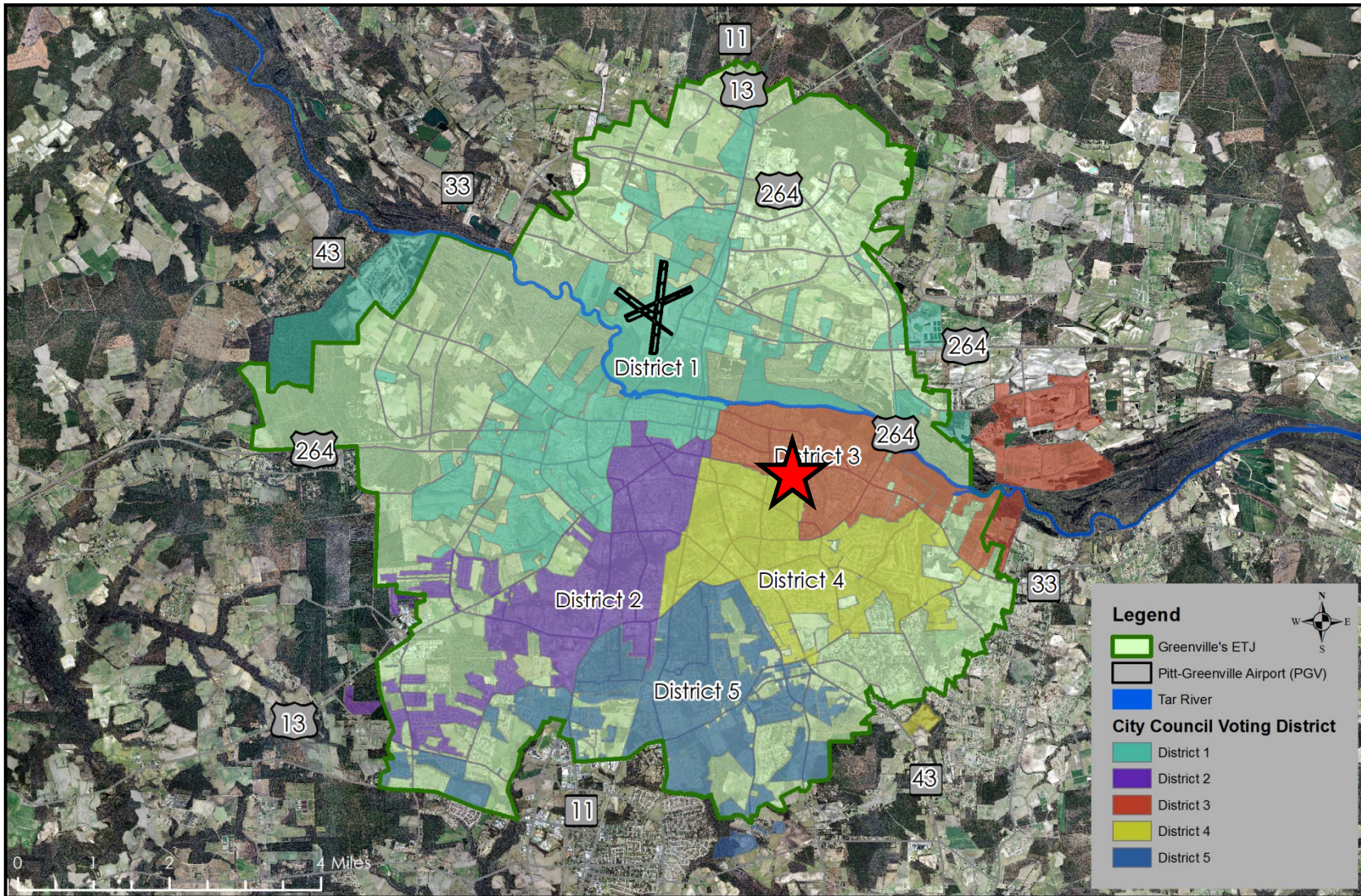


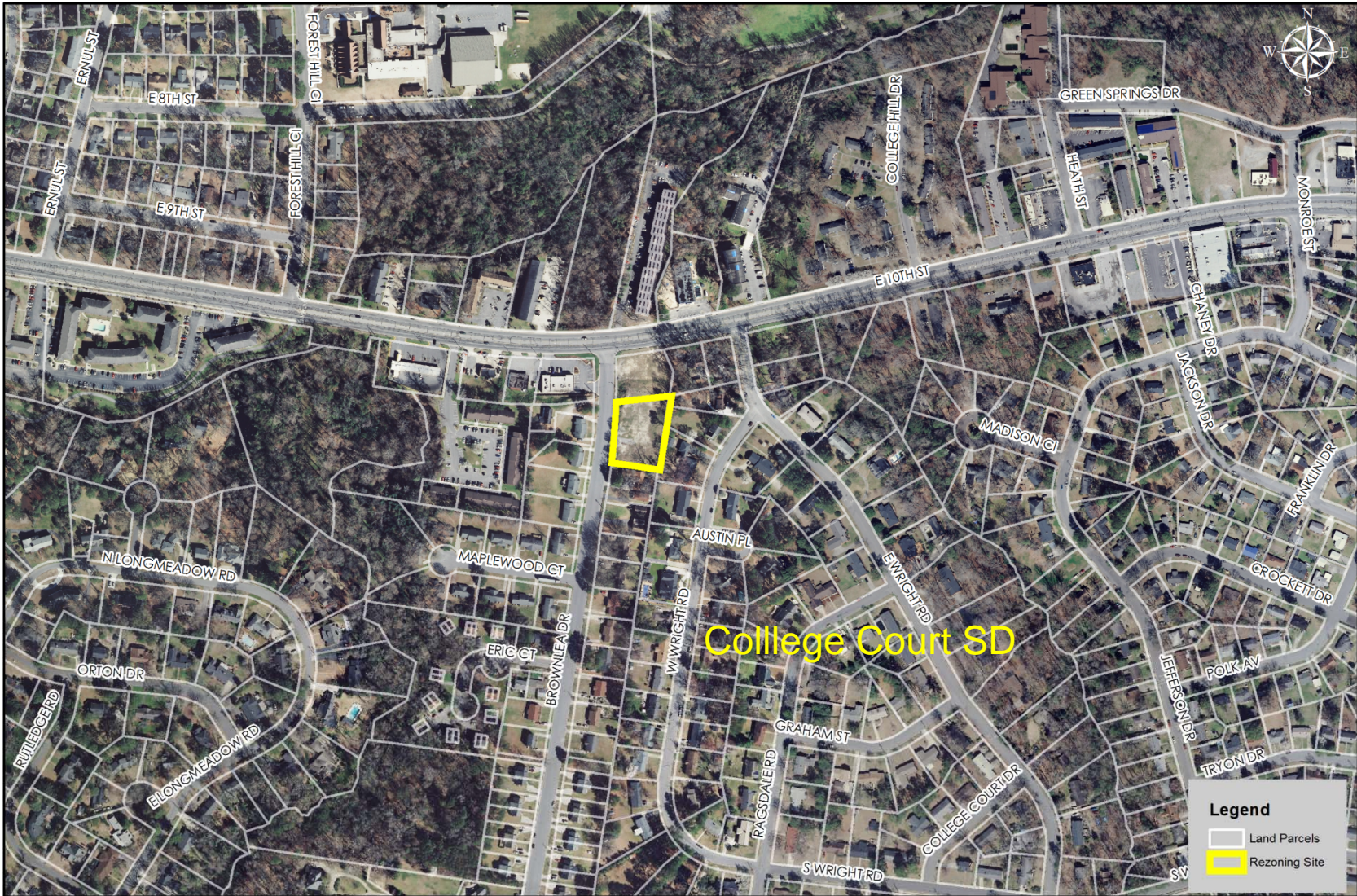
2.13.14

City Council Meeting

Item 2: Ordinance requested by Eastern Group Properties, LLC to rezone 0.825 acres (35,949 square feet) located along the eastern right-of-way of Brownlea Drive and 130+/- feet south of East 10th Street from R9 (Residential [Medium Density Multi-family]) to R6 (Residential [High Density Multifamily])



