



Agenda

Greenville City Council

February 13, 2014
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Council Member Glover

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Appointments

1. Appointments to Boards and Commissions

VII. New Business

Public Hearings

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 Multi-family])
3. Ordinance to amend the Zoning Ordinance by adding outside tire storage and display standards
4. First public hearing for the 2014-2015 Annual Action Plan (CDBG & HOME Programs)

Public Comment Period

- The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

Other Items of Business

5. Approval of HOME Investment Partnership Funds Commitment for a Multi-family Rental Housing Development
6. Establishment of fair market value for City-owned parcels located at 611 Vanderbilt Lane and 1007 Douglas Avenue
7. Resolution authorizing the conveyance of City-owned property located at 611 Vanderbilt Lane to Habitat for Humanity of Pitt County

VIII. Comments from Mayor and City Council

IX. City Manager's Report

8. Response to Snow/Ice Storm

X. Adjournment



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes reappointments to the City's Boards and Commissions. Appointments are scheduled to be made to ten of the Boards and Commissions.

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Community Appearance Commission, Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Planning & Zoning Commission, Police Community Relations Committee, Public Transportation & Parking Commission, and Youth Council.

Please note that the seat for the Resident Commissioner on the Greenville Housing Authority is up for appointment. The Housing Authority's rules require that the person appointed as the Resident Commissioner is elected by other persons directly assisted by the Authority. The City Clerk's Office has received Resolution 1249 from the Housing Authority, stating that Jamaal Blount has been elected as the designee for the Resident Commissioner seat by the Directors of the Residents' Council of Greenville Housing Authority, Inc. ("Residents' Council"). City Council shall make the confirmation of the appointment by a motion of appointment.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Affordable Housing Loan Committee, Community Appearance Commission, Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Planning & Zoning Commission, Police Community Relations Committee, Public Transportation & Parking Commission, and Youth Council.

Make confirmation of the Resident Commissioner's seat on the Housing Authority by motion of appointment.

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 [Muni_Report_Appointments_to_Boards_and_Commissions_914698](#)

Appointments to Boards and Commissions

February 2014

Affordable Housing Loan Committee

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Alice Brewington	2	Second term	Ineligible	February 2014
R.J. Hemby	3	Second term	Ineligible	February 2014
Lovella Perkins	5	Second term	Ineligible	February 2014

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Mark Abboud	3	First term	Resigned	April 2016

Greenville Bicycle and Pedestrian Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Liz Brown-Pickren	3	First term	Resigned	January 2015
Titus Yancey	2	First term	Did not meet attendance requirement	January 2016

Historic Preservation Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Jeremy Jordan	1	First term	Eligible	January 2014
Allan Kearney	5	First term	Eligible	January 2014

Sara Larkin	3	Filling unexpired term	Eligible	January 2014
Maury York	3	Unexpired term	Resigned	January 2013

Housing Authority

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Emanuel Brown <i>(Resident Commissioner)</i>	5	First term	No longer eligible to serve	May 31, 2015

Human Relations Council

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Corey Rhodes	5	First term	Resigned	September 2014

Student Representative

Name	District #	Current Term	Reappointment Status	Expiration Date
Available <i>(East Carolina University)</i>		Unexpired Term	Eligible	October 2012

Planning & Zoning Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Kevin Burton <i>(Council Member Kandie Smith)</i>	1	First term	Resigned	May 31, 2015

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

Current	Reappointment	Expiration
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Name	District #	Term	Status	Date
Tom McCullough <i>(Council Member Richard Croskery)</i>	5	First term	Eligible	October 2013

Public Transportation & Parking Commission

Council Liaison: Council Member Richard Croskery

Name	District #	Current Term	Reappointment Status	Expiration Date
Warren Daniels	1	First	Not seeking a 2 nd term	January 2014
Dave Schwartz	4	Unexpired term	Eligible	January 2014
Rick Smiley	1	First term	Resigned	January 2016

Youth Council

Council Liaison: Mayor Pro-Tem Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
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9 Available Spots

Applicants for Affordable Housing Loan Committee

Thomas Hines
211 Patrick Street
Greenville, NC 27834

Application Date: 10/6/2011

District #: 1

Home Phone: (252) 864-4907
Business Phone: (252) 695-9066
Email: thinesg@aol.com

Sarah Smith
2708 Jefferson Drive
Greenville, NC 27858

Application Date: 11/14/2013

District #: 3

Home Phone: (301) 717-8375
Business Phone:
Email: smithsa@ecu.edu

Applicants for Community Appearance Commission

Tyler D Richardson
125 Squire Drive
Winterville, NC 28540

Application Date: 5/1/2013

Home Phone: (704) 641-1449

Business Phone:

Email: tdr0827@gmail.com

District #: 5

Applicants for Greenville Bicycle and Pedestrian Commission

None.

Applicants for Historic Preservation Commission

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

Application Date: 4/9/2012

District #: 5

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/12/2012

District #: 2

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Designee for the Housing Authority's Resident Commissioner

RESOLUTION NUMBER 1249

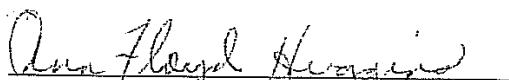
Resolution Approving the Submission of Resident Commissioner Appointee to the Greenville City Council for Formal Appointment to the Board of Commissioners of the Housing Authority of the City of Greenville, North Carolina

WHEREAS, pursuant to revised Resolution Number 1143, at a specially called meeting held on November 26, 2013, the Directors of the Residents' Council of Greenville Housing Authority, Inc. ("Residents' Council") considered a slate of eligible applicants, as defined in Revised Resolution Number 1143, and pursuant to a majority vote of the current Directors of the Residents' Council, who were present at the specially called meeting, they elected Jamaal Blount as their designee to serve as the Resident Commissioner; and

WHEREAS, Jamaal Blount, who was elected by a majority of the current Directors of the Residents' Council, who were present at the meeting, was submitted to the Board of Commissioners of the Housing Authority of the City of Greenville, North Carolina; and

WHEREAS, the Authority's Board of Commissioners will now submit Jamaal Blount to the Greenville City Council for formal appointment to fill the unexpired term that will expire May 2015.

BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Greenville, North Carolina that Jamaal Blount is submitted to the Greenville City Council for his formal appointment as the Resident Commissioner for the Board of Commissioners of the Housing Authority of the City of Greenville, North Carolina as hereto adopted this the 27th day of January, 2014.


Ann Floyd Huggins, Chairwoman of the Board

ATTEST:



Sterling Edmonds, Vice-Chairman of the Board

Date: January 27, 2014

(SEAL)

Applicants for Human Relations Council

Adam Caldwell
419 Beasley Drive Apt. T-2
Greenville, NC 27834

District #: 1

Application Date: 12/13/2013

Home Phone: (910) 604-1306
Business Phone: (910) 604-1306
Email: caldwella12@students.ecu.edu

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Application Date: 10/13/2010

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Application Date: 1/18/2012

Home Phone: (252) 561-8759
Business Phone: (252) 412-2045
Email: isaac.chemmanam@gmail.com

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

District #: 4

Application Date: 2/20/2012

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

District #: 5

Application Date: 2/23/2011

Home Phone: (252) 321-3910
Business Phone: (252) 328-2758
Email: luciera@ecu.edu

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

District #: 1

Application Date: 7/15/2010

Home Phone: (252) 489-8390
Business Phone:
Email: partridgeb06@students.ecu.edu

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

District #: 5

Application Date:

Home Phone: (252) 412-4584
Business Phone:
Email: taft1986@yahoo.com

Applicants for Planning and Zoning Commission

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Renee Safford-White
340 Beasley Drive, A3
Greenville, NC 27834

District #: 1

Howard Stearn
2818 Jefferson
Greenville, NC 27858

District #: 3

Uriah Ward
106 Osceola Drive
Greenville, NC 27858

District #: 3

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 4/9/2012

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Application Date: 7/13/2011

Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Application Date:

Home Phone: (910) 840-0337
Business Phone: (252) 215-4000
Email: tjr@wardandsmith.com

Application Date: 11/1/2011

Home Phone: (252) 752-1029
Business Phone: (252) 744-3070
Email: saffordwhiter@ecu.edu

Application Date: 11/9/2011

Home Phone: (252) 862-6683
Business Phone: (252) 321-1101
Email: howardmstearn@gmail.com

Application Date: 5/7/2013

Home Phone: (252) 565-2038
Business Phone:
Email: uriahward@yahoo.com

Applicants for Police Community Relations Committee

Jumail Blount
1901-A Norcott Circle
Greenville, NC 27834

District #: 2

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

District #: 5

Howard Stearn
2818 Jefferson
Greenville, NC 27858

District #: 3

Application Date: 4/12/2010

Home Phone: (252) 327-7716

Business Phone: (252) 329-4549

Email: harknot22@yahoo.com

Application Date: 1/18/2012

Home Phone: (252) 561-8759

Business Phone: (252) 412-2045

Email: isaac.chemmanam@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 321-3910

Business Phone: (252) 328-2758

Email: luciera@ecu.edu

Application Date: 11/9/2011

Home Phone: (252) 862-6683

Business Phone: (252) 321-1101

Email: howardmstearn@gmail.com

Applicants for Public Transportation and Parking Commission

Richard Malloy Barnes
206 South Elm Street, Apt. N
Greenville, NC 27858

Application Date: 9/30/2013

District #: 3

Home Phone: (252) 752-5278

Business Phone:

Email: kiltedmile@aol.com

Brian Austin Farkas
313 Baytree Drive
Greenville, NC 27858

Application Date: 1/28/2014

District #: 4

Home Phone: (252) 714-5126

Business Phone: (252) 355-1068

Email: brian.a.farkas@gmail.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

Title of Item: 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 Multi-family])

Explanation: **Abstract:** The City has received a request from 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 Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 6, 2014.
On-site sign(s) posted on January 6, 2014.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on January 28, 2014.
Public hearing legal advertisement published on February 3 and February 10, 2014.

Comprehensive Plan:

The subject area is located in Vision Area I.

Management Actions:

I6: Extend Brownlea Drive to connect with 14th Street.

The Future Land Use Plan Map recommends commercial (C) at the southeast corner of East 10th Street and Brownlea Drive transitioning to high density residential (HDR) to the south along Brownlea Drive and medium density residential (HDR) to the east.

Tenth Street, between Dickinson Avenue and Greenville Boulevard, is considered a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses. Brownlea Drive is considered a residential corridor. Along residential corridors, service and retail activities should be specifically restricted to the associated focus area and linear expansion should be prohibited.

There is a designated neighborhood focus area near the intersection of East 10th Street and Brownlea Drive. These areas are intended to contain 20,000 - 40,000 square feet of conditioned floor space.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on the analysis comparing the existing zoning (40 daily trips) and the requested rezoning, the proposed rezoning classification could generate 79 trips to and from the site on Brownlea Drive, which is a net increase of 39 trips per day along 10th Street. Tenth Street at this location has a 5-lane cross section with a capacity of 33,500 vehicles per day and a current ADT of 25,500 vehicles per day. With the addition of 39 trips generated by the proposed rezoning, the impact on traffic along this thoroughfare is negligible (<1%). Therefore, a traffic volume report was not generated.

History/Background:

In 1969, the subject property was zoned R9.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Brownlea Drive.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CDF - Vacant (under common ownership of applicant)

South: R9 -One (1) single-family residence

East: R9S - Three (3) single-family residences (College Court Subdivision)

West: R9 - Two (2) duplex units and one (1) single-family residence

Density Estimates:

Under the current zoning (R9), the site could accommodate no more than 3 duplex lots (6 units).

Under the proposed zoning (R6), the site could accommodate 10-12 multi-family units (1, 2 and 3 bedrooms).

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

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons: Greenville's Community 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 voted to approve the request at its January 21, 2014 meeting.

If City Council determines to approve the 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 proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the 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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

- [Traffic Memo](#)
 - [Location Map](#)
 - [Survey](#)
 - [Bufferyard and Vegetation Standards and Residential Density](#)
 - [Letter from Carl Isbrandtsen](#)
 - [Letter from William Shreve](#)
 - [Ordinance Eastern Propertu 971910](#)
 - [Minutes for Eastern Group Properties 971913](#)
 - [List of Uses R9 to R6 971140](#)
-

ORDINANCE NO. 14-
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 the 13th day of February, 2014, 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 R9 (Residential) to R6 (Residential).

TO WIT: Eastern Group Properties, LLC Property

LOCATION: Located along the eastern right-of-way of Brownlea Drive and 130+/- feet south of East 10th Street.

