


NOTES

TO: Honorable Mayor and City Council Members
FROM: Michael W. Cowin, City Manager 
DATE: January 8, 2025
SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Margot Clark, Senior Administrative Assistant and Special Events Coordinator, regarding In Good Company-Greenville Citizens Academy
2. A memo from Tiana Berryman, Neighborhood & Business Services Director, regarding the Greenville Human Relations Council Annual Award Ceremony and Reception on February 22nd at 5:30 p.m. at First Christian Church Family Life Center
3. A memo from Don Octigan, Executive Director of City Projects & Recreation Services, regarding River Park North renovated docks
4. A memo from Les Everett, Director of Planning and Development Services, regarding Unified Development Ordinance public engagement comments response matrix

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Attachment

To: Michael W. Cowin, City Manager

From: Margot Clark, City Manager’s Office, Senior Administrative Assistant and Special Events Coordinator **MC**

Re: In Good Company-Greenville Citizens Academy

Date: January 8, 2025

Special Events is excited to announce that we will be bringing back Citizen’s Academy but in our own Greenville way so before I go any further let me introduce to you.... In Good Company!

The City of Greenville, NC In Good Company program is a free 7-week hands-on, interactive opportunity to get a glance at local government. In Good Company will be held each evening from 6:00 p.m.-8:00 p.m. at various locations throughout the city.

In Good Company has three main goals-

1. Increase communication and build a relationship between the City of Greenville, NC and citizens.
2. Provide education and insight to citizens of Greenville concerning the day-to-day functions and duties of the City.
3. To foster over time a pool of well-informed citizens (graduates) that will share newly acquired knowledge and insight with others so that they may *find themselves in good company*.



A tentative schedule and list of session topics is provided below:

- February 26th Session 1: City Administration
- March 5th Session 2: Public Safety
- March 12th Session 3: Engineering and Public Works
- March 19th Session 4: Neighborhood & Business Services and Planning & Development Services
- March 26th Session 5: Financial Services and Capital Projects
- April 2nd Session 6: Recreation and Parks
- April 7th Session 7: City Council Meeting Graduation

Registration:

Registration for Spring 2025 will open January 13th and close once all spots are filled. Citizens interested in signing up can find more information on our website.

Qualifications:

- Complete the In Good Company application
- Be at least 18 years of age or older
- Be willing to commit to attending 2-hour class every Wednesday evening from 6:00 p.m.-8:00 p.m. for 7 weeks

cc: Brock Letchworth, Public Information Officer



MEMORANDUM

TO: Michael Cowin, City Manager
FROM: Tiana Berryman, Neighborhood & Business Services Director
DATE: January 6, 2025
RE: Notes to Council – Annual Award Ceremony and Reception

On Saturday, February 22, 2025, beginning at 5:30 pm, the Greenville Human Relations Council is preparing to host their Annual Award Ceremony and Reception. The event will take place at First Christian Church Family Life Center located at 2810 E. 14th Street, Greenville, NC 27858.

The Council will recognize individuals and organizations/businesses who provide services that strengthen communities and improve the lives of others. The community is invited to join us in honoring the extraordinary achievements of Greenville’s residents. If you know of individuals, businesses, organizations, or agencies that are deserving of any of these awards, we encourage you to nominate them.

Listed below are the categories and the criteria for each award:

Best-Irons Humanitarian Award honors individuals, organizations/businesses with a commitment to positive human relations in Greenville. It recognizes an individual and a business (organization, profit, nonprofit, civic groups, etc.) that has made Greenville a better place through their commitment to promote social, racial and economic justice; defending human rights; and/or enhancing the dignity of all people. Recipients may be considered “overlooked champions” who have energized others to improve the opportunities and quality of life for residents of Greenville. They have unselfishly shared their time and expertise and consistently and willingly extended a helping hand to others – often without seeking recognition. Nominees must reside in the city limits of Greenville.

Distinguished Inclusive Community Award honors organizations/businesses who have demonstrated a significant contribution toward creating a diverse and inclusive community through the implementation of policies, procedures, initiatives, and/or programs in one or more of the following areas:

- Recruitment and retention of an excellent and diverse staff, faculty, or student body.
- Foster equality of opportunity within our community.
- Encourage diverse perspectives.
- Create a welcoming and supportive climate through efforts such as visibility, communication and education.
- Other areas critical to establishing inclusivity.

The Community Service Award honors individuals and/or organizations that provide outstanding volunteer services that strengthen our community and improve the lives of our residents. Criteria for the awards are:

- Community Service Youth Award, which recognizes the dedication of an individual 17 years of age or younger
- Community Service Adult Award, which recognizes the dedication of an individual age 18 and older, and
- Community Service Business/Organization Award, which recognizes any business/organization or agency for their volunteer efforts.

Nominations may be submitted online at <https://coghrc.greenvillenc.gov>. For more information, please contact Cassandra Daniels at cdaniels@greenvillenc.gov or 252-329-4494.

