you first became homeless, what would it have taken to prevent it?
6. What do you need to maintain a home/housing?
7. What would you do if you had unlimited resources and could end homelessness?
8. What effect has homelessness had on your children?
9. Many experts think estimates of the numbers who are homeless are not accurate because they do not include people who are doubling up with relatives or friends. Did you ever double up? Do you know others who have?
10. What three things should Pitt County do to end homelessness?
11. Is there anything else you would like to share?

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## Findings

Homelessness was defined by participants as: not having roots in the community; no place to lay your head at night; no resources; nothing to call your own.

Participants expressed shame and embarrassment in being homeless. It was depressing for them, but also a motivation to do better.

The length of time participants have been homeless ranged from two weeks to over 12 years. All participants have “doubled up” and have lived with friends or family members.

The following were identified as causes for homelessness:

- Drug abuse/drug addiction
- Limited education
- Mental illness
- Domestic violence
- Poor choices

## Specific Strategies and Ideas to End Chronic Homelessness in Pitt County

- Increase outreach to people who are homeless
- Increase access to resources (grief counseling, legal aid, substance abuse counseling, domestic violence)
- Increase awareness among individuals who are homeless of available programs and services
- Educate community about homelessness (especially in rural areas)
- Educate those who administer services; better insight into the problems that individuals who are homeless face is needed

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Participants recommended that the following be provided to people who are homeless:

- Childcare and transportation so that parents can seek and obtain employment
- Jobs for convicted felons
- Job training
- Assistance with education (college)
- Counseling after individuals and families who are homeless receive housing
- Financial literacy programs; budgeting and maintaining good credit are critical
- Life skills training; parenting skills
- Assistance with transitioning – help find a job and monitor them; need help managing self
- Affordable housing located in a decent neighborhood



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## Public Forum Series

### ***Handle With Care: How Can We Improve the Mental and Physical Health of the Chronically Homeless?***

Tuesday, April 1, 2008  
Pitt County Community Schools & Recreation Center

Presenters: Dr. John Morrow, Director of Pitt County Public Health Department  
Cham Trowel, M.L.A.P., Access Lead Clinician, East Carolina Behavioral Health LME

Addiction, mental illness, hypertension, asthma, diabetes, HIV/AIDS plague many of the homeless and severely limit their ability to escape homelessness. What are the causes of the health and mental health problems that lead to homelessness? What can be done to prevent those causes? What else can be done to lessen the problems once they exist? This forum included a presentation about best practice services being developed and offered in Pitt County to support the needs of individuals coping with mental illness and addiction who are also homeless or at risk to become homeless.

## Small Group Discussion Questions

1. How can we maximize current treatment and prevention services to address health and mental health conditions for the homeless?
2. Are there health or mental health services that we currently don't have in Pitt County which could be developed to impact homelessness?
3. What changes to the service delivery system could lead to and reinforce greater personal responsibility for addressing health and mental health issues for the homeless?

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## Participants’ Comments and Recommendations (Group #1)

- Provide direct services to homeless population
- There is a lack of physicians available to provide services
- Providers should go directly to the shelter and provide proper care (doctors, social worker, etc.)
- Natural supports in community would provide care
- Additional funding and creative funding is needed
- Co-location; coordination of services is needed
- Services serving the homeless population in particular are disconnected
- Existing services must be better utilized
- There should be a no refusal of services policy for physical and mental health care
- Community Support Services target homeless population, especially the chronically homeless and mentally ill should be made available
- Operation Safety-Net – Pittsburgh (suggested best practice funding through grant \$); homeless individuals are aware of program and the program goes to where they are; online data base is available (suggested contact: Dr. Jim Withers – referred by ECU medical student)
- Pitt County must come together as a community to avoid duplication of services
- Providing information to homeless is critical – word of mouth, shelter provides clinics, etc.
- A large percent of homeless population are not aware of services and resources available
- Real Crisis Center (referral & resource) and Pitt Resource Connection (share information (distribution list), help avoid duplication, clients and service providers need to be aware of the events and resources available
- 211 (similar to 911 for non-life threatening needs) should be made available the Pitt County community soon.
- Homeless no access to phones, email so how do they find out about services available; outreach efforts are needed
- Shelter here is “dry” – need a “wet” shelter
- Need to gain the trust among the homeless population and make personal connections (outreach)
- Pitt County has a strong police force that works with the homeless
- Everyone must take personal responsibility for assisting the homeless population – clients, tax payers and providers

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- Policy makers should make services to homeless individuals a priority and use specific language in their recommended policies
- A mobile unit providing services to the homeless should be made available (ECU Medical School can partner with the shelter)

### Participants’ Comments and Recommendations (Group #2)

1. How can we maximize current treatment and prevention services to address health and mental health conditions for the homeless?
  - Communication problems need to be addressed
  - Provide: prepaid telephones, mail box system and message system
  - Create a halfway house with support
  - Funding is an issue
  - Create a referral system for people being released from jail
  - Make system consumer driven
  - The current referral resource system flawed
  - Need more support from the faith community is needed
  - Create an information clearing house
2. Are there health or mental health services that we currently don’t have in Pitt County which could be developed to impact homelessness?
  - Maximize East Carolina Behavioral Health
  - No step down system in place
  - Share stories
  - Have advocates for individuals
  - Support system follow-up needed
  - Early intervention needed
  - Advocate in the court system

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- Need an a Veteran Affairs hospital locally
  - Physical and mental health, early education, life skills and substance abuse services needed
  - Mental health services should not be tied Medicaid; too much red tape to get help
  - Long-term substance abuse treatment services are needed locally
  - Supportive housing needed
  - Get ear of legislatures for rule changes
  - Establish a peer and mentor network
3. What changes to the service delivery system could lead to and reinforce greater personal responsibility for addressing health and mental health issues for the homeless?
- Share data among agencies (MIS system)
  - Develop a system of case management

### Other Comments

Solicit the community churches that are not currently involved. There are many within the church who could help and are willing to start ministered in their churches.

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## ***Closing the Revolving Door to Homelessness: Effective Community Re-entry/Transition Planning***

Tuesday, April 8, 2008  
Jarvis Memorial United Methodist Church

Presenters: Cynthia Manning, Care Management Specialist, Pitt County Memorial Hospital  
Chief Kimberley Williams, Parole and Probations Department in Pitt County  
Susan Bullock, Foster Care Supervisor, Pitt County Department of Social Services, Shante Carson, LINKS Coordinator  
Denise Neunaber Executive Director, North Carolina Coalition to End Homelessness  
Fay Watts, Community Advocate (resource for small discussion group)

Many people who cycle in and out of our crisis care systems – hospitals, mental health/ substance abuse institutions, jails, and foster care – end up on the streets, in shelters or over-crowded conditions. The forum addressed the need for greater collaboration and coordination among them to develop community re-entry/transition planning that is effective and comprehensive in eliminating the revolving door effect. The session also identified the limitations and barriers within Pitt County’s systems that must be addressed in order to impact homelessness.

### **Small Group Discussion Questions**

1. Given that many homeless people are released from institutions such as hospitals, jails, and prison just prior to their homelessness, how can we as a community best engage these institutions to strengthen their discharge planning so no one is released into homelessness? What resources do homeless individuals need and what does the community need?
2. How do we develop a safety net for 16-21 year olds before they become homeless? What safety net currently exists?
3. What supportive services should be offered in schools to address homelessness among this age group?

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## Participants’ Comments and Recommendations (Group #1)

### Question #1

- Work release program for soon to be released prisoners
- Transportation to doctors; faith community might have such resources
- People receive medical bills at the homeless shelter which affects a person’s credit/cannot attain apartment with bad credit
- Offenders fell hopeless when they have restitution to pay and nor or very little income to live on and pay
- Need contact in community for parolees
- Financial planning/budgeting at hospital
- Medicaid eligibility is checked in the hospital
- Need a place to take care of medical needs - wash hands, change bandages, take bath , wash clothes, etc.
- Shelter could perhaps do this; people know where the shelter is; they are aware of resources clinic attached to it, needs to be open (part of it) 24/7
- Look at what other communities have enacted in order to partner with institutions.
- Volume in larger cities effects policies and procedures
- Partner with JobLinks - Job Links is in a position to better serve other agencies
- Other counties can come to Job Links meetings; the program would like to expand
- Teenagers in DSS custody seem to have a safety net – What happens for kids not in DSS custody?
- We have no Safe House in Pitt County for teens

### Question # 2

- Partnering with faith community
- Rural areas sleeping in barns
- People are living in the woods (migrant workers, etc.)
- Overcrowding, couch hopping
- At 16 in NC children are adults (legally) and can drop out of school
- Youth should be given rewards to stay in school and to not get in trouble etc.
- Job Links – WIA partnering with links

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- Earn “Links” (Job Links) bucks for good behavior.
- Lack of preventative care/follow-up
- Free clinics/Berstein Clinic; requires an appointment and there is a three to four month waiting list
- Transportation to the clinic is needed
- People are being discharged from any institution could benefit from a “personal advocate” to help them access resources
- Partner with ECU- Social Work Program (students with Bachelors Degree can assist with case management)
- Need place to use telephone and place people can call person/service provider back (point of contact or buddy system needs to be in place)

### Question # 3

- In other communities schools are a part of the 10-Year Plan
- DSS is working on partnership with Pitt County Schools
- Mental Health Reform/Transportation has affected children in schools
- Counselors in schools are more academic
- Social workers in school should be proportionate to students
- Not very much continuity of care from school to school.
- Some families are not “needy/poor” enough for DSS assistance and fall between the cracks
- All children are not insured
- Schools have or should have homeless liaisons
- Parents teach children to hide their homelessness (and other issues) from school; fear of losing children
- Teacher contact school social worker and then DSS enters the picture
- Pitt County has more resources
- Rural cities use children to help combat homeless issues in schools
- If people go more to where the resources they give up natural supports such as families

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## Participants’ Comments and Recommendations (Group #2)

### **Question #1**

- Updated list of agencies who can provide housing and/or funding sources for housing
- Identify financial resources or expand financial resources that would be available to homeless individuals; “gap money” to fit short time
- Prior to release from prison begin employment training.
- Intermediate facility for short term convalescence
- Regular access to health care
- Cost study comparing cost of keeping homeless in hospital beyond – reallocation of money
- Discharging institutions should communicate what they need to the community
- Special units for discharging homeless individuals should be created
- Central clearing house where homeless individuals can be assessed and appropriate services
- Provide an infirmary
- Create a one-stop center - aging and disability resource center

### **Question #2**

- Promise neighborhood
- Make providers accountable
- Integrate faith community into this solution
- Structure transitional housing from 16-21 (dorm setting)

### **Question #3**

- Create a magnet school model
- Provide life skills for special populations (in schools)
- Increase number of teachers and social workers
- Improve training for social workers and teachers to deal with special populations in schools



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## Other Comments (from index cards)

- Vocational resources for at-risk youth
- Access to health care for all indigents
- Teach accountability in school and in programs by having one homeless person being responsible for someone or something that would be critical to their life goal

## Additional comments from an individual participant:

**1.) Given that many homeless people are released from institutions such as hospitals, jails, and prison just prior to their homelessness, how can we as a community best engage these institutions to strengthen their discharge planning so no one is released into homelessness?** Although these facilities may or may not have classes to readily prepare people before leaving, I believe they should. There are many non-profit organizations who are eager to accept engagements for equipping and preparing people in society. I feel confident in saying that an Employment Security Commission representative would be happy to come and conduct a class on job preparedness and resume writing. Laity in the community can get involved as well. As we visit the shelter and offer our services, we are another hand in the glove helping to empower another individual. Although hospitalities, jails and prisons require confidentiality, participants will be required to complete the necessary process for working with these people.