DESCRIPTION: Beginning at an existing iron pipe in the eastern right of way line of Brownlea Drive, said iron pipe being a common corner between Pitt County Parcel Number 15534 and 15535, thence leaving the Brownlea Drive right of way and with the northern line of Parcel Number 15535 and the southern line of Parcel Number 15534 N 88°59'25" W, 170.92' to a point, said point being a common corner with Parcel Number 15534, 15535, the KDR Investments, LLC property recorded in DB 2528, PG 421 of the Pitt County Registry and the Stacey Mahoney property recorded in DB 2814, PG 659 of the Pitt County Registry, thence cornering and running with the eastern line of Parcel Number 15535 and the western line of the Stacey Mahoney property S 15°10'06" W, 51.87' to the northwestern corner of the John W. Dixon property recorded in DB 2712, PG 851 of the Pitt County Registry, thence with the western line of said property and the eastern line of Parcel Number 15535 S 16°01'26" W, 59.83' to the northwestern corner of

the Nancy S. Whitlow property recorded in DB 1922, PG 129 of the Pitt County Registry, thence with the western line of said property and the eastern line of Parcel Number 15535 S 15°05'39" W, 140.53' to a point in the western line of the Nancy S. Whitlow property, said point being the southeastern corner of Parcel Number 15535 and also being the northeastern corner of the Carl W. Isbrandtsen, Trustee property recorded in DB 2715, PG 829 of the Pitt County Registry, thence cornering and with the northern line of the Carl W. Isbrandtsen, Trustee property and the southern line of Parcel Number 15535 N 74°54'38" W, 150.02' to a point in the eastern right of way line of Brownlea Drive, thence cornering and with the eastern right of way line of Brownlea Drive N 15°05'00" E, 93.42', thence N 07°56'30" E, 118.13' to the point of beginning containing 35,949 square feet or 0.825 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 13th day of February, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 971910

Excerpt from DRAFT Planning & Zoning Commission Meeting Minutes (01-21-2014)

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 MULTI-FAMILY]).- APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. Two letters of opposition from adjoining property owners were given to Commissioners. The property is located in the central section of the city, south of 10th Street and along Brownlea Drive. It is near ECU and the College Court Subdivision. This property was a mobile home park years ago. The property is currently vacant. North of the property is commercial and under the same ownership as the subject property. College Court is to the east and is a single-family subdivision. Duplex units and a few single-family homes are along Brownlea Drive. This request could generate about 39 additional trips per day. The capacity of 10th Street at this location is 33,500 trips per day and the current count is at 25,500. All traffic must use 10th Street since Brownlea Drive does not connect with 14th Street. There are no plans, nor funds to connect Brownlea Drive to 14th Street. This zoning pattern has been in effect since 1969. A few years ago the College Court and Coghill Subdivisions were rezoned single-family only. Prior to that, these subdivisions were zoned R9. Under current R9 zoning, the property could accommodate 3 duplex buildings or 6 units. Under the requested R6 zoning, the property could accommodate about 10 multi-family units, apartments or townhouses. The Future Land Use Plan (FLUP) recommends commercial at the intersection of East 10th Street and Brownlea Drive transitioning to high density residential to the south and medium density residential to the east. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked if there was a commercial site on Brownlea Drive.

Ms. Gooby said there is a brick building to the south of the rezoning that the tax parcel data information indicates is a warehouse. She stated she was unsure of the current use.

Ms. Bellis asked how that matches the zoning map.

Ms. Gooby stated that the commercial property has been there for a while.

Chairwoman Basnight opened the public hearing.

Mr. Bryan Fagundus, on behalf of Eastern Group Property, spoke in favor of the request. He stated that he did not have anything to add to Ms. Gooby's presentation, but would answer any questions.

971913

Mr. Krage Gardiner spoke in opposition of the request. He stated he resides close to the proposed rezoning property and that he has lived in the College Court neighborhood since 1967. He stated that he does not believe there is a need for a high density building in this area when so much is available in Greenville. He stated there is a small group of people who are interested in money that do not care about the neighborhood. He stated he knows the owner of the small commercial/warehouse property on Brownlea Drive and that the property is vacant.

Michael Gibson, with Pinnacle Property Management of NC Inc, spoke in opposition of the request. He stated he lives near the College Court Subdivision. He stated he represents two owners, Option Associates in Wilson and Residuum Properties in Greenville, whom together own 16 duplexes on Brownlea Drive. He stated that people would move into the new complex causing a higher vacancy rate in the existing duplexes in the area. He stated there are many available units throughout Greenville.

Mr. Weitz asked how old the units are that he represents.

Mr. Gibson stated he did not know but would guess the late 1970's. He stated the owners he represents have updated the properties and spend resources to keep them maintained.

Mr. Bryan Fagundus spoke in rebuttal. He stated that the site is about 0.8 acres. He stated they are considering about 8 units for this site. He stated that they are in compliance with the Land Use Plan.

Ms. Bellis asked what the plan was for screening, lighting, and parking.

Mr. Fagundus stated they will develop in accordance to the City's zoning and multi-family requirements. He stated they would use a combination of fence, shrubs, trees and evergreens for screening and would follow the City's new lighting standards to prevent light pollution. He stated they will have parking in the front.

Ms. Darden asked if there are other properties on Brownlea Drive that are not duplexes.

Mr. Fagundus stated they are predominately duplexes.

Ms. Gooby stated that there are duplexes, three single-family properties, townhouse duplexes and one commercial use.

Ms. Darden asked why they want to change the land use.

971913

Mr. Fagundus stated that they prefer townhomes versus duplexes. He stated they look the same but they will have 4 units per building versus 2 units.

Mr. Holec stated the entire range of all uses needs to be taken into consideration. Multi-family is a permitted use within the proposed zoning.

No one spoke in opposition for the rebuttal.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Parker asked staff what is the rough estimate of rental percentage.

Ms. Gooby stated most likely 100%.

Mr. Parker asked how the one commercial property got there and if it was zoned commercial.

Ms. Gooby stated the property was zoned residential and probably was built when zoning regulations were much more relaxed. The property is zoned residential.

Ms. Darden stated that the majority of duplexes were built in 1998 and 2001.

Ms. Harrington stated that duplexes have been there a lot longer.

Mr. Smith stated that they were built in the 1980's.

Ms. Bellis stated that some of the duplexes have been there since the 1980's.

Mr. Weitz stated that the age of the units is of minor concern because the whole street is shown in the Land Use Plan for High Density Residential. He stated that if this rezoning is approved, then all properties in that area are appropriate for R6 apartment zoning. He stated the possibility for rezoning requests on older units in the future and could extend the zoning through the whole neighborhood. He stated that he found a policy in the Horizon's Plan that is not cited in the staff report. He read a section directly from the Horizon's Greenville Comprehensive Plan:

Section 3 Plan Elements, Urban Form & Land Use, Neighborhoods 7(i). The City will allow different housing densities to abut one another as long as proper buffering and design are provided as needed. Factors in determining preferred locations for high density residential development shall include: close proximity to employment and shopping centers, access to minor and major thoroughfares and transit systems, and the availability of public services and facilities. High density uses adjoining major

971913

thoroughfares should be buffered from the highway with berms and/or vegetative screening.

Mr. Weitz stated the property will only have about 4 additional units and the request seems consistent with the policy and supports the rezoning.

Motion made by Mr. Smith, seconded by Ms. Harrington, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Those in favor: Mr. Parker, Ms. Bellis, Mr. Smith, Mr. Weitz, Mr. King, Ms. Harrington. Those in opposition: Ms. Darden. Motion passed.

EXISTING ZONING

R9 (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)
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R9 (Residential)

Special Uses

(1) *General*:* None

(2) *Residential*:

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

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

b. Home occupation; excluding 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)

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6 (Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

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

(7) *Office/ Financial/ Medical*:* None

(8) *Services*:

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

MEMORANDUM

TO: Chantae M. Gooby, Planning & CD

FROM: Rik DiCesare, P.E., PTOE, City Traffic Engineer **RDC**

SUBJECT: Rezoning Thoroughfare/Traffic Volume Report for January 20, 2014, Planning & Zoning Commission Meeting

DATE: January 6, 2014

We have reviewed the following rezoning request:

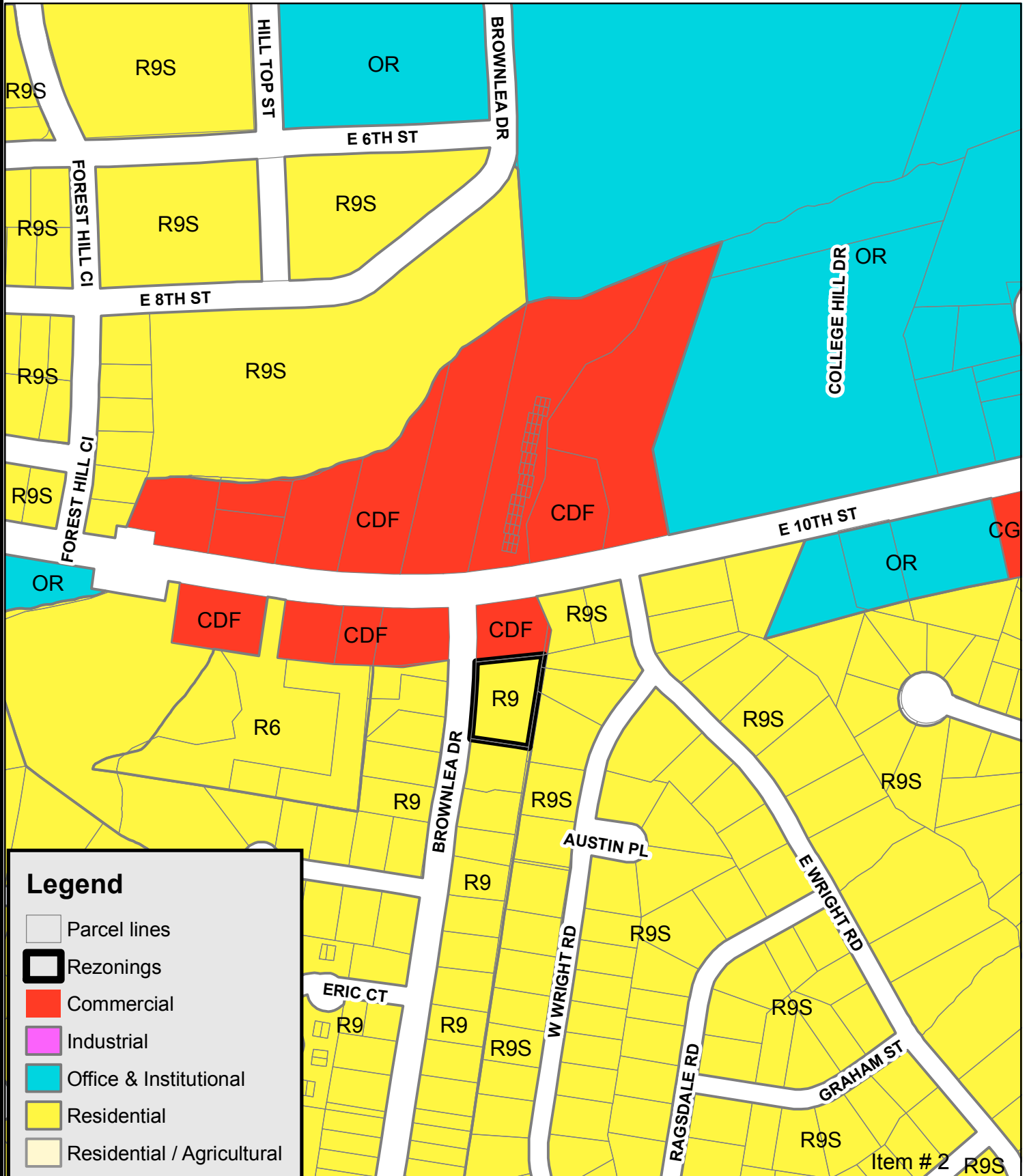
Case #14-01 Eastern Group Properties, LLC

Based on the analysis comparing the existing zoning (40 daily trips) and requested rezoning, the proposed rezoning classification could generate 79 trips to and from the site on Brownlea Drive, which is a net increase of 39 trips per day along Tenth Street. Tenth Street at this location has a 5-lane cross section with a capacity of 33,500 vehicles per day and a current ADT of 25,500 vehicles per day. With the addition of 39 trips generated by the proposed rezoning, the impact on traffic along this thoroughfare is negligible (<1%). Therefore, a traffic volume report was not generated.








If you have any questions, do not hesitate to contact me at Ext. 4066, or Stacey Pigford at Ext. 4678.

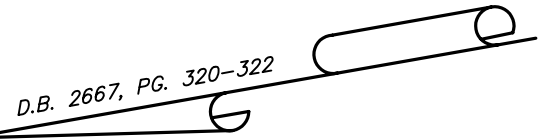
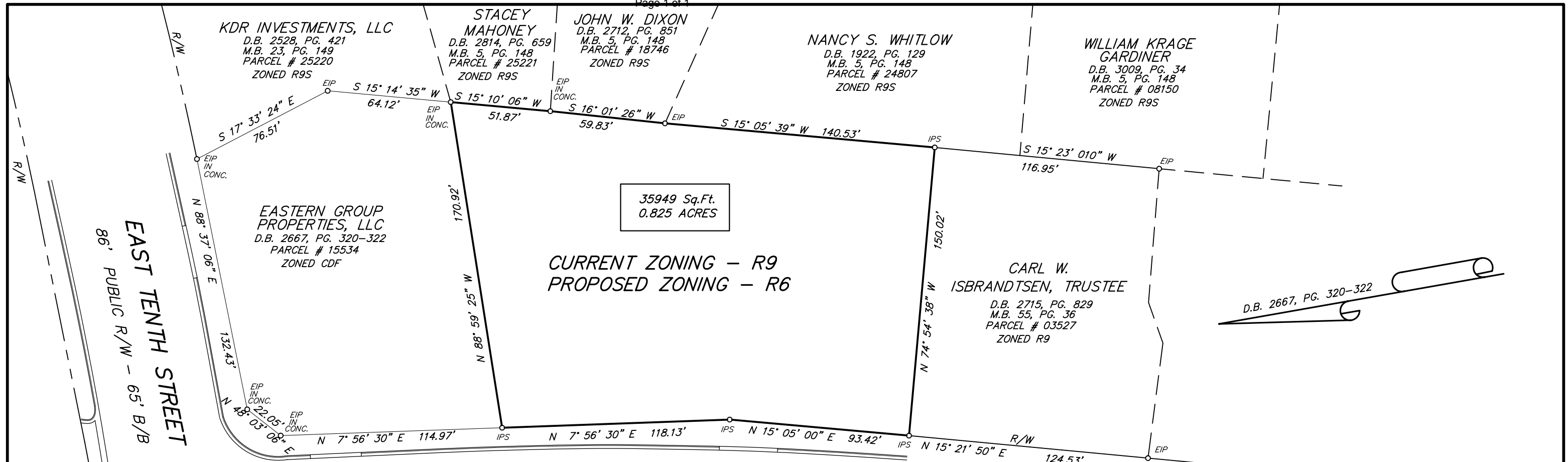
cc: Stacey Pigford, P.E., Assistant Traffic Engineer