Cc: Dene' Alexander, Assistant City Manager



RECREATION AND PARKS
PROJECT MANAGEMENT

To: Michael Cowin, City Manager
From: Don Octigan, Executive Director of City Projects & Recreation Services *DO*
Date: January 8, 2025
Re: River Park North Renovated Docks

River Park North recently worked with a contractor to update an existing dock area to allow anglers a new option for fishing at River Park North. The dock was historically used as a pedal boat rental space, but sat unused when the new pedal boat dock was completed in 2020. The update was made possible through our community partner Love A Sea Turtle and ARPA funding through the NC Museum Grant program.

Updates to the dock space included adding railing with rod holders, multiple bait cutting stations, benches, and expanding the dock to ensure a more stable platform for anglers. Once safety updates are completed on a small section of dock approach the new fishing area will be open to the public.

This area will also be used by park staff to conduct programming during summer camps and offer additional environmental education opportunities during various school tours throughout the year. Additional information about River Park North programming can be found online at Greenvillenc.gov or by calling 252.329.4560.

Please let me know if there are additional questions.

cc: Ken Graves, Deputy City Manager
Heather White, Assistant Director of Recreation and Parks





**PLANNING AND
DEVELOPMENT SERVICES**

MEMO

To: Michael Cowin, City Manager

From: Les Everett, Director of Planning and Development Services *LE*

Date: January 6, 2025

Re: Unified Development Ordinance (UDO) Public Engagement Comments Response Matrix

The City continues its process of crafting its first Unified Development Ordinance (UDO). The UDO combines several city zoning ordinances into a single, comprehensive document that includes items such as the zoning standards, sign requirements and subdivision regulations. The purpose is to provide a more predictable, easy to read document, developed to the needs of the City of Greenville along with its citizens and end users.

The Planning and Development Services Department (PDS) along with our UDO Consultant (Inspire Placemaking Collective) held several open houses and attended several City events to provide information and ask for input on the updating of our zoning and subdivision ordinances into a UDO.

The scheduled open houses were as follows:

OPEN HOUSE	TIME	LOCATION
August 6	4PM-7PM	Eppes Rec Center at 400 Nash Street
August 7	4PM-7PM	City Hall Gallery Area (3rd floor) at 200 W. 5th St
August 13	4PM-7PM	River Park North at 1000 Mumford Road
August 14	4PM-7PM	South Greenville Recreation Center at 851 Howell St
August 15	4PM-7PM	Boyd Lee Park at 5184 Corey Road
September 4	6PM-8PM	Eppes Recreation Center
September 5	6PM-8PM	River Park North

The scheduled City events were as follows:

CITY EVENTS	TIME	EVENT	LOCATION
June 22 (Saturday)	4PM-9PM	Juneteenth	Town Common
August 24 (Saturday)	9AM-1PM	Back to School Bash	Drew Steele Center
August 27 (Tuesday)	9AM-3PM	Active Adults and Senior Social	Wildwood Park
September 21 (Saturday)	11AM-6PM	MOSAIC - Multicultural Arts Festival	Town Common
October 1 (Tuesday)	5:30PM-7:30PM	National Night Out	Town Common

During the public engagement process, we received many comments relating to thoughts/questions about the needs of Greenville. Attached is a matrix of the comments received, organized with the following headers:

- The “likes”, i.e., how many people had the same type of comment
- Responsible Department
- Is it within the Scope of the UDO
- Excerpts from Horizons 2026
- Additional Notes, which reflects an answer or proposed action

This matrix will be shared on the City’s website and UDO project website. It will also be shared with UDO Task Force members, citizens who signed in at the public meetings, and local interest groups. We will be glad to provide copies to anyone that request one.

As an additional update, there has been a major focus on tree preservation, and the decision was made to incorporate the tree preservation section from Title 6 - Public Works of the ordinance into the UDO. This will offer an opportunity to review and evaluate appropriate updates to this section.

Our next steps include:

- An internal review by staff of the initial draft UDO.
- Hosting the next UDO Task Force meeting on February 5, 2025. At the meeting, we will be discussing items that involve landscaping, tree preservation, and any outstanding special standards.
- Staff conducting the final review of the draft UDO following the stakeholder meeting. The final draft UDO will also be provided to the task force members for full review prior to the last task force meeting (anticipating early to mid-March), and it will be available to the public. Staff will be available to address any questions or concerns they may have as we develop a final draft UDO to present to Council for review and adoption.

Please let me know if you have any direct questions regarding information within the matrix, or other information provided in this update.

Cc: Dene’ Alexander, Assistant City Manager
Chantae Gooby, Chief Planner



Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

Each of the comments received below are categorized by the adopted goals of City Council and have been listed in descending order as to the number of "likes" the comment received. The comments were captured during the UDO open houses held on Aug. 6, 2024 (Eppes Recreation), Aug. 7, 2024 (City Hall), Aug. 13, 2024 (River Park North), Aug. 14, 2024 (South Greenville Recreation), Aug. 15, 2024 (Boyd Lee Park), Sept. 4, 2024 (Eppes Recreation), and Sept. 5, 2024 (River Park North). See the last page for a key to the abbreviations.