**What resources do homeless individuals need and what does the community need?** In my personal experience at the shelter, I recognize many residents are not fully aware of how to manage their finances. They have jobs but do not have any secure place to house their money. In the past, some of them were dependent on others managing their funds. Some have swindled their monies with frivolous living. Whatever the case, money management seems to be a key issue. Therefore, I think personal counseling of money management should be offered. There will be those who will not be receptive or even want to embrace these offers. However, I do know there are those who want a better life and in order to achieve it they recognize they must do things differently. We all make mistakes. How we deal with the mistakes determines whether we are successful. Since I am a taxpayer in Pitt County, I feel that we need to develop and mature citizens to be productive and self sustaining. In order to do this, we must provide adequate affordable houses, jobs, and education for people in our community. Not only are Financial planning classes needed but Survival skills planning is needed, as well. (finances, housing, employment, good citizen skills, etc.). In order to know what is going on, the community must get involved. Although we have families, we are called to serve as community, as well.

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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**2.) How do we develop a safety net for 16-21 year olds before they become homeless?** As aforementioned, teaching and training is key to help people remain sustainable. A wise man once said-teach a hungry man how to fish and he will know how to catch his own fish. If you do not demonstrate by example what should be done, a person will only rely on the one who bails him out.

**What safety net currently exists?** The various informational programs and sessions held at the shelter and the seminars and workshops held in schools. High school students are privy to job fairs and job preparation courses at school.

**3.) What supportive services should be offered in schools to address homelessness among this age group?**

Although schools encounter homeless children all the time, they do not have to be pointed out. These children can enjoy the same opportunities of learning as any other child. They do not have to succumb to their situation. If they choose to be successful in life, there is nothing that can stop them. Understanding and practicing good moral principals is the frosting on the cake, it is not until a person begins to apply and believe the principals-he/she sees results. Job Fairs will readily prepare students for the working world. This will allow them time to prepare and create resumes which will afford them the opportunity of resume writing. Health classes will aid in the understanding and preparation for the family. Many students may not know how to deal with where they are at the present time. However, these classes can enable them to better understand the behavioral patterns of their family members (father, mother, siblings, etc.). Students whose parents cannot afford healthcare would benefit from a doctor and nurse being on the premises at least once a month. They will be responsible for conducting general exams to all students. This way, if there is a child who has a serious illness. The Medical providers can ensure they get the appropriate help. We, as taxpayers, should not have a problem in wanting to help our community. After all, a community is a group of people sharing common beliefs and interests who live in the same area. Since we are a caring community of folks in Pitt County, we should want to ensure that our children, elderly, homeless, and widow are taken care of.

**Other Comments, Contd.**

- Discharge planning – marketing the need; better cooperation from agencies and churches
- Resources the homeless need: care supplies, transportation and access to follow-up
- Need way to have a “co-signer” for these people
- University interns and volunteers from various program

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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- Expand access to jobs
- Promise neighborhoods in areas that have high levels of poverty and crime and low levels of student academic achievement incentives across the nation
- Provide a full network of services including early childhood education, prevention efforts, youth services, after school activities to entire neighborhood from birth to college
- Invest in rural areas and small businesses and fight to expand high speed Internet access
- Improve rural school and attract more doctors of psychology and psychiatry.
- Engage disadvantaged youth in energy efficient opportunities; create a prison to work incentive and reduce barriers to employment
- Change transitional jobs into career pathways
- Create affordable Housing Trust Fund
- Tax relief low income working families – offer tax relief over 3 years.
- Fully fund Community Development Block Grant
- Engage with urban leaders to increase resources to the highest level in the community

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## ***Home, Sweet Homeless: Where Will the Homeless Live?***

Tuesday, April 22, 2008  
Eppes Recreation Center

Presenters: Merrill Flood, Director of City of Greenville Community Development Department  
Terry Allebaugh, Executive Director, Housing for New Hope and Chair, Council to End Homelessness in Durham

Like many other communities, Pitt County faces the challenge of how and where the homeless will live. Do we need more shelters, transitional housing programs, or permanent housing? Are we willing to embrace a Pitt County with an increasing number of people living in camps, abandoned houses, and under bridges? This forum included an informative presentation about Pitt's current and proposed housing models, followed by small group discussions.

## **Participants' Comments and Recommendations – (Group #1)**

1. **How do we engage the for-profit sector in building permanent, affordable housing? What incentives can be added to encourage builders to bring affordable housing to Pitt County?**
  - Builders, business encourage affordable
  - Provide incentives or tax relieve for builders
  - Offer subsidizing opportunity – offer guaranteed housing through other funding sources that could be available to the builder
  - Creation of “safety net” for developers to build and have rents subsidized at 30 percent
  - Create a system to “guarantee” rent payments to builders by partnering with social security or other entities that offer automatic draft from accounts for example
  - Develop criteria for builders that state in order to continue to build they must build a certain amount of affordable units.
  - The City of Greenville has a low profit margin and most private builders want a higher profit-look at diverse ways to lower margin
  - Refurbish existing unites such as hotels and motels.
  - Use more tax credit options

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- Find out what type of incentives builders are looking for to build affordable housing (non-financial incentives)
  - Develop preferences for local contractors
  - Develop a plan (the City) by land for free may help encourage builders
  - Encourage/help builders find appropriate sites to build affordable housing and get the necessary permits to build housing (zoning)
  - Transportation: Housing must be located on bus lines or near public transportation – This is critical; create ways to extend services to more areas
  - Important for citizens to get involved in the political process such as City Council meetings
2. **Given that we want to end homelessness, how should we allocate our money and other resources among shelters, transitional housing programs, and permanent housing?**
- Concentrate on permanent housing to get them out of shelters on to permanent housing.
  - Transitional housing requires that a person be homeless; funding needs to go into permanent housing; currently there are only 12 units and for a city this size that is too small
  - Need a homeless shelter that provides medical treatment, convalescent care/infirmity
  - Have a shelter that provides rehabilitative services such as mental health, substance abuse prevention; create a task force to address this; have a program developed to address all areas that affect homeless individuals.
  - Resources distributed equally to all types of service providers
  - The Greenville Community Shelter needs more resources for staffing, i.e. social worker and physician
3. **In addressing the permanent housing needs of the homeless in Pitt County should our immediate priority be to focus on the homeless population broadly or should we target specific populations (e.g. families, individuals, special needs, chronically homeless)?**
- Need to address the housing needs (and supportive services) of the elderly, domestic violence victims and individuals (not just families)
  - Address family and special needs; special needs refers to mental illness and persons with disabilities
  - Persons with HIV – not enough housing programs available
  - It is important to look at what housing and services are currently available

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- Look at best practices and see how they affect the community and how the City or County are addressing implementing these practices
- Collect more data and look at the census data to determine the special needs groups
- Look at the socio-economic data and get involved with City officials
- Create programs “base” program with substance abuse – more housing targeting and evenly distributed housing for special groups instead of housing individuals together; people should be a part of the community-at-large
- Current housing is targeted to families; look at housing options for single person
- Look at the children of homeless persons – reviewing data for this subset group
- Target veterans
- Question asked: Where did all the FEMA houses go? Answer: They were sold
- Create camps or use temporary housing options like FEMA trailers to incorporate in the community

### Participants Comments and Recommendations – (Group #2)

1. **How do we engage the for-profit sector in building permanent, affordable housing? What incentives can be added to encourage builders to bring affordable housing to Pitt County?**
  - Reframe the message so that social responsibility helps the business community
  - Don't be shy about asking the business community to help
  - Look at what are the barriers to participation by businesses to determine how to get their help
  - Educate the business community then give recognition to those that step up to help
  - Lack of capacity in the nonprofit community; not enough organizations qualified to do housing development (which is least expensive way to build)
  - Partnerships between the government and nonprofits would help expand affordable housing supply of rental and ownership stock
  - Need to increase income/wage rates of the homeless population to make housing more attainable

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2. **Given that we want to end homelessness, how should we allocate our money and other resources among shelters, transitional housing programs, and permanent housing?**
  - Divide funds with most going to the shelter because the least ability to pay exists in populations with less money to the transitional housing and permanent housing
  - Need to have a good strong starting place in a solid shelter
  - Need a division of housing money - some for facilities and some that is tied to people needing housing
  - Regardless of which model, some investment in the education of people served is necessary to help them progress to increasing levels of independence
  - Remember that not everyone goes through progression – Housing can be therapeutic – “Housing First” model
  
3. In addressing the permanent housing needs of the homeless in Pitt County should our immediate priority be to focus on the homeless population broadly or should we target specific populations
  - Each class of situation had different needs and how to make them ready should be looked at by each class
  - Hard not to look at the homeless broadly because there is overlap between subgroups
  - Must think in terms of progression to better and more suitable housing over time

### **Other Comments**

- We need to modify the training of those who work with the most vulnerable in society.

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## ***Buddy, Can You Spare a Job?: Education, Training and Employment of the Homeless***

Tuesday, April 29, 2008  
Boys & Girls Club – North Campus

Presenters: Joyce Jones, Executive Director of STRIVE  
Carson Dean, Homeless Programs Coordinator, Orange County Partnership to End Homelessness

The homeless struggle to obtain and maintain employment that provides adequate income to access housing and escape homelessness. Lack of high school and college education, along with inadequate job skills often leaves the homeless trapped in the cycle of day labor, low-paying jobs, part-time work, and no benefits. This forum brought together the business sector, faith community, employment and training programs and private citizens to brainstorm ways to tackle this obstacle. What programs current exist to train/retrain the homeless? What programs exist nationally that have proven successful (highly successful at a reasonable cost) that we should consider? How can we maximize regional resources to improve in this area? This forum included an informative presentation followed by community comment and a question and answer session.

### **Small Group Discussion Questions**

1. What would it take for employers to hire homeless individuals? What are some effective employment strategies for hiring individuals with criminal records?
2. Are the obstacles and challenges facing the homeless unique enough that we as a community should develop a training, placement, and employment program targeting the homeless? Are there existing entities that can handle the specific challenges or are there public/private possibilities to explore?



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*“The journey home begins with us.”*

3. With strong concerns from employers regarding substance abuse and drug screening, what needs to happen for businesses to feel comfortable hiring people who are homeless and have a history of substance abuse? Would services and support need to follow potential hires to the workplace?
4. How do we make job skills training and education accessible and affordable for individuals so that they can maintain a home while improving their skills?

### Participants' Comments and Recommendations – (Group #1)

- Third person/support person to help mediate for the employer with the employee
- Create a “Human Resource Development” program to help build self-esteem for homeless so they are job ready
- Provide education and awareness for employer to understand the criminal record (difference between arrest, conviction and dismissed)
- Need to develop personal relationships with employers (to encourage employing the homeless). There needs to be a sense of trust between the employer and the agencies working with placing homeless.
- Matching the employer with the employee; employers want to know what the value/assets “you” bring to the job
- Criminal records
- Need to ensure employee is not assigned to an inappropriate job(e.g. drug addict should not work at a pharmacy)
- Need to involve legislators to change public policy on documentation of criminal record
- Community needs a plan to help chronic homeless get employment. The plan needs to include follow-up as it relates to case management
- Need to know what programs are available in communities and determine what pieces are missing
- Can we really employ chronically homeless?

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- Many people with mental illness are not being helped, so how can they work?
- Education and collaboration with all agencies and people dealing with work and homelessness
- Are we really assessing the individuals' needs? Intake is important; need to know what serves the individual needs to received employment.
- There are problems with mental health service delivery – mental health professionals are not qualified
  - Lack of communication and collaboration is a problem
- One-Stop place where all agencies are connected is needed; all information is shared between agencies to help individual; need partners such as vocational rehab, Pitt County Community College, etc.
- Raise awareness; outreach into and throughout communities
- Involve the faith-community. Faith Community can be part of the “hiring network”
- Help build the individuals' self-esteem
- Involve legal and medical community
- Support service person to help mediate work with the employer and employee
- Trust between agency and employer is critical
- Agencies must be truthful with employer about the individuals' situation (previously incarcerated, mental illness, etc.) to build trusting relationship
- Job skills training and how to maintain home are needed
- Public assistance for individual to pay for housing is needed
- We need a step program that moves people from shelter to transitional housing to permanent housing
- People need to make a living wage
- Ultimate “service center” (again this is the one-stop idea of providing all services in one place)
- Need dwelling (housing), even if the person can't work; needs training
- Partner with employers like Grady White. Grady White has good record in working with employing at risk but skilled people
- Develop a business venture within shelter to employ the hardest to employ

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- Have business on-site where funds go back into the organization, but also provide income for homeless individuals
- There are programs/facilities that serve senior citizens and those with disabilities (autism, mental retardation) that have business venture programs
- Child-care services are needed; how can you seek employment or keep employment if you have not daycare for your children?