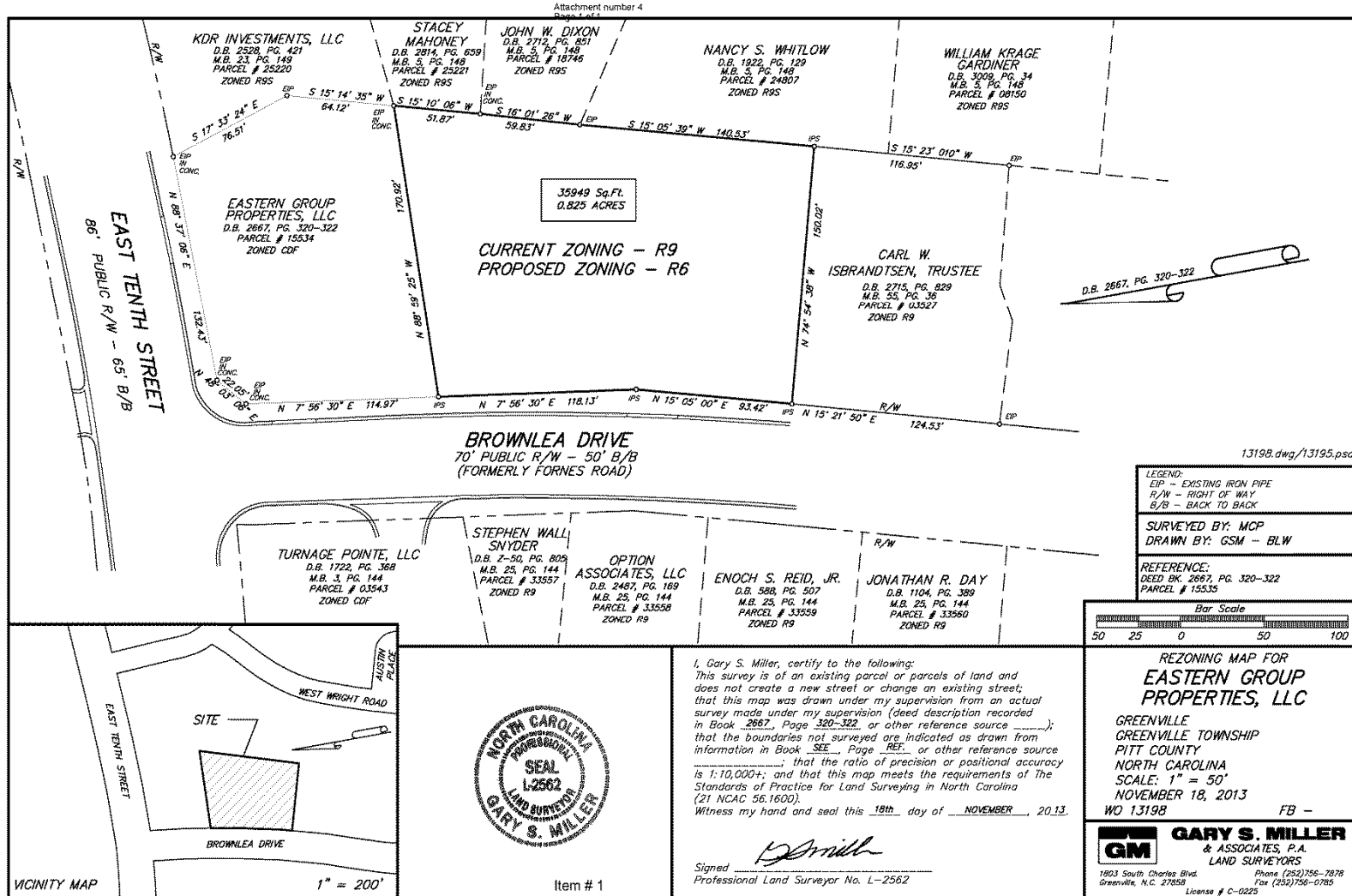
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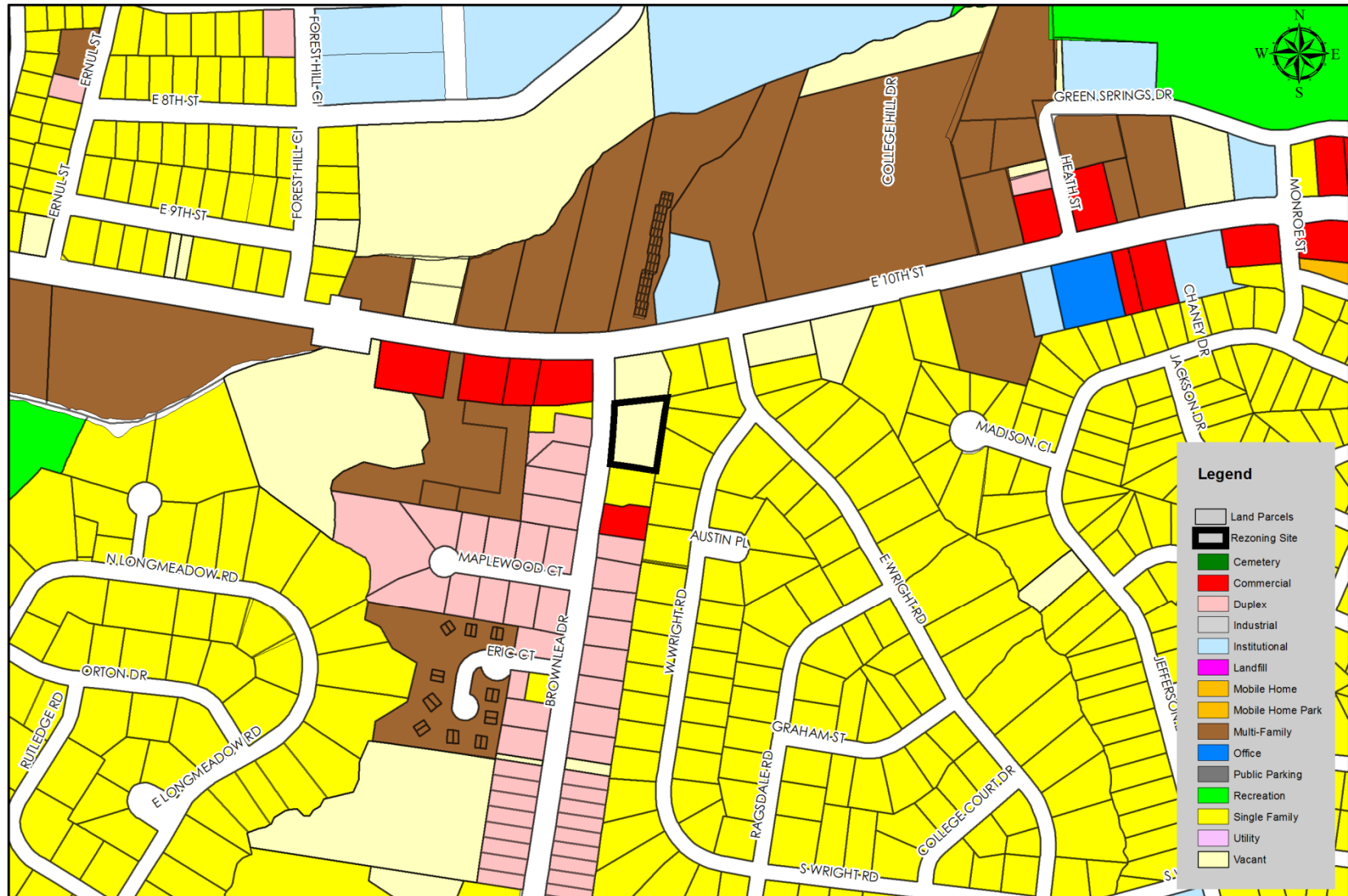