** Due to the recent passage of State Law 2024-57 (Senate Bill 382), there are some proposed text changes in the UDO that may not be possible. This new law includes language that specifically prohibits amending zoning regulations that would create nonconforming uses, nonconforming structures and/or nonconforming situations on nonresidential zoned (commercial) properties without the property owner's consent. This law also contains language relative to decreasing development density and reducing the permitted uses which is not as problematic in the creation of the UDO. There are several potential text amendments proposed, relative to increasing landscaping/vegetative requirements on new development, that if approved would create nonconforming situations on prior development and the development would no longer be in compliance with the adopted zoning regulations. This would require the City to identify all affected properties, and obtain consent of all of the property owners which is most likely not obtainable.

Rows highlighted in green are comments that will be included/assessed as part of the UDO process.

City Council Goals

1) Enhance community engagement, safety and wellness.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
More emergency shelters NOTR	2	City	N	Policy 6.2.3. Maintain the Emergency Operations Plan	The City submitted a grant to the EPA requesting \$20 million for various improvements north of the river that includes the construction of an emergency operations center, a constructed wetlands area with walking trails, a gymnasium that can be used by the Red Cross in times of disaster, and upgrades to the Boys and Girls Club.
Support <i>Horizons 2026: Greenville's Community Plan</i>	1	All City Departments	Y	Adopted Sept. 2016	This is an on-going effort.

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2) Deliver public infrastructure improvement and execute existing opportunities related to transportation networks, recreation and parks, and stormwater projects.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Improved multi-modal accessibility: pedestrian, bikers, ADA compliance; fill in gaps of sidewalks	94	PWD/ENG	N	Policy 2.2.1 Expand Safe Bicycle Networks Policy 2.2.6 Supplement Level of Service Measures Policy 6.6.2. Enhance Access to Greenway System Policy 7.1.1. Support the Infrastructure and Land Use Pattern Necessary to Create Walkable Neighborhoods and a Walkable City Policy 7.1.2 Continue Improving Pedestrian Safety to Create a Walkable City Policy 7.1.3 Support a Network of Infrastructure to Promote a Bikeable City Policy 7.2.4 Continue to Provide Recreation Opportunities for All Physical Abilities	The City is currently conducting an inventory of streets and sidewalks, and will expend \$100,000 on a yearly basis on ADA upgrades. This information will be shared with the PWD and ENG.

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2) Deliver public infrastructure improvement and execute existing opportunities related to transportation networks, recreation and parks, and stormwater projects.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Save/increase tree canopy! Substitutions allowed only where utility lines are present.	79	PDS	Y	Policy 2.2.4. Plant Trees Policy 5.4.1. Protect Significant Natural Features Policy 6.1.4. Ensure Increased Tree Canopy Policy 6.4.2. Increase Urban Tree Canopy Action 6.5 Develop a Tree Planting and Preservation Policy Policy 7.5.4. Require Continued Tree Planting	Amend the text that will only allow a "tree for tree" substitution for required trees on new development - delete "shrub for tree" substitution.** Amend the text to increase the "credits" given for preserving existing trees on new development to incentivize preserving existing trees by reducing the number of new tree plantings. The current language in Title 6, Ch.5, Article B. Tree Protection Prior to Development (Tree Preservation Ordinance) will be incorporated into the UDO and the City will evaluate allowable amendments. NCGS limits local governments' abilities on requiring tree preservation measures such as tree surveys and would require Greenville to seek special legislation from the NC General Assembly to implement these types of requirements as part of new development review.
Hire a full time urban forester/arborist.	30	PWD	N	Policy 6.1.4 Ensure Increased Tree Canopy	The arborist position is in the PWD. This information will be shared with the PWD.

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Want better public transit system, even a bus or train to the beach!!	26	PWD	N	Goal 2.4. Accessible Transit Policy 2.7.2 Expand Transportation Options	The City received a grant through the American Rescue Plan Act (ARPA) to replace GREAT bus stop shelter amenities. The scope of work will include, but is not limited to, providing bus stop shelters, benches, litter receptacles, solar lighting, and other associated amenities and products. As of October 2024, this project is estimated to begin and be completed over a three-year period. In addition to this project, PWD is working to implement a hybrid transit system which will include on-demand transit options. This information will be shared with the PWD.
New tree plantings should be comprised of <u>at least</u> 50% native species; less crape myrtles; replace specimen trees "inch for inch" rate.	20	PDS	Y	Goal 6.1. Environmental Conservation	Amend the text to require at least 50% native species for new required plantings.** Need to define "specimen tree" and determine replacement rate, if applicable.