Eastern Group Properties, LLC
From: R9 To: R6
0.825 acres (35,949 square feet)
January 6, 2014



Legend

-  Parcel lines
-  Rezoning
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural

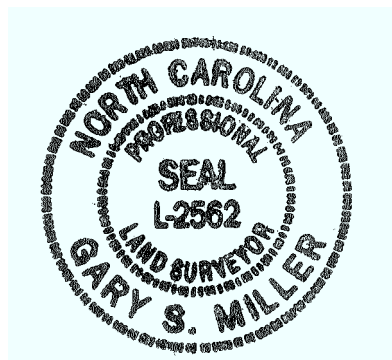
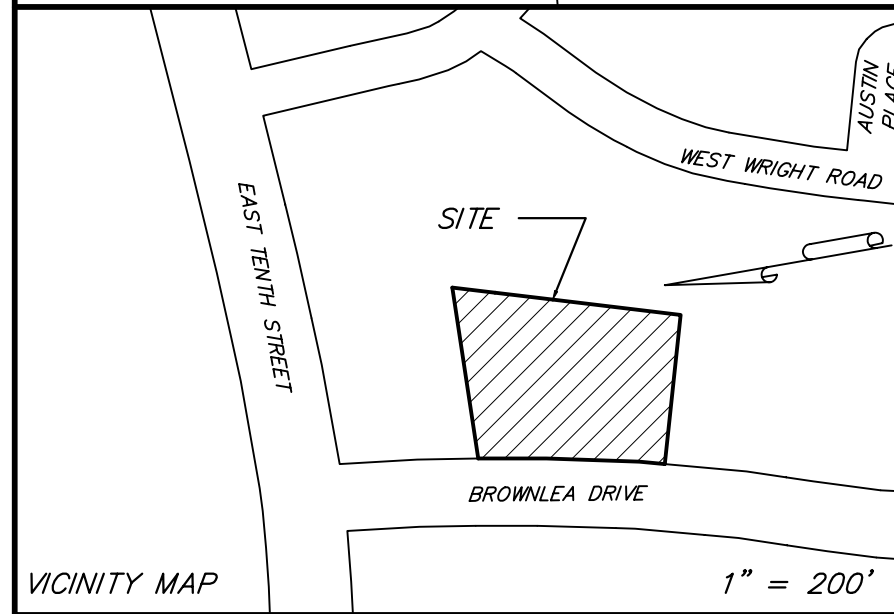


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LEGEND:
EIP - EXISTING IRON PIPE
R/W - RIGHT OF WAY
B/B - BACK TO BACK

SURVEYED BY: MCP
DRAWN BY: GSM - BLW

REFERENCE:
DEED BK. 2667, PG. 320-322
PARCEL # 15535




Item # 2

I, Gary S. Miller, certify to the following:
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2667, Page 320-322 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book SEE, Page REF. or other reference source _____; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my hand and seal this 18th day of NOVEMBER, 2013.

Signed 
Professional Land Surveyor No. L-2562

REZONING MAP FOR
EASTERN GROUP PROPERTIES, LLC
GREENVILLE
GREENVILLE TOWNSHIP
PITT COUNTY
NORTH CAROLINA
SCALE: 1" = 50'
NOVEMBER 18, 2013
WO 13198 FB -



GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS
1803 South Charles Blvd. Greenville, N.C. 27858
Phone (252)756-7878 Fax (252)756-0785
License # C-0225

04/30/07

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)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts

CARL W. ISBRANDTSEN, P.C.
ATTORNEY AND COUNSELLOR AT LAW
589 YOPPS COVE ROAD
WHITE STONE, VIRGINIA 22578

TELEPHONE (804) 435-1346
FACSIMILE (804) 435-1347

ELECTRONIC MAIL
CARL@ISBRANDTSEN.COM

January 13, 2014

City of Greenville
Planning and Development Commission
ATTN.: Chantae Gooby
P.O. Box 7207
Greenville, NC 27835-7207

Dear Members of the Planning and Development Commission:

In my role as Trustee of a family trust that owns 1005 and 1007 Brownlea Drive, which property abuts the parcels that the applicant seeks to have rezoned, the trust respectfully objects to the rezoning application submitted by Eastern Group Properties, LLC.

The Rezoning Handbook explains that "... the Commission acts as the initial sounding board for public input on development issues. The Commission ... gathers facts, information and opinions and formulates a recommendation for Council consideration...", so that Council may make an informed decision on the application.

As you consider the public's input, please remember that "[t]he petitioner, or authorized representative, shall appear before the Commission ... and present **compelling information to justify the need for and appropriateness of the proposed rezoning**. In the presentation of such information, the petitioner should address the following issues:

1. Conformance with the Comprehensive Plan.
2. Compatibility with surrounding zoning pattern(s).
3. Compatibility with existing and future adjacent/area land uses.
4. Impact on area streets and thoroughfares.
5. Other factors which advance the public health, safety and welfare.

It is the sole responsibility of the applicant to justify the need for and appropriateness of any rezoning." (emphasis added)

Last week, I was told by staff that the applicant wanted to build duplexes on the site, but as I now understand it, if the rezoning is permitted, the applicant may build up to 8-10 apartment units on the site.

Please ask yourselves and the applicant how apartments are compatible with the single family homes and duplexes (R9 and R9S zoning) on Brownlea Drive and W. Wright Road? Are apartments what Greenville envisions that the future of this neighborhood will become? We hope not.

It seems to us that increasing the density on this parcel at the entrance to this neighborhood can do nothing but diminish the quality of life for the rest of the neighborhood: more people, more parties, more traffic, more noise, and alteration of character of these streets. We do not think that it can be said that this rezoning application advances the public health, safety or welfare?

Further, it seems to us that rezoning this parcel may create "Illegal Spot Zoning," which "...is the arbitrary zoning of a tract or parcel which benefits or burdens such property in a manner uncommon to area properties. Nothing about this proposed zoning shares commonality with the existing neighborhood zoning.

We don't live in either of our houses. We have been leasing them for many years. Our agent, Melissa Tilley who owns Tilley Properties, works hard to ensure that we lease to responsible tenants, and once our houses are leased, she works hard on us, as the owners, to keep the houses properly maintained for the benefit of our tenants and the surrounding neighbors, and she makes sure that our tenants do their part as well.

Thank you for considering our objection on this rezoning application.

Very truly yours,



Carl W. Isbrandtsen, VSB # 16860

CWI

cc: File

Chantae Gooby

From: Bill Shreve [smithins01@gmail.com]
Sent: Tuesday, January 21, 2014 12:34 PM
To: Chantae Gooby
Subject: Rezoning of Property on Brownlea Dr.

Good Afternoon, Chantae. Please read the following and forward it to any other appropriate parties:

I own the properties located at 1008, 1101, and 1103 Brownlea Dr. There has been a change request to rezone a 0.825 acre tract on Brownlea from R9 to R6.

I would like to express my opposition to this request. Moving from a R9 zone to a R6 zone would create the potential for high density residential rental properties to the detriment of the neighborhood. This Brownlea Dr. area has received some extensive renovations to existing properties making this area a more desirable neighborhood and enhancing the property values. Should this zoning change go through, our properties will be adversely affected. Thank you.

Sincerely,
William H. Shreve - Owner/ Mgr. Member
Option Associates, LLC
4703 Burning Tree Ln.
Wilson, NC 27896



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance by adding outside tire storage and display standards

Explanation: **Abstract:** On December 12, 2013, City Council directed staff to prepare a text amendment that continues to allow tires to be stored outside but with additional standards designed to minimize their visual impact and reduce their potential as a public nuisance and fire hazard. The text amendment was prepared by the Community Development Department, Planning Division with input by the Fire/Rescue Department and the Police Department, Code Enforcement Division.

Background:

In response to a request by City Council, on October 10, 2013, staff provided a presentation entitled "Tire Dealerships and the Storage and Disposal of Tires." At the conclusion of this presentation and related discussion, City Council directed staff to investigate the issues and develop any recommendations for ordinance revisions if needed.

On December 12, 2013, Planning Division staff provided a report to the City Council on tire storage activities and alternatives for text amendments to the Land Zoning Ordinance. Staff presented two alternatives for the Council's consideration:

- 1) Prepare a text amendment that continues to allow tires to be stored outside with the addition of criteria to lessen the visual impacts; or
- 2) Prepare a text amendment to prohibit outside tire storage entirely.

The City Council selected alternative #1 and directed staff to proceed with preparing text amendments that allow tires to be stored outside with the addition of criteria to lessen the visual impacts and reduce their potential as a public

nuisance and fire hazard.

Staff prepared an ordinance that regulates the outside storage of tires through the following standards (summarized):

- (a) 10% of the lot or 25% of the building, whichever is less;
- (b) Maximum of 100 tires;
- (c) Required buffers;
- (d) Store tires upright in racks and cover with plastic;
- (e) Minimum of 20 feet separation between racks and property lines, rights-of-way and buildings;
- (f) Minimum 5 feet between racks
- (g) Comply with NC Fire Code; and
- (h) Comply within 9 months of ordinance adoption.

The ordinance also regulates outside tire display through the following standards (summarized):

- (a) Displayed tires must be within 10 feet of building;
- (b) Display tires must be outside of buffer yards
- (c) Maximum of 24 tires on display; and
- (d) Comply within 9 months of ordinance adoption.

The Planning and Zoning Commission at its January 21, 2014, meeting recommended approval of the ordinance with the following changes: (1) On Page 3, Section 2, last sentence, change the word from displayed to stored; and (2) Add a standard that outside tire storage racks must be covered with plastic. The motion passed unanimously.

The ordinance was revised to reflect the Planning and Zoning Commission's approved motion.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

If the City Council determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed text amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the City Council determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed text 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."

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

Attachments / click to download

[📄 Outside Tire Storage Text Amendment for City Council 972195](#)

[📄 Ordinance Outside Tire Storage Text Amendment 971084](#)

[📄 Excerpt P Z Jan 2014 Tire Text Amendment 972208](#)

Staff Report: Outside Tire Storage Text Amendment

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**Staff Report Developed by the City of Greenville
Community Development Department - Planning Division
January 27, 2014**

Section I: Background

On October 13, 2013, in response to a request from City Council, staff provided a presentation under agenda item entitled "Item 11: Tire Dealerships and the Storage and Disposal of Tires." City Council directed staff to investigate the issues and develop recommendations for ordinance revisions, if needed.

On December 12, 2013, Planning Division staff provided a report to City Council on tire storage activities and possible text amendments. Staff presented two options for the Council's consideration:

- 1). A text amendment that continues to allow tires to be stored outside but with additional regulations to lessen visual impacts; or
- 2). A text amendment to prohibit outside tire storage entirely.

City Council selected option #1.

Section II: Existing Regulations Relevant to Outside Tire Storage

Under Section 9-4-22, Definitions, tire repair is considered a minor repair activity as defined below. Relevant language is highlighted with bold text.

SEC. 9-4-22 DEFINITIONS.

Repair; minor. The following activities shall be considered minor repair:

- (1) Engine tune-up; changing of plugs, filters, oil, lubricants, belts, adjustments;
- (2) Change and rotate tires;**
- (3) Brake services;
- (4) Electrical system services;
- (5) Radiator services;
- (6) Muffler services; and
- (7) Battery service.

Minor repair activities (including change and rotate tires) are allowed by-right in the following zoning districts:

- Heavy Commercial (CH);

- Unoffensive Industry (IU);
- Industry (I);
- Planned Unoffensive Industry (PIU); and
- Planned Industry (PI)

Minor repair activities (including change and rotate tires) are allowed with a special use permit in the following zoning districts:

- Medical Heavy Commercial (MCH);
- Downtown Commercial (CD);
- Downtown Commercial Fringe (CDF);
- General Commercial (CG); and
- Neighborhood Commercial (CN);

Junkyards, automobile graveyard and materials reclamation facilities are only allowed with a Special Use Permit in the Industry (I) zoning district. The relevance of this regulation is detailed in the Section V, Shortfalls of Existing Tire Storage Standards.

Additional relevant criteria required for major and minor repair facilities are highlighted.

SEC. 9-4-86 LISTED USES; SPECIFIC CRITERIA.

(B) Major or minor repair facilities.

- (1) All wrecked or damaged motor vehicles and parts shall be screened so as not to be visible from adjoining property lines and street right-of-way.
- (2) All vehicles on the premises for repair shall be stored at the rear of the principal structure.
- (3) No vehicle shall be stored on the premises for more than 15 days.

(4) There shall be no exterior storage of items other than vehicles.

- (5) Sale of vehicles shall be in accordance with Article B, section 9-4-22, definition of automobile, truck, recreational vehicle, motorcycle and boat sales, contained therein.
- (6) Rental or utility trailers, cars and trucks shall be permitted as accessory uses, provided that all units in excess of four shall be screened from adjoining street right-of-way and property lines in accordance with Bufferyard C or with a bufferyard

of greater intensity as required by the bufferyard regulations.

(7) Outdoor displays of products such as tires, oil, wiper blades or other similar products shall be permitted provided they are within ten feet of the principal structure and outside required bufferyards. Signage displayed in conjunction with such display shall be in accordance with the sign regulations.

(8) All services except fuel sales shall be performed within a completely enclosed building.

Section 12-3-3, Nuisances Prohibited; Enumeration, list activities the City considers nuisances.

SEC. 12-3-3 NUISANCES PROHIBITED; ENUMERATION.