Other ideas – create jobs and offer:

- street cleaning jobs
- a partnership with the Salvation Army (organizing donations)
- internships for homeless
- community gardening opportunities
- apprenticeships – provides opportunity to learn job skills while working and earning wages. Examples are programs in Atlanta where they run a restaurant and employ the homeless who become cooks.
- another program is construction training, etc.

### Participants’ Comments and Recommendations (Group #2)

#### Question #1

- Educate employers to see beyond the stigma of homelessness.
- Educate/encourage homeless persons to act positively and demonstrate how they have changed to balance off prior negative behavior. Be honest in applications and interviews.
- There should be evidence that the homeless person is actually connected to a support system – the mentor or counselor should be known to the employer.

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- Provide incentives for employers – e.g. recognition for being involved in the community, part of an innovative approach. Understand the business’ needs and interests and show how their participation would address these needs (Carson gave an example of a new, small business that wanted name recognition – they got it and continue to employ homeless).
- Ending homelessness is good for economic development.

### Question #2

- Consensus that there are enough unique characteristics/barriers that special programs need to be available, including:
- Using the Shelter address on applications – can impact whether there is even an interview
- Transportation – limited routes, or NO routes if you are outside Greenville, limited hours – a big problem if you are on 2<sup>nd</sup> or 3<sup>rd</sup> shift
- Support services, especially day care (again 2<sup>nd</sup> & 3<sup>rd</sup> shift an even bigger issue)
- Bad credit is now a barrier, usually for “big box” retailers (these are the employers that are on the bus routes). Smaller businesses can be more willing to “take a chance” if there is a relationship built
- Life style of the chronically homeless – a culture – as much as behavior
- Be sure training and placement make the “right match”, e.g. persons with certain mental illnesses may be better suited for outdoor or constant activity vs. a desk job.
- There should be tiers of support that taper off as the person has more success – an intensive “boot camp” of support in multiple areas to start, then adjusts as needed.
- Public/private partnerships are a must.
- Faith-based could do more, be creative (rather than cooking meals) – provide transportation to/from work, serve as mentors, be volunteer trainers to help persons improve skills, etc..

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- We need a comprehensive transportation plan!

### Question #3

- Support needs to follow the employee (mentor or case manager idea). Educate employers about incentives such as tax credits or subsidies, or protections such as the federal bonding program that protects employers. “Visible” support (e.g. on-site mentor, case manager or approved time off for appointments), is a two-edged sword as it may jeopardize a person’s confidentiality/privacy.
- Is the upcoming Business Round Table going to get all the right people involved? (question from participant). It is a start at education and awareness. Need to start with a core group of employers committed to the community.
- Provide peer mentors – persons who were homeless and have made it – to support those just starting.
- Churches could offer support circles. Comment: there are homeless adults (males) who have never experienced an adult “getting up every morning to go to work”.

### Question #4

- Training needs to be affordable and accessible (transportation) so a person can participate and have a home.
- Volunteer operated training centers that use volunteer trainers (based on the volunteer’s assessed strengths/skills) and could be located where the persons in need of training are – e.g. smaller communities outside of city.
- Educate employers that hiring homeless is a win-win – they will have the employees they need.
- Big question of the night: HOW DO WE GET BUSINESSES INVOLVED?
- Absence of business community from the forum noted.
- Job mentors.
- Establish satellites that are located in outlying communities.

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### Other comments from index cards:

- STRIVE works in conjunction with the Shelter but the Strive was never mentioned to me while I was there. Are we doing enough to make sure the homeless are aware of the variety of services offered?
- Hold a fundraiser “The Long Journey Home” – a walk/rely (ex. Relay 4 Life) and other fundraisers
- The parks and recreation used to have vans or trailers that went to the parks shelters on certain days. The concept could be used to conduct job and resource fairs and forums.
- Day care including transportation included in the benefits package. Carpooling advance throughout the city (use gas process to market this and solicit more church involvement
- Addressing the financial aspects such as budgeting would help a great deal because that’s part of the problem. To help save money or put aside for a period of time to invest in something that would be essential.
- Training and education for those at various states of homelessness
- One place that serves as a clearinghouse. This place will know all of the services available in the community.
- Need physical dwellings for people at various stages of homelessness; have a dwelling in which they can abide.
- I think it is important to have dwellings, services, and support for individuals and families, and employers support so that we can address the needs of the diverse populations. For example, if on average we have 100 people who are chronically homeless and half are employable take them to the next step – job training, etc. If the other have are severely mentally ill we do what we can to employ them on their level.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## Business Roundtable Summary

### Our Journey Home: 10-Year Plan to End Chronic Homelessness in Pitt County

July 1, 2008

Greenville Hilton, Greenville, NC

The Pitt County 10-Year Plan Management Advisory Team held a business roundtable meeting. Approximately 15 business representatives in attendance learned about *Our Journey Home 10-Year Plan* planning process, the economic impact of homelessness and begin discussing how the business sector can get involved in the planning and implementation of *Our Journey Home 10-Year Plan*.

The following ideas and thoughts presented at the business roundtable meeting will require further examination and discussion at subsequent meetings with business leaders and the 10-Year Plan Management Advisory Team.

- Participants identified STRIVE as a likely partner to assist with job placement of homeless individuals. The organization community help assist with employment with It was recommended that the 10-Year Plan strategies include a partnership with STRIVE because the organization already has partnerships with the business community.
- Seek funding from the City and County for STRIVE.
- Having a dedicated case worker to assist newly hired individuals who are homeless; STRIVE could serve as the contract agency that provide the case worker.
- Key to successfully hiring individuals who are homeless will be an assessment of their skills and ensuring job readiness.
- Matching the individual with the job in advance will be necessary.
- Businesses respond to statistical data and economic cost data, but it is also critical to humanize the issue and make it personal and present testimonials.

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- Reaching businesses will also require providing statistical data and the economic costs of homelessness.
- It is important to recognize the contribution that companies are currently making in the community. DSM for example is providing job readiness programs, resume building, and computer classes.
- Companies may not be able to hire individuals who are homeless, but can provide volunteers, offer skills building training and make financial contributions.
- Issues to be addressed:
  - Transportation – how will individuals get to work?
  - Mental health system – making sure the individual to be hired receives proper mental health services.



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## National and State Groups:

### **Center for Responsible Lending**

The Center for Responsible Lending is a nonprofit, nonpartisan research and policy organization dedicated to protecting homeownership and family wealth by working to eliminate abusive financial practices. CRL is affiliated with Self-Help, one of the nation’s largest community development financial institutions.

<http://www.responsiblelending.org>

### **Legal Aid of North Carolina**

Legal Aid of North Carolina is a statewide, nonprofit law firm that provides free legal services in civil matters to low-income people in order to ensure equal access to justice and to remove legal barriers to economic opportunity.

<http://www.legalaidnc.org>

### **National Alliance to End Homelessness**

The National Alliance to End Homelessness is a nonpartisan, mission-driven organization committed to preventing and ending homelessness in the United States.

<http://www.endhomelessness.org>

### **National Law Center on Homelessness & Poverty**

The mission of NLCHP is to prevent and end homelessness by serving as the legal arm of the nationwide movement to end homelessness.

<http://www.nlchp.org>

### **North Carolina Coalition to End Homelessness**

The North Carolina Coalition to End Homelessness is a statewide membership nonprofit created to secure resources, encourage public dialogue, and advocate for public policy change to end homelessness.

<http://www.ncceh.org>

### **United States Interagency Council on Homelessness**

The Interagency Council on Homelessness, established by Congress in 1987 is responsible for providing Federal leadership for activities to assist homeless families and individuals.

<http://www.ich.gov>

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## Local Groups:

### **Ayden Housing Authority**

no website

### **Ayden Police Department**

<http://www.ayden.com/ayden-nc-police-department.asp>

To provide the community with an alternative manner of solving community based problems by encouraging the interaction and cooperation of the Police Department and citizens of the community.

### **Bethel Police Department**

[http://www.bethelinc.org/index.asp?Type=B\\_BASIC&SEC={575B2863-995E-49C9-BE29-AC4091A89D48}](http://www.bethelinc.org/index.asp?Type=B_BASIC&SEC={575B2863-995E-49C9-BE29-AC4091A89D48})

### **Bernstein Community Health Center**

The Bernstein Center is operated by Greene County Health Care, Inc. provides medical and dental care to adults and children with minimal or no insurance on a sliding fee scale.

<http://www.greenecountyhealthcare.com>

### **Bernstein Education Center**

The education facility is operated by Pitt Community College which offers curriculum, continuing education, and community programs and allows the college to be more accessible to residents in the North Greenville/Pitt County area.

[http://www.pittcc.edu/experience-pccc/community-programs/Bernstein\\_Center.html](http://www.pittcc.edu/experience-pccc/community-programs/Bernstein_Center.html)

### **Catholic Charities**

The mission of Catholic Charities is to assist the parishes, communities and Diocese of Raleigh in accomplishing the social mission of the church. Catholic Charities serves people in need through advocating for social and economic justice as well as addressing immediate needs with emergency resources or direct services.

<http://www.dioceseofraleigh.org/home>

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

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## **City of Greenville - Department of Community Development**

[http://www.greenvillenc.gov/departments/community\\_development/default.aspx?id=1087](http://www.greenvillenc.gov/departments/community_development/default.aspx?id=1087)

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.

## **Department of Social Services**

<http://www.co.pitt.nc.us/depts>

Pitt County Department of Social Services provides financial assistance and social services to all County residents who meet eligibility criteria. Its purpose is to enable individuals to function at their maximum capacity, to become self-sufficient, to improve their standard of living, to learn to cope adequately with their problems, and to provide preventive services that will avoid family breakup and enable individuals to remain in their own homes.

## **Department of Social Services Work First Employment**

<http://www.dhhs.state.nc.us/dss/workfirst/index.htm>

North Carolina's Temporary Assistance for Needy Families (TANF) program, called Work First, is based on the premise that parents have a responsibility to support themselves and their children. Through Work First, parents can get short-term training and other services to help them become employed and self-sufficient, but the responsibility is theirs, and most families have two years to move off Work First Family Assistance.

## **Disabled American Veterans, Chapter #37**

<http://www.davmembersportal.org/chapters/nc/>

Since its founding more than 80 years ago, the Disabled American Veterans (DAV) has been dedicated to a single purpose: building better lives for America's disabled veterans and their families.

## **East Carolina Behavioral Health, LME**

<http://www.ecbhlme.org>

East Carolina Behavioral Health works in partnership with people who face significant challenges related to substance abuse, mental illness, and/or developmental disability. Our commitment is to provide consistently excellent, person-centered, family-oriented services within a recovery based system that is flexible, accessible, and respects the individual's freedom of choice.

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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### **East Carolina University Psychiatry Outpatient Center**

<http://www.ecu.edu/cs-dhs/psychiatry/outpatient.cfm>

The ECU Physicians Psychiatric Outpatient Center is dedicated to improving the quality of care by providing access to cost-effective treatment in the eastern region of North Carolina.