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Developers must provide tree surveys to save specimen trees	18	PWD	Y	Policy 5.4.1. Protect Significant Natural Features Goal 6.1. Environmental Conservation	Amend the text that will only allow a "tree for tree" substitution for required trees on new development - delete "shrub for tree" substitution.* Amend the text to increase the "credits" given for preserving existing trees on new development to incentivize preserving existing trees by reducing the number of new tree plantings. The current language in Title 6, Ch.5, Article B. Tree Protection Prior to Development (Tree Preservation Ordinance) will be incorporated into the UDO and the City will evaluate allowable amendments. NCGS limits local governments' abilities on requiring tree preservation measures such as tree surveys and would require Greenville to seek special legislation from the NC General Assembly to implement these types of requirements as part of new development review.
Retrofit existing parking lots with green stormwater infrastructure like bioswales, rain gardens, cisterns, etc.	14	ENG	N	Policy 4.3.4. Promote a Green Economy Goal 6.3. Energy Security Policy 6.3.10. Support Green Energy Production Policy 6.4.4. Incorporate Bioswales	Currently, the City doesn't prohibit the installation of green infrastructure or retrofitting of existing parking lots to green infrastructure. This information will be shared with the ENG.

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Reduce light pollution; convert to solar lighting; need light measurement	13	PDS/ENG	Y	Policy 2.1.7 Improve Lighting Policy 6.1.7 Reduce Light Pollution Policy 6.3.3. Support New Energy Sources Policy 6.3.7 Improve Lighting	Amend the text to add lighting measurements and standards to provide standardized regulations to reduce/prohibit light pollution, i.e. prohibit chasing LED and rope lights and add a limit on brightness.**
Free bus service to industrial parks and medical parks	10	PWD	N	Policy 2.4.2 Expand Transit Accessibility Policy 2.7.2 Expand Transportation Options Policy 4.6.2. Enhance Transit & Accessibility	The City received a grant through the American Rescue Plan Act (ARPA) to replace GREAT bus stop shelter amenities. The scope of work will include, but is not limited to, providing bus stop shelters, benches, litter receptacles, solar lighting, and other associated amenities and products. As of October 2024, this project is estimated to begin and be completed over a three-year period. In addition to this project, PWD is working to implement a hybrid transit system which will include on-demand transit options. This information will be shared with the PWD.

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2) Deliver public infrastructure improvement and execute existing opportunities related to transportation networks, recreation and parks, and stormwater projects.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Better public transit NOTR	8	PWD	N	Policy 2.4.2 Expand Transit Accessibility Policy 2.7.2 Expand Transportation Options Policy 4.6.2. Enhance Transit & Accessibility	The City received a grant through the American Rescue Plan Act (ARPA) to replace GREAT bus stop shelter amenities. The scope of work will include, but is not limited to, providing bus stop shelters, benches, litter receptacles, solar lighting, and other associated amenities and products. As of October 2024, this project is estimated to begin and be completed over a three-year period. In addition to this project, PWD is working to implement a hybrid transit system which will include on-demand transit options. This information will be shared with the PWD.
Requirements for developments to connect sidewalks	6	PDS/ENG	This is already required in 9-5-123 (C) and (D).	Policy 2.1.1. Build More Sidewalks Policy 4.5.1. Expand Walkable Development Policy 7.1.2. Continue Improving Pedestrian Safety to Create a Walkable City	9-5-123 (C) Sidewalks shall be provided along both sides of all minor and major thoroughfare streets and boulevards as shown on the adopted Highway Map of the Comprehensive Transportation Plan as amended. (D) Sidewalks shall be provided along one side of all collector, standard residential and planned industrial streets.
Abolish parking minimum standards	5	PDS	Y	Policy 1.2.5 Reduce Off-Street Parking Requirements Policy 2.5.2 Regulate Maximum Parking	Amend the text to eliminate minimum parking standards.

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Save old/heritage trees; preserve natural infrastructure	5	PWD	N	Policy 5.4.1. Protect Significant Natural Features Policy 6.1.4 Ensure Increased Tree Canopy Policy 6.4.2 Increase Urban Tree Canopy	Amend the text that will only allow a "tree for tree" substitution for required trees on new development - delete "shrub for tree" substitution.* Amend the text to increase the "credits" given for preserving existing trees on new development to incentivize preserving existing trees by reducing the number of new tree plantings. The current language in Title 6, Ch.5, Article B. Tree Protection Prior to Development (Tree Preservation Ordinance) will be incorporated into the UDO and the City will evaluate allowable amendments. NCGS limits local governments' abilities on requiring tree preservation measures such as tree surveys and would require Greenville to seek special legislation from the NC General Assembly to implement these types of requirements as part of new development review.
Covered bus stops	5	PWD	N	Policy 4.6.2. Enhance Transit & Accessibility	The City received a grant through the American Rescue Plan Act (ARPA) to replace GREAT bus stop shelter amenities. The scope of work will include, but is not limited to, providing bus stop shelters, benches, litter receptacles, solar lighting, and other associated amenities and products. As of October 2024, this project is estimated to begin and be completed over a three-year period. This information will be shared with the PWD.