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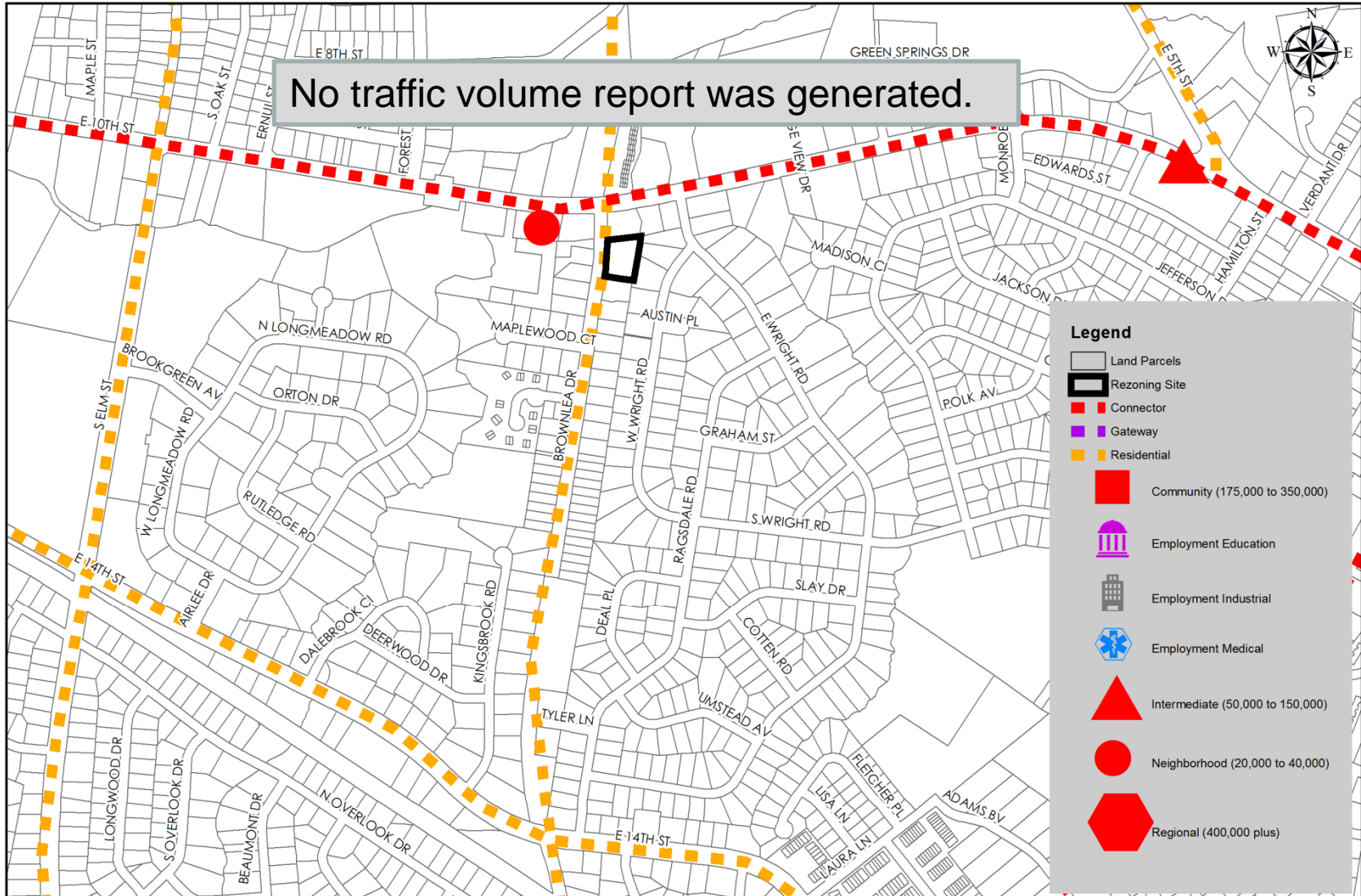