The following enumerated and described conditions are hereby found, deemed and declared to constitute a detriment, danger and hazard to the public health and the public safety of the inhabitants of the city and are found deemed and declared to be public nuisances wherever the same may exist, and the creation, maintenance or failure to abate any nuisances is hereby declared unlawful:

(A) Any condition which is a breeding ground or harbor for mosquitoes or a breeding ground or harbor for rats or other pests;

(F) Any concentration of combustible items such as mattresses, boxes, paper, automobile tires and tubes, garbage, trash, refuse, brush, old clothes, rags or any other combustible materials or objects of a like nature;

Section III: Zoning Violations

Out of approximately 26 known businesses that sell automobile tires within the City, Planning Division staff determined six businesses appear to violate one or more regulations. In the most extreme case, the former Carolina Tire and Auto Services, located at 2800 S. Memorial Drive, was determined to violate Section 12-3-3 (A) and (F), due to the excessive concentration of automobile tires stored outside, which was considered to be an unapproved junkyard.

See Appendix A for photographs of these properties.

1. Quality Tire and Auto Services located at 104 E. Belvoir Road
2. Colony Tire located at 110 Daughtridge Drive
3. Carolina Tire Services located at 1620 N. Greene Street
4. Dickinson Tire and Auto Services located 1025 Dickinson Avenue
5. Former Carolina Tire and Auto Services located at 2800 S. Memorial Drive
6. RimTyme Custom Wheels located at 3006 S. Memorial Drive

Section IV: Enforcement Actions (As of 1/15/14)

Several businesses have been observed by the Code Enforcement Division, the Fire/Rescue Department and the Community Development Department, enforcement actions have been taken by the responsible City Department/Division.

The Planning Division focused its attention on Carolina Tire and Auto Services which had the largest concentration of tires and had grown in volume the fastest. See Appendix A, Photographs 12-14. Below are enforcement actions to date by the Planning Division for this property.

- On October 10, 2013, the Planning Division staff mailed a notice of violation to the property owners of Carolina Tire and Auto Services.
- On November 4, 2013, the Planning Division staff served a second notice of violation to the property owners. The letter was signed by the property owners to acknowledge receipt.
- On November 20, 2013, the Planning Division staff met with the property owners to offer a final opportunity for the owners to bring the property into to compliance. The property owner signed a document stating that all tires would be removed by December 13, 2013.
- On December 11, 2013, the Planning Division staff agreed to a deadline extension of January 3, 2014 to allow a new tenant to complete the removal and storage of remaining tires.
- On December 19, 2013, the Planning Division staff inspected the property and determined that the property owner and new tenant had achieved full compliance as related to outside tire storage.

Section V: Shortfalls of Existing Regulations

Staff is limited by current regulations to address outside tire storage. The first issue is that there are two sets of regulations (fire code and zoning code) and the second issue is that current regulations in the Zoning Ordinance are inadequate.

Having two sets of regulations is challenging for staff to enforce and can be confusing to property owners that store tires. There are regulations in the Fire Code that are used by the Fire/Rescue Department that are set by the State of North Carolina. The Fire/Rescue Department can only enforce regulations in the NC Fire Code. These regulations address how tires are to be stored in proximity to structures and property lines. The Fire Code does not directly regulate the number of tires that can be stored outside on a site. The regulations do not address screening tires to reduce visual impacts.

The second issue is that the current zoning code regulations are inadequate as to when staff can intervene before outside tire storage becomes too large. The current regulations allow outside tire storage, but do not set any kind of size limits or require any type of screening of tire storage areas from public streets or adjacent properties.

Currently, the only significant regulation available to Planning Division staff is the ability to enforce is when tire storage has grown to such an excessive quantity that it can be considered a junkyard. Since junkyards are only allowed with a special use permit in the Industry (I) zoning district, any property that has grown to an extent it can be considered a junkyard that is not located in the Industry zoning district with a special use permit can be cited as a zoning violation. By the time a property has such an abundance of tires for it to be considered a junkyard, it has likely already become a public nuisance and possibly a fire and safety hazard to adjacent properties. When properties get to this point, it becomes a major code enforcement challenge to make property owners remove their tires in a timely manner due to the cost of disposal and because landfills limit the amount of tires that are to be disposed.

Section VI: Survey Results of Peer Cities

Planning Division staff contacted other cities in North Carolina for their regulations of outside tire storage. Below are the staff findings:

- The City of Kinston allows outside tire storage.
- The City of Eden prohibits uncovered outside tire storage.
- The City of Jacksonville prohibits outside tire storage in certain zoning districts.

- The City of Asheville allows outside tire storage in certain districts as an accessory use and requires 20-foot wide screening buffers if tires are located adjacent to a residential use.
- The City of Gastonia allows outside tire storage of up to 1,000 tires. If more than 100 tires are stored outside, there are additional regulations:
 - Piles higher than eight feet must have horizontal dimensions no greater than 100 feet by 20 feet;
 - Tires must be completely enclosed to visually screen the tires with a six-foot gated fence so tires are not visible to streets and adjacent properties;
 - Tires must be no closer than 20 feet from property lines, street and utility rights-of-way;
 - Tires must be covered in plastic;
 - There must be 20 feet between tire piles and tire piles shall be accessible to firefighting equipment on all sides;
 - Areas where tires are stored must have proper drainage;
 - Tire storage areas must be accessible with a paved road;
 - The area where tires are stored must be kept free of vegetation; and
 - No person shall accumulate more than 1,000 tires unless they are stored in a building.

Section VII: Proposed Text Amendment

This proposed text amendment adds specific criteria for the display and storage of tires outside of buildings and provides an effective date for compliance by existing businesses. This text amendment has been written to apply to businesses that are permitted by-right or have a special use permit to operate as major or minor repair facilities.

Proposed amendment to section 9-4-86(B), Major or minor repair facilities. New text is underlined and highlighted.

(B) Major or minor repair facilities.

- (1) All wrecked or damaged motor vehicles and parts shall be screened so as not to be visible from adjoining property lines and street right-of-way.
- (2) All vehicles on the premises for repair shall be stored at the rear of the principal structure.
- (3) No vehicle shall be stored on the premises for more than 15 days.

- (4) There shall be no exterior storage of items other than vehicles and tires. Tires stored outside shall be in accordance with subsection (9) below.
- (5) Sale of vehicles shall be in accordance with Article B, section 9-4-22, definition of automobile, truck, recreational vehicle, motorcycle and boat sales, contained therein.
- (6) Rental or utility trailers, cars and trucks shall be permitted as accessory uses, provided that all units in excess of four shall be screened from adjoining street right-of-way and property lines in accordance with Bufferyard C or with a bufferyard of greater intensity as required by the bufferyard regulations.
- (7) Outdoor displays of products such as tires, oil, wiper blades or other similar products shall be permitted provided they are within ten feet of the principal structure and outside required bufferyards. Signage displayed in conjunction with such display shall be in accordance with the sign regulations. A maximum of twenty four tires may be displayed outside. All tires displayed outside of buildings shall comply with compliance requirements set forth in subsection (9) (h).
- (8) All services except fuel sales shall be performed within a completely enclosed building.
- (9) Tires stored outside must comply with the following standards to minimize their visual impact and reduce their potential as a public nuisance and fire hazard:
 - (a). The maximum area devoted to tire storage shall be limited to ten percent of the property area or twenty five percent of the building from which the business operates, whichever is less;
 - (b). The maximum number of tires stored outside shall not exceed one hundred;
 - (c). Tires must be stored behind required bufferyards and located where they are not visible from a street right-of-way or adjacent property through the installation of opaque fencing and/or landscaping or placement of tires behind buildings;
 - (d). All tires must be placed on racks in the upright position and covered with plastic;

- (e). There shall be a minimum separation of twenty feet between tire racks and property lines, street right-of-way, and buildings;
- (f). Rows of tire racks shall be separated from one another by a minimum of five feet;
- (g). The placement of tires stored outside shall be placed and maintained in accordance with this subsection (9) and the North Carolina Fire Code, as amended. The more restrictive provisions shall prevail between the NC Fire Code and tire storage standards of this article; and
- (h) Notwithstanding the provisions related to nonconforming uses and situations contained in Article C of this chapter, the requirements contained in this subsection (9) shall be applicable to all existing and future major and minor repair facilities. In the event a use or situation, existing on the date of the adoption of this subsection (9), is or becomes nonconforming by virtue of the adoption of this subsection (9), it shall be removed within nine months after the date of adoption of this subsection (9).

Proposed amendment to section 9-4-103, Special Standards for Certain Specific Uses. New text is underlined and highlighted.

(Z) Major or minor repair facilities.

- (1) All tires displayed outside shall comply with section 9-4-86(B)(7). All tires stored outside shall comply with section 9-4-86(B)(9).

Section VIII: Compliance with the Comprehensive Plan

Consideration of any modification to the City zoning ordinance should include a review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons: Greenville's Community Plan, contains policy statements and objectives related to numerous Plan Elements. This plan provides broad goals, policy statements and objectives that should be reviewed and considered to ensure that the proposed text amendment is in compliance with the plan, and effectively with the community's values.

Staff has reviewed the Horizons Plan and provides the following objective to be considered when evaluating the proposed text amendment proposed herein:

1. **Horizons: Greenville's Community Plan:**

Urban Form and Land Use Element:

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

APPENDIX A: Photographs

Photographs 1-3: Quality Tire and Auto Services, 104 East Belvoir Road

**Photograph 1
2012 Aerial Photo**



**Photograph 2
2013 Google Earth**



Photograph 3
October 1, 2013



Photographs 4-6: Colony Tire, 110 Daughtridge Drive

**Photograph 4
2012 Aerial**



**Photograph 5
2013 Google Earth**



Photograph 6
October 1, 2013



Photographs 7-9: Carolina Tire Services, 1620 North Greene Street

**Photograph 7
2012 Aerial Photo**



**Photograph 8
2013 Google Earth**



Photograph 9
October 1, 2013



Photographs 10-13: Dickinson Avenue Auto and Tire, 1025 Dickinson Avenue

**Photograph 10
2012 Aerial**



**Photograph 11
2013 Google Earth**

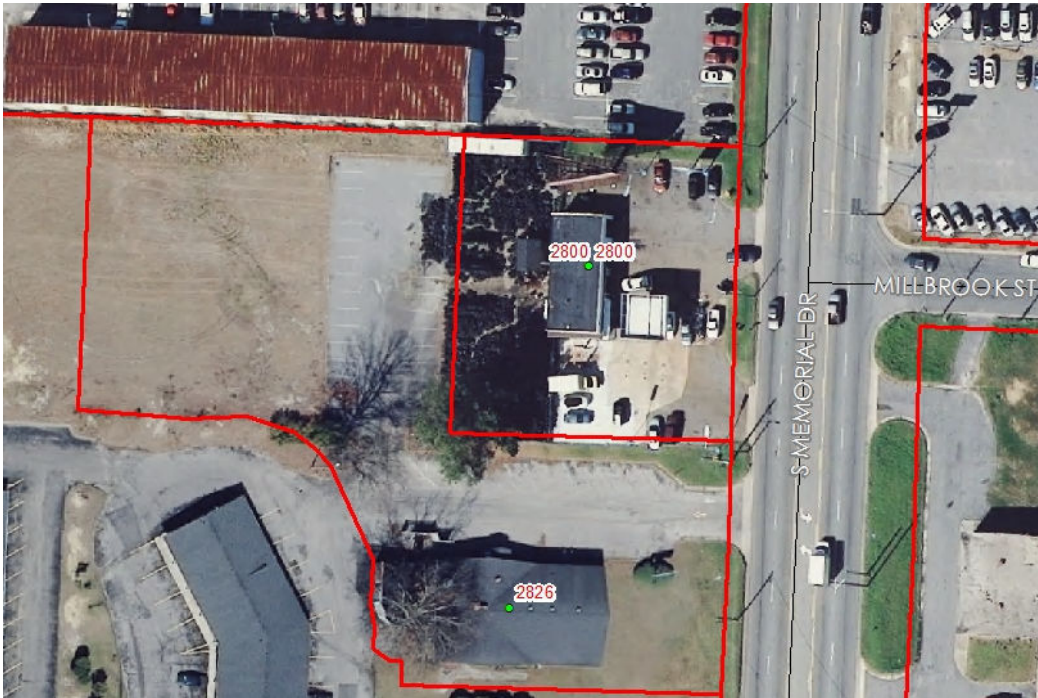


Photograph 12
October 1, 2013

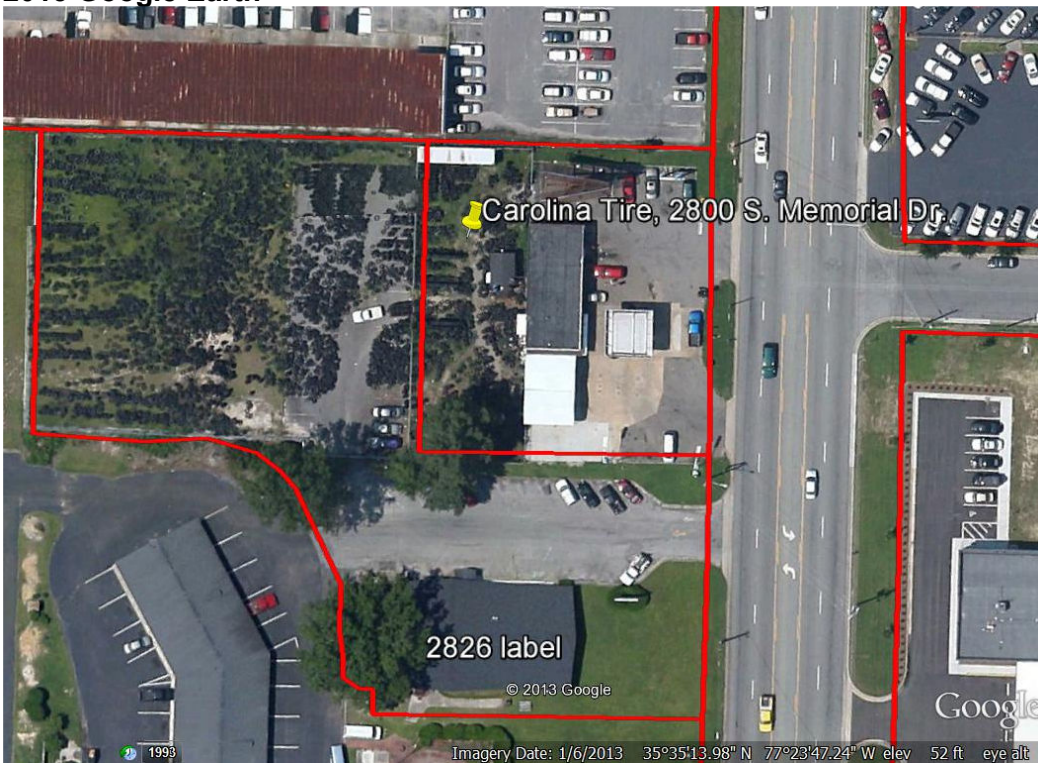


Photographs 13-15: Former Carolina Tire and Auto Services, 2800 South Memorial Drive