### **East Carolina Vocational Center**

<http://www.ecvcinc.com>

East Carolina Vocational Center (ECVC) is a private not-for-profit corporation whose mission is to help persons with disabilities attain a higher quality of life through achievement of their vocational goals.

### **Family Violence Program, Inc in Greenville**

<http://www.pittfvp.org>

The mission of the Family Violence Program is to break the cycle of domestic violence and promote healthy family relationships in Pitt County. We are dedicated to providing safe housing and supportive services to individuals in domestic violence situations.

### **Farmville Housing Authority**

[http://www.farmville-nc.com/government\\_boards.htm](http://www.farmville-nc.com/government_boards.htm)

To ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants.

### **Farmville Police Department**

[http://www.farmville-nc.com/departments\\_police.htm](http://www.farmville-nc.com/departments_police.htm)

The Farmville Police Department is committed to assisting the community in providing a safe and secure environment.

### **First Born Community Development Center**

<http://www.fbcdc.us>

Need to call the organization for Mission statement

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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### **Flynn Christian Fellowship Home for Men**

Provides a halfway house and support for men recovering from alcohol and drug addictions.

no specific website for Greenville

### **Food Bank of Central & Eastern North Carolina**

The mission of the Food Bank of Central & Eastern North Carolina is to harness and supply resources so that no one goes hungry in central and eastern North Carolina.

<http://www.foodbankcenc.org/>

### **God’s Love**

To feed the hungry, clothe the naked, and share the love and good news of Jesus.

no website

### **Greenville Area Transit (GREAT)**

Greenville Area Transit (GREAT) operates fixed-route service for the City of Greenville, including service to Pitt Community College.

<http://www.greenvillenc.gov>

### **Greenville Community Shelter**

The mission of the Greenville Community Shelter is to serve the poor and the homeless in a continuum of care from basic shelter to prevention that empowers clients to achieve and maintain lives of self-sufficiency.

<http://www.greenvillecommunityshelter.org>

### **Greenville Housing Authority**

The mission of the Greenville Housing Authority is: provide stable, quality affordable housing for low and moderate income persons; deliver these services with integrity and mutual accountability; create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.

<http://www.ghanc.net>

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### **Greenville Police Department**

<http://www.greenvillepd.com/index.html>

The mission of the Greenville Police Department focuses upon the protection of lives and property; the provision of programs and services that foster community crime prevention awareness and participation; the repression and reduction of criminal activity; the identification and apprehension of offenders; the maintenance of public order; and the protection of the constitutional rights of all people.

### **Grifton Police Department**

<http://www.grifton.com/gpd.htm>

To perform our duties and fulfill our responsibilities of enforcing the law, preserving the peace and providing police services so that we improve the quality of life for all citizens within our jurisdiction consistent with the goals and missions of the town of Grifton.

### **Habitat for Humanity of Pitt County**

<http://www.habitatpittco.org>

Guided by Christian principles in partnership with people of all faiths from all walks of life, Habitat of Humanity of Pitt County transforms lives, families, and communities through building affordable homes while creating opportunities for responsible homeownership.

### **Hope of Glory Ministries**

<http://www.hope-of-glory.org>

Our mission is to stand in the gap between our community of believers and the church and between the church and the lost. We will come alongside these three groups to proclaim the glorious gospel of Jesus Christ and minister through Christian resources, evangelism, discipleship and community outreach.

### **HOPE Station Recovery Education & Peer Support Center**

<http://www.peersupportedrecovery.org>

To promote the reality that wellness and recovery are possible for everyone by offering hope, education, and peer support.

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**JOY (Jesus, Others and You) Soup Kitchen**

no website

**Martin/Pitt Partnership for Children**

The mission of the Martin/Pitt Partnership for Children is to improve the quality of life for children and families through facilitating a trusted and coordinated community system of education, health, and family support services.

<http://www.mppfc.org>

**Mental Health Association**

Our mission is to promote mental health, prevent mental disorders, and eliminate discrimination against people with mental disorders.

<http://www.mha-nc.org/english>

**Mid-East Housing Authority**

The mission of the Mid-East Regional Housing Authority is to provide safe, quality and affordable housing to low and moderate-income families and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the Housing Authority.

<http://www.mideasthousing.com>

**Oxford House**

Oxford House has as its primary goal the provision of housing and rehabilitative support for the alcoholic or drug addict who wants to stop drinking or using and stay stopped.

<http://www.oxfordhousesnc.org>

**Pitt Area Transit System (PATS)**

[\\_works\\_dept/infor](http://www.greenvillenc.gov/departments/public_mation/default.aspx?id=330)

[http://www.greenvillenc.gov/departments/public\\_mation/default.aspx?id=330](http://www.greenvillenc.gov/departments/public_mation/default.aspx?id=330)

Pitt Area Transit System (PATS) is a non-profit organization that operates human service and Rural General Public (RGP) transportation in Pitt County. In addition, PATS provides ADA Paratransit Service for Greenville Area Transit (GREAT).

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

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### **Pitt County AIDS Service Organization (PICASO)**

<http://picaso.org/newsite>

The mission of the Pitt County AIDS Service Organization is to prevent the transmission of HIV through educational outreach to Pitt County and the surrounding counties of Eastern North Carolina and to provide culturally sensitive, individually focused, physical, social, emotional, and financial assistance to those living with, and affected by HIV/AIDS in our community.

### **Pitt County Community Development**

<http://www.co.pitt.nc.us/depts/planning/cdp/cdp.shtml>

Pitt County Community Development, a division of the Planning Department, offers programs that rebuild and repair homes for lower-income citizens.

### **Pitt County Employment Security Commission**

<http://www.ncesc.com/splash.asp>

The mission of the Employment Security Commission is to promote and sustain the economic well being of North Carolinians in the world marketplace by providing high quality and accessible workforce-related services.

### **Pitt County Health Department**

<http://www.pittcountync.gov/depts/health>

The mission of Public Health in Pitt County is to protect, promote, and assure the health of all people in Pitt County.

### **Pitt County JobLink**

<http://www.regionqwdb.org/PittJL.htm>

We provide our citizens and employers with the highest quality of customer focused and user-friendly career planning, training, and placement services.

### **Pitt County Memorial Hospital**

<http://www.uhseast.com/body.cfm?id=26>

To enhance the quality of life for the people and communities we serve, touch and support.



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## **Pitt County Sheriff’s Office**

<http://www.co.pitt.nc.us/depts/desc.asp?Dept=sheriff>

The Pitt County Sheriff’s Office is responsible for enforcing criminal and civil law County-wide, maintaining order in the courts, and operation of the County Jail.

## **Pitt County Veteran Services**

website

## **Pitt Resource Connection**

<http://pittresource.org>

Pitt Resource Connection (PRC) was created in an effort to help our community during times of need, to rise above the hardships and make our community stronger. Our group is dedicated to the collaboration of organizations committed to sharing information and linking resources to meet our community needs.

## **PORT Human Services**

<http://www.porthumanservices.org>

Our mission is to help individuals and families effectively navigate through life’s challenges by providing effective and efficient substance abuse and mental health services and support.

## **REAL Crisis, Inc**

<http://realcrisis.org>

To provide free confidential counseling, information and referral to Pitt County Citizens twenty-four hours a day

## **Red Cross of Pitt County**

<https://www.pittredcross.org>

The American Red Cross, a humanitarian organization led by volunteers and guided by its Congressional Charter and the Fundamental Principles of the International Red Cross Movement, will provide relief to victims of disasters and help people prevent, prepare for and respond to emergencies.

## **Self-Help Credit Union**

<http://www.self-help.org>

Creating and protecting ownership and economic opportunity for people of color, women, rural residents and low-wealth families and communities.

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## **Simpson Police Department**

It is the mission of the Village of Simpson Police Department to provide professional law enforcement services to the citizens of the Village by high visibility patrols; respond to and investigate all complaints for service and address all concerns that the citizens of Simpson have. Apprehend and prosecute all violators within the Village of Simpson limits.

no website

## **STRIVE North Carolina**

To help men and women achieve financial independence.

<http://www.strivenc.org/background.html>

## **The Philadelphia House**

Need to call the organization for Mission statement

no website

## **The Salvation Army**

The Salvation Army, an international movement, is an evangelical part of the universal Christian Church. Its message is based on the Bible. Its ministry is motivated by the love of God. Its mission is to preach the gospel of Jesus Christ and to meet human needs in His name without discrimination.

<http://www.salvationarmyusa.org>

## **United Way of Pitt County**

The United Way of Pitt County will mobilize resources and leadership to build a stronger community.

<http://www.unitedwaypittcounty.com>

## **The Village**

Our mission is to improve the health status of our communities by providing an integrated system of high quality primary and preventive health services to all we serve.

<http://www.robesonhealthcare.com>

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### **Veterans Outreach Center**

We are the people in Veteran Affairs who welcome home war veterans with honor by providing quality readjustment counseling in a caring manner. Vet Centers understand and appreciate Veterans' war experiences while assisting them and their family members toward a successful post-war adjustment in or near their community.

[http://www1.va.gov/directory/guide/vetcenter\\_fish.asp?](http://www1.va.gov/directory/guide/vetcenter_fish.asp?)

### **Walter B. Jones Alcohol and Drug Abuse Treatment Center**

<http://www.dhhs.state.nc.us/MHDDSAS/jones.htm>  
The Walter B. Jones Alcohol and Drug Abuse Treatment Center (WBJADATC) opened its doors in June 1969 as a 76-bed, short term, residential treatment center. The center serves 33 counties in the Eastern Region and five counties in the South Central Region.

### **Winterville Police Department**

Our mission is to provide unsurpassed law enforcement and public safety services for all citizens and visitors in the greater Winterville area.

<http://www.wintervillepd.com>

### **Zoë House**

The Zoe Restoration House for Women & Children is a faith-based residential program which provides support services to females who are rebuilding their lives following the deinstitutionalization of homelessness, chemical dependency, incarceration, and other conditions that render their lives out of control.

[www.zoehouse.org](http://www.zoehouse.org)

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*  
**PARTICIPANTS**

Patricia Dunn, Mayor, City of Greenville  
Mark W. Owens, Chairman, Pitt County Commissioners

## **Co-Chairs**

Reverend Albert Shuler, Pastor, Jarvis Memorial United Methodist Church  
Dr. Robert J. Thompson, Professor, East Carolina University

## **Consultant**

Ruth A. Peebles, The INS Group (Innovative Nonprofit Solutions)

## **Management Advisory Team (MAT)**

James Rhodes, MAT Chair, Pitt County Planning Department  
Sandra Anderson, City of Greenville Community Development Department  
Georgia Claxton, East Carolina Behavioral Health,  
Margaret Dixon, Pitt County Dept of Social Services  
Karen Gilkey, City of Greenville Community Development Department  
Pauline High, City of Greenville, Community Development Department  
Lynne James, Greenville Community Shelter :  
Amy Modlin, East Carolina Behavioral Health  
Lori Jones, Pitt County Planning Department  
Stephen Smith, Pitt County Planning Department  
Paulette White, Pitt County Planning Department  
Marilyn Williams, United Way of Pitt County

Stephanie Hinnant, United Way of Pitt County

## **Blue Ribbon Task Force Members**

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# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

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# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

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# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*  
Glossary of Terms

**Affordable Housing** – Housing for which the occupant is paying no more than 30 percent of gross income for total housing costs, including rent, mortgage payments, condominium fees, utilities, taxes, and insurance, as applicable for rental or owned housing units.

**Assertive Community Treatment Team (ACTT)** - a service provided by an interdisciplinary team that ensures service availability 24 hours a day and is prepared to carry out a full range of treatment functions wherever and whenever needed. A service recipient is referred to the Assertive Community Treatment Team service when it has been determined that his/her needs are so pervasive and/or unpredictable that they can not be met effectively by any other combination of available community services. Typically this service should be targeted to the 10% of the MH/DD/SA service recipients who have serious persistent mental illness or a co-occurring disorders, dual or triply diagnosed and the most complex and expensive treatment needs.