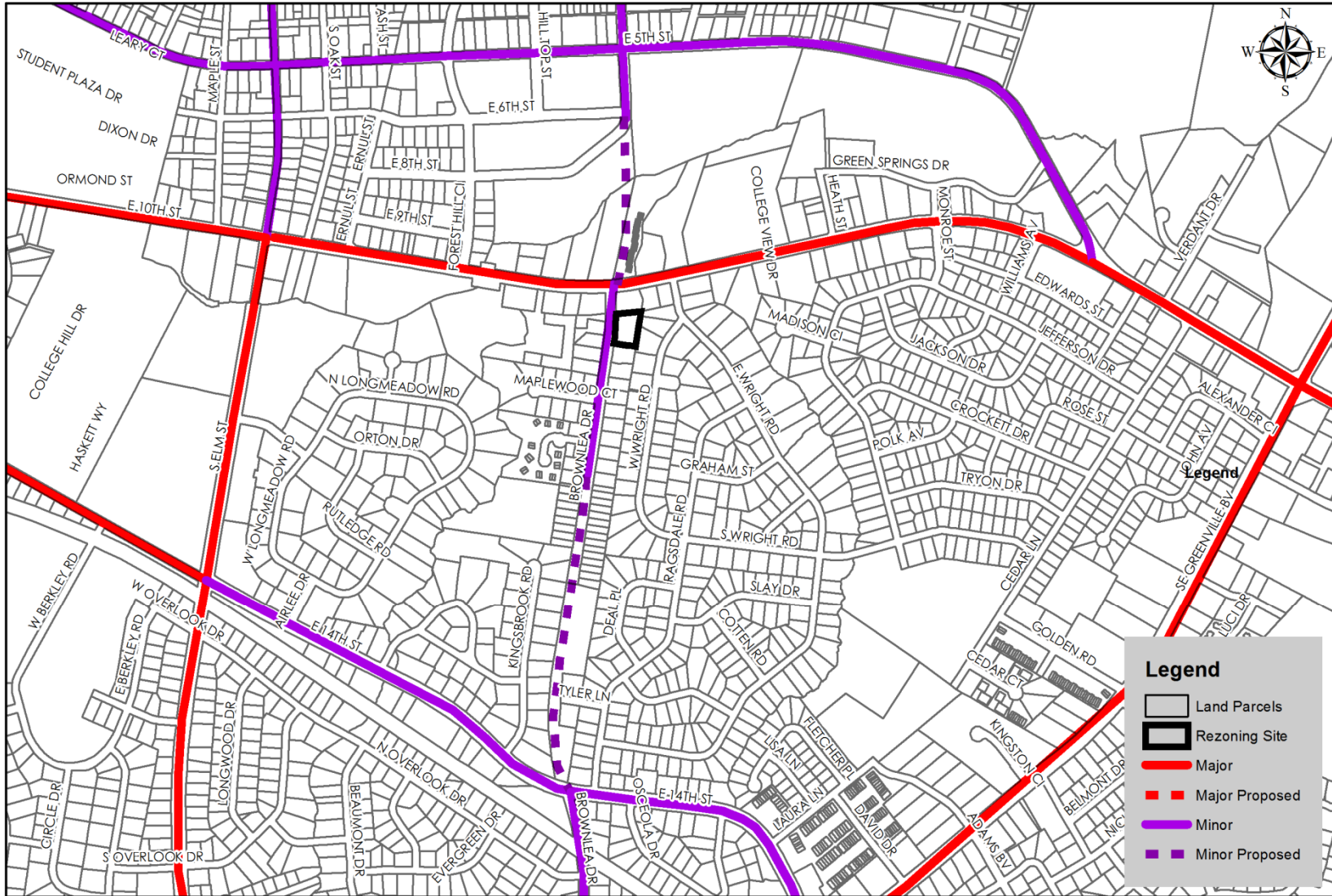
Existing Land Use



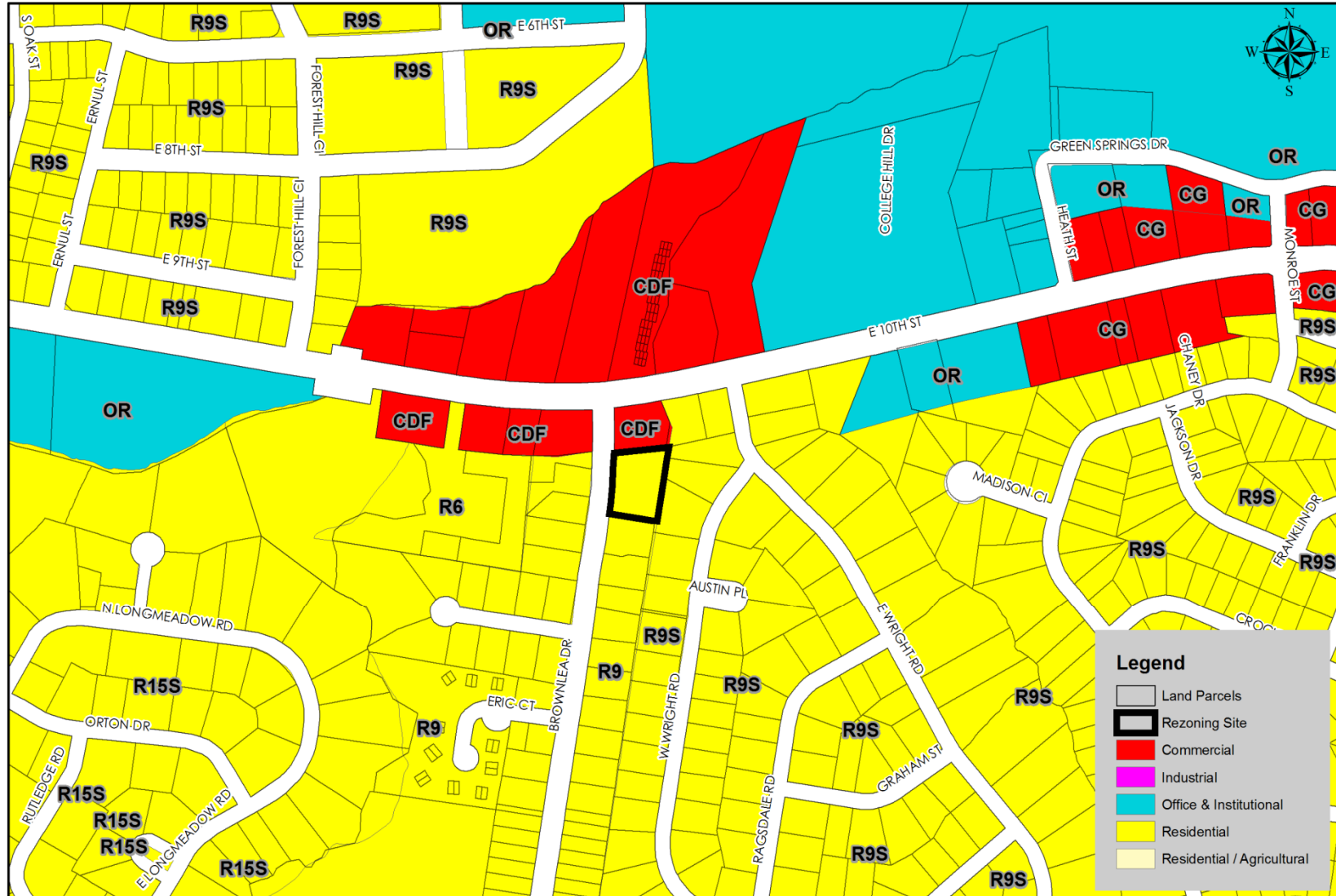
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Corridor and Focus Area