**Photograph 13
2012 Aerial**



**Photograph 14
2013 Google Earth**

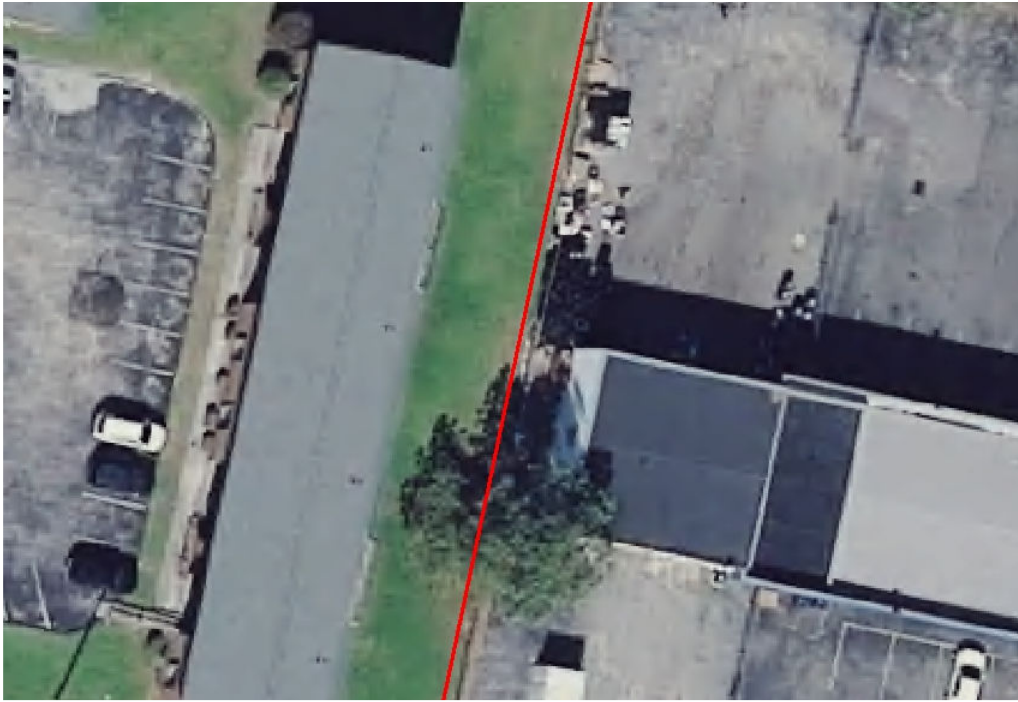


Photograph 15
October 1, 2013



Photographs 16-18: RimTyme Custom Wheels, 3006 South Memorial Drive

**Photograph 16
2012 Aerial**



**Photograph 17
2013 Google Earth**



Photograph 18
October 1, 2013



ORDINANCE NO. 14 - _____
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 North Carolina General Statutes, 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 the 13th day of February, 2014 at 7:00 p.m., in the 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, Section 9-4-86(B), of the Code of Ordinances, City of Greenville, North Carolina, is hereby amended to read as follows:

(B) Major or minor repair facilities.

- (1) All wrecked or damaged motor vehicles and parts shall be screened so as not to be visible from adjoining property lines and street right-of-way.
- (2) All vehicles on the premises for repair shall be stored at the rear of the principal structure.
- (3) No vehicle shall be stored on the premises for more than 15 days.
- (4) There shall be no exterior storage of items other than vehicles and tires. Tires stored outside shall be in accordance with subsection (9) below.
- (5) Sale of vehicles shall be in accordance with Article B, section 9-4-22, definition of automobile, truck, recreational vehicle, motorcycle and boat sales, contained therein.
- (6) Rental or utility trailers, cars and trucks shall be permitted as accessory uses, provided that all units in excess of four shall be screened from adjoining street right-of-way and property lines in accordance with Bufferyard C or with a bufferyard of greater intensity as required by the bufferyard regulations.

- (7) Outdoor displays of products such as tires, oil, wiper blades or other similar products shall be permitted provided they are within ten feet of the principal structure and outside required bufferyards. Signage displayed in conjunction with such display shall be in accordance with the sign regulations. A maximum of twenty four tires may be displayed outside. All tires displayed outside of buildings shall comply with compliance requirements set forth in subsection (9)(h).
- (8) All services except fuel sales shall be performed within a completely enclosed building.
- (9) Tires stored outside must comply with the following standards to minimize their visual impact and reduce their potential as a public nuisance and fire hazard:
 - (a). The maximum area devoted to tire storage shall be limited to ten percent of the property area or twenty five percent of the building from which the business operates, whichever is less;
 - (b). The maximum number of tires stored outside shall not exceed one hundred;
 - (c). Tires must be stored behind required bufferyards and located where they are not visible from a street right-of-way or adjacent property through the installation of opaque fencing and/or landscaping or placement of tires behind buildings;
 - (d). All tires must be placed on racks in the upright position and covered with plastic;
 - (e). There shall be a minimum separation of twenty feet between tire racks and property lines, street right-of-way, and buildings;
 - (f). Rows of tire racks shall be separated from one another by a minimum of five feet;
 - (g). The placement of tires stored outside shall be placed and maintained in accordance with this subsection (9) and the North Carolina Fire Code, as amended. The more restrictive provisions shall prevail between the NC Fire Code and tire storage standards of this article; and
 - (h). Notwithstanding the provisions related to nonconforming uses and situations contained in Article C of this chapter, the requirements contained in this subsection (9) shall be applicable to all existing and future major and minor repair facilities. In the event a use or situation, existing on the date of the adoption of this subsection (9), is or becomes nonconforming by virtue of the adoption of this subsection (9), it shall be removed within nine months after the date of adoption of this subsection (9).

Section 2: That Title 9, Chapter 4, Section 9-4-103, of the Code of Ordinances, City of Greenville, North Carolina, is hereby amended by adding subsection (Z), which subsection reads as follows:

(Z) Major or minor repair facilities.

- (1) All tires displayed outside shall comply with section 9-4-86(B)(7). All tires stored outside shall comply with section 9-4-86(B)(9).

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 5. This ordinance shall become effective on the 13th day of February, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from DRAFT Planning & Zoning Commission Meeting Minutes (01-21-2014)

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING OUTSIDE TIRE STORAGE AND DISPLAY STANDARDS.-APPROVED

Thomas Weitnauer, Chief Planner, explained the text amendment. During the September 2013 City Council meeting, a request was made to staff to assess tire regulations. The Police Department, Fire/Rescue Department, Code Enforcement and Planning Divisions collaborated to find ways to improve outside tire storage. Staff provided a report to City Council on December 12, 2013 in which City Council directed staff to proceed with preparing text amendments to strengthen rules regarding tire storage. Minor repair activities are allowed by right in the following zoning districts: Heavy Commercial, Unoffensive Industry, Industry, Planned Unoffensive Industry, and Planned Industry. Potential nuisance, such as mosquitoes, health hazards, fire hazards, and aesthetic view could be a problem if regulations are not put in place. As an example, the property at 2800 S. Memorial Drive was a nuisance. It is now in compliance and cleaned up. Problems and frustration arose regarding enforcement when the Fire Department, which used the NC Fire Code, and the Planning Division, which uses the Zoning Ordinance, had competing regulations. Other jurisdictions were contacted to verify how they regulate tire storage. The following are the standards, for New and Grandfathered Properties, being added to the text:

Outside Tire Storage Standards

- (a) 10% of lot or 25% of building
- (b) Maximum of 100 tires
- (c) Required buffers
- (d) Store upright in racks
- (e) 20 feet separation
- (f) 5 feet between racks
- (g) Comply with NC Fire Code
- (h) 9 months to comply

Outside Tire Display Standards

- Within 10 feet of building
- Store outside of bufferyards
- Maximum of 24 tires
- 9 months to comply

In staff's opinion, the proposed Zoning Ordinance Text Amendment is consistent and in compliance with Horizons Greenville Community Plan.

Ms. Bellis asked if this was for new, used, used for sale, used for storage tires or does it run the gamut.

Mr. Weitnauer stated that it runs the gamut.

Ms. Bellis asked what happens to used tires after a disposal fee has been paid.

Mr. Weitnauer stated that they go to a landfill or can be kept for resale depending on the condition.

Ms. Bellis asked if the proposed included a maximum of 100 tires on site in any condition.

Mr. Weitnauer stated yes and that only about 3-4 businesses that sell used tires keep them outside. Most keep their tires inside.

Ms. Bellis asked if the tires that are stored on racks outside could be covered to keep from filling with water.

Mr. Weitnauer stated that it could be included in the amendment. He stated that the City of Gastonia does required plastic coverings.

Mr. Parker asked that if the property is screened, would the plastic covering on the racks be seen by the public.

Mr. Weitnauer stated no if they are to follow the new guidelines.

Mr. Parker asked if there is a certain type of plastic or material that the City of Gastonia required or how it was to be maintained.

Mr. Weitnauer stated that they did not specify but if we are to require it then it should include maintenance.

Chairwoman Basnight asked if the 24 display was included in the 100 or in addition to.

Mr. Weitnauer stated it is in addition to.

Chairwoman Basnight opened the public hearing.

No one spoke in favor of the request.

No one spoke against the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated that he agrees that the standards are appropriate. He stated that water in tires could be a breeding ground for mosquitoes.

Mr. Parker asked if they should enhance the tires on racks by requiring a plastic cover.

Mr. Weitz stated not necessarily.

Mr. Parker asked staff if the covered racks would be overkill.

Mr. Weitnauer stated not at all.

Mr. Weitz stated he would like to recommend a word change on proposed ordinance: page 3 Section 2 (Y) (1) should be changed from tires displayed to tires stored.

Mr. Weitnauer agreed.

Mr. Parker stated he would like to see the plastic overlay.

Ms. Bellis agreed with Mr. Parker's request.

Chairwoman Basnight asked if anyone objected.

Ms. Harrington agreed that it was a good idea and stated it would help keep the rain out.

Mr. Weitz stated time should be given to staff to research.

Mr. Weitnauer asked if it was for the display or stored tires.

Mr. Parker stated the cover would be just for storage to protect public health.

Chairwoman Basnight asked if specification of type of cover was needed.

Mr. Parker stated to leave the specification up to staff.

Motion made by Ms. Harrington, 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 which addresses plan consistency and other matters with the following changes: 1. Change word from display to stored on proposed ordinance page 3 Section 2 (Y) (1), and 2. Require that stored racks be covered. Motion passed unanimously.



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

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

Explanation: **Abstract:** As a requirement to receive Community Development Block Grant (CDBG) and HOME Investment Partnerships funds, the City must prepare an Annual Action Plan every year of its 2013-2018 Consolidated Plan, which outlines planned activities and funding amounts.

Explanation: The Community Development Department, Housing Division is in the process of identifying activities for the 2014-2015 fiscal year Annual Action Plan. As a requirement to receiving funding from the U.S. Department of Housing and Urban Development, the City must prepare an Annual Action Plan each year. The plan details all planned activities, projects, and their associated funding amounts. The following are the activities and projects which the Housing Division proposes to deliver to the community:

- Planning and Administration
- Owner-Occupied Home Rehabilitation
- Downpayment Assistance
- New Construction
- Acquisition of Substandard Properties
- Public Service
- Public Facility Improvements
- Demolition and Clearance
- Economic Development

Fiscal Note: The federal government is currently operating from a continuing resolution. Therefore, exact funding amounts have not been awarded. However, the U.S. Department of Housing and Urban Development has advised staff to use last year's award as a base. Last year, the City of Greenville received \$359,927 in HOME funds and \$851,448 in CDBG funds. Once the U.S. Congress has approved a budget, the City will be notified of the program funding for the 2014-15 fiscal year.

Recommendation: Staff recommends that City Council hold the first public hearing.