**Chronically Homeless** – The U.S. Department of Housing and Urban Development currently defines chronically homeless as “an unaccompanied, disabled individual who has been persistently homeless for more than a year or who has been homeless for four or more episodes over a period of three years. This definition, after extensive debate within the Federal government, appears to acknowledge that chronically homeless people are highly likely to “cycle” in and out of housing, the streets, emergency shelters, hospitals, mental health facilities, and jail for varying periods of time.

**Community Land Trust** – A community land trust is an organization (nonprofit housing organization or municipality) established to hold land and to administer use of the land according to the charter of the organization, i.e. for affordable housing.

**Community Support Team** - a service that consists of mental health and substance abuse rehabilitation services and supports necessary to assist the person in achieving and maintaining rehabilitative, sobriety, and recovery goals. The service is designed to meet the mental health/substance abuse treatment, financial, social, and other treatment support needs of the recipient.

**Continuum of Care (CoC)** – A local or regional system for helping people who are homeless or at imminent risk of homelessness by providing housing and services appropriate to the whole range of homeless needs in the community,

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from homeless prevention to emergency shelter to permanent housing. CoC is designed to provide the resources required to move a homeless person to self-sufficiency. The CoC has the following components—outreach and assessment, emergency shelter, transitional housing, appropriate supportive services, permanent supportive housing, and affordable permanent housing.

**Disability** - Federal laws define a person with a disability as “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.” In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism and other substance abuse, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

**Doubled-Up** – A situation in which persons are living with relatives or friends, on a temporary basis, for economic or other reasons, and they have a host/guest relationship. These persons are not on a lease or mortgage and could be asked to leave at any time. The overcrowding often jeopardizes the housing stability of the host family when it violates occupancy loads or terms of their lease, such as under Section 8. This does not include legal arrangements such as foster care.

**Emergency Shelter** – Temporary shelter provided as an alternative to sleeping in places not meant for human habitation. Emergency shelter provides a place to sleep, humane care, a clean environment and referrals to other agencies. Length of stay may be limited, such as to 60 days and criteria for admission may vary, i.e. restricting to a particular sub-population (men or women with children only) or individuals in active addition being ineligible, etc. Shelter is usually free for some period of time, though in some cases clients are required to pay for additional nights of shelter depending on income and circumstances.

**Episodically Homeless** – Individuals and families experiencing one or more episodes of homelessness over the course of a stated period of time. For example, an individual or family may spend one or more nights in an emergency shelter twice over the course of three years.



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**Group Home** – A dwelling unit in which special needs persons reside with supervisory personnel.

**Harm Reduction** – A term that covers activities and services that acknowledge the continued drug use of individuals, but seek to minimize the harm that such behavior causes (verses the arguably ineffective blanket prohibition of the drug use).

**Homeless** – The HUD definition is: (a) an individual or family which lacks a fixed, regular, and adequate nighttime residence; or (b) an individual or family which has a primary nighttime residence that is:

- (1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for persons with mental illness);
- (2) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (vehicles, abandoned buildings, etc.);
- (3) The term does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a State law.

In addition, the HUD definition includes persons who will be discharged from an institution, such as a jail or mental health hospital, within 7 days, yet that person does not have an identified place to live upon discharge.

**Homeless Management Information System** – A software application mandated by the federal government and designed to record and store client-level information on the characteristics and service needs of homeless persons. An HMIS is typically a web-based software application that homeless assistance providers use to coordinate care, manage their operations, and better serve their clients.

**Housing First/Housing Plus** – A new model of homeless services that involves moving persons directly from the streets and placing them into permanent housing accompanied by intensive services. Initially a research project, this model has been shown to be very effective with persons who are chronically homeless and cost neutral to communities. This model has also been shown to work well with families and young adults who are homeless. It often employs a Harm Reduction model, not requiring sobriety for participation. –

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Programs may be constructed in a number of ways, but share the following features:

- The direct, or nearly direct, placement of targeted homeless people into permanent housing. Even though the initial housing placement may be transitional in nature, the program commits to ensuring that the client is housed permanently.
- While supportive services are to be offered and made readily available, the program does not require participation in these services to remain in the housing.
- The use of assertive outreach to engage and offer housing to homeless people with mental illness who are reluctant to enter shelters or engage in services. Once in housing, a low demand approach accommodates client alcohol and substance use, so that “relapse” will not result in the client losing housing (Marlatt and Tapert, 1993).
- The continued effort to provide case management and to hold housing for clients, even if they leave their program housing for short periods.

**HUD** – United States Department of Housing and Urban Development; a key funder of homeless services nationwide.

**Individual Risk Factors** – Conditions or characteristics that make it difficult for an individual to function well enough to independently meet his or her housing needs or meet the housing needs of children in their care, and often lead to homelessness which include:

- 1 Substance abuse/addiction
- 2 Severe and persistent mental illness and mental disorders, such as post traumatic stress
  - o disorder, that impair an individual’s ability to function well enough to work and/or remain appropriately housed without supportive services
- 3 Histories of abuse as children and/or as adults
- 4 Learning disabilities
- 5 Low educational levels
- 6 Poor financial management and resultant bankruptcy/credit issues
- 7 Poor job skills

**Interim Housing** – Short-term housing that offers transitional, integrated accommodations to persons as they move from homelessness to permanent housing.

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**Living Wage** - The level of income sufficient to allow workers to support their families without dependence upon outside (public) assistance. A more narrow definition suggests that it is the income level necessary to pull a family of four above the poverty threshold, adjusted for local economic variables, with a range of \$7.60 to \$12.00 per hour.

**Mainstream Resources** – Includes entities such as Social Security Administration, Department of Social Services that homeless clients can be connected with to increase income and address other needs.

**Median Income** – That income level at which an equal number of families/households have incomes above the level as below. The median income is based on a distribution of the incomes of all families/households.

**Outreach Services** – An array of services which are therapeutic and delivered directly to the individual outside of traditional service delivery locations, as well as connecting individuals to existing service providers. It typically focuses on those mentally ill individuals who are not aware of vital services or who are mentally or emotionally prevented from accessing mainstream homeless services.

**Permanent Supportive Housing** – Permanent housing, of any kind, from a single family home to a large apartment building that combines the housing with supportive services, such as case management and counseling, so that people who have been homeless or been in institutional care can get the help they need to live independently with dignity. The type of services depends on the residents. Services may be short-term, sporadic, or ongoing indefinitely. The housing is usually “affordable”, or intended to serve persons who have very low incomes. It is “permanent” because there is no limit set on length of residency.

**Safe Haven** – A low-demand facility that provides shelter and services to hard-to-engage persons, especially the chronically homeless with serious mental illnesses and who are on the streets and have been unable or unwilling to participate in supportive services. Safe Havens usually follow a “harm reduction” model of services.

**Shelter** – Emergency housing, usually congregate, for people who are homeless. Size may vary from a handful of families to several hundred individuals. Shelters often restrict service to a particular sub-population, such as single men or families with children. Services may include assistance re-establishing identification; case management; employment, counseling, and resource referral; and assistance transitioning to transitional or permanent housing. Emergency Shelter is typically at or close to the beginning of the continuum of services for those in housing crisis.

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**Short-term Housing** – Safe, decent, temporary housing for individuals or families who are homeless with associated supportive services, designed to assist them on obtaining and retaining permanent housing in the shortest possible time.

**SSI** – Supplemental Security Income. A federal income supplement program providing monthly financial payments to persons with disabilities. For most persons on SSI, this is their only source of income, and thus severely limits housing options.

**Step Down Facility** – A community based mental health facility that shortens an institutional stay by providing a transitional level of care. This facility is sometimes called a residential treatment center (RTC) or therapeutic residential center (RTC). Step down facilities usually provide services to help a person transition from an institutional setting to living in a community in an independent living or assisted living situation.

**Structural Factors** – Conditions beyond an individual or family’s direct control that act to create and/or perpetuate homelessness which include:

1. The critical lack of affordable housing, including a significant reduction in public and subsidized housing units
2. Fragmented under-funded mental health and substance abuse treatment system
3. Low wage jobs that do not pay enough for a worker, working 40 or more hours a week, to afford decent housing
4. Limited or non-existent transportation to better-paying jobs in suburbs, and
5. An educational system that leaves many unprepared to earn a living wage in the job market

**Supportive Services** – Services such as case management, medical or psychological counseling and supervision, child care, transportation, and job training provided for the purpose of facilitating people’s stability and independence.

**System of Care** – A framework for organizing and coordinating services and resources into a comprehensive and interconnected network. Its goal is to help individuals and families who need services or resources from multiple human service agencies to be safe and successful at home, in school, at work, and in the community and through this assistance make the community a better place to live. The System of Care builds on individual and community strengths, and makes the most of existing resources to help these individuals and families achieve better outcomes.

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**TANF Funds** - Temporary Assistance for Needy Families (TANF) provides assistance and work opportunities to needy families by granting states the federal funds and wide flexibility to develop and implement their own welfare programs. Citizens may apply for assistance at their local TANF agency.

**Temporarily Displaced** – Individuals and families that usually manage to maintain residential stability but are temporarily displaced from permanent housing due to a variety of factors and simply need temporary shelter/housing assistance to regain residential stability. Displacing factors may include a sudden loss of income, a medical emergency, a catastrophic illness, a fire, or other destabilizing situation.

**Thirty Percent of the Median Income** - Extremely low income; Pitt County Area Median income level is \$51,600; 30 percent of Median Family Income in Pitt County is \$10,850 for a single person and \$13,950 for a family of three.

**Transitional Housing** – A structured program that combines up to 24 months of housing with supportive services to assist homeless persons in obtaining a level of self-sufficiency and prepare for subsequent transition to permanent housing. Transitional living programs may target their services to a particular sub-population of people who are homeless, such as families, single individuals, veterans, or individuals in recovery from substance abuse.

**Trauma** – An event or series of events, which threatens one’s life or physical integrity and is unusual and psychologically distressing. Examples include domestic violence, sexual assault, and child abuse. Trauma results in feelings and behaviors that may lead to homelessness, such as paralyzing depression, hyper-vigilance, flashbacks, or avoiding independent behavior that might have precipitated past violence.



# City of Greenville, North Carolina

Meeting Date: 9/11/2008  
Time: 7:00 PM

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**Title of Item:** Consolidated Annual Performance and Evaluation Report Submission to the United States Department of Housing and Urban Development

**Explanation:** Fiscal year 2007 Consolidated Annual Performance and Evaluation Report (CAPER) represents the fifth year of the City of Greenville and Pitt County HOME Consortium Consolidated Plan, which was approved June 9, 2003. The plan identifies a comprehensive strategy to address community needs for the five-year period.

The CAPER is a requirement of the Department of Housing and Urban Development as a condition of receiving funding under certain federal grant programs. The end-of-year report outlines the City of Greenville and Pitt County HOME Consortium progress in providing decent housing, establishing and maintaining a suitable living environment, and expanding economic opportunities. The CAPER narrative section is attached for your review.

**Fiscal Note:** For 2007-2008 the budget was \$837,890 for HOME and \$822,811 for CDBG.

**Recommendation:** Hold a public hearing for citizen participation and approve submission of CAPER to the United States Department of Housing and Urban Development.

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

Attachments / click to download

[2007\\_CAPER\\_778775](#)

**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT  
FISCAL YEAR 2007-2008**

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- A. West Greenville 45-Block Revitalization area map
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- L. Ten Year Plan to End Chronic Homelessness in Pitt County



## Executive Summary

Fiscal year 2007 CAPER represents the fifth year of the City of Greenville and Pitt County HOME Consortium Consolidated Plan. The current Consolidated Plan was approved on June 09, 2003. The plan identifies a comprehensive strategy to address community needs for the five-year period 2003-2008. The plan associates goals and objectives with current needs throughout the five-year period. The goals and objectives identified guide staff in selecting activities to be carried out during each fiscal year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. This end of year report outlines the City of Greenville and Pitt County HOME Consortium progress in providing decent housing, establishing and maintaining a suitable living environment and expanding economic opportunities.