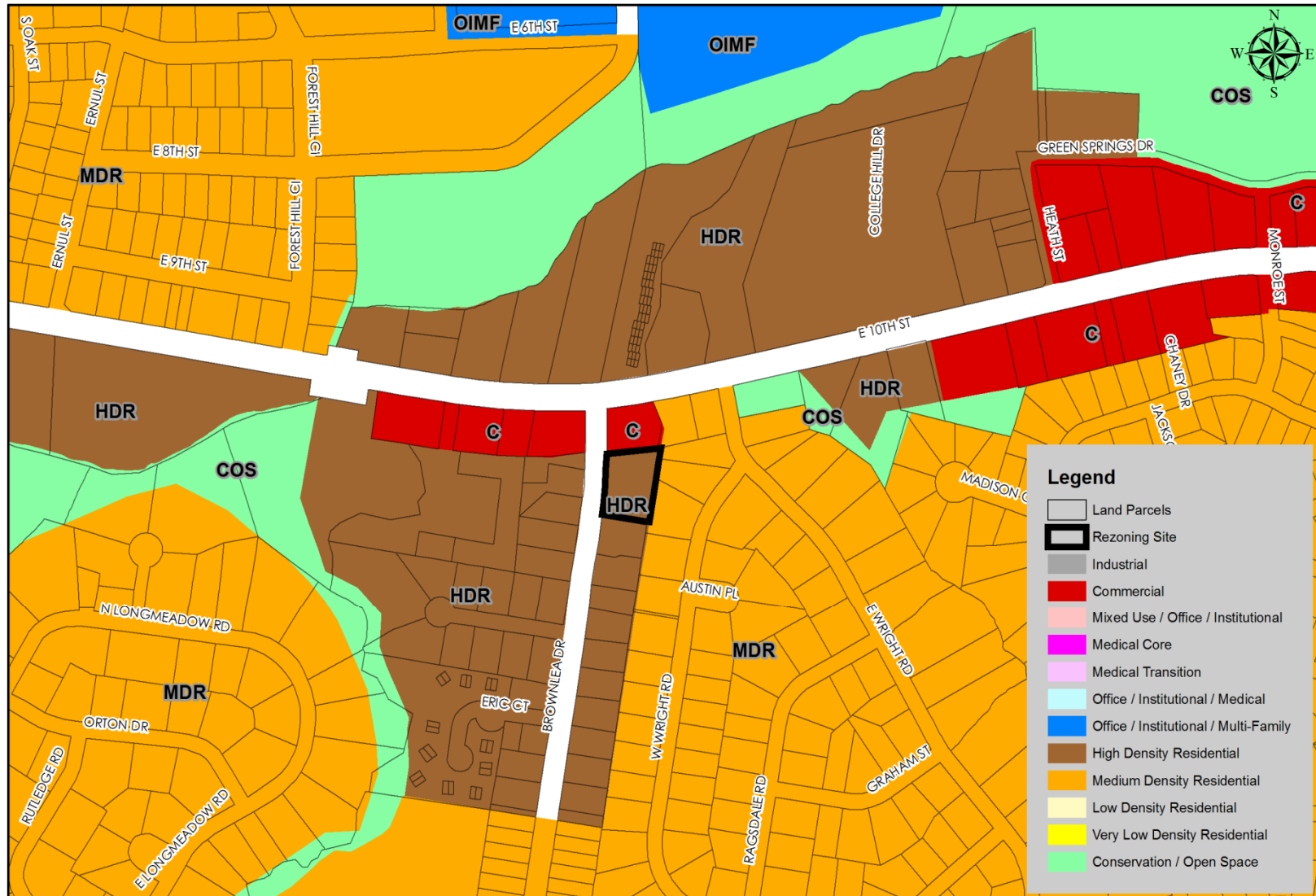


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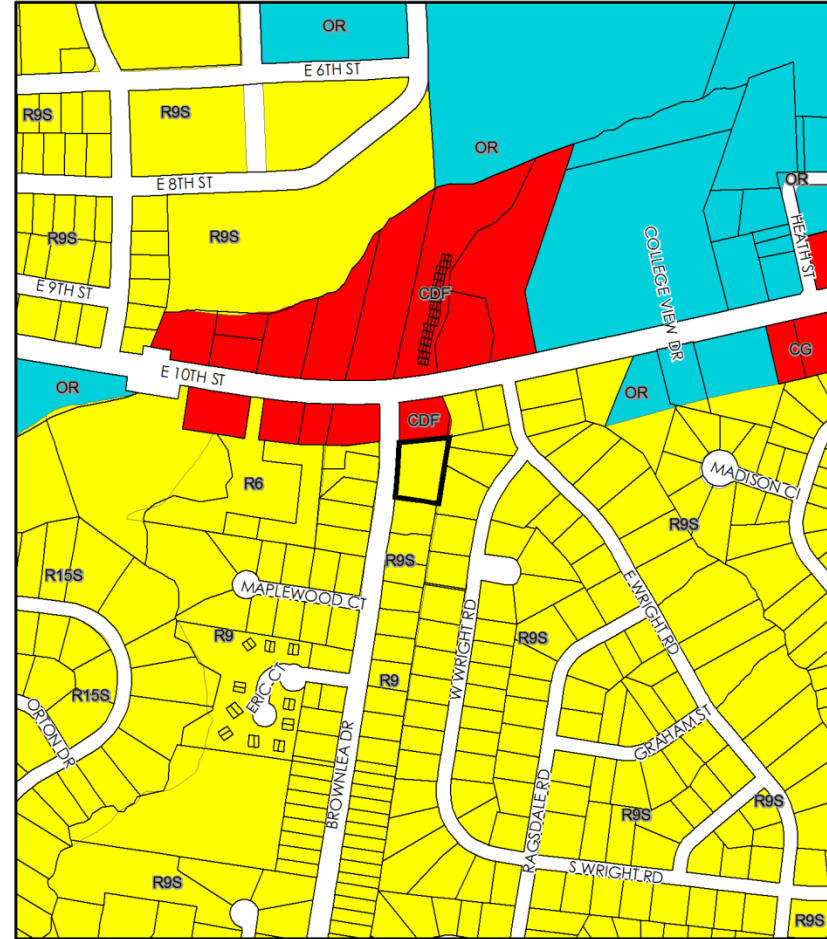
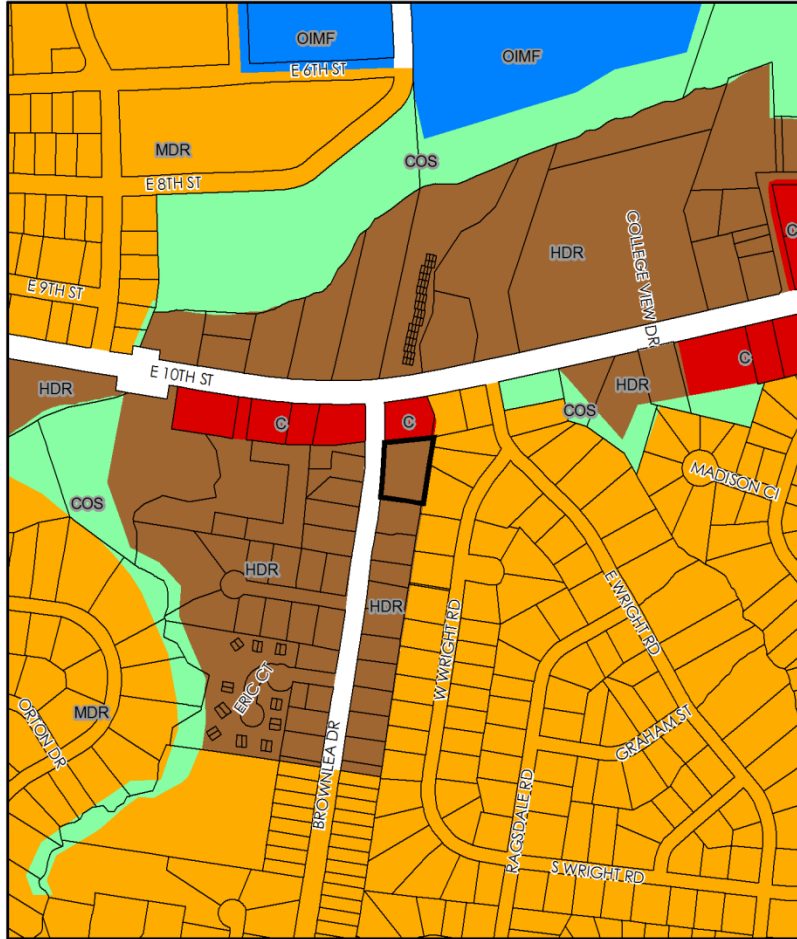
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Future Land Use Plan Map



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Future Land Use Plan/Zoning Maps