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Attachments / click to download

 [Proposed 2014 - 2015 Budget](#)

2014-2015 Budget Year (Proposed)

Proposed Activities	HOME	CDBG
Administration/Planning	\$35,797.60	\$170,289.60
Housing Rehabilitation	\$200,815.00	\$370,158.40
Down payment Assistance	\$17,667.00	
CHDO/New Construction	\$53,696.40	
Public Service		\$75,000.00
Acquisition/Clearance		<u>\$84,000.00</u> Demolition = \$15,000.00 Acquisition = \$69,000.00
Relocation		\$15,000.00
Public Facility Improvements		\$85,000.00
Economic Development		\$52,000.00
New Construction (multi-family)	\$50,000.00	
TOTAL	\$359,927.00	\$851,448.00



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

Title of Item: Approval of HOME Investment Partnership Funds Commitment for a Multi-family Rental Housing Development

Explanation: **Abstract:** The North Carolina Housing Finance Agency (NCHFA) is offering its 2014 Low-Income Housing Tax Credits to developers. The City of Greenville advertised a Request for Proposals (RFP) in conjunction with the NCHFA's tax credit offering. The RFP noted that the City would be willing to commit a total of \$150,000 to qualified proposals. There was one respondent to the City's RFP - Taft Family Offices. City staff and the Affordable Housing Loan Committee have evaluated the proposed development.

Explanation: This is a request to approve committing HOME Investment Partnership funds to assist the affordable housing developer – Taft Family Offices. The developer has proposed to construct a new three-story, 98-unit development for the elderly. The development consists of 38 one-bedroom units and 60 two-bedroom units.

The site is located along John Hopkins Drive in the Medical District. The proposed site is located less than half a mile south of the Stanton Square Shopping Center, which provides a grocery store and pharmacy. The new development "Parkside Commons" is located in a convenient area of the city for senior citizens.

One hundred (100%) percent of the units developed will be available to households with incomes at or below sixty percent (60%) of area median income (AMI). The AMI for a family of four (4) at 60% equals \$33,150. One (1) unit will be built as a dedicated HOME unit.

The developer has requested \$150,000 as a local government commitment for the 2014 North Carolina Housing Finance Agency (NCHFA) Low-Income Tax Credit program. The total development cost is \$10,675,746.

There was only one (1) proposal submitted in response to a Request for Proposal released on December 27, 2013. Taft Family Offices was the sole respondent.

The Affordable Housing Loan Committee is scheduled to hear Taft Family Office's presentation on February 12, 2014. Furthermore, a team of staff members reviewed and evaluated the proposal.

The City of Greenville has participated in several developments that were funded with NCHFA's tax credits. Most recently, the City partnered with Landmark Assets, Inc. and the NRP Group. From those partnerships the City was able to leverage the Nathaniel Village and the Winslow Pointe developments.

Fiscal Note: The requested commitment of \$150,000 in HOME Investment Partnership funds is available.

Recommendation: Staff recommends that the City Council approve the \$150,000 local government commitment of HOME Investment Partnership funds for Taft Family Offices.

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 [Taft Proposal](#)

Project Summary

This project is intended to be the recipient of Low-Income Housing Tax Credits which are awarded by the North Carolina Housing Finance Agency (NCHFA). These successful properties will be constructed on an incentive basis - in exchange for the financing provided through tax credits, Owners agree to keep affordable rents for a period between 15 and 30 years for families and individuals with incomes at or below 60% of the local income median level. The receipt of tax credits lowers the operating costs and make the project economically feasible to operate at below-market rents, providing affordable housing to those who could not otherwise live in an urban area with easy and convenient access to facilities which meet their basic needs such as grocery stores or medical facilities.

Although this project will be privately owned and managed, the NCHFA will closely monitor the property during the compliance period to ensure that rents and residents' incomes do not exceed program limits and also to ensure that the property is well maintained to their standards. Owners of properties which receive these awards are eligible to take a tax credit equal to approximately 9% of the "Qualified Cost" of the building (excluding land and certain other expenses as determined by the NCHFA). These tax credits are available each year for a term of 10 years, so long as the property continues to operate within the compliance and program regulations of the NCHFA.

The North Carolina Housing Finance Agency has strict deadlines for application, project location and site suitability. It is their goal to award tax credits to only those projects which best serve the community.

The first deadline for preliminary application will end at 12:00 PM on January 24, 2014. This application will enable the NCHFA to obtain a third-party consultant to perform a Market Study and site suitability determination. Before this date, we plan to submit an application for our proposed project, which is to be located on a highly suitable site on Johns Hopkins Drive in Greenville, NC. This site is immediately adjacent to Eastern Carolina ENT Head & Neck Surgery and only .20 miles from grocery and pharmacy amenities as well as public transportation, numerous doctor's offices, specialty practices, banks and other business/shopping opportunities. We believe this site will obtain the maximum site score as approved by the NCHFA.

Our project is designed to be housing for the elderly in a three-story building which contains 98 units (38 one-bedroom units and 60 two-bedroom units) as well as community facilities, constructed to serve persons with disabilities and has several outdoor amenities such as a garden, fitness loop and a pond. A presentation of further detail on our project and the surrounding area is attached.

City of Greenville RFP
Project Summary
Page 2

We are working with Rivers & Associates for our civil engineering needs. We have yet to select our Architect or General Contractor as we are still in the early planning/application stages. Although we have not selected either of these groups, each of our contacts have given opinions that the NCHFA will highly regard our design.

We will not know the site score or findings of the NCHFA until after March 17, 2014, when all Market Study Analyses are due back to each applicant. The Owner/Developer will then be given the opportunity to discuss site specifics with the NCHFA and the Market Study will be re-reviewed. Notifications of final site scores will be returned to the Applicant on March 28, 2014.

The last deadline for full application will end at 12:00 PM on May 16, 2014. This full application will enable the NCHFA to review all aspects of our project including design, amenities, resident affordability and access to their community as well as our proposed Local Jobs Initiative (if the project is HUD-insured).

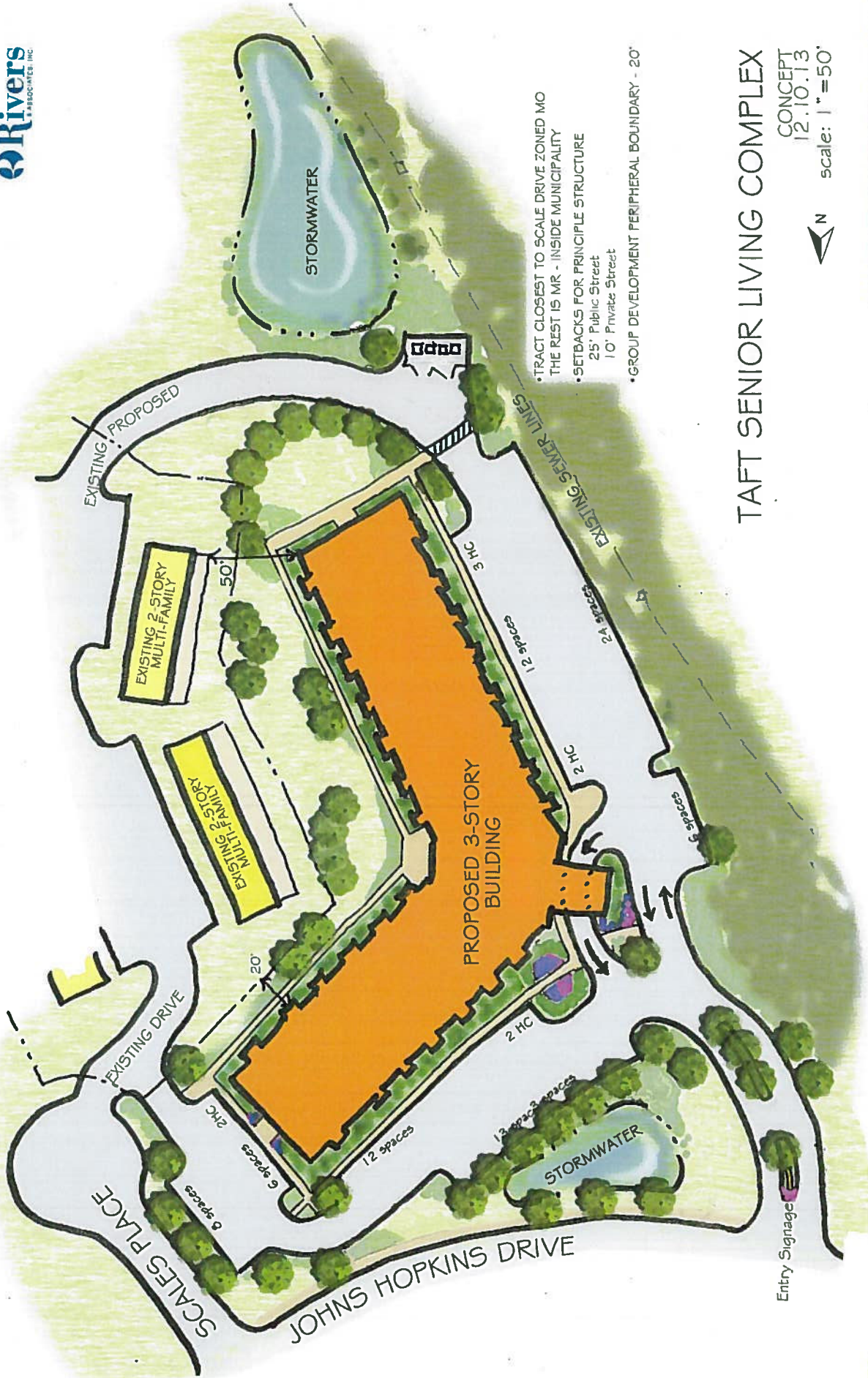
Projects are scored under certain criteria on their effort to train and employ low-income individuals (Section 3 Residents) in the area and also to contract with other local businesses that employ Section 3 Residents. It is our goal to incorporate a Local Jobs Initiative into this project in some way, even if it is not financed through HUD. Bringing jobs to the City of Greenville for all residents, regardless of income level, is an important part of growing our community and local economy.

It is our understanding that the Medical District is a part of the City of Greenville's Community Revitalization Plan. We feel that this project is the perfect accompaniment to the Medical District and hope to be a part of the City's plan in this area. The Owner/Developer is a life-long citizen and taxpayer of both North Carolina and the City of Greenville, who seeks to provide housing to low-income elderly citizens without using any out-of-state partner or participation. With the assistance of the City of Greenville, this could truly be a great success.

As you are also aware, several members of the Greenville City Council are keenly interested in promoting Greenville and Pitt County as a "Certified Retirement Community." Access to housing such as we are proposing compliments and supports that initiative, and is, in part, our motivation.

The Developer is seeking a \$150,000 in funds from the City of Greenville to provide GAP financing, support predevelopment expenses, support construction/operations evenly across the entire project or a combination of the three.

This would allow for the development of a project that is economically feasible to build and operate, providing affordable housing for families and individuals to rent and thereby serving a critical need of our community.



TAFT SENIOR LIVING COMPLEX

CONCEPT
12.10.13
scale: 1" = 50'



PROPOSED SITE PLAN



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

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

Explanation: **Abstract:** The City acquired the properties at 611 Vanderbilt Lane and 1007 Douglas Avenue in order to remove dilapidated housing and create standard housing. This is a request to establish fair market value on the two vacant parcels which are located within the West Greenville Certified Redevelopment Area.

Explanation: This is a request to establish fair market value on two vacant parcels located within the West Greenville Certified Redevelopment Area. One property is located along Vanderbilt Lane, and the other is along Douglas Avenue. These properties are within the Biltmore and Higgs Town Neighborhoods. Moreover, they are inside two of the City's targeted neighborhood redevelopment areas. The establishment of fair market value will allow for the conveyance or sale of these properties.

Currently, the Housing Division is focusing on three neighborhoods for redevelopment. Each is within the West Greenville Certified Redevelopment Area. New construction, infrastructure improvements, and home rehabilitation are the primary strategies within these neighborhoods.

An appraisal for the purposes of establishing fair market value was completed by Moore and Piner on January 17, 2014. Based on the attached appraisal report, Mr. Piner has found that the values of the lots are \$11,200 (Vanderbilt Lane) and \$9,300 (Douglas Avenue) respectively. In review of the recommendations, staff agrees with the determination by the appraiser.

Staff published a Notice for Developers for the Redevelopment of Lincoln Park on February 3, 2014. Although Vanderbilt Lane and Douglas Avenue are not components of Lincoln Park, they are within close proximity to the project and still within the 45-Block Revitalization Area and the West Greenville Certified Redevelopment Area.

Developing affordable housing is a primary objective for the Housing Division, as noted in the most recent 2013-2018 Consolidated Plan. Also noted in the Consolidated Plan, the City would like to be the catalyst in the development of above-average affordable housing for both renters and homeowners.

Fiscal Note: \$500.00 in appraisal costs.

Recommendation: It is recommended that the City Council establish fair market values, based on the appraisals, for the City-owned parcels located at 611 Vanderbilt Lane and 1007 Douglas Avenue.

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

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 [Appraisal](#)



MOORE & PINER, LLC
Commercial Real Estate Services

COLLICE C. MOORE, MAI
ANDY E. PINER
WILLIAM H. PINER
COLLICE C. MOORE, JR.