The income limits used in determining eligibility for yearly programs are updated annually according to charts from the Department of Housing and Urban Development (HUD). Affordable means that monthly rents and mortgage payments including taxes and insurance do not exceed 30% of that amount that represents the percentage of the median annual gross income for the households as indicated in the below chart.

### CITY OF GREENVILLE INCOME LIMITS 2007

Household Size	Max Income Grant CDBG			Max Income CDBG /HOME /NCHFA			Median Income	Max Income Subdivision
	30%	50%	60%	70%	80%	90%	100%	115%
1	\$10,450	\$17,450	\$20,400	\$23,800	\$27,900	\$30,600	\$33,950	\$39,050
2	\$11,950	\$19,900	\$23,300	\$27,200	\$31,900	\$34,950	\$38,800	\$44,650
3	\$13,450	\$22,400	\$26,200	\$30,600	\$35,850	\$39,300	\$43,650	\$50,200
4	\$14,950	\$24,900	\$29,100	\$33,950	\$39,850	\$43,650	\$48,500	\$55,800
5	\$16,150	\$26,900	\$31,450	\$36,700	\$43,050	\$47,200	\$52,400	\$60,300
6	\$17,350	\$28,900	\$33,800	\$39,450	\$46,250	\$50,700	\$56,300	\$64,750
7	\$18,550	\$30,900	\$36,100	\$42,150	\$49,400	\$54,150	\$60,150	\$69,200
8	\$19,750	\$32,850	\$38,450	\$44,850	\$52,600	\$57,650	\$64,050	\$73,700
9	\$20,950	\$34,900	\$40,750	\$47,550	\$55,800	\$61,150	\$67,900	\$78,150
10	\$22,150	\$36,900	\$43,100	\$50,250	\$59,000	\$64,650	\$71,800	\$82,600

**NOTE:** Annual Income as reported under the Census long-form for the most recent available decennial.

Effective 3/30/07

Funding received from the U.S. Department of Housing and Urban Development (HUD) makes a substantial impact on serving the needs of low-income, homeless and special needs populations in City of Greenville and Pitt County area. Households assisted met the following definition of very low or low income limits.

*Very Low Person or Household* means one or more natural persons or a family that has a total annual gross household income that does not exceed 50% of the median annual income adjusted for family size for households.

*Low income Person or Household* means one or more natural persons or a family that has a total annual gross household income that does not exceed 80% of the median annual income adjusted for family size for households.

The top priorities and goals determined in the Consolidated Plan include the following:

1. Revitalization of several neighborhoods in West Greenville that are in a state of decline through:

- Rehabilitation of owner occupied units.
- Acquisition and demolition of dilapidated rental housing.
- Acquisition of vacant parcels to assemble land for suitable building sites.  
Construction of affordable housing for owner occupants in West Greenville area.
- Establishing areas for the construction of quality, affordable, rental housing.
  
- Establishing a neighborhood commercial focus area.
- Preserving historical business district along Albemarle Avenue and Martin Luther King Jr, Drive.
- Conversion of rental dwellings to owner occupants with downpayment/secondary mortgage assistance.
- Identification of infrastructure improvements.
- Improving but preserving the neighborhood character.
- Developing programs and services with the private sector that will aid in the success of revitalization efforts.
- Landscaping/Streetscape improvements.

2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.

3. Providing homebuyer assistance for first-time homebuyers through programs and structure.

4. Continue to eliminate lead-based paint hazards in dwellings assisted with federal funding.

The following table is a description of all funding that has been available to the City of Greenville and the Pitt County HOME Consortium since fiscal year 1998:

Program Year	Grant	Projects Funded	Net Drawn	Balance
1998	CDBG	\$ 591,721.52	\$ 591,719.52	0
	HOME	\$ 705,884.67	\$ 705,884.67	0
1999	CDBG	\$ 755,028.83	\$ 755,028.83	0
	HOME	\$ 679,294.42	\$ 679,294.42	0
2000	CDBG	\$ 741,671.00	\$ 741,671.00	0
	HOME	\$ 666,672.06	\$ 666,672.06	0
2001	CDBG	\$1,339,955.00	\$1,339,241.89	0
	HOME	\$ 837,214.40	\$ 837,213.40	0
2002	CDBG	\$ 691,003.02	\$ 691,003.02	0
	HOME	\$ 641,185.99	\$ 641,185.99	0
2003	CDBG	\$1,130,280.60	\$1,127,491.84	\$ 2,788.76
	HOME	\$ 997,604.44	\$ 993,665.32	\$ 3,939.12
2004	CDBG	\$1,025,177.75	\$1,025,177.75	\$0
	HOME	\$ 637,784.65	\$ 555,538.23	\$ 82,246.42
2005	CDBG	\$1,216,963.34	\$1,199,820.07	\$ 17,143.27
	HOME	\$1,038,509.98	\$ 809,481.44	\$229,028.54
2006	CDBG	\$ 824,276.00	\$ 348,472.70	\$364,959.30
	HOME	\$ 844,098	\$ 248,764.00	\$517,075.00
2007	CDBG	\$ 822,811.00	\$ 28,279	\$808,631.46
	HOME	\$ 837,860.00	\$ 82,000	\$717,860.00

The City of Greenville expended the majority of CDBG and HOME allocation in the West Greenville 45-Block Revitalization area. Pitt County HOME consortium members expended their allocations throughout low to moderate income Pitt County communities. Please refer to attached maps of West Greenville 45-Block Revitalization areas, target census tracts, and HOME consortium target areas.

**The following is the 2007-2008 Budget:**

<b>ACTIVITY</b>	<b>HOME</b>	<b>CDBG</b>	<b>TOTAL</b>
Administration	62,500	164,000	226,500
Housing Rehabilitation	145,000	150,000	295,000
Relocation		41,920	41,920
Acquisition	95,000	241,891	336,891
Down payment Assistance	100,000		100,000
Clearance & Demolition		101,500	101,500
Other Pitt County Consortium Activities	285,360		285,360
Community Housing Development Organizations	150,000		150,000
Public Service		123,500	123,500
<b>Total</b>	<b>837,860</b>	<b>822,811</b>	<b>1,660,671</b>

## General Information

### 1.0 Assessment of progress towards five-year Goals and Objectives

The City of Greenville and Pitt County HOME Consortium continued to carry out activities that were identified as the needs and priorities identified within the 5-year Consolidated Plan. Priority needs from 2003 through 2008 call for a concentrated effort within the 45-Block Revitalization Area for the City of Greenville and Housing Rehabilitation within the jurisdictional boundaries of the Pitt County HOME Consortium. These efforts were designed to preserve the existing housing stock. This year represents the fourth year of the adopted Consolidated Plan. Within the City of Greenville, all efforts during the course of the 5 year period will focus on the needs within the boundaries of the 45-block area bounded by Martin Luther King Jr. Drive on the north side, Albemarle Avenue on the east, Fleming Street on the south and Bancroft Avenue on the west. The following activities will be carried out in addressing the needs in this area: Housing assistance through rehabilitation, (preservation of the existing housing stock), new construction or infill on vacant lots, downpayment assistance, homeownership counseling, continue working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implement revolving loans for rehab, support local Continuum of Care Plan, and overall neighborhood revitalization. Since the inception of this concentrated approach, progress has been steady. Participating Pitt County HOME Consortium subrecipients continued their efforts to address Owner-Occupied Housing Rehabilitation for low to moderate income persons. The following cumulative accomplishments have been realized since 2003 fiscal year:

- Rehabilitated over 80 homes through the CDBG and HOME Programs; 15 additional rehabs with local funding.



*Before*



*601 Contentnea Street*



*After*

- Built eleven (11) single family homes in the West Greenville Revitalization Area.

- Abatement of lead-based paint in 53 housing units.
- Funded 22 nonprofits.
- The development of Countryside Estates Subdivision is complete. 105 homes have been constructed and sold. Local funds in the amount of \$1,143,778 were used for infrastructure and land acquisition.



- Provided downpayment assistance to 45 low to moderate income families.
- Funding provided through the North Carolina Housing Finance Agency and HOME Program. Inquiries for assistance total 1648 persons.
- Concentrated Needs efforts include the acquisition of some 156 properties,
- Relocation of 71 tenants, demolition of 87 structures. Activities are ongoing.
- Code Enforcement measures, financed with local general funding, assisted with the establishment of Neighborhood Associations and the citing of numerous code violations within the 45-Block Revitalization Area.
- Continued work with the local Continuum of Care for Pitt County in cooperation with Pitt County government and local nonprofit agencies.
- Through the Pitt County HOME Consortium, 14 affordable homes have been constructed, rehabilitated 45 homes, and downpayment assistance to 23 low-mod homebuyers.



*Brandon Street, Farmville, NC*

## 2.0 Assessment of progress towards One-year Goals

We continued our efforts to address the needs and priorities established for the 2007 fiscal year as well as carried out activities funded in previous years. All FY 2007 activities emulate activities set within the 5-year Consolidated Plan. Activities included substandard owner-occupied rehabilitation, program administration, concentrated needs, nonprofit funding, CHDO funding for the development of affordable housing and downpayment assistance and HOME funding for the remaining consortium members to carry out housing rehabilitation. Concentrated needs include the acquisition and demolition of substandard buildings/housing units, relocation of any tenants residing in the dilapidated housing that is acquired, acquisition of vacant lots for recombination and infill development of single family housing and owner-occupied housing rehabilitation within the 45-Block Revitalization Area. All accomplishments realized during the 2007 fiscal year follow through with goals set for the City of Greenville fifth year and are listed below:

- Rehabilitated seven (7) structures through the CDBG, HOME, and City of Greenville Programs.
- Lead Testing and Abatement of 17 housing units.
- Funded six (6) nonprofits for public service activities.
- Partnered with Pitt Community College Construction Trades program to build one single family home in West Greenville, using \$86,000 local Bond funds.
- Began construction of a new Police Substation in West Greenville Revitalization area.



- Completed the development of Countryside Estates Subdivision constructing 4 new affordable homes.
- Provided downpayment assistance to 5 families for a total of \$106,150.
- \$56,700 of HOME funds was leverage with \$39,400 from North Carolina Housing Finance Agency and \$10,050 local funds for the Downpayment Assistance Program.

- Concentrated Needs efforts include the acquisition of some 17 properties, relocation 23 tenant households, and demolition of 18 structures. Activities are ongoing.
- Partnered with Pitt County, United Way and others to fund a Consultant to coordinate a 10 Year Plan to End Chronic Homelessness in Pitt County. City contributed \$15,000 CDBG funds.
- Through the Pitt County HOME Consortium, Farmville HDC constructed three (3) single family units, Pitt County Government rehabilitated one (1) owner occupied home and Town of Farmville rehabilitated one owner occupied unit.

The majority of the activities underway are within the City of Greenville 45-Block Revitalization Area. Efforts will continue to address slum and blight and increasing homeownership within the area to a minimum of 50%. Current tax records provide data identifying the area as having rental homes greater than approximately 80% percent of all homes in the area.

### **3.0 Affirmatively Furthering Fair Housing**

The City of Greenville has adopted policies that assure and encourage the full participation of Women and Minority-Owned Business Enterprises (WMBE) and Disadvantaged Business Enterprises (DBE) in the provision of goods and services. During fiscal year 2007, the City hired a fulltime WMBE Coordinator as a member of the Purchasing Department. In addition, the City began publishing a quarterly Business Directory for the construction, maintenance and building trades services. The directory identifies firms that have been certified or registered as DBE by the City of Greenville, and provides information that can assist their efforts to obtain contracts with the City of Greenville.