Map Legend

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

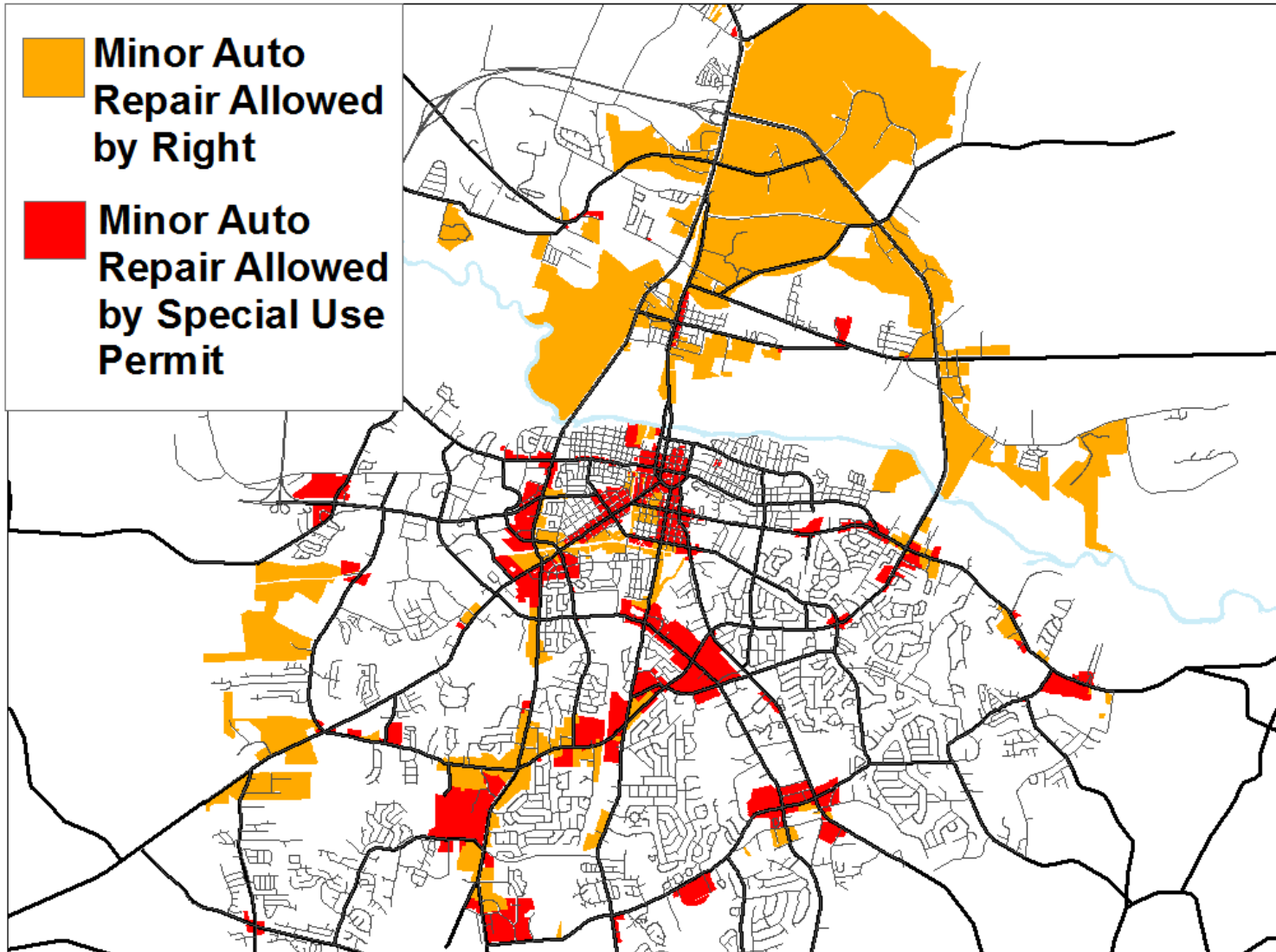
Map Legend

Commercial	Industrial	Office & Institutional	Residential	Residential / Agricultural
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Item 3: Ordinance to amend the Zoning Ordinance by adding outside tire storage and display standards

On December 12, 2013, City Council directed staff to prepare text amendments that allow tires to be stored outside with criteria to lessen visual impacts and reduce their potential as a public nuisance and fire hazard.



Outside Tire **Storage** Standards:

- (a) 10% of lot or 25% of building;
- (b) Maximum of 100 tires;
- (c) Required buffers;
- (d) Racks & plastic covers;
- (e) Twenty foot separation;
- (f) Five feet between racks;
- (g) Comply with NC Fire Code; and
- (h) Nine months to comply.

Outside Tire **Display** Standards:

- Within 10 feet of building;
- Store outside bufferyards;
- Maximum of 24 tires; and
- Nine months to comply.

Proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

Objective UF8: To enhance the appearance of highway and gateway corridors.

RECOMMENDATIONS:

Staff: The proposed Zoning Ordinance is in compliance with Horizons: Greenville's Community Plan.

Planning & Zoning Commission: Unanimous approval on 1/21/14 with additional requirement to cover tires with plastic. (Included in Ordinance)

Item 4: First public hearing for the 2014-2015 Annual Action Plan (CDBG & HOME Programs)

Purpose

- Requirement of Federal HUD funding
- Year one (1) of the Consolidated Plan
- Provides a detailed description of how the City intends to use the Community Development Block Grant (**CDBG**) and the **HOME** Investment Partnership funds

Schedule

- First Public Hearing (2/13/2014)
- Non-profit funding process (January – March)
- Community Meeting (2/19/2014)
- Redevelopment Commission Review (3/11/14)
- Affordable Housing and Loan Committee Review (3/12/14)
- Citizen Comment Period (3/13/14 - 4/10/14)
- Final Public Hearing (4/10/14)

Top Priorities

1. Owner-Occupied Home Rehabilitation
2. Lincoln Park Neighborhood Redevelopment
3. Acquisition and Demolition of Substandard Structures
4. West Greenville Commercial Center Development
5. Homeownership
6. Education & Non-profit Support
7. Elimination of Environmental Hazards

Proposed Activities

Activity	HOME Investment Partnership	Community Development Block Grant
Planning & Administration	35,500	170,000
Housing Rehabilitation	161,250	250,000
Relocation	0	5,000
Acquisition	0	50,000
New Construction	75,000	0
Clearance/Demolition	0	15,000
Down Payment Assistance	30,000	

Proposed Activities

Activity	HOME Investment Partnership	Community Development Block Grant
Community Housing Development Organizations (CHDO)	53,250	0
Public Facilities Improvement	0	100,000
Public Service	0	100,000
Economic Development	0	160,000
Program Income	15,000	30,000
Total	370,000	880,000