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January 17, 2014

Mr. Niki Jones, MPA
Housing Administrator
City of Greenville Community Development Department
201 West Fifth Street
Greenville, North Carolina 27835

**Re: Restricted Use Appraisal Report of:
Lincoln Park Redevelopment for City of Greenville**

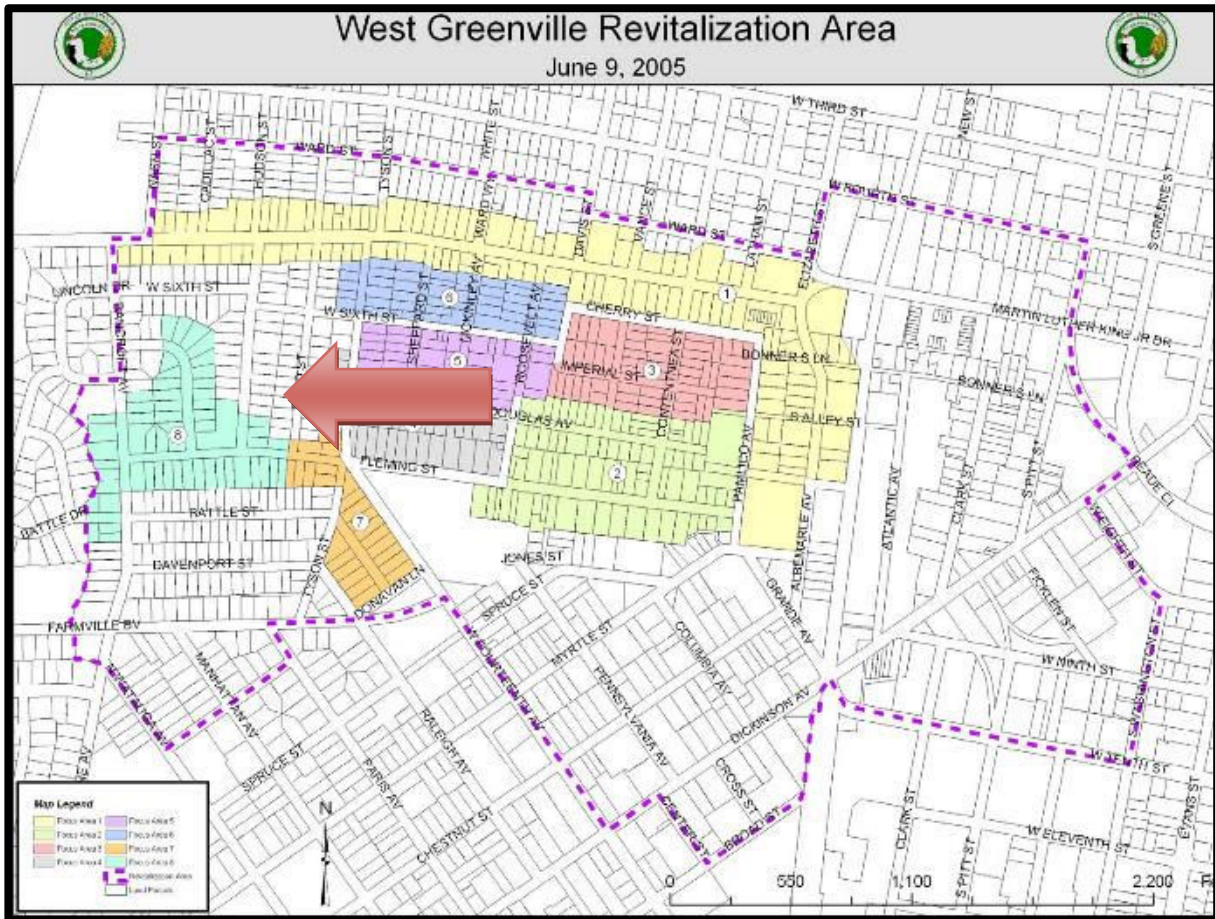
Dear Mr. Jones:

In July 2013, I submitted to you an appraisal of sixteen (16) single-family residential lots located within the Lincoln Park area of Greenville for the purpose of estimating the present market value of the fee simple estate. As referenced in this prior appraisal, given the scope and intended use of the appraisal assignment, I submitted my findings within a Restricted Use Report format, in accordance with Standards Rule 2-2 [c] of the Uniform Standards of Professional Appraisal Practice (USPAP). **This Restricted Use Report was prepared for the sole and exclusive use of the Client, which was identified as the City of Greenville. The use of this appraisal report by others was not intended by the appraiser. Furthermore, the reader was cautioned that the opinions and conclusions set forth in the Restricted Use Report could not be properly understood without additional information that was retained in my files.**

Since this original appraisal, you have requested that I include two (2) additional properties within my analysis for the purpose of estimating the present market value of the fee simple estate. As before, the Client is identified as the City of Greenville and the intended use is to establish an estimate of market value for the sale of the sites. I am unaware of any pending sales, listings, or offers to purchase involving the two (2) sites under consideration in this appraisal assignment. This new assignment should be attached to my original appraisal report dated July 11, 2013. An inspection of the two (2) sites was made on February 17, 2014 which is identified as the effective date of valuation and date of report for this assignment.

IDENTIFICATION OF THE PROPERTY

The subject property comprises two (2) individual single-family residential lots that are part of Lincoln Park Redevelopment Focus Area 8, which is part of the larger West Greenville 45-Block Revitalization Program for the neighborhoods in and adjacent to Cherry View, Biltmore, Perkins Town, and Lincoln Park. The market area is west of the Central Business District, east of the Medical District, and south of the Tar River. The reader's attention is directed to the following excerpts which identify the subject property:



Parcel 1: 1007 and 1009 Douglas Avenue

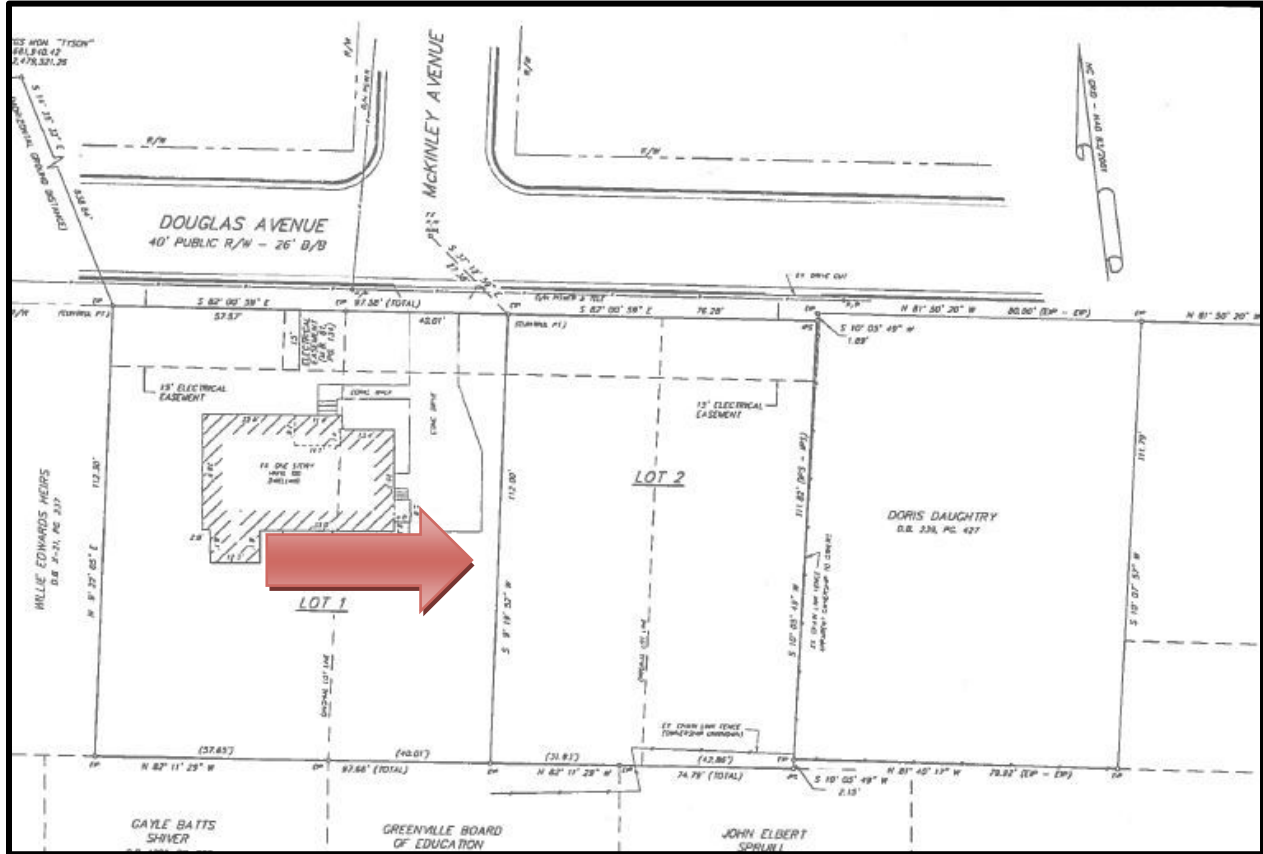


View from Corner of Douglas Avenue and McKinley Avenue



Frontage View Along Douglas Avenue

Parcel 2: 1007 and 1009 Douglas Avenue



Comments: The lot is an assemblage of two (2) sites totaling 8,449 square feet. There are 76.28' of frontage with an average depth of approximately 112'. The southern property line parallels Douglas Avenue for a distance of 74.79'. The site is level and at street grade, and is not located in a flood hazard area. All public utilities are available. The site is zoned Residential-6S. The highest and best use is for single family residential use as demand warrants. As of the date of this report, the property is listed under the ownership of the City of Greenville as recorded in Deed Book 2142, Page 265 and Deed Book 2973, Page 825 of the Pitt County Registry, and is further identified as Pitt County Tax Parcels 00436 and 06838. Tax Parcel 06838 was purchased in May 2012 for \$3,000 and Tax Parcel 00436 was purchased in June 2006 for \$34,000. This site was improved at the time of sale.

Parcel 2: 611 and 710 Vanderbilt Lane

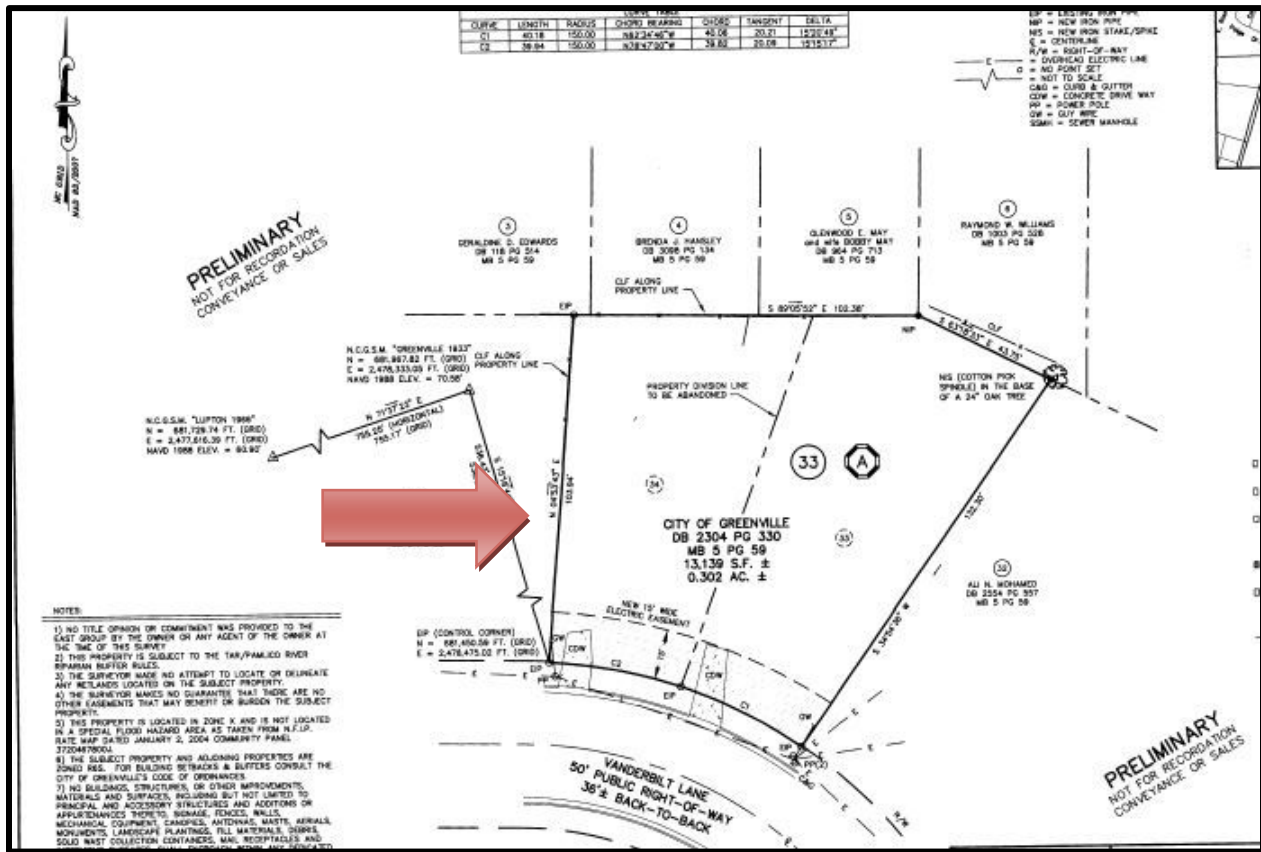


View of Site



Frontage View Along Vanderbilt Lane Facing Eastward From Bancroft

Parcel 2: 611 and 710 Vanderbilt Lane



Comments: The lot is an assemblage of two (2) sites totaling 13,139 square feet. There are 79.88' of frontage along the north side of Vanderbilt Lane. The depth along the western property line is 103.94' and the depth along the eastern property line is 132.30'. The site is level and at street grade, and is not located in a flood hazard area. All public utilities are available. The site is zoned Residential-6S. The highest and best use is for single family residential use as demand warrants. As of the date of this report, the property is listed under the ownership of the City of Greenville. There is no deed recordation and I have not been provided a title opinion. The property is further identified as Pitt County Tax Parcels 01420 and 01527.

PROPERTY RIGHTS APPRAISED

The estimate of market value reported herein is of subject's fee simple estate. On Page 78 of The Dictionary of Real Estate Appraisal, Fifth Edition, as published by the Appraisal Institute, fee simple estate is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, *police power, and escheat.*"

I have not been provided a current title opinion I am unaware of any adverse easements, encroachments, or encumbrances affecting the use or marketability of the property. The property is subject to all matters of public record.