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2) Deliver public infrastructure improvement and execute existing opportunities related to transportation networks, recreation and parks, and stormwater projects.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Increase street tree requirement to require 3 canopy trees per 100 linear feet instead of 2	4	PDS	Y	Policy 6.1.4 Ensure Increased Tree Canopy Policy 6.4.2 Increase Urban Tree Canopy	Amend the text to increase the required number of street trees on new development from 2 trees for every 100 linear feet to 3 trees for every 100 linear feet.**
Integrate Tree Preservation into UDO	4	PWD/PDS	N	Policy 5.4.1. Protect Significant Natural Features Policy 6.1.4 Ensure Increased Tree Canopy Policy 6.4.2 Increase Urban Tree Canopy	The current language in Title 6, Ch.5, Article B. Tree Protection Prior to Development (Tree Preservation Ordinance) will be incorporated in to the UDO.
Greenway/bike lane/transit east to Eastside Park; Winterville	4	RPD	N	Policy 7.1.2 Continue Improving Pedestrian Safety to Create a Walkable City Policy 7.1.3 Support a Network of Infrastructure to Promote a Bikeable City	Currently, there are 8.6+/- miles of greenway in the City. The City continues to add to the greenway system including multi-modal accessibility. This information will be shared with the RPD.
More public parks especially treed green spaces where people can connect with nature and de-stress.	3	RPD	N	Policy 5.3.3 Promote Pocket Parks Policy 7.2.1 Require Neighborhood Recreation Parks Policy 7.5.1 Preserve Green Space in a Network for Activity	This information will be shared with the RPD.

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Multi-modal greenways	3	RPD	N	Policy 2.2.1 Expand Safe Bicycle Networks Policy 2.2.6 Supplement Level of Service Measures Policy 6.6.2 Enhance Access to Greenway System Policy 7.1.1 Support the Infrastructure and Land Use Pattern Necessary to Create Walkable Neighborhoods and a Walkable City Policy 7.1.2 Continue Improving Pedestrian Safety to Create a Walkable City Policy 7.1.3 Support a Network of Infrastructure to Promote a Bikeable City Policy 7.2.4 Continue to Provide Recreation Opportunities for All Physical Abilities	Currently, there is 8.6+/- miles of greenway in the City. The City continues to add to the greenway system including multi-modal accessibility. This information will be shared with the RPD.
Connect 10th St. greenway crossing and existing Brownlea Dr. to E. 14th St. Create a prairie landscape between Coghill and Kingsbrook – path leads to Peppermint Park.	2	RPD	N	Policy 2.2.2. Construct Multi-Use Paths and Greenways Policy 7.1.2 Continue Improving Pedestrian Safety to Create a Walkable City Policy 7.1.3 Support a Network of Infrastructure to Promote a Bikeable City	This information will be shared with the RPD, ENG and NCDOT.

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Multiuse theater for more family entertainment	2	RPD	N	Policy 1.2.9. Support Special Events	The City offers a wide variety of programs and activities for our diverse community. This information will be shared with the RPD.
Indoor/outdoor activities for youth (skating rink, basketball ct. etc)	2	RPD	N	Policy 7.2.2 Encourage Recreation Space for Children	The City continues to make upgrades and improvements to parks and facilities to offer more recreational opportunities. This information will be shared with the RPD.
Update recreation space dedication to allow fee-in-lieu of	2	RPD	Y	Policy 5.2.3 Improve Access to Civic Sites Policy 5.3.3. Promote Pocket Parks Policy 7.2.1. Require Neighborhood Recreation Parks	Amend the text to allow developers to pay into a City fund for the required recreation requirements on new development where the City can make the improvements instead of developer.

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Require street stub-outs	2	PDS	This is already required in 9-5-81 (D) and (E). Street stub outs are required during the preliminary plat (subdivision) process (whether residential or nonresidential) when adjoining property is susceptible to being developed or when adjoining property does not have direct access to public streets.	Policy 2.2.7. Improve Street Connectivity	9-5-81 (D) Where a new subdivision adjoins unsubdivided land susceptible to being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided; and the arrangement shall make provision for the logical and proper projection of such streets. (E) Where a new subdivision adjoins unsubdivided lands that do not have direct and adequate access to an approved public street, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided to ensure the adjoining lands of direct and adequate access. Private streets shall not constitute direct and adequate access for purposes of this section.
Major airport away from residential homes	1	PGV	N	Policy 2.7.1 Plan for Growth	This information will be shared with PGV.
Amtrak service to Raleigh	1	ENG/MPO	N	Policy 2.6.4 Promote Regional Rail Policy 4.1.5 Maintain Adequate Access to Regional Transportation Infrastructure Policy 4.6.2. Enhance Transit & Accessibility	This item is listed as a study item on the <i>Greenville Metropolitan Plan 2050 Update</i> . This information will be shared with the ENG and MPO.