In April 2008, the City completed an update to their 1998 Analysis of Impediments to Fair Housing Choice (AI), with the assistance of Training and Development Associates, Inc (TDA). The update relied on public/private information regarding the real estate and banking industries, Greenville housing and community development activities, North Carolina and Greenville Human Relations Agencies, and the Greensboro and Atlanta HUD Offices of Fair Housing and Equal Opportunity. The City expended \$24,000 for TDA services to complete the AI of HOME funds. The following impediments and plan of action were identified:

#### **Impediment 1**

Lack of affordable housing forces the lower income population to find alternative housing. Alternative housing may consist of doubling up; where households combine to cut the expenses of housing. Others are forced to live in housing that is in poor condition that leads to that leads to disparate treatment of protected class families and individuals.



### **Plan**

The financing industry may have the best strategy for this impediment. While it appears to be true that there are insufficient affordable housing units available for housing choice in Greenville, the fact is that a surplus of moderately priced housing is available. Therefore, if lower income home seekers attempt to follow financing recommendations such as using the City's down payment assistance programs and efforts such as West Greenville revitalization that have been instrumental in bringing clients representing "all realms" of the population to apply for loans to purchase homes. The City's down payment assistance is available to everyone. While some applicants appear to be well educated in the homebuyer loan process, the lending industry feels that most still are not. When lenders counsel prospective borrowers about the financial responsibility associated with home mortgages, offering practical advice regarding savings and spending, borrowers become frustrated and seek mortgage loans elsewhere. If all mainstream lenders have similar policies, it is possible that this serves drive people to seek loans through brokers and sub prime lenders. Therefore, a stronger push to promote homebuyer counseling appears to be an appropriate solution.

### **Impediment 2**

The lack of education about discrimination and fair housing laws in Greenville. An essential part of fair housing opportunities and enforcement is the education of the public regarding the rights and responsibilities afforded by fair housing laws. This includes the education of housing and financial providers, as well as citizens.

### **Plan**

Education is a key element on two fronts. First, it is one of the most pressing needs to ensure fair housing choice. It is imperative that individuals and families seeking housing know their rights and responsibilities and that those involved in the housing industry understand their rights and responsibilities, as well. Secondly, providing public education that produces an employable workforce with higher earning potential will help improve creditworthiness of future homebuyers. The onus falls to the public school system to ensure that tomorrow's residents have the skills they need to be competitive in the job marketplace, as well as to be educated consumers armed with the skills to make informed decisions.

### **Impediment 3**

Awareness of fair housing issues is important. Everyone needs to know what may constitute a violation, and what they can do in the event they believe they may have been discriminated against. In addition, it is important for lenders, housing providers and their agents to know their responsibilities and when they may be violating fair housing laws.

### **Plan**

In responding to whether Fair Housing was an issue in Greenville, the financing industry again addressed the results of the recent NCRC report, stating that the minority stigma has improved, but it still exists. The lenders need for production (or writing of loans) drives greater leniency in which lenders select to lend to, thereby lessening the impact of race. Mortgage brokers, on the other hand, know that people do business with people who look like them, and so they hire people that resemble the markets they serve. This is good marketing, but also encourages minority homebuyers to seek loans with lenders who are not necessarily looking out for the borrowers' best interests. Additionally, brokers are most familiar with the products that are most popular in the markets they serve and are not aware of all the products offered by the institutions they represent, thus limiting their offerings to higher-cost products. Unfortunately, uninformed buyers also choose lenders on the basis of word-of-mouth referrals from friends and family, and the belief that banks do not lend money to minorities. Again, while educating consumers is indicated, it is difficult to reach them when they will not avail themselves of the opportunities.

The City will continue its efforts to educate the public through Fair Housing month activities and a local loan counseling program.

The City will encourage lenders, housing providers and their agents to know their responsibilities and to attend training on fair housing laws.

### **Impediment 4**

There is a lack of proactive property maintenance code enforcement program. Substandard housing and low property maintenance contribute to the lack of safe, decent, and sanitary affordable housing. Such a program could help with the preservation of the rental housing stock.

### **Plan**

The City will consider several activities to increase the availability of affordable housing opportunities and programs to preserve existing rental housing stock throughout the City including a program to assist investors in rehabilitating substandard housing stock in an effort to keep those units affordable once renovations have been completed.

### **Impediment 5**

There are limited housing opportunities for the homeless, those who are at risk of homelessness, and special needs populations. There is not enough funding for permanent housing. Too many citizens are on the brink of becoming homeless because they have to spend too much of their income on housing (many times not decent or safe housing).

## **Plan**

The City will continue to support programs to increase family self-sufficiency and to prepare homeless, at risk and special needs populations for rental or homeownership opportunities through financial literacy, credit counseling and rental assistance. The City also needs to support a number of initiatives to assist low-moderate homebuyers with down-payment assistance, default delinquency counseling, anti-predatory lending counseling and homeless prevention programs.

## **Impediment 6**

There is a lack of Access to Homeownership (Based on HMDA and apparent Predatory Lending Practices).

An analysis of the HMDA data in this document reveals, for example, that while black residents comprise 34 percent of the population, 21 percent of all home purchase mortgage applications come from black families/individuals so therefore, it appears that black applicants may be underrepresented although improving substantially over the past five years. City programs targeted to assist low-moderate income protected classes should focus more closely on educating the population on the importance of homeownership and how to access local lending resources.

In addition, consistently high denial rates on home improvement loans may reflect policies in the lending industry, but this is an area that warrants some attention in Greenville. The disinvestment associated with an inability to raise funds to maintain one's home can have an undesirable effect on the community when it occurs in great numbers.

## **Plan**

In responding to whether Fair Housing was an issue in Greenville, the financing industry again addressed the results of the recent NCRC report, stating that the minority stigma has improved, but it still exists. The need for production (that is, writing loan business) in the lending industry drives greater leniency in which lenders select to lend to, thereby lessening the impact of race. Mortgage brokers, on the other hand, know that people do business with people who look like them, and so they hire people that resemble the markets they serve. This is good marketing, but also encourages minority homebuyers to seek loans with lenders who are not necessarily looking out for the borrowers' best interests. Additionally, brokers are most familiar with the products that are most popular in the markets they serve and are not aware of all the products offered by the institutions they represent, thus limiting their offerings to higher-cost products. Unfortunately, uninformed buyers also choose lenders on the basis of word-of-mouth referrals from friends and family, and the belief that banks do not lend money to minorities.

Again, the solution lies in educating consumers, although it is difficult to reach them when they will not avail themselves of the opportunities.

In addition, the City continues to affirmatively market fair housing strategies. These strategies are inherent to each of the housing programs provided through the Housing Division. Education of the Fair Housing Laws will occur throughout the year and most specifically during the month of April, which is designated as "Fair Housing Month" and "CDBG Week". The City sponsored a Housing Expo on March 26, 2008 and June 27-28, 2008.

City of Greenville will continue to use administrative dollars to affirmatively further fair housing during fiscal year 2008-2009, as well as members of the Pitt County HOME Consortium. Funds that are used to assist very low and low income households will be advertised in local newspapers. Special outreach will be provided through various non-profit agencies in the community.

In addition to these activities, the City funds through general fund dollars a full time staff person (Human Relations Coordinator) to address issues, provide emergency assistance and outreach to citizens. During fiscal year 2007, the Human Relations Coordinator investigated 49 tenant/Landlord complaints, 6 unfair housing treatments and one consumer complaint. Attached you will find a copy of the 2007 Monthly Incident Report compiled by the Human Relations Coordinator.

## **4.0 Homeless Needs**

### **4.1 Actions to meet supportive housing needs (include HIV/AIDS)**

Funding to nonprofit organizations that address supportive needs is made available each fiscal year for eligible applicants. All nonprofits that receive funding are encouraged to participate with local Continuum of Care efforts.

Although the City does not receive HOPWA funds, the Greenville Housing Authority and PICACO, a local nonprofit apply on an annual basis. They are currently managing 10 units of housing for HIV AIDS afflicted citizens.

#### **4.2 Actions to plan and/or implement continuum of care**

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Pitt County. The group, known as the Pitt County Continuum of Care, is comprised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in our community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. The Pitt County Continuum of Care's mission for combating homelessness is to have a seamless continuum of housing and services to meet the housing and support service needs of all homeless subpopulations in the County and the City of Greenville, in both urbanized and non-urbanized areas. This requires the strengthening of coordinated activities of the local homeless coalition, the providers, other non-profit organizations and homeless individuals and advocates. The January 2008 Point in Time Count revealed that there are 131 homeless persons in Pitt County and only 72 beds available to serve them.

During the upcoming fiscal year, the group will continue to develop the Continuum of Care and prepare an ESG grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003, 2004, 2005, 2006 and 2007 funding cycle. Funding received under the 2004 and 2005 award was 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.

#### **4.3 Actions to prevent homelessness**

The United States Interagency Council on Homelessness has issued a challenge to communities across the country to address the problem of homelessness, specifically the chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville City Council adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County. The 10-Year Plan is a comprehensive effort of various community organizations, leaders and citizens. The City of Greenville committed \$15,000 CDBG funding towards this effort.

The Blue Ribbon Task Force to End Chronic Homelessness in Pitt County has spent approximately eight months gathering data on homelessness in our community and reviewing best practice approaches being used in other communities to reduce and end homelessness. We have held focus groups and forums to help determine the best approaches for our community. The 10-Year Plan to End Chronic Homelessness in Pitt

County represents the culmination of our work over the past year. The implementation of the 10-Year Plan is slated to begin January 2009. The two major recommended goals featured in the plan are evidenced-based practices drawn from best practices of innovative programs and initiatives in place across the country:

**Goal 1:** Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

**Goal 2:** Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.

The plan also features a structural framework and projected budget for the implementation of the recommended strategies. The City of Greenville, Pitt County Government and private/public agencies have been identified as funding sources.

Ending chronic homelessness is a challenge for the entire community. There are no simple solutions. Ending homelessness will require a cooperative effort among government agencies, private and public services, businesses, faith-based organizations and neighborhoods.

In addition, The Greenville Housing Authority received \$90,000 on behalf of the Pitt County Continuum of Care Shelter Plus program to assist ten homeless individuals with rental assistance over five years.

#### **4.4 Actions to address emergency shelter needs**

The City of Greenville, through its CDBG Program provided financial assistance to two local nonprofits during the 2007 fiscal year. The two were the Greenville Community Shelter, a homeless provider, for necessary facility repairs and the Family Violence Center, which provides emergency housing to battered women and young children. In addition, the City's Human Relations Coordinator responded to the following emergency assistance incidents: 48 utility assistance, 9 employment assistance, 48 emergency housing assistance, and 3 clothing assistance.

#### **4.5 Actions to develop transitional housing**

During the past fiscal year, funding was provided to the following nonprofits: Greenville Community Shelter, Flynn Christian Home and New Directions for facility improvements. Each of these facilities provides transitional housing.

## **5.0 Meeting Underserved needs**

### **5.1 Actions taken and accomplishments to meet worst-case needs**

The City addresses under served housing and community development needs through funding and implementing housing programs that include rehabilitation of owner occupied homes and first time homebuyer assistance. For first time homebuyers, typically, the City of Greenville purchases the land and installs the infrastructure; as a result, the price of the lot is greatly reduced. We also request proposals from local builders in an effort to keep building costs per square foot to a minimum. These efforts have allowed us to produce housing at an average cost of \$72.00 per square foot. Typical cost for construction of the same size home in Greenville is \$80- \$82 per square foot.

Other actions include the rehabilitation of owner occupied homes in an effort to maintain the current affordable housing stock. Also, funding is provided to nonprofits such as Habitat for Humanity of Pitt County for the acquisition of property. Habitat for Humanity of Pitt County builds homes for families that have MFI of 50% or lower.