DEFINITION OF VALUE

In this appraisal, market value is defined as "The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated *with the sale.*" (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Market value does not account for the unpredictable buyer who pays a price in excess of that which is reasonable and supported by market data, nor those transactions made under adverse conditions of sale.

DATE OF REPORT AND EFFECTIVE DATE OF VALUATION

January 17, 2014 is intended as the effective date of valuation and the date of the report.

ESTIMATED EXPOSURE TIME/MARKETING TIME

Considering the subject's property type, location, physical characteristics, and current market conditions, it is my opinion that an estimate of about 180-365 days would be reasonable for both the estimated exposure time and estimated marketing time for a property such as the subject. This assumes that the property is and/or was actively marketed for sale within a reasonable range of estimated market value, and with appropriate marketing techniques. The Greenville Association of Realtors reports an average days on market of 132 days for 92 lot transactions, in the range of \$1,000 to \$15,000 between January 1, 2010 and December 31, 2013. A lot of .17 acres located at 1115 W. Fifth Street in Greenville required a combined exposure/marketing period of 452 days. The property was owned by Habitat for Humanity, Inc., and was listed for sale at \$6,500. The sales price was \$4,500.

Also, there are five (5) active listings of lots within Greenville, between the asking price of \$4,950 and \$6,500. These active listings reveal an average days on market of 230 days, ranging from 119 days to 529 days as of the date of this report.

SCOPE OF WORK

After accepting the assignment and defining the appraisal problem, an initial cursory inspection of the property was made. Subsequently, I began my preliminary analysis and data collection for the subject property and the sale properties analyzed for comparative purposes. Information regarding zoning, utilities, land sales, etc., was obtained from the public records of Pitt County and the City of Greenville. The Client provided surveys of the individual sites. I have utilized the above referenced information to estimate the current fair market value of the individual lots by the Sales Comparison Approach. I have prepared my findings within this Restricted Use appraisal report in accordance with Standards Rule 2-2 [c] of the Uniform Standards of Professional Appraisal Practice (USPAP). I have adhered to the Competency Provision of USPAP.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal makes no use of any Extraordinary Assumptions or Hypothetical Conditions. The reader's attention is directed to the detailed list of standard assumptions and limiting conditions included within the addenda.

HIGHEST AND BEST USE

The highest and best use of the subject property is for single family residential use as demand warrants. In general, new developments are demand driven. Speculative developments are not considered likely or financially feasible.

VALUATION OF THE PROPERTY

The Sales Comparison Approach is the preferred valuation method for vacant sites. The typical units of comparison are the sales price paid per square foot and the overall price paid per lot. The following summary of land sales is offered for comparison to subject:

Land Sales Summary Chart					
Identity	Location	Date of Sale	Size	Sales Price	Unit Price
Sale 1	1111 W. 4 th	5/8/13	5,325 SF	\$1,000	\$.19/SF
Sale 2	2208 Marin Way	6/12/13	16,338 SF	\$15,000	\$.92/SF
Sale 3	1501 E. Overlook	3/20/13	13,904 SF	\$20,000	\$1.44/SF
Sale 4	307 Vance/ 1015 Colonial	10/3/12	31,432 SF	\$11,000	\$.35/SF
Sale 5	2980 Dickinson	1/25/10	16,000 SF	\$25,000	\$1.56/SF
Sale 6	1115 W. 4 th	11/06/13	7,470 SF	\$4,500	\$.60/SF
Sale 7	1204 Presidio	08/28/13	10,019 SF	\$15,000	\$1.50/SF
Listing 1	407 Perkins	Current	4,800 SF	\$6,500	\$1.35/SF
Listing 2	South Greene	Current	12,196 SF	\$11,500	\$.94/SF
Mean			13,054 SF	\$12,167	\$.98/SF
Median			12,196 SF	\$11,500	\$.94/SF

The preceding chart summarizes seven residential lot sales and two current residential listings. Sale 1 reflects a lower sales price of \$1,000 or \$.19/SF. The physical utility of this property is inferior to the subject sites in regards to frontage and width in order to adhere to building setback requirements per zoning development standards. Land Sale 6 is also a site that has limited physical utility due to size and shape; however, it is a recent sale within the subject market area. Land Sales 2, 3, 5 and 7 reflect the highest sales prices on a per lot or dollar basis as well as price per square foot. These four sales are superior to the subject property in regards to location.

As illustrated in the preceding chart, the market sales and listings reflect close mean and median indicators in regards to size, sales price, and unit price. Typically, lot prices within a neighborhood are more uniformed in sales price per lot and may not vary measurably in regards to size. Some lots within a subdivision are considered premium lots as a result of its specific

location, size, or view such as on a corner or within a cul-de-sac. In my analysis of the market sales and listings, I have attempted to consider the overall market influences such as location, physical features, etc. Based upon my analysis of the market sales and listings, the estimated values for the individual lots are summarized as follows:

Applied to Subject:

Parcel 1- 1007 and 1009 Douglas Avenue: 8,449 SF x \$1.10/SF = \$9,293 ® \$ **9,300**

Parcel 2: 611 and 710 Vanderbilt Lane: 13,139 SF x \$.85/SF = \$11,168 ® **\$11,200**

I certify that I have no present or contemplated future interest in the property appraised. The estimates of market value reported herein for the individual parcels are not predicated upon minimum valuations, specific valuations, or amounts that would favor the client. **Also, as referenced previously, the use of this Restricted Use Appraisal Report is specifically restricted to the Client. My opinions and conclusions cannot be properly understood without the additional information that has been retained in my files.** As referenced earlier, this new assignment should be attached to my original appraisal report dated July 11, 2013.

Respectfully submitted,



Andy E. Piner, State Certified General Appraiser



ADDENDA

ASSUMPTIONS AND LIMITING CONDITIONS FOR RESTRICTED USE REPORT

1. This is a Restricted Use Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of USPAP. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. No survey or analysis of sub-surface minerals and/or deposits has been made and, unless stated otherwise in the report, they have not been considered as a contributing factor to the market value of the property.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been compiled with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with property written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
19. The appraiser will not be required to give testimony or appear in court or before any other commission or body by reason of this appraisal unless arrangements are previously made.
20. The estimate of market value reported herein is not contingent upon the reporting of a predetermined value or a direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
21. No termite inspection has been provided to me or conducted by me of this property. This report and value estimate is based upon the assumption that the property has been inspected by a reputable, licensed exterminator and that there is no active termite infestation or hidden damage.

QUALIFICATIONS OF THE APPRAISER

Andy E. Piner
1105-A Corporate Drive
Greenville, North Carolina 27858
Phone: (252) 752-1010
Fax: (252) 830-1240
Email: andy@mooreandpiner.com

License/Certifications:

NC State-Certified General Real Estate Appraiser
Licensed Real Estate Broker, State of North Carolina

Professional Affiliations:

Associate Member, Appraisal Institute
Greenville-Pitt Board of Realtors

Employment History:

2000-Present	Moore & Piner, LLC Appraisals, Brokerage, Consulting & Development
1984-2000	Collice C. Moore & Associates Real Estate Appraisers
1980-1983	Moore & Sauter Associates Real Estate Appraisers

Education:

East Carolina University-Bachelor of Science in Business Administration - 1982

Appraisal Courses/Education:

<u>Course/Education Title</u>	<u>Place Taken</u>	<u>Year</u>	<u>Passed</u>
Residential Valuation	Univ. of N.C.	1982	Yes
Real Estate Appraisal Principles	Univ. of N.C.	1982	Yes
Basic Valuation Procedures	Univ. of N.C.	1982	Yes
Capitalization Theory & Techniques-Part A	Athens, GA	1984	Yes
Capitalization Theory & Techniques-Part B	Univ. of N.C.	1987	Yes

Case Studies in Real Estate Valuation	Univ. of N.C.	1988	Yes
Valuation Analysis & Report Writing	Univ. of N.C.	1988	Yes
Standards of Professional Practice	Univ. of N.C.	1989	Yes
Matched Pairs and Market Extraction	Wilson Community College	1998	Yes
General Demonstration Appraisal Report Writing Seminar	Atlanta, GA	1999	Yes
USPAP-Part C	Appraisal Institute Atlanta Area Chapter, Atlanta, GA	2000	Yes
General Market Analysis and Highest and Best Use	UNC-Greensboro	2008	Yes
Advanced Sales Comparison and Cost Approaches	UNC-Greensboro	2008	Yes
Comprehensive Examination, Modules I, II, III & IV	N/A	2010	Yes

The above courses are sponsored by The Appraisal Institute

Approved Appraiser for the Following Clients:

N. C. Department of Transportation	First Citizens Bank
N. C. Department of Administration	Bank of America
Pitt-Greenville Airport Authority	Paragon Bank
City of Greenville	TrustAtlantic Bank
City of Rocky Mount	Poyner and Spruill
PNC Bank (RBC Bank)	Colombo Kitchin Attorneys
Southern Bank & Trust Company	The East Carolina Bank
Wells Fargo	Branch Bank & Trust Company

Clients include attorneys, investors, and developers in Eastern North Carolina, as well as various cities and towns throughout Eastern North Carolina including the City of Greenville, Town of Tarboro, City of Rocky Mount, Town of Ayden, etc. The appraiser has appeared as an expert witness in the following counties: Pitt, Halifax, Edgecombe, Craven, Brunswick, Martin, Perquimans, Wayne, and Beaufort.

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result, or the occurrence of a subsequent event.

I have not performed a previous appraisal, appraisal review, appraisal consulting assignment, etc, involving the subject property within the past three years prior to this assignment.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

The appraiser has performed within the context of the competency provision of the Uniform Standards of Professional Appraisal Practice.

This report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Andy E. Piner



City of Greenville, North Carolina

Meeting Date: 2/13/2014
Time: 7:00 PM

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

Explanation: **Abstract:** The City owns a buildable parcel along Vanderbilt Lane. This parcel is located within the West Greenville Certified Redevelopment Area. Habitat for Humanity of Pitt County has approached the City about building an affordable single-family home on the City-owned parcel. Staff recommends the conveyance of the lot by means of private sale to Habitat for Humanity of Pitt County in accordance with the provisions of G.S. 160A-279.

Explanation: Pitt County parcel numbers 01420 and 01527 are vacant lots owned by the City and are currently being underutilized. This request involves the recombination of the two lots into a single parcel to be conveyed by the City to Habitat for Humanity of Pitt County after the lot recombination is complete. Habitat for Humanity intends to construct an affordable single-family dwelling located at 611 Vanderbilt Lane.

Habitat for Humanity of Pitt County already has an approved homebuyer prepared to move into the home. The current appraised value of the two vacant lots combined is \$11,200. The terms of the sale would be to convey the lot to Habitat for Humanity of Pitt County in exchange for the construction of an affordable single-family home. The home must meet the City of Greenville's new home standards.

Habitat for Humanity of Pitt County intends to use its own resources and funding to construct the new home. Moreover, they will be carrying out a documented City objective within the West Greenville Certified Redevelopment Area. North Carolina General Statute 160A-279 authorizes the City to convey real property by private sale to a public entity or a private entity carrying out a public purpose. Developing partnerships is a primary objective for the Housing Division - as noted in the most recent 2013-2018 Consolidated Plan. Partnerships will allow the City to leverage additional dollars, share resources and expertise, and develop programs that will truly benefit the community.

The City has partnered with Habitat for Humanity of Pitt County on several occasions. Most recently, the partnership has produced homeowners at 400 and 402 Latham Street.

Fiscal Note:

The value of the recombined lot is \$11,200 according to the recently completed appraisal (attached to the previous agenda item).

Recommendation:

Adopt the resolution authorizing the conveyance of 611 Vanderbilt Lane, Pitt County parcel numbers 01420 and 01527, to Habitat for Humanity of Pitt County to develop one affordable single-family home.

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

Attachments / click to download

[Vanderbilt Site Map](#)

[Resolution to sale city owned property_964100](#)

RESOLUTION NO. ____-14
RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY LOCATED AT
611 VANDERBILT LANE TO HABITAT FOR HUMANITY OF PITT COUNTY

WHEREAS, the City of Greenville recognizes the importance of affordable housing for low to moderate income families;

WHEREAS, the City of Greenville is authorized pursuant to North Carolina General Statute 160A-279 to convey property to a non-profit entity for affordable housing purposes as permitted by North Carolina General Statutes 160A-279-456(b) and 157-9;

WHEREAS, the City Council, during the February 13, 2014, meeting, heard a request to convey the property located at 611 Vanderbilt Lane to Habitat for Humanity of Pitt County for the purpose of developing an affordable single-family home for a low to moderate income family;

WHEREAS, a condition of the conveyance will be that the home must remain affordable for a period of five (5) years with authorization to charge no more than the cost of construction plus the tax value of the property at the sale;

WHEREAS, a condition of the conveyance will be that 611 Vanderbilt Lane will be recombined prior to Habitat for Humanity of Pitt County taking ownership of the property;

WHEREAS, North Carolina General Statute 160A-279 authorizes a conveyance of property to Habitat for Humanity of Pitt County for affordable housing purposes as permitted by North Carolina General Statutes 160A-456 (b) and 157-9;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Greenville that it does hereby authorize the conveyance of property consisting of tax parcel #01420 and parcel #01527 located along Vanderbilt Lane to Habitat for Humanity of Pitt County with the condition that the use of the property is limited to affordable housing for a low to moderate income family.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the said conveyance occur by private sale for the consideration of the use of the property which is consistent with aforementioned conditions and to be accomplished by a deed executed by the Mayor and City Clerk.

This the 13th day of February, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



BANGROFT AV

LINCOLN DR

W 6TH ST

Vanderbilt Site

W 6TH ST

LINCOLN DR

VANDERBILT LN

HUDSON ST

FORD ST

Item # 7