



Agenda

Greenville City Council Workshop

January 8, 2024

4:00 PM

City Hall Conference Room 337, 200 West 5th Street

- I. Call Meeting To Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. New Business**
 - 1. Sports Complex Feasibility Study Interim Report and Presentation
 - 2. Unified Development Ordinance (UDO) Project
 - 3. Presentation by Greenville Police Department on Current Recruitment and Retention Efforts and Recommendations
- V. Adjournment**



City of Greenville, North Carolina

Meeting Date: 01/08/2024

Title of Item: Sports Complex Feasibility Study Interim Report and Presentation

Explanation: The City of Greenville has expressed interest in the possibility of constructing a sports complex to increase sports tourism and increase recreational offerings within the City. In August of 2023 the City contracted with Victus Advisors to conduct a Sports Complex Feasibility Study. Phase 1 of the study has been completed and includes a sports tourism market analysis. Phase 2 of the study, a financial and economic analysis, will be completed during January of 2024.

Victus Advisors will provide an update on the results from Phase 1 of the study and discuss next steps.

Fiscal Note: No fiscal impact at this time.

Recommendation: Hear the presentation on initial results from Phase 1 of the Sports Complex Feasibility Study.



City of Greenville, North Carolina

Meeting Date: 01/08/2024

Title of Item: Unified Development Ordinance (UDO) Project

Explanation: The Planning and Development Services Department staff will provide an in-depth presentation on the upcoming project to create a Unified Development Ordinance (UDO). This presentation will address the need and justification as well as anticipated cost and duration of the project.

This project is a major undertaking as it will require a comprehensive review and rewrite of both the City's Zoning and Subdivision Ordinances -- specifically, Title 9, Chapters 4 and 5. These two ordinances provide development regulations for the City as well as its extraterritorial jurisdiction (ETJ). Regulations include, but are not limited to, setbacks, vegetation and open space requirements, as well as how property can be subdivided. These ordinances have not been comprehensively updated since the 1990s.

A few of the main goals and objectives for this project are to create a UDO with the following features:

- Alignment with the goals and action steps of the Horizons 2026: Greenville's Community Plan.
- Alignment with North Carolina General Statute, Chapter 160D and other land use case law.
- A user-friendly format that is understandable by a wide variety of audiences including diagrams and graphics.
- Consideration of conditional zoning.
- Consolidation, deletion and/or modernization of uses and zoning districts, as needed.
- Review and updates to mixed use, parking, lighting and noise standards, as needed.

The process for development of the UDO will include:

- Establishing a UDO Task Force that will be comprised of a diverse group of citizens, stakeholders, representatives of various boards and commissions, appointment(s) from City Council, and others as may be needed.
- Significant amount of public engagement with multiple in-person and virtual meetings, task force meetings, and presentations to the Planning and Zoning Commission and City Council.

- A centralized project website hosted throughout the project for interested parties.
- Presentation of the final UDO to the Planning and Zoning Commission for a recommendation and the City Council for final adoption. These two meetings will be duly noticed public hearings and will include the opportunity for public comments.

The project is expected to last 18-24 months, and a notice to proceed will be issued upon execution of the contract. The anticipated cost is \$209,640, and staff anticipates bringing a contract for Council approval in February 2024.

Fiscal Note: The anticipated cost for this project is \$209,640.

Recommendation: Hear the presentation from staff regarding the project.



City of Greenville, North Carolina

Meeting Date: 01/08/2024

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- Title of Item:** Presentation by Greenville Police Department on Current Recruitment and Retention Efforts and Recommendations
- Explanation:** Greenville Police Department staff will provide an overview of the challenges faced by the Department over the last couple of years with concerns to recruitment and retention of sworn officer positions. Staff will provide an overview of proposed changes to pay structure and incentives that can be implemented in the current year to improve the City's ability to retain and recruit positions.
- Fiscal Note:** Fiscal impact will vary depending on actions taken following this presentation.
- Recommendation:** Staff will recommend various strategies and a five-prong approach for approval.
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