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More parks and boat ramps on river throughout Pitt County	1	RPD	N	Goal 7.1. Opportunities for Physical Activity for Transport Goal 7.2. Opportunities for Physical Activity for Recreation	There are several boat ramps available in Greenville and Pitt County. The City has boat ramps at the Town Common and River Park North. The North Carolina Wildlife Resource Commissions operates several boat ramps in Pitt County. Pitt County has recently established a Parks and Recreation Department. A Comprehensive Master Plan is currently being drafted. This information will be shared with the RPD and Pitt County.
Need to "improve street drainage" flooding	1	ENG	N	Policy 5.4.3. Consider Low Impact Development Stormwater Management	The City has a revolving annual fund of \$1.5 M to make infrastructure repairs and upgrades to maintain/improve street flooding. This information will be shared with the ENG.
Exercise stations similar to the ones in Boyd Lee Park	1	RPD	N	Goal 7.2. Opportunities for Physical Activity for Recreation	The City is making multiple upgrades and improvements to parks and facilities to offer more recreational opportunities. This information will be shared with the RPD.
More walking trails NOTR	1	RPD	N	Goal 2.2. Many Travel Options Goal 7.1. Opportunities for Physical Activity for Transport	The City submitted a grant to the EPA requesting \$20 million for various improvements north of the river that includes the construction of an emergency operations center, a constructed wetlands area with walking trails, a gymnasium that can be used by the Red Cross in times of disaster, and upgrades to the Boys and Girls Club. This information will be shared with the RPD and ENG.

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Make 2nd and 3rd St. one way. Put a buffer with canopy trees in center to separate bikes and pedestrians.	1	ENG	N	7.1.1 Support the Infrastructure and Land Use Pattern Necessary to Create Walkable Neighborhoods and a Walkable City	This information will be shared with the ENG.
Want "an indoor/outdoor café with a terrace at the Town Common (with river view)	1	RPD	N	Policy 3.2.3. Advertise Appropriate Development Opportunities	This information will be shared with the RPD.
Want wayfinding signs along the greenway that point to local restaurants and points of interest nearby	1	RPD	N	n/a	Wayfinding signs are planned to be posted to assist with emergency services and signs for other amenities might be evaluated in the future. This information will be shared with the RPD.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

3) Expand the economic hub of eastern NC through proactive economic development and job creation.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
"Greener" Greenville i.e., Protect natural infrastructure/urban forests, community gardens, less dependence on cars, decrease use of herbicides	28	PWD/ENG/RPD	N	Policy 4.3.4. Promote a Green Economy Policy 4.5.7. Build a Green City Policy 5.4.3 Consider Low Impact Development (LID) Stormwater Management	This information will be shared with PWD, ENG and RPD.
More restaurants/commercial/office services in downtown	6	NBS/DGP/ENC	N	Goal 4.3. A Stable & Resilient Economy Policy 4.3.2. Foster Entrepreneurship Policy 4.3.6 Support Small Businesses	NBS offers financial and technical assistance to support local businesses in the downtown area. Since 2022, NBS has awarded Small Business Assistance Grants. DGP's purpose is ensure Downtown Greenville is an essential component of the Greater Greenville area by supporting our stakeholders and downtown businesses through beautification, marketing and events. ENC Alliance will market the region to support new and existing businesses while maximizing opportunities for investment, job creation, and economic growth. This information will be shared with the NBS, DGP and ENC.
Encourage small business growth rather than big box development so it becomes a charming, desirable place to live and visit.	4	NBS/ENC	N	Policy 4.2.3. Promote Policy 4.3.2. Foster Entrepreneurship Policy 4.3.6. Support Small Businesses	NBS offers financial and technical assistance to support local businesses. NBS has awarded Small Business Assistance Grants. ENC Alliance will market the region to support new and existing businesses while maximizing opportunities for investment, job creation, and economic growth. This information will be shared with the NBS and ENC.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

3) Expand the economic hub of eastern NC through proactive economic development and job creation.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Mixed-use developments	4	PDS	Y	Policy 1.4.2 Foster High Density Infill Development	Vertical Mixed Use was approved as a development option by City Council on Sept. 12, 2024. These new standards will be incorporated into the UDO.
Less breweries downtown	1	n/a	N	n/a	n/a
Fewer empty buildings	1	NBS/DGP/ENC	N	Policy 1.3.1 Support Infill and Redevelopment Policy 1.4.2 Foster High Density Infill Development Policy 3.1.1 Promote Infill Development on Underutilized Sites in the Core Policy 3.1.2 Encourage Development to Locate Near Existing or Planned Infrastructure Policy 3.1.3 Promote Rehabilitation and Reuse of Commercial and Industrial Buildings Policy 4.3.2. Foster Entrepreneurship	NBS offers financial and technical assistance to support local businesses in the downtown area. Since 2022, NBS has awarded Small Business Assistance Grants. DGP's purpose is ensure Downtown Greenville is an essential component of the Greater Greenville area by supporting our stakeholders and downtown businesses through beautification, marketing and events. ENC Alliance will market the region to support new and existing businesses while maximizing opportunities for investment, job creation, and economic growth. This information will be shared with the NBS, DGP and ENC.
Shuttle to airport	1	PGV/PWD	N	Policy 2.4.2 Expand Transit Accessibility Policy 4.6.2. Enhance Transit and Accessibility	This information will be shared with PGV and PWD as the on-demand hybrid transit system may help to fill this need.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

4) Build a thriving and attractive community by creating vibrant neighborhoods and expanding artistic, cultural, and recreational opportunities.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Positive development/amenities NOTR (restaurants, bank, drug store, stores, entertainment)	46	CMO/NBS/ENC	N	Policy 3.2.3 Advertise Appropriate Development Opportunities ENC provides a list of properties available for sale or lease Policy 4.1.1 Promote Recruitment and Collaboration Policy 4.1.2 Expand the City's Role as the Hub of Eastern NC Policy 4.1.3 Support Economic Base Policy 4.1.4 Support a Positive Business Climate Policy 4.3.1 Modernize and Diversify Local Economy Policy 4.3.2 Foster Entrepreneurship Policy 4.3.3 Expand and Enhance Retail Options Policy 4.3.6 Support Small Businesses	The Greenfield Terrace Park is being improved to include a 1,000-square feet addition to the Barnes-Ebron-Taft Community Building, replacement of smaller playground equipment, parking lot improvements, resurfacing of the existing basketball court, and landscape improvements. Completion is expected in Spring 2025 with a cost of \$1.22 million. This information will be shared with the CMO, NBS and ENC.
Has more food options, both restaurants and grocery stores	30	NBS/ENC	N	Policy 3.2.3. Advertise Appropriate Development Opportunities Policy 7.3.4. Work to Eliminate Food Deserts	This information will be shared with the NBS and ENC.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

4) Build a thriving and attractive community by creating vibrant neighborhoods and expanding artistic, cultural, and recreational opportunities.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Performing Arts Center	23	RPD	N	Policy 5.2.3 Improve Access to Civic Sites	The City leases the former Teen Center to the Magnolia Arts Center to provide a local performing arts center. This information will be shared with RPD.
Historic preservation of neighborhoods	15	PDS	Y	Policy 1.5.3. Support Historic Neighborhoods	Amend the text to ease nonconformity standards to support/sustain historic neighborhoods. For example, a setback exemption to allow for improvements/additions to historic houses.
A mall/retail with some high end stores	14	ENC	N	Policy 3.2.3. Advertise Appropriate Development Opportunities Goal 4.3. A Stable & Resilient Economy Policy 4.3.3. Expand and Enhance Retail Option	ENC markets the region to support new and existing businesses while maximizing opportunities for investment, job creation, and economic growth. This information will be shared with ENC.
More entertainment choices (Top Golf, skating, athletic/music venues)	11	RPD/ENC	N	Policy 3.2.3. Advertise Appropriate Development Opportunities	The City continues to make multiple upgrades and improvements to parks and facilities to offer more recreational opportunities. This information will be shared with the RPD and ENC.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

4) Build a thriving and attractive community by creating vibrant neighborhoods and expanding artistic, cultural, and recreational opportunities.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
More activities/programs for our youth in all communities	10	RPD	N	Policy 4.5.2. Enhance Civic Opportunities Goal 7.2. Opportunities for Physical Activity for Recreation Policy 7.2.2. Encourage Recreation Space for Children	The City continues to provide youth activities and programs. This information will be shared with the RPD.
Enhance neighborhoods through enforcement of minimum housing code, no more than 3-unrelated, litter, speeding, parking on unimproved surfaces	8	NBS	N	Goal 4.5. A High Quality of Life	This information will be shared with NBS.
Increase housing choices (affordable, senior, multi-family)	8	NBS/PDS	Y	Policy 4.5.4. Provide Diverse Housing and Neighborhood Options	The City is offering six new affordable homes in the Lincoln Park neighborhood. In addition, the City offers downpayment assistance, which includes up to \$40,000 toward a downpayment, while the State of North Carolina also makes up to \$65,000 available for prospective buyers. The City also worked with the Taft-Mills Group to offer Arlington Trace Apartments (180 units) in 2024. The UDO will contain standards to allow ADUs, tiny homes and cottage court types of development which will offer another housing choice. This information will be shared with the NBS.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

4) Build a thriving and attractive community by creating vibrant neighborhoods and expanding artistic, cultural, and recreational opportunities.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
More civic arts (museum, botanical garden)	5	RPD/GMA/Emerge	N	Policy 4.5.2. Enhance Civic Opportunities Policy 5.2.3 Improve Access to Civic Sites	The City leases the former Teen Center to the Magnolia Arts Center to provide a local performing arts center. This information will be shared with the RPD and GMA. The City also partners with the Pitt County Arts Council at Emerge.
No more gas stations, ministorage, car washes, and/or fast food	3	PDS	Y	Goal 4.5. A High Quality of Life	Amend the text to add separation distances for these uses relative to distance separation between similar uses or to single-family residences, schools, churches, etc. and evaluate increasing vegetative buffers for these uses**
Office space at E. Howell St and Elkin Ridge, Old Pactolus & Maye Ln	3	PDS	N	Goal 4.3. A Stable & Resilient Economy Policy 4.3.2. Foster Entrepreneurship	Planning Staff can evaluate these sites to determine if office development would be appropriate. A Future Land Use and Character Map amendment would be needed.
Finding a meeting place that is available for volunteer groups to hold meetings that is funded by the City rather than rental fees	1	RPD	N	Goal 5.3. Sustainably Designed Neighborhoods Policy 5.3.1. Encourage Identifiable Neighborhood Centers	The East Branch and Carver Branch Libraries offers rooms for meetings at no cost. This information will be shared with RPD.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

4) Build a thriving and attractive community by creating vibrant neighborhoods and expanding artistic, cultural, and recreational opportunities.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Litter enforcement	1	NBS/GPD	N	Goal 4.5. A High Quality of Life	This information will be shared with the NBS and GPD.
Landscape of streets NOTR	1	PWD	N	7.5.4 Require Continued Tree Planting	This information will be shared with the PWD and ReLeaf.
Has more mixed-use space for young adults and adults	1	RPD	N	Policy 4.3.3. Expand & Enhance Retail Option	The City continues to make multiple upgrades and improvements to parks and facilities to offer more recreational opportunities. This information will be shared with RPD.
No smoking establishments near residential neighborhoods	1	PDS	Y	Goal 4.5. A High Quality of Life	Amend text to increase separation distance for tobacco shops between each other and from single-family residences, schools, churches etc. **
Service roads in heavy commercial areas	1	ENG/NCDOT/MPO	N	Goal 2.1. Safe Streets	This information will be shared with ENG, NCDOT and MPO.
Allow digital billboards	1	PDS	Y	Policy 4.1.4 Support a Positive Business Climate	The consensus of the UDO Task Force was to not move forward with allowing digital billboards.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

5) Build a high-performing, diverse organization, govern with transparency and fiscal responsibility, and tell our story to the community and region.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Recognizes that all areas of the city have people that deserve full city services with equitability	1	NBS/HRC	N	Policy 3.4.1 Expand Government Communications Policy 3.4.2 Increase Government Transparency Policy 5.5.3 Promote Community Involvement Policy 6.6.1 Promote Environmental Justice	The NBS is conducting a community engagement survey on how citizens would like to receive information and be involved in the community. This information will be shared with the NBS.
A 'conflict of interest' ordinance for limiting developers and landlord representation on city committees	1	CCO	N	Policy 3.4.2 Increase Government Transparency Policy 5.5.3 Promote Community Involvement Policy 6.6.1 Promote Environmental Justice	Evaluate potential change to the City's Policy on Boards and Commissions on membership composition requirements. This information will be shared with the CCO.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

6) Make Greenville a destination community.	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Has a more vibrant downtown and 20 more miles of greenway to connect us all to the downtown	1	RPD/DGP	N	Goal 1.4 A Vibrant Uptown	This information will be shared with RPD and DGP.
Has much more greenway expansion, has more accessible and affordable transportation	1	RPD/PWD	N	Goal 4.5. A High Quality of Life	This information will be shared with RPD and PWD.

Consolidated List of Comments Received from Unified Development Ordinance (UDO) Open Houses

Miscellaneous	"LIKES" *includes original comment	Responsible Department/Agency	Scope of UDO?	Excerpts from <i>Horizons 2026</i>	Additional Notes
Another utility company besides GUC	9	CMO	N	n/a	This information will be shared with CMO and GUC.
City should work with GUC on promoting use of solar power	3	CMO	N	Policy 4.5.7 Build a Green City Policy 5.4.6 Promote Renewable Energy Policy 6.3.3 Support New Energy Sources Policy 6.3.7 Improve Lighting Policy 6.3.10 Support Green Energy Production	Boviet Solar is a solar panel manufacturer that is opening a plant in Greenville through a partnership the City, ENC and GUC among others. GUC allows businesses and individuals to sell their excess energy from solar panels to GUC. GUC also has an upcoming solar farm planned. This information will be shared with CMO and GUC.
A more transparent utility company. Natural gas is not clean energy as they promote on their website	3	CMO	N	n/a	This information will be shared with CMO and GUC.
Lower utility rates for seniors	1	CMO	N	n/a	This information will be shared with CMO and GUC.