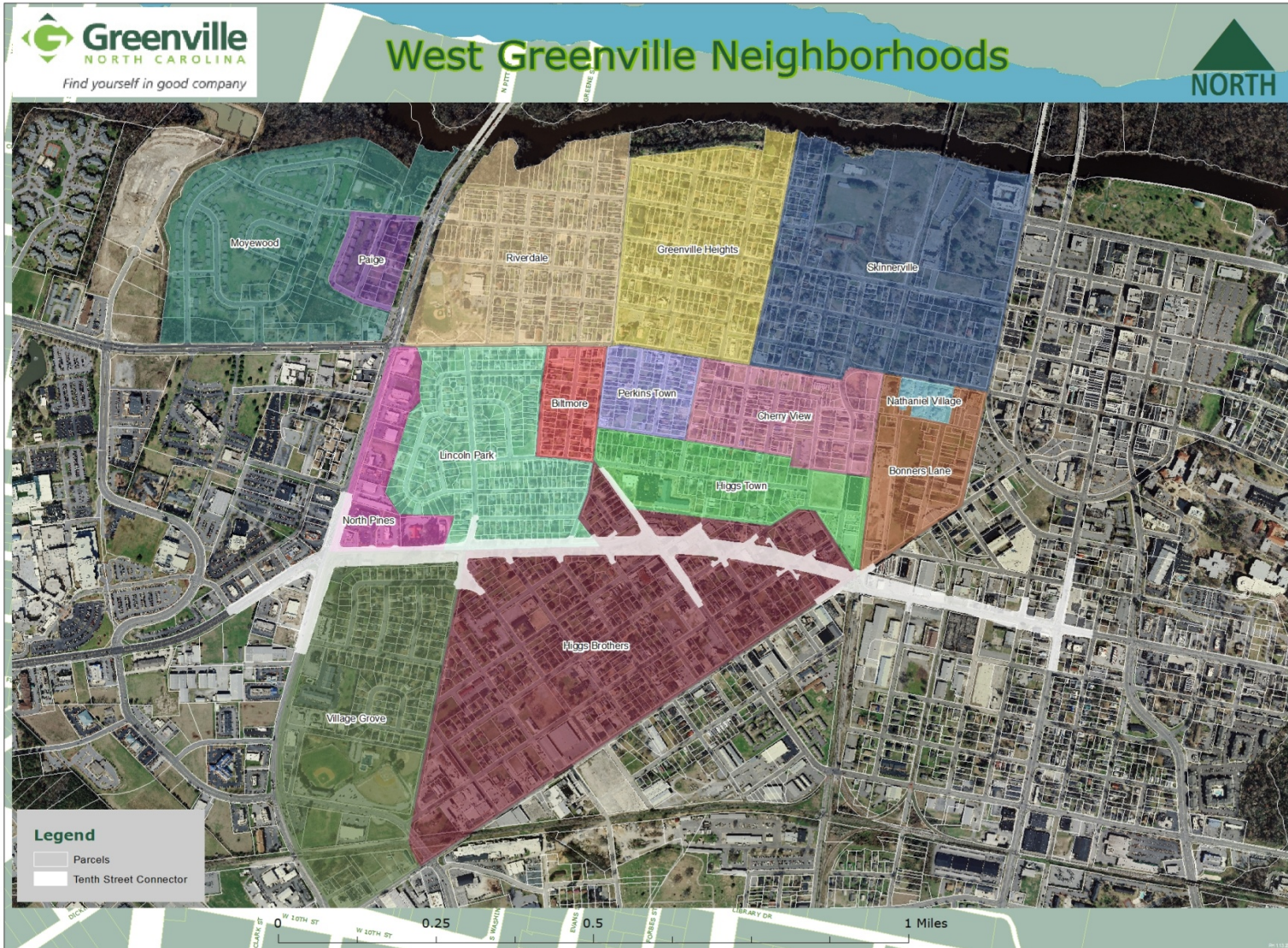
Staff Recommendation

Staff recommends that the City Council hold the first Public Hearing for the Annual Action Plan.

Item 6: Establishment of fair market value for City-owned parcels located at 611 Vanderbilt Lane and 1007 Douglas Avenue

Overview

- Area-wide housing strategy
- Target areas -Lincoln Park & Higgs Town
- Establishment of Fair market value is the 1st step.
- Solicit Developers for each lot
- Developers will bid on each lot
- Affordable, Single-Family Homes
- Homeownership, Lease-purchase, and Rental





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Appraised Value

- Vanderbilt Lane = \$11,200.00 13,139 SF
- Douglas Avenue = \$9,300.00 8,449 SF

Staff Recommendation

Staff recommends that the City Council set fair market value on Vanderbilt Lane and Douglas Avenue based on the appraisals.

Item 7: Resolution authorizing the conveyance of City-owned property located at 611 Vanderbilt Lane to Habitat for Humanity of Pitt County

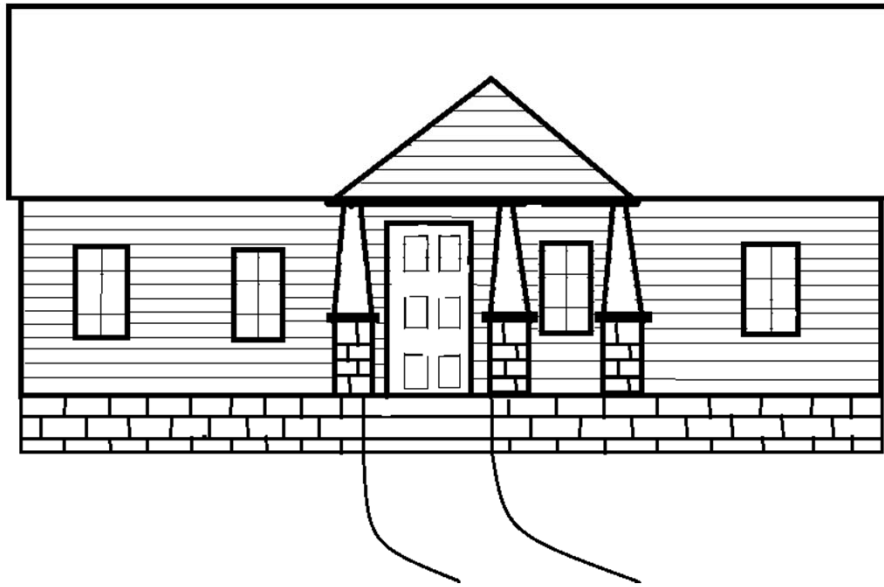
Habitat for Humanity

- Non-profit organization who is dedicated to building affordable housing for **eligible families**.
- Single-family homes, specifically for homeownership
- Habitat does not profit from the homes, and each home is financed at zero (0%) interest.
- Each family must agree to assist in the construction of the home in some way – “sweat equity”
- All applicants must be 80% or below Area Median Income (AMI)

Overview

- Area-wide housing strategy
- Target areas -Lincoln Park & Higgs Town
- Establishment of Fair market value is the 1st step.
- Habitat will serve as the developer
- Construction will begin immediately after the property is conveyed.
- Homebuyer is already qualified, and waiting to move-in.
- Affordable, Single-Family Home, Owner Occupied

*Habitat House
Vanderbilt Lane*



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Lot Overview

- Combine two (2) lots
- Infill construction
- Construction style will match Lincoln Park
- \$11,200.00 = appraised value
- 13,139 sq. ft.
- 1400 + sq. ft. Single-Family Home

Staff Recommendation

Staff recommends that the City Council authorize a resolution to convey 611 Vanderbilt Lane to Habitat for Humanity of Pitt County .