### **5.2 Actions and accomplishments to serve people with disabilities**

Homeowners wishing to have their homes rehabilitated are given first priority if they are either elderly or disabled or both. In situations in which a homeowner has special needs, these needs are taken into account by rehab staff. Provisions are made to provide devices necessary for mobility and comfort.

Within the City of Greenville there continues to be a need to assist homeless, "at risk" youth, victims of domestic abuse, and drug abuse. The program responds to such needs through the CDBG funding of organizations that cater to the needs of these groups. Such groups include the Greenville Community Shelter, New Directions, Intergenerational Center and Family Violence Center.

### **5.3 Number of Section 215 housing opportunities**

Not applicable

## **6.0 Reduce poverty**

City of Greenville and members of the HOME Consortium 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 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.

City of Greenville also provides funding for various projects to create economic opportunities for low to moderate income persons, which aid in the reduction of poverty. The City's Urban Development Division operates the following programs: business facade improvement program; small business plan competition and is currently working on development of a small business incubator in the designated redevelopment area.

Transportation systems in Pitt County and major highways have been improved and will continue to be improved to meet the demands of a growing population.

## **7.0 Program Monitoring**

All activities performed under the CDBG and HOME Programs follow specific guidelines as set in our Program Policies and Procedures to ensure compliance. Within the existing CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken. This includes the Pitt County HOME Consortium. 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 agreement. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

During fiscal year 2007, the following monitoring visits were conducted by Housing Division Staff for compliance:



**Community Development Block Grant (CDBG) Program:**

Family Violence Program, Inc	February 1, 2008
Progressive Action & Restoration	February 1, 2008
Greenville Community Shelter	February 5, 2008
Pitt County Council on Aging	February 6, 2008
Habitat for Humanity of Pitt County	February 6, 2008
Flynn Christian Home	February 6, 2008
Progressive Action & Restoration	June 3, 2008

**HOME Investment Partnership:**

Numerous hours of technical assistance was provided by City of Greenville Staff as needed to HOME Subrecipients.

## **8.0 Leveraging Resources**

On November 2, 1992, the citizens of Greenville approved a one million dollar bond referendum for affordable housing. The funding was divided into three revolving loan categories. The categories include homeownership, land banking, and elderly housing rehabilitation. As revolving loans, these funds are continually recaptured and recycled into the activities to further efforts to promote and preserve affordable housing. These funds have been recycled since 1992 and are available for the West Greenville 45 Block Revitalization area and other affordable housing initiatives of the City of Greenville.

In 2004, citizens again approved \$10 million in bond referendums for the revitalization efforts in the Uptown and West Greenville 45 Block Revitalization focus area. Five million of the \$10 million is set aside for the priorities and goals identified below within the West Greenville 45 Block Revitalization areas for the use with CDBG and HOME funds.

## **9.0 Managing the Process**

The Community Development Housing Division consistently seeks methods to improve and strengthen our programs. Assessment of program activities in compliance with outlined performance measurement objectives, indicators and outcomes in the action plan is performed annually.

## **10.0 Citizen Participation**

The City of Greenville continues to acknowledge the importance of citizen participation in developing activities for each upcoming year. During the development of the fiscal year 2008-2013 Consolidated plan three public hearings were held to advise the community of proposed activities and sources of funds. In addition, two community meetings were held to receive comments from citizens in developing the plan.

All requests for bids from contractors to assistance with housing repairs and construction throughout the year were handled in an open and fair manner.

The notice of availability of the CAPER for review and receive comments was published in the "Daily Reflector" on Monday, August 25, 2008. The CAPER was made available for review for a period of fifteen (15) days. See attached copy of Publisher's Affidavit. No comments were received. Also, the "notice of public hearing" to receive comments at City Council meeting were published in the "Daily Reflector" on September 1, 2008 and September 8, 2008.

## **11.0 Institutional Structure**

The City of Greenville, through its Housing Division, Pitt County Consortium members, the network of housing subrecipients and Community Housing Development Organizations (CHDOs) are effectively organized to utilize all the funding received through the various state/federal programs. The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional state subsidy for low income apartment construction. In addition, each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities and participation in the Pitt County Continuum of Care. The Pitt County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers, service providers, and other interested group. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. The Greenville Housing Authority has also joined our group and has begun working in concert with the City of Greenville and our revitalization efforts in the West Greenville 45-Block Revitalization Area.

## **12.0 Reduce Lead-based paint hazards**

The City of Greenville and members of the Pitt County Consortium are committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in housing programs. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

In addition, the City of Greenville will offer lead testing and abatement assistance in the form of a grant to eligible housing rehabilitation assistance participants that have children six years and under in the household, senior adults (55+) and the disabled/handicapped clients utilizing Local Affordable Housing Bond funds.

All projects in which HUD funding is included are in compliance with the new LBP guidelines as enacted on September 15, 2000. Testing of all units is conducted and, if found, all lead hazards are abated. During the fiscal year 2007, we have tested and or abated lead from seventeen (17) units.

Also, the City of Greenville has submitted a grant application to Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control for consideration of a Lead-based Paint Hazard Control Grant Program.

## **Housing Needs**

### **13.0 Public Housing Strategy**

There are four Public Housing Authority managing agencies in the Pitt County area, which include Greenville Housing Authority with a total of 779 units; Mid East Commission who manages a total of 135 units in three towns; Farmville Housing Authority who manages 174 units and Ayden Housing Authority who manages 175 units. Each of the mentioned Public Housing Authorities receives federal funds to modernize and repair public housing units. None of the public housing authorities in Pitt County have been designated as “troubled” agencies or otherwise performing poorly.

During fiscal year 2007, the City of Greenville Community Development Department Housing Division formed a partnership with the Greenville Housing Authority to offer bi-monthly Homeownership classes to public housing residents. In 2007, one (1) former resident utilized the Housing Choice Voucher program and City of Greenville HOME downpayment assistance program to purchase a new home.

### **14.0 Foster and maintain Affordable Housing**

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. Funds during the 2007 Program Year were reserved for downpayment assistance to low-moderate income homebuyers within the City of Greenville. Funds were used to address goals for increasing homeownership within the West Greenville Redevelopment Area. Funding from previous years has also been made available to homebuyers as downpayment assistance. Provision of downpayment assistance decreases the amount of financing and or funding a homebuyer needs in order to purchase a home. The City also provides assistance with local bond funds to aide with downpayment or closing costs. Bond funds are awarded to qualifying applicants as a no interest loan up to 5% of the purchase price of the home and amortized over 5 years.

## 15.0 Eliminate barriers to Affordable Housing



*903 Douglas Avenue*



*907 Douglas Avenue*



*909 Douglas Avenue*

In an attempt to address the barriers to developing affordable housing, the City of Greenville and members of the HOME Consortium continues to create affordable housing subdivisions. 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 5 years and utilizes the funding to acquire lots for new construction.

## **II. COMMUNITY DEVELOPMENT BLOCK GRANT**

### **16.0 Relationship of expenditures to priority needs**

Funded activities are those identified within our 5-year Consolidated Plan as priority needs. Activities carried out such as owner-occupied rehab, acquisition of dilapidated/substandard properties, and assistance to nonprofits are all direct benefits to low to moderate-income persons and low to moderate income areas. All activities are in compliance with actions taken within our current Consolidated Plan.

### **17.0 Low/moderate area benefit**

All of our activities benefit target areas deemed as low to moderate income neighborhoods.

### **18.0 Amendments and other changes to programs**

A budget amendments was approved by Greenville City Council on September 13, 2007, see attached.

### **19.0 National objective failures**

None to report.

### **20.0 Actions taken to avoid displacement**

Efforts are made to avoid any displacement. Should a family occupy a structure that is not a feasible rehabilitation and the structure is creating a slum/blight situation, the family is then relocated. Downpayment assistance is offered to tenants that qualify under program guidelines for purchase of a home. The property can also be rehabilitated under our owner-occupied rehabilitation program. When displacement is necessary, efforts are in place to relocate the person(s) to comparable, decent, safe, and sanitary housing. All efforts are made to find units within the same neighborhood however per URA regulations, it is ultimately the decision of the individual as to where they chose to relocate.

## **21.0 Compliance with URA**

All necessary measures for complying with URA guidelines have been met and the necessary documentation is located in the files.

## **22.0 If jobs were filled with over income people:**

None filled

## **23.0 For limited clientele activities, if any**

None

## **24.0 Rehabilitation accomplishments and costs:**

### **24.1 Units completed for each type of program**

3 units Owner occupied rehab

### **24.2 CDBG expenditures for rehabilitation**

\$343,566.15

### **24.3 Other funds invested**

Local bond funds \$108,612.75

### **24.4 Delivery costs**

\$0

## **25.0 Neighborhood Revitalization Strategy Area, if any:**

No areas established

## **26.0 CDBG Financial Summary Attachments:**

- Reconciliation of cash balances (Federal Cash Transaction Reports)
- Program income, adjustments and receivables

### **III. HOME INVESTMENT PARTNERSHIP**

#### **27.0 Distribution of HOME funds among identified needs**

During the 2007 fiscal year, HOME funds were provided to assist with new construction, housing rehabilitation, downpayment assistance and administrative costs. While efforts to increase new housing units continued, the consortium also continued to support the existing housing stock through housing rehabilitation. Total of Two (2) homes were rehabilitated by the Town of Farmville, and Pitt County Government. Total costs of each rehab ranged from \$40,000 to \$60,000. Additional rehabs were underway at the end of the fiscal year. Other activities included the provision of downpayment assistance to three (3) low income, first-time homebuyers through the City of Greenville. All activities completed address the needs identified within the Pitt County HOME Consortium Consolidated Plan. All communities included in the Pitt County HOME Consortium have ensured that low-moderate income residents of the various towns are assisted with home ownership opportunities and housing rehabilitation assistance. All activities are monitored to ensure compliance with program guidelines. As lead entity, the City of Greenville maintains the necessary documentation, monitors all participating jurisdictions and CHDO's, and provides daily assistance to members with program rules and regulations as well as the requisition of funding.

#### **28.0 HOME Match Report (HUD 40107A)**

See attachment

#### **29.0 Contracting Opportunities for W/MBE's**

See attachment

#### **30.0 Summary of results of onsite inspections of HOME rental units-**

Not applicable



### **31.0 Assessment of effectiveness of affirmative marketing plans**

Members of the Pitt County HOME Consortium are encouraged to solicit minority and female contractors to provide services. Each advertisement encourages minority and females business owners to apply where applicable. Efforts include advertising in local minority publications where available. While affirmative marketing plans are in place, the availability of minority and female owned businesses is limited within many of these communities.

### **32.0 Information about the use of program income**

Any program income generated through the HOME program is reallocated to program activities to further our efforts.

### **33.0 Analysis of successes and failures and actions taken to improve programs**

The Housing Division consistently evaluates the HOME Program for efficiency and continually updates the requirements and procedures as needed. A new procedural manual was developed and distributed to every Consortium members.

## ATTACHMENT FOR CDBG PROGRAM INCOME; ADJUSTMENTS AND LOANS & RECEIVABLES

### a. Program Income

1. Total program income to revolving funds:  
(Identify by fund type and amount)

Entitlement Funds

Owner-Occupied Rehab: \$23,640.70

These funds are program income from loan payments that were reprogrammed for Housing Rehabilitation.

2. Float-funded activities: *None*
3. Other loan repayments by category: *None*
4. Income received from sale of property: *\$0.*

### b. Prior Period Adjustments

1. Reimbursement made for disallowed costs: *None*
  - Activity name
  - Activity number
  - Program Year expenditure was reported
  - Amount returned to program account

### c. Loans and other receivables

1. Float-funded activities outstanding as of the end of the reporting period: *None*
2. Total number of loans outstanding and principle balance as of the end of reporting period: 44 loans with a balance of \$231,596.11
3. Parcels acquired or improved with CDBG funds that are available for sale as of reporting period: *None*
4. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: *None*

Lump sum drawdown agreement:

