



## WEST GREENVILLE CERTIFIED REDEVELOPMENT AREA PLAN

### I. INTRODUCTION

Although the history of the West Greenville area and its residents is not well documented, it is clear that the area and its citizens have provided significant contributions to the culture and the growth of Greenville. Further, West Greenville has been the traditional heart of the city's African-American community. Based on occupations recorded in Greenville City Directories from the late 19<sup>th</sup> Century and first half of the 20<sup>th</sup> century, it is evident that many African-Americans worked as laborers, carpenters, domestics, factory workers, porters, plasterers, cooks, and laundresses.



**Educators in West Greenville Circa the 1930's**  
*Photo Courtesy of ECMC & Candace Pearce*



**Midwives from West Greenville Circa 1951**  
*Photo Courtesy of ECMC & Candace Pearce*

Some West Greenville residents were professionals in the broader community while others were employed by African-American businesses in West Greenville. Such jobs included educators, preachers, midwives, shop keepers, and nurses.

Based on this history, it is vital that West Greenville be preserved and protected as a traditional African-American neighborhood with opportunities for quality and affordable housing, for multi-generational recreation and for diverse



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employment and business opportunities. As such, the guiding principle of this Redevelopment Plan is the revitalization of West Greenville in order to better serve its long-standing and historical residents.

Today however, deteriorated and dilapidated structural conditions, overcrowding, and non-conforming lot layout characterize the West Greenville Certified Redevelopment Area. Furthermore, the close proximity of dwellings with commercial structures, overgrown vegetation, the cover of trees, and random collections of debris contribute to an increasingly high crime rate and further deterioration of the neighborhood morale.

The intended actions in the West Greenville area with the 45-Block Community Development Project and the wider Certified Redevelopment Plan are to build upon the strengths of the area and remove obstacles that limit the possibilities for success. The goals of the plan in this area are to increase the levels of home ownership, remove blighting influences, improve the public infrastructure, create continuous and ongoing programs with service providers to address the social issues of the community and to provide quality economic development and commercial opportunities for the area and for its residents.

Generally, every effort will be made to preserve owner occupied homes within the Certified Redevelopment Area. However, there may be cases where the

purchase of a particular property is essential to the completion of a public improvement project. In those cases, property owners will be given early notice of the need to purchase their property, will receive fair market value for their property along with any appropriate relocation assistance, and will be protected by the laws of the State of North Carolina and the United States of America to ensure that they are treated fairly.

Renters who legally reside in properties purchased within the Certified Redevelopment Plan Area will be provided with financial assistance to help them find decent and safe rental housing in a similar price range to what they were paying at the time of purchase. The City of Greenville has adopted a Residential Anti-Displacement and Relocation Plan that will be used to guide acquisition and relocation activities within the Certified Redevelopment Plan Area. A copy of the policy is included as Appendix C in this document.

This Redevelopment Plan has been prepared in accordance with G.S. 160A-513(d) which states that "The redevelopment commission's redevelopment plan shall include, without being limited to, the following:

1. The boundaries of the area, with a map showing the existing uses of the real property therein;
2. A land use plan of the area showing proposed uses following redevelopment;



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3. Standards of population densities, land coverage, and building intensities in the proposed redevelopment area;
4. A preliminary site plan of the area;
5. A statement of the proposed changes, if any, in zoning ordinances or maps;
6. A statement of any proposed changes in street layouts or street levels;
7. A statement of the estimated cost and method of financing redevelopment under the plan; provided, that where redevelopment activities are performed on the basis of annual increments, such statement to be sufficient shall set forth a schedule of the activities proposed to be undertaken during the incremental period, together with a statement of the estimated cost and method of financing such scheduled activities only;
8. A statement of such continuing controls as may be deemed necessary to effectuate the purposes of this article;
9. A statement of a feasible method proposed for the relocation of the families displaced. “

In addition to complying with G.S. 160A-513(d), this plan supports the following City of Greenville General Comprehensive Plan development policy statements:

### Community Character

- To promote residential development as part of mixed-use projects downtown.
- To encourage preservation of historic buildings and areas.
- To increase neighborhood livability and property values by preserving and enhancing historic areas.

### Community Facilities

- To ensure safe, livable neighborhoods.

### Economy

- To create conditions favorable for healthy economic expansion in the area.
- To revitalize the downtown area

### Housing

- To improve and revitalize existing neighborhoods.
- To improve, preserve, and develop residential areas



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- To increase downtown housing.
- To encourage the rehabilitation of dilapidated units and the development of vacant lots, and encourage the preservation, renovation, code enforcement, and rehabilitation of older housing stock.

### Mobility

- To ensure that new development improves, not worsens, traffic and safety concerns, and is sensitive to environmental concerns.
- To preserve and protect existing and future residential neighborhoods.

### Recreation & Parks

- To provide park and open space opportunities in all neighborhoods.
- To increase access to and use of recreational facilities at City parks and public schools.
- To continue to acquire more open space for the enjoyment of citizens.

### Urban Form & Land Use

- To encourage a mixing of land uses.
- To encourage a diversity of housing options.
- To preserve neighborhood livability.
- To encourage infill development and discourage “leap-frog” development.
- To enhance the appearance of highway and gateway corridors.
- To provide transitional zoning between focus areas.
- To provide additional recreation land and opportunities in proximity to residential areas.
- To provide transition buffers and/or zoning between incompatible land uses.

*The successful city of the future will have a vibrant central city, limit “bad” sprawl, and promote smart growth.*  
- William Hudnut, *Cities on the Rebound*



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In addition to the *City of Greenville Comprehensive Plan*, the City of Greenville prepared the *City of Greenville and Pitt County Home Consortium 2003-2007 Consolidated Plan* in June of 2003. The following is an excerpt from that plan:

“The Housing and Community Development Program is maneuvering through a natural and anticipated transition phase within the upcoming 5-year vision. This shift seeks to comprehensively address neighborhoods and the needs identified within these neighborhoods of Cherry View, Perkins Town, Biltmore, and Lincoln Park, that are in a state of decline and require immediate attention. There also remains a need for the continued development of affordable housing for persons of low income and those with special needs. The five-year strategy will address the following top priorities and goals:

1. Revitalization of several neighborhoods in West Greenville that are in a state of decline through:
  - A. Rehabilitation of owner occupied units.
  - B. Acquisition and demolition of dilapidated rental housing.
  - C. Acquisition of vacant parcels to assemble land for suitable building sites.
  - D. Construction of affordable housing for owner occupants in the West Greenville area.

- E. Establishing areas for the construction of quality, affordable, rental housing.
  - F. Establishing a neighborhood commercial focus area.
  - G. Preserving the historical business district along Albemarle Avenue and Martin Luther King, Jr. Drive. (Note: Adoption of the Redevelopment Plan will entail preservation of only some landmark commercial structures along Martin Luther King, Jr. Drive.)
  - H. Conversion of rental dwellings to owner occupants with down payment / secondary mortgage assistance.
  - I. Identification of infrastructure improvements.
  - J. Improving and preserving the neighborhood character.
  - K. Developing programs and services with the private sector that will aid in the success of revitalization efforts.
  - L. Landscaping/Streetscape improvements.
2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.



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3. Providing homebuyer assistance for the first-time homebuyers through programs and structure.
4. Continuing to eliminate lead-based paint hazards in dwellings assisted with federal funding.

Considering the above listed priorities, activities will be Developed to address these needs within the identified areas. The objective of the strategy is as follows:

To begin a program of activities that will result in the revitalization of areas in portions of the Cherry View, Perkins Town, Biltmore and Lincoln Park neighborhoods following these parameters:

A. Improve but maintain neighborhood character by:

1. Retention (by current owners) and rehabilitation of as many owner-occupied units in area as possible.
2. Remove blighting structures and land uses.
3. Redevelop acquired properties for Affordable Owner-Occupied and rental housing and creation of neighborhood commercial node with positive services for the community.
4. Redevelopment must complement and protect existing homeowners in the neighborhood.

5. Make improvements to public facilities that will complement redevelopment efforts.
6. Create community focus nodes.
7. Provide for ways to work with the private sector to leverage private funds that will assist the efforts of revitalization.
8. Provide extensive code enforcement measures to insure changes.
9. Remove undesirable and dilapidated uses

B. Identify a preliminary strategy that will prioritize areas for work.

C. Identify activities and land uses that will be undertaken in the areas.

D. Provide for community involvement annually in the development of annual activities.

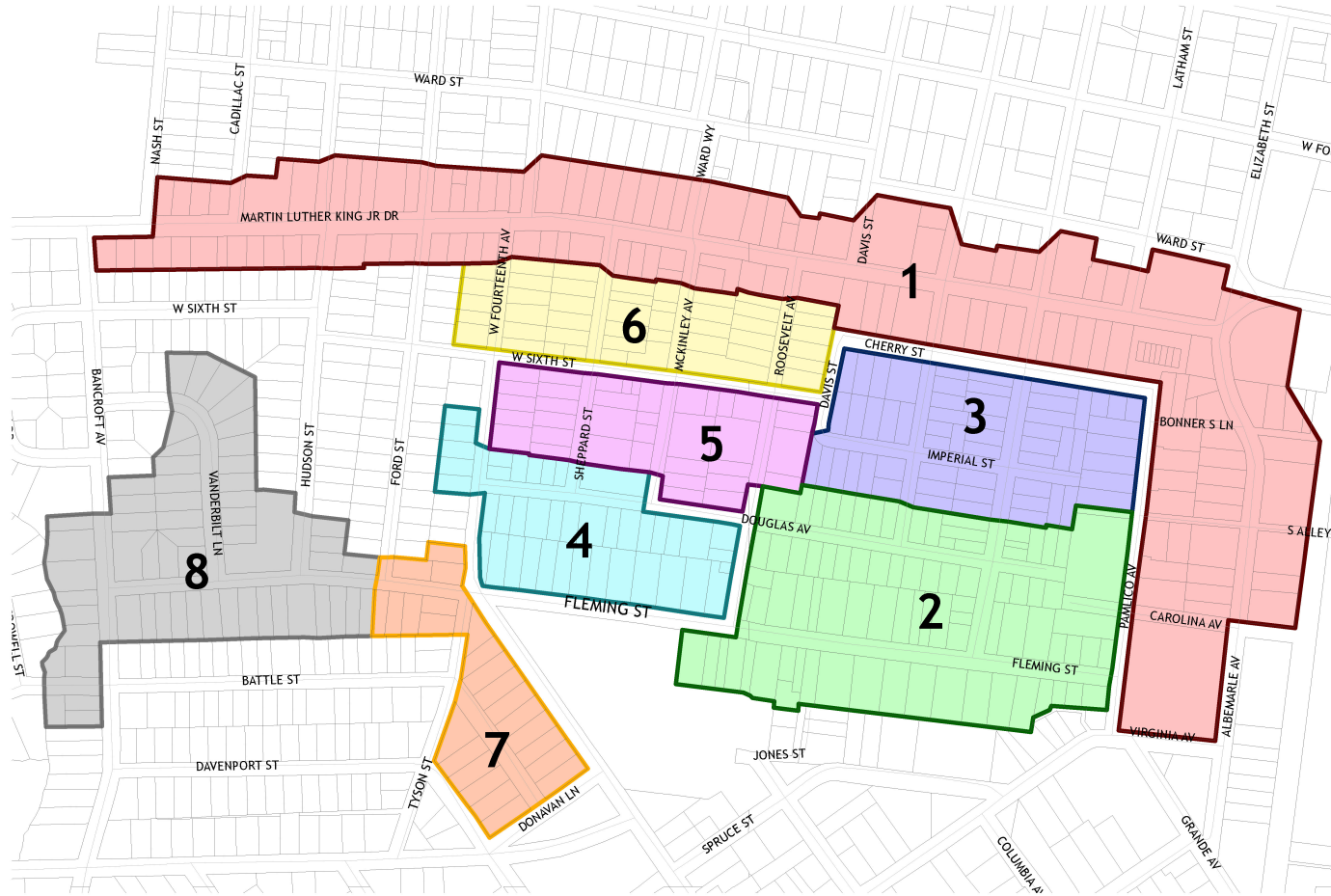
E. Assess the program regularly for necessary re-adjustments to activities and programs.

F. Network with other providers for creation of services for residents of the area.”

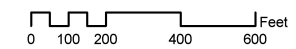


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MAP 4.1  
City of Greenville  
Pitt County, North Carolina  
Center City/ West Greenville  
Revitalization Plan  
2003 Consolidated Plan  
Focus Areas





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The 45-block West Greenville area is identified on Map 4.1 on page 4-7 of this Plan. (Note: This Redevelopment Plan extends beyond the area included within the 45-block West Greenville Area) The sub-neighborhood areas are described as follows:

### Area 1: Martin Luther King, Jr. / Albemarle Corridors

The Martin Luther King Jr., Drive and Albemarle Avenue corridors bound the redevelopment area to the North and East. Both the Martin Luther King, Jr. and Albemarle Avenue corridors contain several historic African American businesses that remain important to the community. The corridors contain a high concentration



**Albemarle Avenue Circa the 1950's**  
*Photo Courtesy of ECMC & Candace Pearce*



**Artistic Rendering of Albemarle Avenue**

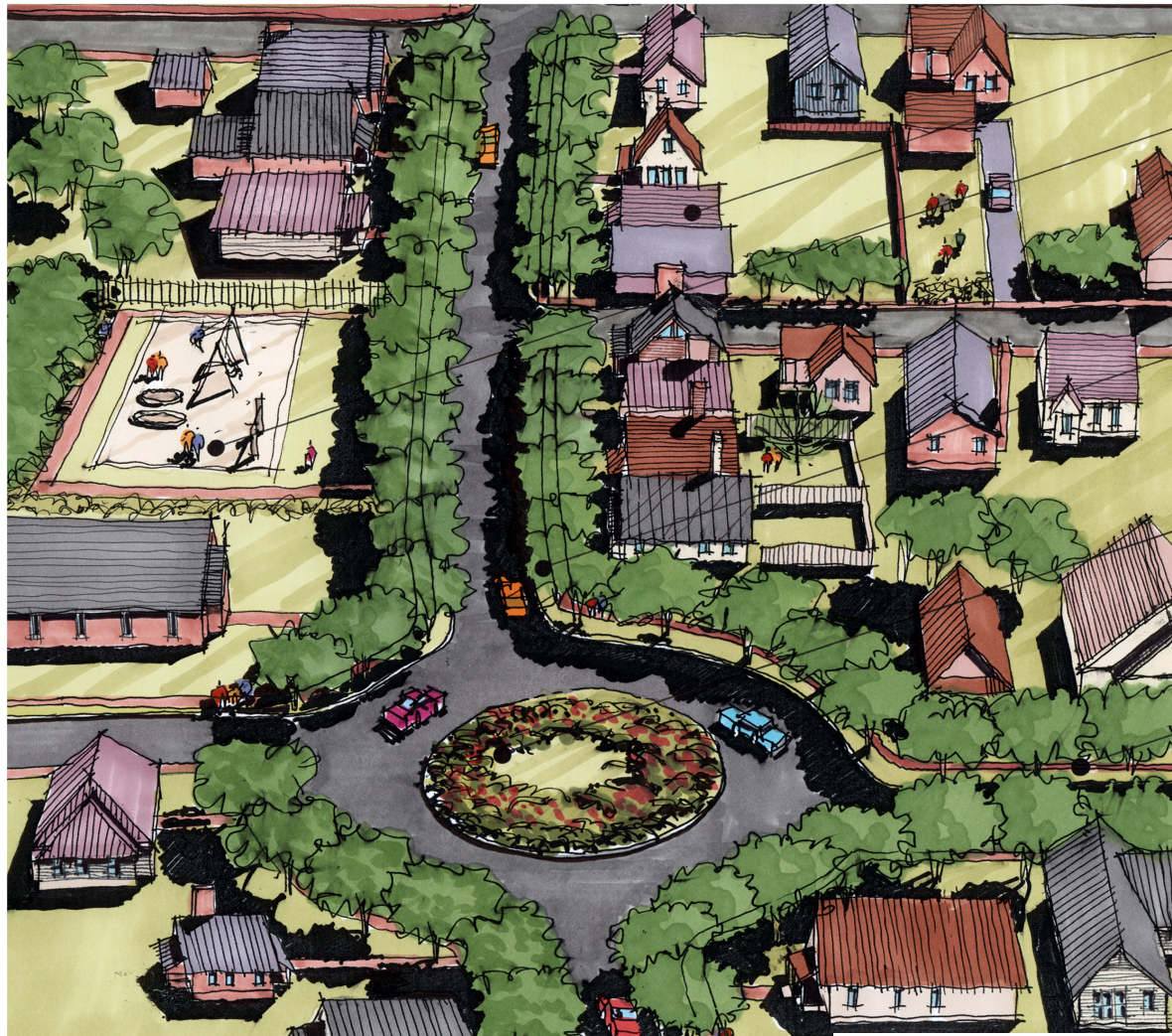
of small businesses and a mix of rental and owner occupied housing. Each corridor is rather unique with MLK Jr. Drive serving in recent years as an artery between the Central Business District and the Medical District. Years of deterioration have created less than desirable gateways into the neighborhoods and the downtown area. It is expected that the character of these streets will change through implementation of this plan with MLK, Jr. Drive refurbished through public infrastructure and land use changes to a predominantly residential corridor inclusive of diverse housing opportunities and some office and light commercial enterprises. Albemarle Avenue will be returned to a vibrant and thriving commercial corridor.





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INFILL HOUSING WITH NO COMMERCIAL USES.

PLAYGROUND OR PUBLIC USE ON CHURCH GROUNDS TO BUILD SENSE OF COMMUNITY.

REDUCTION OF THE PAVEMENT WIDTH TO PROVIDE A LANDSCAPING STRIP ALONG SIDEWALKS.

TRAFFIC CIRCLE WITH LANDSCAPING TO DEFINE THE ENTRY TO THE NEIGHBORHOOD.

EXTENSIVE SIDEWALKS WITH LANDSCAPING STRIP FOR A WALKABLE COMMUNITY.

Artistic Rendering of Martin Luther King, Jr. Drive



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## Artistic Rendering of Albemarle Avenue





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### Area 2: Douglas Avenue East

The area encompassing the eastern portion of Douglas Avenue is completely residential. While a few of the homes are owner occupied, the majority of the homes are rental units. This area has experienced a high rate of deterioration due in part to residential ownership by absentee landlords. Portions of this area also about a vital asset to the community, the Sadie Saulter Elementary School. Improvements to the area will influence the vitality and growth of the school.



Artistic Rendering of Douglas Avenue

The overall goal for this area will be to increase homeownership. Dilapidated rental properties will be acquired and demolished to create build-able lots for construction of affordable housing. (Note: Implementation of the Certified Redevelopment Plan will entail the acquisition of properties south of Fleming Street for the expanded site of Sadie Saulter Elementary School.)

### Area 3: Imperial Street/Vance Street

The Imperial/Vance Street area occupies the heart of the Cherry View Neighborhood. This region harbors more homeowners than do many of the other areas included within the 45-block area. Preservation and expansion of homeownership will be key in this area.

### Area 4: Douglas Avenue West

The area encompassing the western portion of Douglas Avenue is completely residential. While a few of the homes are owner occupied, the majority of the homes are rental units. As with the eastern portion of Douglas Avenue, this area has also experienced a high rate of deterioration due in part to absentee landlords. The area is also adjacent to the neighborhood elementary school. The overall goal for this area will be to increase homeownership. Dilapidated rental properties will be acquired and demolished to create buildable lots for construction of affordable housing.



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**Artistic Rendering of Sadie Saulter School**



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### Area 5: Sheppard Street/McKinley Street

The Sheppard Street/McKinley Street area is primarily residential in character. As with most of the areas within the Redevelopment Plan, there are numerous rental properties. Many of the rental properties have experienced a high degree of deterioration. In response, efforts to improve the area may include rehabilitation of owner occupied units and acquisition/demolition of dilapidated units to make lots available for new construction. The focus in this area will be to increase homeownership.

### Area 6: Fourteenth Avenue/Sixth Street

The Fourteenth Avenue/Sixth Street area is primarily residential in character. As with most of the areas within the Redevelopment Plan, there are numerous rental properties. Many of the rental properties have experienced a high degree of deterioration. In response, efforts to improve the area may include rehabilitation of owner occupied units and acquisition/demolition of dilapidated units to make lots available for new construction. The focus in this area will be on providing a diverse array of residential opportunities.

### Area 7: Tyson's Corner

The Tyson's Corner area lies in a pivotal position adjacent to the elementary school. Within the area there remain several dilapidated rental units along with a business at one end. Initial efforts should be to clear the property of the dilapidated units and relocate the tenants and business within the Redevelopment Area. (Note: Implementation of the Redevelopment Plan may place this entire area within the potential expansion site for Sadie Saulter Elementary School.)

### Area 8: Fleming Street

The Fleming Street area is a residential section that contains a majority of dilapidated rental apartments and duplexes. Many of these dwellings are either in need of substantial repair or, are even beyond repair. As a result, many if not all of these units should be acquired with the tenants relocated to quality, affordable housing. Dilapidated housing should be replaced with newly constructed single-family homes. This area has been identified as a potential receiving area for single-family owner occupied property owners who may be displaced as part of public infrastructure improvement projects.

*The way we build cities, the way we make places, can have a profound effect on what kinds of lives are lived within those spaces. – William H. Whyte, from: Creating a Vibrant City Center*



## II PROJECT AREA DESCRIPTION

A redevelopment area, according to the NC General Statutes, is comprised of any defined area within a city's corporate limits that meets the statutory definition of either a "blighted area," a "nonresidential redevelopment area," or a "rehabilitation, conservation, and reconditioning area." Once a zone is determined to be a redevelopment area, the Redevelopment Commission may proceed in exercising their power of eminent domain within that zone. The authority of the Redevelopment Commission with respect to eminent domain is outlined under NCGS 160A-512. The following provides a summary of these responsibilities.

Eminent Domain is the power of government to take private property for public use upon the payment of just compensation.

Condemnation is the procedure used to take the property without the owner's consent.

NCGS 160A-512 lists the powers of redevelopment commissions. One of the powers is:

Within its area of operation to purchase, obtain options on, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest thereon, necessary or incidental to a redevelopment project.

Additionally, NCGS 40A-3 provides that a redevelopment commission is a public condemner that has the power of eminent domain and the ability to acquire property by purchase, gift, or condemnation.

The procedure for exercising the power of eminent domain is provided by Article 3 of Chapter 40A of the North Carolina General Statutes.

The amount of just compensation to be paid to the owner is determined in accordance with the provisions of Article 4 of Chapter 40A of the North Carolina General Statutes. The measure is the fair market value. This amount is determined either by a judge, jury, or commissioners appointed by the Clerk or Court pursuant to a request by either the condemner or the property owner.

The philosophy should be that the power of eminent domain is used after all reasonable efforts of negotiation to acquire the property by voluntary agreement have failed.

The requirements for each of the potential redevelopment zones listed are as follows:

"Blighted Area" shall mean an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and



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overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare; provided, no area shall be considered a blighted area nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that at least two thirds of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a blighted area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, the property owner or owners or persons having an interest in property shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs and paid by the petitioners.

“Nonresidential redevelopment area” shall mean an area in which there is a predominance of buildings or improvements, whose use is predominantly nonresidential, and which, by reason of:

- a. Dilapidation, deterioration, age or obsolescence of buildings and other structures,
- b. Inadequate provisions for ventilation, light, air, sanitation, or open spaces,

- c. Defective or inadequate street layout,
- d. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
- e. Tax or special assessment delinquency exceeding the fair value of the property,
- f. Unsanitary or unsafe conditions,
- g. The existence of conditions which endanger life or property by fire and other causes, or
- h. Any combination of such factors that:
  - 1. Substantially impairs the sound growth of the community,
  - 2. Has seriously adverse effects on surrounding development, and
  - 3. Is detrimental to the public health, safety, morals, or welfare; provided, no such area shall be considered a nonresidential redevelopment area nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that at least one half of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions



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making such area a nonresidential redevelopment area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, the property owner or owners or persons having an interest in property shall be entitled to be represented by council of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs and paid by the petitioners.

“Rehabilitation, conservation, and reconditioning area” shall mean any area which the planning commission shall find, by reason of factors listed in the above definitions, to be subject to a clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, it will become in the reasonably foreseeable future a blighted area or a nonresidential redevelopment area as defined herein. In such an area, no individual tract, building, or improvement shall be subject to the power of eminent domain, within the meaning of this Article, unless it is of the character described in the definitions listed above and substantially contributes to the conditions endangering the area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, the respondent or respondents shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as part of the costs and paid by the petitioners.

This portion of West Greenville meets the North Carolina Statutory definition of a blighted area, as detailed above, which qualifies the project area as an Urban Redevelopment Zone. The West Greenville Certified Redevelopment Area is entirely located within the corporate limits of the City of Greenville, and is comprised of a mix of land uses with varying zoning classifications. The project area is primarily characterized by residential properties; however, there is a noticeable presence of dilapidated commercial, industrial, and office and institutional facilities.



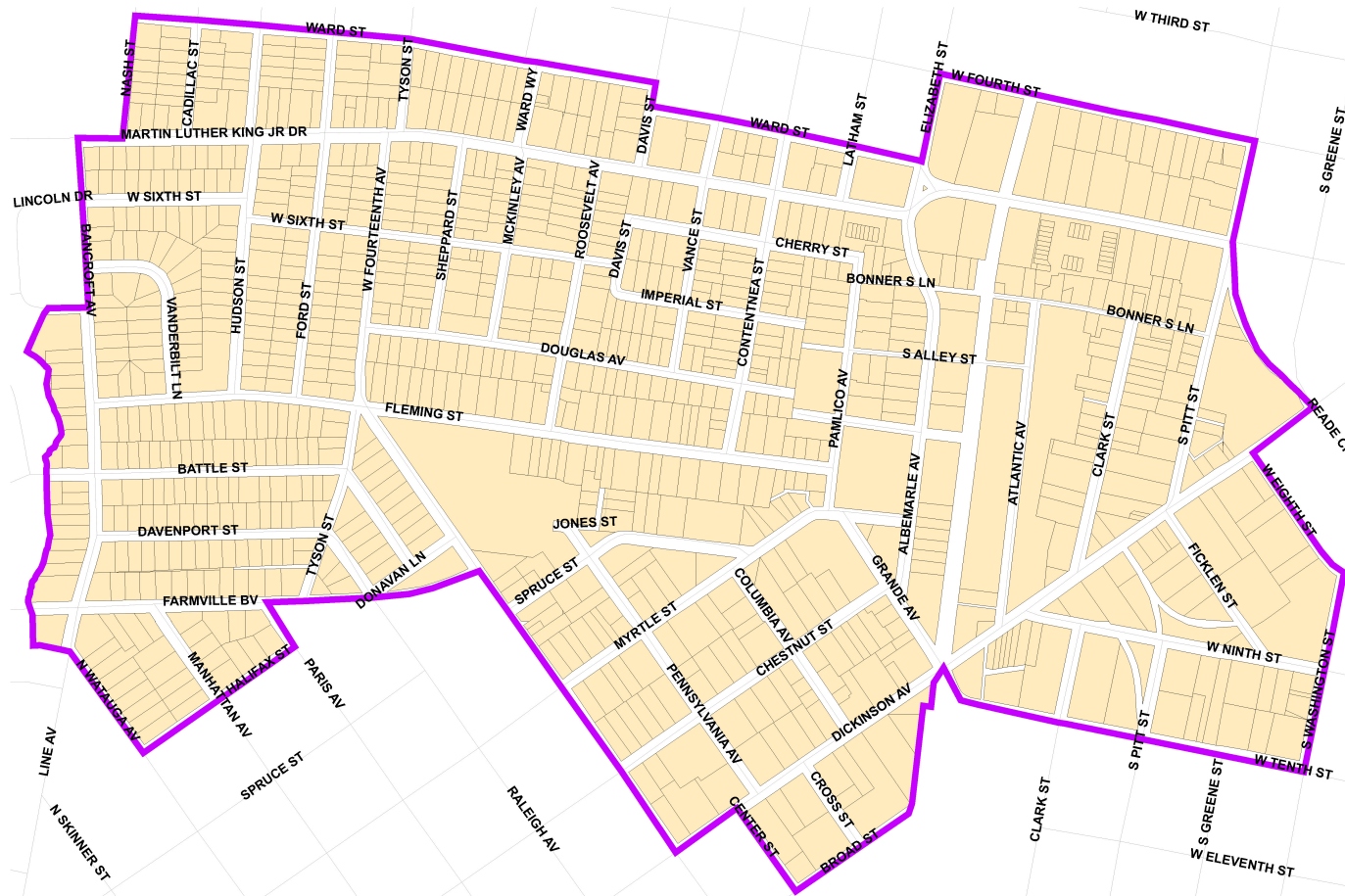
**Dickinson Avenue Circa 1959**

*Photo Courtesy of ECMC and Candace Pearce*





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Map 4.2  
 City of Greenville  
 Pitt County, North Carolina  
 Center City/ West Greenville  
 Revitalization Plan

**Street Level**

**Legend**  
 Certified Redevelopment Area [Pink Box]  
 Redevelopment Properties [Yellow Box]

0 90 180 360 540 720 900 Feet

N  
 W E  
 S



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### **Map 4.2 provides an overview of the West Greenville Certified Redevelopment Area. The legal description of the Redevelopment Area is as follows:**

“Beginning at a point at the intersection of the street centerlines of Bancroft Avenue and Martin Luther King, Jr. Drive; thence east along the centerline of Martin Luther King, Jr. Drive approximately one hundred seventy seven feet (177) to a point at the intersection of the centerlines of Martin Luther King, Jr. Drive and Nash Street; thence north along the centerline of Nash Street four hundred fifty nine feet (459) to a point at the intersection of the centerlines of Nash Street and Ward Street; thence easterly along the centerline of Ward Street approximately one thousand nine hundred eighty nine feet (1,989) to a point at the intersection of the centerlines of Ward Street and Davis Street; thence south along the centerline of Davis Street approximately ninety feet (90) to a point at the intersection of the centerlines of Davis Street and Ward Street; thence easterly along the centerline of Ward Street approximately one thousand forty two feet (1,042) to a point at the intersection of the centerlines of Ward Street and Elizabeth Street; thence north along the centerline of Elizabeth Street approximately three hundred thirty nine feet (339) to a point at the intersection of the centerlines of Elizabeth Street and West Fourth Street; thence easterly along the centerline of West Fourth Street approximately one thousand two hundred nineteen feet (1,219) to a point at the intersection of the centerlines of West Fourth Street and South Pitt Street; thence south along the centerline of South Pitt Street approximately

three hundred ninety feet (390) to a point at the intersection of the centerlines of South Pitt Street and the Pitt-Greene Connector; thence southeast along the centerline of the Pitt-Greene Connector approximately seven hundred twenty eight feet (728) to a point at the intersection of the centerlines of the Pitt-Greene Connector and Dickinson Avenue; thence southwest along the centerline of Dickinson Avenue approximately two hundred eighty six feet (286) to a point at the intersection of the centerlines of Dickinson Avenue and West Eighth Street; thence southeast along the centerline of West Eighth Street approximately five hundred seventy two feet (572) to a point at the intersection of the centerlines of West Eighth Street and South Washington Street; thence south along the centerline of South Washington Street approximately seven hundred sixty nine feet (769) to a point at the intersection of the centerlines of South Washington Street and West Tenth Street; thence west along the centerline of West Tenth Street approximately one thousand four hundred sixty five feet (1,465) to a point at the intersection of the centerlines of West Tenth Street and the centerline of the Seaboard Systems Railroad right-of-way; thence south along the centerline of the Seaboard Systems Railroad right-of-way approximately five hundred eighteen feet (518) to a point at the intersection of the centerlines of the Seaboard Systems Railroad right-of-way and Broad Street; thence southwest along the centerline of Broad Street approximately six hundred twenty feet (620) to a point at the intersection of the centerlines of Broad Street and Center Street; thence northwest along the centerline of Center Street



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approximately three hundred eighty six feet (386) to a point at the intersection of the centerlines of Center Street and Dickinson Avenue; thence southwest along the centerline of Dickinson Avenue approximately two hundred eighty six feet (286) to a point at the intersection of the centerlines of Dickinson Avenue and West Fourteenth Avenue; thence northwest along the centerline of West Fourteenth Avenue approximately one thousand two hundred ninety nine feet (1,299) to a point at the intersection of the centerlines of West Fourteenth Street and Farmville Boulevard; thence easterly along the centerline of Farmville Boulevard approximately eight hundred eighteen feet (818) to a point at the intersection of the centerlines of Farmville Boulevard and Paris Avenue; thence southeast along the centerline of West Paris Avenue approximately one hundred ninety eight feet (198) to a point at the intersection of the centerlines of Paris Avenue and Halifax Street; thence southwest along the centerline of Halifax Street approximately seven hundred feet (700) to a point at the intersection of the centerlines of Halifax Street and North Watauga Avenue; thence northwest along the centerline of North Watauga Avenue approximately four hundred seventy four feet (474) to a point at the intersection of the centerlines of North Watauga Avenue and Bancroft Avenue; thence traverse at a bearing of N78°09'56"W one hundred fifteen feet (115); thence traverse at a bearing of S87°46'34"W twenty six feet (26); thence follow the rear property line of tax parcel 04966 one hundred fourteen feet (114); thence traverse at a bearing of N18°39'08"W fifty two feet (52) to a point in the southwest corner of tax parcel

00809; thence follow the rear property line of tax parcel 00809 approximately one hundred six feet (106) to a point in the southwest corner of tax parcel 21928; thence follow the rear property line of tax parcel 21928 approximately fifty five feet (55) to a point in the southwest corner of tax parcel 23557; thence follow the rear property line of tax parcel 23557 approximately fifty two feet (52) to a point in the southwest corner of tax parcel 23123; thence follow the rear property line of tax parcel 23123 approximately forty three feet (43) to a point in the southwest corner of tax parcel 18434; thence follow the rear property line of tax parcel 18434 approximately fifty three feet (53) to a point in the southwest corner of tax parcel 18435; thence follow the rear property line of tax parcel 18435 approximately forty one feet (41) to a point in the southwest corner of tax parcel 23564; thence follow the rear property line of tax parcel 23564 approximately forty feet (40) to a point in the southwest corner of tax parcel 23563; thence follow the western property line of tax parcel 23563 approximately eighty eight feet (88) to a point in the northwest corner of tax parcel 23563; thence traverse at a bearing of N01°26'08"W fifty feet (50) to a point in the southwest corner of tax parcel 21953; thence follow the western property line of tax parcel 21953 approximately one hundred two feet (102) to a point in the southwest corner of tax parcel 06418; thence follow the rear property line of tax parcel 06418 approximately sixty six feet (66) to a point in the southwest corner of tax parcel 33451; thence follow the rear property line of tax parcel 33451 approximately fifty four feet (54) to a point in the southwest corner of tax parcel 33542; thence follow



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the rear property line of tax parcel 33542 approximately forty two feet (42) to a point in the southwest corner of tax parcel 33453; thence follow the rear property line of tax parcel 33453 approximately eighty eight feet (88) to a point in the southwest corner of tax parcel 01525; thence follow the rear property line of tax parcel 01525 approximately fifty five feet (55) to a point in the southeast corner of tax parcel 00408; thence follow the rear property line of tax parcel 00408 approximately one hundred nine feet (109) to a point in the southwest corner of tax parcel 00408; thence follow the western property line of tax parcel 00408 approximately one hundred fifty five feet (155) to a point in the northwest corner of tax parcel 00408; thence traverse at a bearing of N36°46'11"E twenty nine feet (29) to a point in the centerline of Lincoln Drive; thence east along the centerline of Lincoln Drive one hundred fifty two feet (152) to a point at the intersection of the centerlines of Lincoln Drive and Bancroft Avenue; thence north along the centerline of Bancroft Avenue six hundred forty three feet (643), to the point of the beginning."

The West Greenville Certified Redevelopment Area includes a total of 1,087 tax parcels, of which 262 are undeveloped. Of the developed parcels, 58% (631) are primarily developed residential and 17.8% (194) are developed with non-residential uses.

In order to make a determination on the condition of the structures within the West Greenville Certified Redevelopment Area, the City of Greenville Planning and

Community Development Department completed site surveys. Each structure within the area was inspected by windshield survey and a determination was made regarding the overall condition of each structure in an effort to provide an accurate assessment of the redevelopment needs. Out of the total number of parcels within the West Greenville Certified Redevelopment Area, 24.4% (265 parcels) are considered standard, 11.2% (121) moderately deteriorated, 332 (30.5%) severely deteriorated, 107 (9.8%) dilapidated, and 262 (24.0%) are vacant. Determinations regarding condition have been made on a per parcel basis. This methodology was utilized in an effort to better address how the treatment of dilapidated structures will be addressed.

Map 4.3 provides a detailed view of the existing land uses within the redevelopment area, and includes the structural conditions present on each tax parcel. In addition to a large presence of dilapidated structural conditions, 71% (777) of the platted lots within the West Greenville Certified Redevelopment Area do not conform to requirements outlined in the City of Greenville Zoning Ordinance. Map 4.4 provides the boundaries of all existing zoning districts within the redevelopment area, as well as an indication of which parcels are nonconforming.

Other characteristics present in West Greenville are heavy crime and a frequent code enforcement activity. Map 4.5 provides a visual representation of crime rates and code enforcement activity within the project boundary. The crime data represented on this map dates back five years,



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and was provided by the City of Greenville Police Department. The code enforcement activity represented on the map dates back one calendar year, and provides an indication of persistent problems with regards to the nuisance abatement actions within the redevelopment area.

**Table 4.1  
Summary of West Greenville Certified Redevelopment Area Conditions**

	Parcels	Acres	% of Total Parcels
Developed Lots	825	154.6	75.8%
Vacant Lots	262	38.7	24.2%
<b>Total Lots</b>	<b>1,087</b>	<b>193.3</b>	<b>100.0%</b>
Residential Structures	631	89.9	58.1%
Non-residential Structures	194	64.7	17.8%
Vacant	262	38.7	24.1%
<b>Total</b>	<b>1,087</b>	<b>193.3</b>	<b>100.0%</b>
Standard Structures	265	54.4	24.4%
Vacant	262	38.7	24.1%
Moderately Deteriorated	121	24.6	11.2%
Severely Deteriorated	332	53.5	30.5%
Dilapidated	107	22.1	9.8%
<b>Total Structures</b>	<b>1,087</b>	<b>193.3</b>	<b>100.0%</b>

Existing Land Use	Parcels	Acres	% of Total Parcels
Commercial	128	32.6	11.8%
Duplex	153	21.2	14.1%
Industrial	7	11.8	0.6%
Institutional	39	12.5	3.6%
Multi-family	30	9.6	2.8%
Office	12	3.8	1.1%
Public Parking	11	4.0	1.0%
Single-family	445	59.1	40.9%
Vacant	262	38.7	24.1%
<b>Total</b>	<b>1,087</b>	<b>193.3</b>	<b>100.0%</b>

Existing Zoning	Parcels	Acres	% of Total Parcels
CD	2	0.4	0.2%
CDF	350	80.0	32.1%
CH	4	1.3	0.4%
IU	51	15.3	4.7%
R6	680	95.7	62.6%
<b>Total</b>	<b>1,087</b>	<b>193.4</b>	<b>100.0%</b>

Code Enforcement Activity	Parcels	% of Total Parcels
Electric Off 6 Months	63	12.0%
Abandoned Structure	10	2.0%
Junk Vehicle	71	14.0%
Minimum Housing Inspection	109	21.0%
Public Nuisance Inspection	270	51.0%
<b>Total</b>	<b>523</b>	<b>100.0%</b>

Nonconforming Lots 777 71.5%



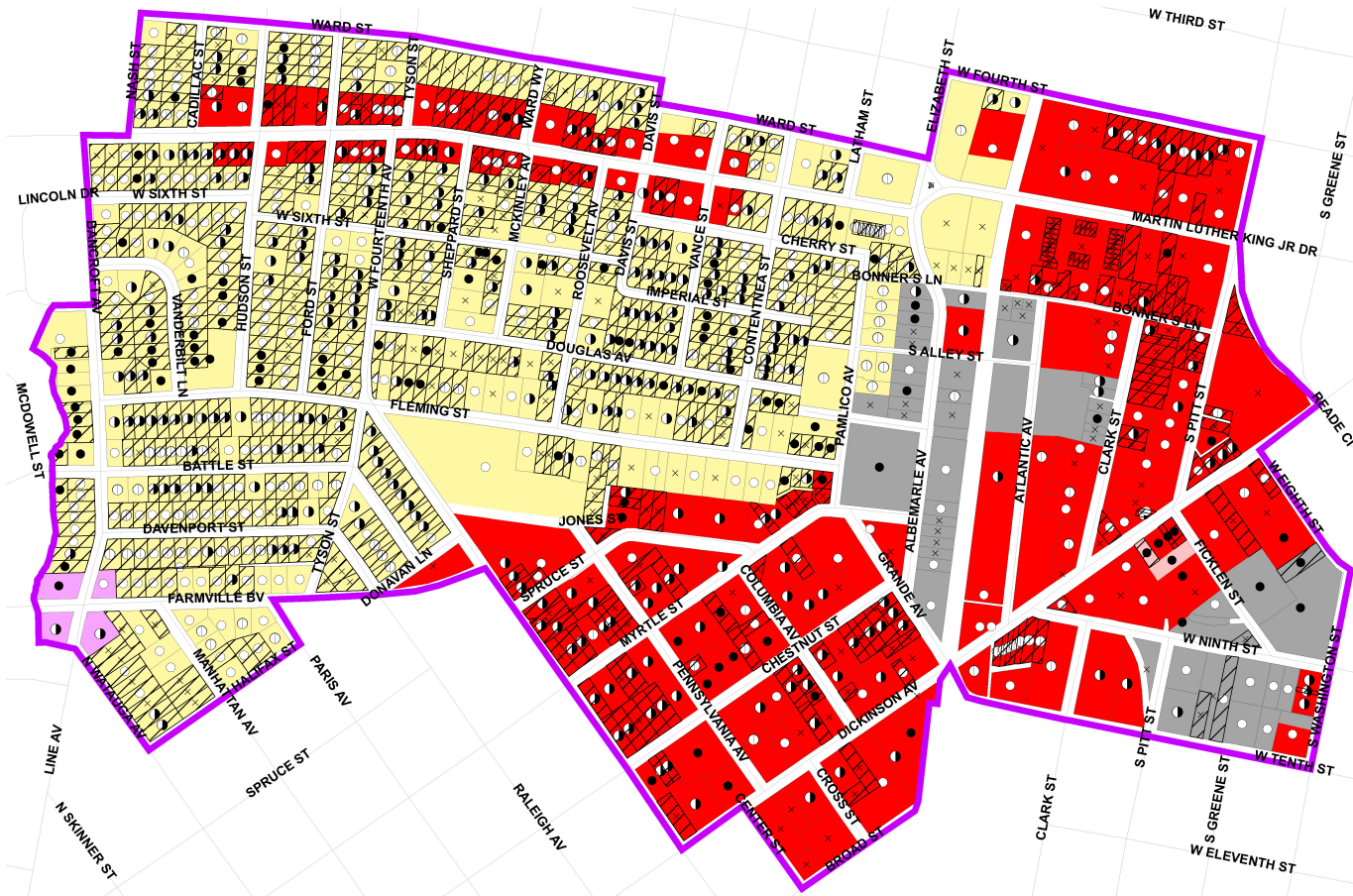


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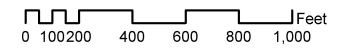
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MAP 4.4

City of Greenville  
Pitt County, North Carolina  
Center City/ West Greenville  
Revitalization Plan  
**Existing Zoning  
Classification**



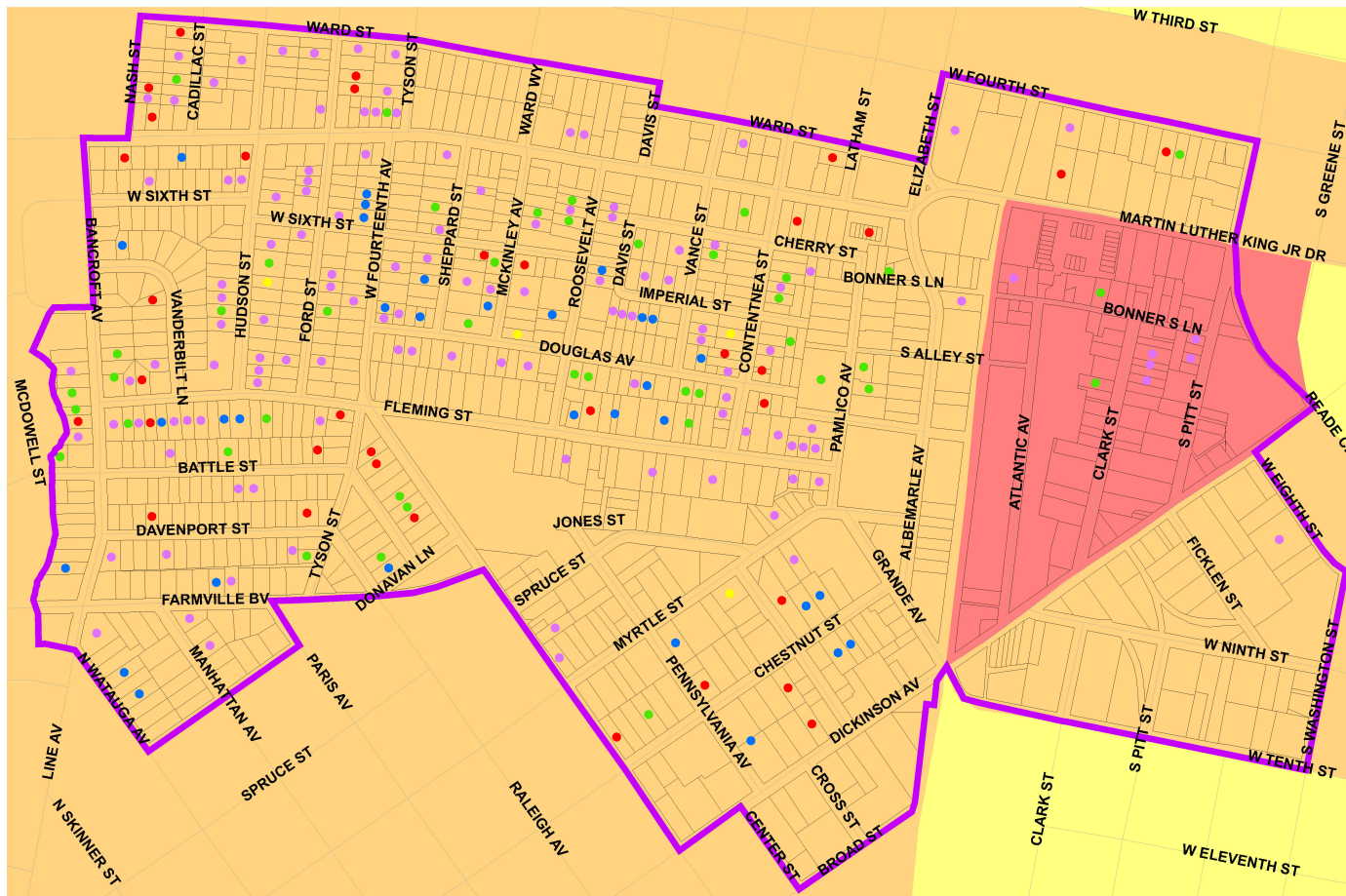
- Legend**
- Certified Redevelopment Area
  - Non-Conforming Lots
  - Structural Conditions**
    - Standard
    - Vacant
    - Moderately Deteriorated
    - Severely Deteriorated
    - Dilapidated Structure
  - ZONING**
    - CD
    - CDF
    - CH
    - IU
    - R6





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Map 4.5

City of Greenville  
Pitt County, North Carolina  
Center City/ West Greenville  
Revitalization Plan  
*Crime Rates  
and Code Enforcement*

- Legend**
- Certified Redevelopment Area
  - 5 Year Crime Rates**
  - Ranking
    - Low Crime
    - Moderate Crime
    - High Crime
  - Code Enforcement**
  - Electric Disconnects •
  - Abandoned Structure •
  - Junked Vehicle •
  - Minimum Housing Inspection •
  - Public Nuisance Inspection •







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### III. REDEVELOPMENT STANDARDS AND PROPOSED LAND USE

#### Proposed Zoning Districts

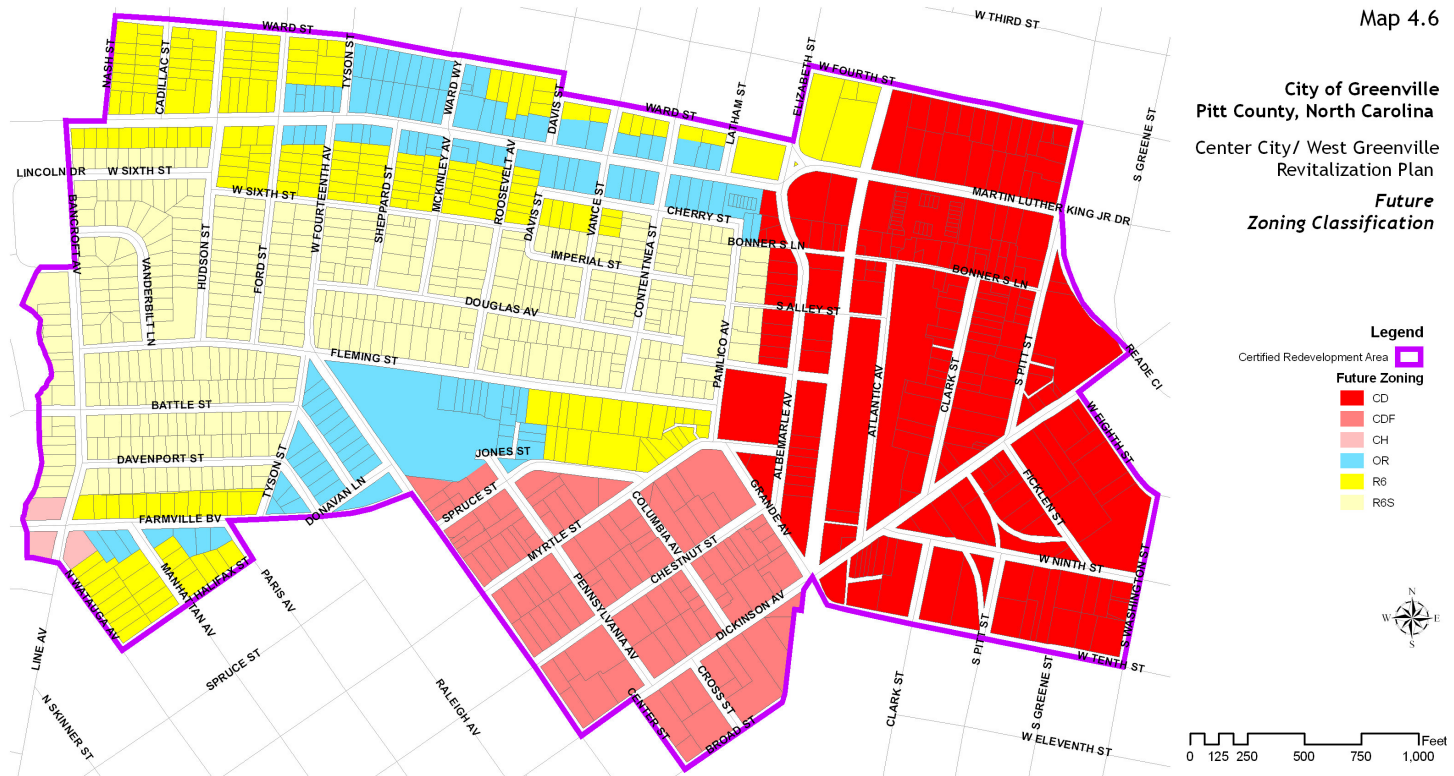
The impact area is within the corporate limits of the City of Greenville. The proposed standards for population density, land coverage, and building intensity within the impact area are established with R-6, R-6S, OR, CDF, CD, CH and CG district designations under the Greenville Zoning Ordinance. The Zoning Ordinance governs the development standards throughout the entire city and the extraterritorial jurisdiction. The following are selected sections from the Greenville's development standards that are applicable to this redevelopment plan. See Map 4.6 for proposed zoning districts.

*The purpose of zoning becomes in effect, to keep anyone from doing something on his lot that would make the neighborhood a less enjoyable place to live or make a buyer less willing to buy. – National Commission on Urban Problems*



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**Table 4.2**

Proposed Zoning

	Parcels	Acres	% of Total Parcels
CD	227	58.59	21%
CDF	105	26.24	9%
CG	39	9.0	3%
CH	3	1.06	<1%
OR	128	23.39	11%
R-6	204	31.19	18%
R-6S	411	53.07	38%
Total	1,078	193.4	100.0%

The R-6 zoning district was designed to accommodate a compatible mixture of single-family, two-family, and multi-family dwellings at higher densities. Table 4.3 provides a summary of permissible uses and lot requirements for the R-6 zone as set forth in the Greenville Zoning Ordinance.

**Table 4.3**

R-6 Zoning District Permissible Uses and Lot Requirements:

Permissible Uses

(1) General

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

(2) Residential

- a. Single-family dwelling P
- b. Two-family attached dwelling (duplex) P
- c. Multi-family development per Article I P
- d. Land use intensity multi-family (LUI) development rating 50 per Article K S
- e. Land use intensity dormitory (LUI) development rating 67 per Article K S
- f. Residential cluster development per Article M P
- k. Family care home P
- l. Group care facility S
- n. Retirement center or home S
- o.(1) Nursing, convalescent or maternity home; minor care facility S
- p. Board or rooming house S
- q. Room renting P
- r. Fraternity or sorority house S

(3) Home Occupations

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

(4) Governmental

- a. Public utility building or use S
- b. City of Greenville municipal government building or use P

(5) Agricultural/Mining

- a. Farming; agriculture, horticulture, forestry P



- (6) Recreational/Entertainment
  - a. Golf course; regulation
  - c. (1) Tennis club; indoor and outdoor facilities
  - f. Public park or recreational facility
  - g. Private noncommercial park or recreational facility
- (8) Services
  - a. Child day care facilities
  - b. Adult day care facilities
  - d. Cemetery
  - g. School; junior and senior high
  - h. School; elementary
  - i. School; kindergarten or nursery
  - m. Multi-purpose center
  - o. Church or place of worship
  - t. Guest house, college and other institutions of higher learning
- (12) Construction
  - c. Construction office; temporary, including modular office

**P - Permissible with zoning permit**  
**S - Special use permit required**

Lot Requirements

- (1) Lot Area (net)
  - a. Single-family 6,000 SF
  - b. Two-family 6,000 SF
  - attached Per Article I
  - c. Multi-family 6,000 SF
  - d. All other uses
- (2) Lot Width (at the MBL)
  - a. Single-family 60 FT
  - b. Two-family 60 FT
  - attached Per Article I
  - c. Multi-family 60 FT
  - d. All other uses
- (3) Public Street Setback (MBL)
  - a. Single-family 25 FT
  - b. Two-family attached Per Article I
  - c. Multi-family 25 FT and per Article G, Bufferyards
  - d. All other uses
- (4) Side Setback
  - a. Single-family 8 FT
  - b. Two-family attached 8 FT
  - c. Multi-family Per Article I
  - d. All other uses 8 FT and per Article G, Bufferyards



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- (5) Rear Setback
  - a. Single-family 15 FT
  - b. Two-family attached 15 FT
  - c. Multi-family Per Article I
  - d. All other uses 15 FT and per Article G, Bufferyards
- (6) Height (above grade)
  - a. Single-family 35 FT
  - b. Two-family attached 35 FT
  - c. Multi-family Per Article I
  - d. All other uses 35 FT
- (7) Lot Coverage 40%  
 (excluding drives and parking)

- a. Accessory use or building P
- c. On-premise signs per Article N P
- (2) Residential
  - a. Single-family dwelling P
  - f. Residential cluster development per Article M P
  - k. Family care home P
  - q. Room renting P
- (3) Home Occupations
  - a. Home occupations, excluding barber and beauty shops S
  - c. Home occupations, excluding manicure, pedicure, or facial salon S
- (4) Governmental
  - a. Public utility building or use S
  - b. City of Greenville municipal government building or use P
- (5) Agricultural/Mining
  - a. Farming; agriculture, horticulture, forestry P
- (6) Recreational/Entertainment
  - a. Golf course; regulation S
  - c. (1) Tennis club; indoor and outdoor facilities S
  - f. Public park or recreational facility P
  - g. Private noncommercial park or recreational facility P

Source: City of Greenville Zoning Ordinance.

The R-6S zoning district is primarily designed to accommodate single-family dwellings at medium densities. Table 4.4 provides a summary of permissible uses and lot requirements for the R-6S zone as set forth in the Greenville Zoning Ordinance.

**Table 4.4**

R-6S Zoning District Permissible Uses and Lot Requirements

Permissible Uses

(1) General



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## (8) Services

- d. Cemetery
- g. School; junior and senior high
- h. School; elementary
- i. School; kindergarten or nursery
- o. Church or place of worship

## (12) Construction

- c. Construction office; temporary, including modular office

The OR zoning district was designed to accommodate a compatible mix of two (2) family attached and multi-family dwellings and business and professional uses in addition to providing a desirable buffer between commercial and high density residential uses. Table 4.5 provides a summary of permissible uses and lot requirements for the OR zone as set forth in the Greenville Zoning Ordinance.

### Lot Requirements

(1) Lot Area (net)	
a. All uses	6,000 SF
(2) Lot Width (at the MBL)	
a. All uses	60 FT
(3) Public Street Setback (MBL)	
a. All uses	25 FT
(4) Side Setback	
a. All uses	8 FT
(5) Rear Setback	
a. All uses	15 FT
(6) Height (above grade)	
a. All uses	35 FT
(7) Lot Coverage (excluding drives and parking)	40%

**Table 4.5**

### OR Zoning District Permissible Uses and Lot Requirements

#### Permissible Uses

(1) General	
a. Accessory use or building	P
b. Internal service facilities	P
c. On-premise signs per Article N	P
f. Retail sales; incidental	P
(2) Residential	
b. Two-family attached dwelling (duplex)	P
c. Multi-family development per Article I	P
d. Land use intensity multi-family (LUI) development rating 50 per Article K	S
e. Land use intensity dormitory (LUI) development rating 67 per Article K	S
i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home	S



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n. Retirement center or home	P	b. Operation/processing center	P
o. Nursing, convalescent or maternity home; major care facility	P	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage	P
o. (1) Nursing, convalescent or maternity home; minor care facility	S	d. Bank, savings and loan or other savings or investment institutions	P
p. Board or rooming house	P	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed	P
q. Room renting	P	f. Veterinary clinic or animal hospital	S
r. Fraternity or sorority house	S	(8) Services	
(4) Governmental		a. Child day care facilities	S
a. Public utility building or use	S	b. Adult day care facilities	S
b. City of Greenville municipal government building or use	P	c. Funeral home	P
c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair	P	e. Barber or beauty shop	P
d. Federal government building or use	P	f. Manicure, pedicure or facial salon	P
(5) Agricultural/Mining		g. School; junior and senior high	P
a. Farming; agriculture, horticulture, forestry	P	h. School; elementary	P
(6) Recreational/Entertainment		i. School; kindergarten or nursery	P
c. (1) Tennis club; indoor and outdoor facilities	S	j. College and other institutions of higher learning	P
f. Public park or recreational facility	P	k. Business or trade schools	P
g. Private noncommercial park or recreational facility	P	l. Convention center; private	S
h. Commercial recreation; indoor only, not otherwise listed	S	n. Auditorium	P
(7) Office/Financial/Medical		o. Church or place of worship	P
a. Office; professional and business, not otherwise listed	P	p. Library	P
		q. Museum	P
		r. Art gallery	P
		s. Hotel, motel, bed & breakfast inn; limited stay lodging	S
		u. Art studio including art and supply sales	P



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			<u>Lot Requirements</u>	
	v. Photography studio including photo and supply sales	P	(1) Lot Area (net)	7,500 SF
	w. Recording studio	P	a. Two-family attached	Per Article I
	x. Dance studio	P	b. Multi-family	7,500 SF
	bb. Civic organizations	P	c. All other uses	
	cc. Trade or business organizations	P	(2) Lot Width (at the MBL)	
	ff. Mental health, emotional or physical rehabilitation center	S	a. All uses	50 FT
(10)	Retail Trade		(3) Public Street Setback (MBL)	
	h. Restaurant; conventional	S	a. Two-family attached	25 FT
	s. Book or card store, news stand	P	b. Multi-family	Per Article I
	w. Florist	P	c. All other uses	10 FT & per Article G, Bufferyards
	ee. Christmas tree sales lot; temporary only	P	(4) Side Setback	
(12)	Construction		a. Two-family attached	8 FT
	a. Licensed contractor; general, electrical, plumbing, mechanical, etc., excluding outside storage	P	b. Multi-family	Per Article I
	c. Construction office; temporary, including modular office	P	c. All other uses	Per Article G, Bufferyards
(13)	Transportation		(5) Rear Setback	
	h. Parking lot or structure; principal use	S	a. Two-family attached	15 FT
(15)	Other Activities (not otherwise listed - all categories)		b. Multi-family	Per Article I
	a. Other activities; personal services not otherwise listed	S	c. All other uses	Per Article G, Bufferyards
	b. Other activities; professional services not otherwise listed	S	(6) Maximum Height (above grade)	
			a. Two-family attached	35 FT
			b. Multi-family	Per Article I
			c. All other uses	90 FT





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- (7) Maximum Lot Coverage (excluding drives and parking)
  - a. Two-family attached 40%
  - b. Multi-family 40%
  - c. All other uses None

The CDF zoning district was designed to provide commercial and service activities designed to enhance the downtown commercial area, stimulate redevelopment and encourage a compatible mix of commercial and high density residential development. Table 4.6 provides a summary of permissible uses and lot requirements for the CDF zone as set forth in the Greenville Zoning Ordinance.

**Table 4.6**

CDF Zoning District Permissible Uses and Lot Requirements

### Permissible Uses

- (1) General
  - a. Accessory use or building P
  - b. Internal service facilities P

- c. On-premise signs per Article N P
- e. Temporary uses; of listed district uses P
- f. Retail sales; incidental P
- g. Incidental assembly of products sold at retail or wholesale as an accessory use to principal uses P

### (2) Residential

- a. Single-family dwelling P
- b. Two-family attached dwelling (duplex) P
- c. Multi-family development per Article I P
- d. Land use intensity multi-family (LUI) development rating 50 per Article K S
- e. Land use intensity dormitory (LUI) development rating 67 per Article K S
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home S
- m. Shelter for homeless or abused S
- n. Retirement center or home S
- o. Nursing, convalescent or maternity home; major care facility S
- o. (1) Nursing, convalescent or maternity home; minor care facility S
- q. Room renting P
- r. Fraternity or sorority house S

### (3) Home Occupations

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



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- (4) Governmental
  - a. Public utility building or use S
  - b. City of Greenville municipal government building or use P
  - c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair P
  - d. Federal government building or use P
  - g. Liquor store, state ABC P
- (5) Agricultural/Mining
  - a. Farming; agriculture, horticulture, forestry P
- (6) Recreational/Entertainment
  - d. Game center S
  - f. Public park or recreational facility P
  - g. Private noncommercial park or recreational facility P
  - i. Commercial recreation; indoor and outdoor, not otherwise listed S
  - l. Billiard parlor or pool hall S
  - m. Public or private club S
  - n. Theater; movie or drama, indoor only P
  - s. Athletic club; indoor only S
- (7) Office/Financial/Medical
  - a. Office; professional and business, not otherwise listed P
- c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage P
- d. Bank, savings and loan or other savings or investment institutions P
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed S
- (8) Services
  - a. Child day care facilities S
  - b. Adult day care facilities S
  - c. Funeral home P
  - e. Barber or beauty shop P
  - f. Manicure, pedicure or facial salon P
  - g. School; junior and senior high P
  - h. School; elementary P
  - i. School; kindergarten or nursery P
  - k. Business or trade schools P
  - l. Convention center; private S
  - n. Auditorium P
  - o. Church or place of worship P
  - p. Library P
  - q. Museum P
  - r. Art gallery P
  - s. Hotel, motel, bed and breakfast inn; limited stay lodging P
  - u. Art studio including art and supply sales P
  - v. Photography studio including photo and supply sales P



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w. Recording studio	P	b. Gasoline or automotive fuel sales; accessory or principal use, retail	S
x. Dance studio	S	c. Grocery; food or beverage, off-premise consumption	P
z. Printing or publishing service including graphic art, maps, newspapers, magazines, and books	P	d. Pharmacy	P
aa. Catering service including food preparation	P	e. Convenience store (see also gasoline sales)	P
bb. Civic organizations	S	f. Office and school supply, equipment sales	P
cc. Trade or business organizations	S	g. Fish market; excluding processing or packing	S
hh. Exercise and weight loss studios; indoor only	S	h. Restaurant; conventional	P
kk. Launderette; household users	P	i. Restaurant; fast food	P
ll. Dry cleaners; household users	P	j. Restaurant; outdoor activities	S
mm. Commercial laundries; linen supply	P	l. Electronic; stereo, radio, computer, television, etc., sales and accessory repair	P
oo. Clothes alteration or shoe repair shop	P	m. Appliance; household use, sales and accessory repair, excluding outside storage	P
pp. Automobile wash	P	n. Appliance; commercial use, sales and accessory repair, excluding outside storage	P
(9) Repair		p. Furniture and home furnishing sales not otherwise listed	P
a. Major repair, as an accessory or principal use	S	q. Floor covering, carpet and wall covering sales	P
b. Minor repair, as an accessory or principal use	S	r. Antique sales; excluding vehicles	P
d. Upholsterer; furniture	P	s. Book or card store, news stand	P
f. Appliance; household and office equipment repair	P	t. Hobby or craft shop	S
g. Jewelry, watch, eyewear or other personal item repair	P	u. Pet shop (see also animal boards; outside facility)	S
(10) Retail Trade			
a. Miscellaneous retail sales; nondurable goods, not otherwise listed	P		



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- v. Video or music store; record, tape, compact disc, etc., sales P
- w. Florist P
- x. Sporting goods sales and rental shop P
- y. Auto part sales (see also major and minor repair) P
- ee. Christmas tree sales lot; temporary only P
- (11) Wholesale/Rental/Vehicle – Mobile Home Trade
  - c. Rental of clothes and accessories; formal wear, etc. P
  - f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service P
- (12) Construction
  - a. Licensed contractor; general, electrical, plumbing, mechanical, etc., excluding outside storage P
  - c. Construction office; temporary, including modular office P
  - e. Building supply; lumber and material sales, plumbing and/or electrical supply excluding outside storage P
  - f. Hardware store P
- (13) Transportation
  - b. Bus station; passenger and related freight P
  - c. Taxi or limousine service P
  - e. Parcel delivery service P
  - f. Ambulance service P
  - h. Parking lot or structure; principal use S
- (14) Manufacturing/Warehousing
  - c. Bakery; production, storage and shipment facilities P
  - g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery S
- (15) Other Activities (not otherwise listed - all categories)
  - a. Other activities; personal services not otherwise listed S
  - b. Other activities; professional services not otherwise listed S
  - c. Other activities; commercial services not otherwise listed S
  - d. Other activities; retail sales not otherwise listed S



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## Lot Requirements

(1) Lot Area (net)		(5) Rear Setback	
a. Single-family	6,000 SF	a. Single-family	15 FT
b. Two-family attached	6,000 SF	b. Two-family attached	15 FT
c. Multi-family	Per Article I	c. Multi-family	Per Article I
d. All other uses	None	d. All other uses	Per Article G, Bufferyards
(2) Lot Width (at the MBL)		(6) Maximum Height	
a. Single-family	60 FT	(above grade)	
b. Two-family attached	60 FT	a. Single-family	35 FT
c. Multi-family	Per Article I	b. Two-family attached	35 FT
d. All other uses	None	c. Multi-family	Per Article I
(3) Public Street Setback		(7) Maximum Lot Coverage	
(MBL)		(excluding drives and	
a. Single-family	25 FT	parking)	
b. Two-family attached	25 FT	a. Single-family	40%
c. Multi-family	Per Article I	b. Two-family attached	40%
d. All other uses	10 FT and per Article G, Bufferyards	c. Multi-family	40%
(4) Side Setback		d. All other uses	None
a. Single-family	8 FT		
b. Two-family attached	8 FT		
c. Multi-family	Per Article I		
d. All other uses	Per Article G, Bufferyards		



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The CD Downtown Commercial zoning district was designed to provide convenient shopping and service facilities by promoting compact development of commercial, office, and service uses. High density residential development is encouraged to be compatibly mixed with permitted nonresidential uses. Table 4.7 provides a summary of permissible uses and lot requirements for the CD zone as set forth in the Greenville Zoning Ordinance.

**Table 4.7**

CD Zoning District Permissible Uses and Lot Requirements

Permissible Uses

- (1) General
  - a. Accessory use or building P
  - b. Internal service facilities P
  - c. On-premise signs per Article N P
  - e. Temporary uses; of listed district uses P
  - f. Retail sales; incidental P
  - g. Incidental assembly of products sold at retail or wholesale as an accessory use to principal uses P
- (2) Residential
  - c. Multi-family development per Article I P
  - i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home P

- n. Retirement center or home P
- o. Nursing, convalescent or maternity home; major care facility P
- q. Room renting P
- (3) Home Occupations (n/a)
- (4) Governmental
  - a. Public utility building or use P
  - b. City of Greenville municipal government building or use P
  - c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair P
  - d. Federal government building or use P
  - g. Liquor store, state ABC P
- (5) Agricultural/Mining
  - a. Farming; agriculture, horticulture, forestry P
- (6) Recreational/Entertainment
  - d. Game center S
  - f. Public park or recreational facility P
  - g. Private noncommercial park or recreational facility P
  - h. Commercial recreation; indoor only, not otherwise listed P
  - j. Bowling alleys P
  - l. Billiard parlor or pool hall S
  - m. Public or private club S
  - o. Theater; movie or drama, including outdoor facilities P
  - s. Athletic club; indoor only S
  - t. Athletic club, indoor or outdoor facilities S
- (7) Office/Financial/Medical



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

- |                                                                                                                            |   |                                                                                                                           |   |
|----------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------|---|
| a. Office; professional and business, not otherwise listed                                                                 | P | v. Photography studio including photo and supply sales                                                                    | P |
| b. Operation/processing center                                                                                             | P | w. Recording studio                                                                                                       | P |
| c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage | P | x. Dance studio                                                                                                           | P |
| d. Bank, savings and loan or other savings or investment institutions                                                      | P | y. Television, radio or cellular telephone broadcast facilities including receiving and transmission equipment and towers | P |
| e. Medical, dental, ophthalmology or similar clinic, not otherwise listed                                                  | P | z. Printing or publishing service including graphic art, maps, newspapers, magazines, and books                           | P |
| f. Veterinary clinic or animal hospital                                                                                    | P | aa. Catering service including food preparation                                                                           | P |
| g. Catalogue processing center                                                                                             | P | bb. Civic organizations                                                                                                   | P |
| (8) Services                                                                                                               |   | cc. Trade or business organizations                                                                                       | P |
| a. Child day care facilities                                                                                               | S | hh. Exercise and weight loss studios; indoor only                                                                         | P |
| b. Adult day care facilities                                                                                               | S | kk. Launderette; household users                                                                                          | P |
| c. Funeral home                                                                                                            | P | ll. Dry cleaners; household users                                                                                         | P |
| e. Barber or beauty shop                                                                                                   | P | oo. Clothes alteration or shoe repair shop                                                                                | P |
| f. Manicure, pedicure or facial salon                                                                                      | P | (9) Repair                                                                                                                |   |
| i. School; kindergarten or nursery                                                                                         | S | b. Minor repair, as an accessory or principal use                                                                         | S |
| j. College or other institutions of higher learning                                                                        | P | f. Appliance; household and office equipment repair                                                                       | P |
| k. Business or trade schools                                                                                               | P | g. Jewelry, watch, eyewear or other personal item repair                                                                  | P |
| l. Convention center; private                                                                                              | S | (10) Retail Trade                                                                                                         |   |
| n. Auditorium                                                                                                              | P | a. Miscellaneous retail sales; nondurable goods, not otherwise listed                                                     | P |
| o. Church or place of worship                                                                                              | P | b. Gasoline or automotive fuel sales; accessory or principal use, retail                                                  | S |
| p. Library                                                                                                                 | P |                                                                                                                           |   |
| q. Museum                                                                                                                  | P |                                                                                                                           |   |
| r. Art gallery                                                                                                             | P |                                                                                                                           |   |
| s. Hotel, motel, bed and breakfast inn; limited stay lodging                                                               | P |                                                                                                                           |   |
| u. Art studio including art and supply sales                                                                               | P |                                                                                                                           |   |



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

c. Grocery; food or beverage, off-premise consumption	P	x. Sporting goods sales and rental shop	P
d. Pharmacy	P	y. Auto part sales (see also major and minor repair)	P
e. Convenience store (see also gasoline sales)	P	aa. Pawnbroker	S
f. Office and school supply, equipment sales	P	ee. Christmas tree sales lot; temporary only	P
g. Fish market; excluding processing or packing	S	(11) Wholesale/Rental/Vehicle – Mobile Home Trade	
h. Restaurant; conventional	P	c. Rental of clothes and accessories; formal wear, etc.	P
i. Restaurant; fast food	P	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats	P
j. Restaurant; outdoor activities	S	(12) Construction	
l. Electronic; stereo, radio, computer, television, etc., sales and accessory repair	P	a. Licensed contractor; general, electrical, plumbing, mechanical, etc., excluding outside storage	P
m. Appliance; household use, sales and accessory repair, excluding outside storage	P	c. Construction office; temporary, including modular office	P
n. Appliance; commercial use, sales and accessory repair, excluding outside storage	S	f. Hardware store	P
p. Furniture and home furnishing sales not otherwise listed	P	(13) Transportation	
q. Floor covering, carpet and wall covering sales	P	b. Bus station; passenger and related freight	P
r. Antique sales; excluding vehicles	P	c. Taxi or limousine service	P
s. Book or card store, news stand	P	e. Parcel delivery service	P
t. Hobby or craft shop	P	h. Parking lot or structure; principal use	P
u. Pet shop (see also animal boards; outside facility)	P	(14) Manufacturing/Warehousing	
v. Video or music store; record, tape, compact disc, etc., sales	P	g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery	P
w. Florist	P	h. Engraving; metal, glass or wood	P
		y. Recycling collection station or facilities	S





# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
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- (15) Other Activities (not otherwise listed - all categories)
  - a. Other activities; personal services not otherwise listed S
  - b. Other activities; professional services not otherwise listed S
  - c. Other activities; commercial services not otherwise listed S
  - d. Other activities; retail sales not otherwise listed S

- (5) Rear Setback
  - a. All uses None
- (6) Maximum Height (above grade)
  - a. All uses None
- (7) Maximum Lot Coverage (excluding drives and parking)
  - a. All uses None

### Lot Requirements

- (1) Lot Area (net)
  - a. Multi-family Per Article I
  - b. Other uses None
- (2) Lot Width (at the MBL)
  - a. All uses None
- (3) Public Street Setback (MBL)
  - a. All uses None
- (4) Side Setback
  - a. All uses None

The CG General Commercial zoning district was designed to accommodate a variety of commercial and service activities designed on an individual lot-by-lot basis and in a planned center setting. Table 4.8 provides a summary of permissible uses and lot requirements for the CG zone as set forth in the Greenville Zoning Ordinance.

### Permissible Uses

- (1) General
  - a. Accessory use or building P



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

b. Internal service facilities	P	n. Theater; movie or drama, indoor only	P
c. On-premise signs per Article N	P	q. Circus, carnival or fair, temporary only	P
e. Temporary uses; of listed district uses	P	s. Athletic club; indoor only	P
f. Retail sales; incidental	P	t. Athletic club, indoor or outdoor facilities	S
g. Incidental assembly of products sold at retail or wholesale as an accessory use to principal uses	P	(7) Office/Financial/Medical	
(2) Residential		a. Office; professional and business, not otherwise listed	P
i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home	S	b. Operation/processing center	P
(3) Home Occupations (n/a)		c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage	S
(4) Governmental		d. Bank, savings and loan or other savings or investment institutions	P
a. Public utility building or use	S	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed	P
b. City of Greenville municipal government building or use	P	f. Veterinary clinic or animal hospital	S
c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair	P	g. Catalogue processing center	P
d. Federal government building or use	P	(8) Services	
g. Liquor store, state ABC	P	a. Child day care facilities	S
(5) Agricultural/Mining		b. Adult day care facilities	S
a. Farming; agriculture, horticulture, forestry	P	c. Funeral home	P
(6) Recreational/Entertainment		e. Barber or beauty shop	P
d. Game center	S	f. Manicure, pedicure or facial salon	P
f. Public park or recreational facility	P	l. Convention center; private	S
h. Commercial recreation; indoor only, not otherwise listed	P	o. Church or place of worship	P
j. Bowling alleys	P	q. Museum	P
l. Billiard parlor or pool hall	S	r. Art gallery	P
m. Public or private club	S	s. Hotel, motel, bed and breakfast inn; limited stay lodging	P
		u. Art studio including art and supply sales	P



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

v. Photography studio including photo and supply sales	P	d. Pharmacy	P
Y. (1) Television broadcast facility including transmission equipment and on-site tower(s) not exceeding 200 ft. in height	P	e. Convenience store (see also gasoline sales)	P
z. Printing or publishing service including graphic art, maps, newspapers, magazines, and books	P	f. Office and school supply, equipment sales	P
aa. Catering service including food preparation	P	g. Fish market; excluding processing or packing	P
hh. Exercise and weight loss studios; indoor only	P	h. Restaurant; conventional	P
kk. Launderette; household users	P	i. Restaurant; fast food	P
ll. Dry cleaners; household users	P	j. Restaurant; outdoor activities	S
oo. Clothes alteration or shoe repair shop	P	k. Medical supply sales and rental of medically related products including uniforms and related accessories	P
pp. Automobile wash	P	l. Electronic; stereo, radio, computer, television, etc., sales and accessory repair	P
(9) Repair		m. Appliance; household use, sales and accessory repair, excluding outside storage	P
a. Major repair, as an accessory or principal use	S	n. Appliance; commercial use, sales and accessory repair, excluding outside storage	S
b. Minor repair, as an accessory or principal use	S	p. Furniture and home furnishing sales not otherwise listed	P
g. Jewelry, watch, eyewear or other personal item repair	P	q. Floor covering, carpet and wall covering sales	P
(10) Retail Trade		r. Antique sales; excluding vehicles	P
a. Miscellaneous retail sales; nondurable goods, not otherwise listed	P	s. Book or card store, news stand	P
b. Gasoline or automotive fuel sales; accessory or principal use, retail	S	t. Hobby or craft shop	P
c. Grocery; food or beverage, off-premise consumption	P	u. Pet shop (see also animal boards; outside facility)	P
		v. Video or music store; record, tape, compact disc, etc., sales	P



**The Center City - West Greenville Revitalization Plan**  
 Redevelopment Commission  
 City of Greenville North Carolina

w. Florist	P	<u>Lot Requirements</u>	
x. Sporting goods sales and rental shop	P		
y. Auto parts sales (see also major and minor repair)	P	(1) Lot area (net)	
aa. Pawnbroker	P	a. All uses	None
bb. Lawn and garden supply & household implement sales and accessory service	P	(2) Lot width (at MBL)	
ee. Christmas tree sales lot: temporary only	P	a. All uses	None
(11) Wholesale/Rental/Vehicle – Mobile Home Trade		(3) Public Street Setback (MBL)	
b. Rental of home furniture, appliances or electronics and medically related products	P	a. All uses	50 feet and per Article G, Bufferyards
c. Rental of clothes and accessories; formal wear, etc.	P	(4) Side Setback	
d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles or boats	S	a. All uses	Per Article G, Buffer yards
(12) Construction		(5) Rear Setback	
c. Construction office, temporary, including modular office	P	a. All uses	Per Article G, Buffer yards
e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage	P	(6) Maximum Height (Above grade)	
f. Hardware store	P	a. All uses	None
(13) Transportation		(7) Maximum Lot Coverage (Excluding drives and parking)	
c. Taxi or limousine service	P	a. All uses	None
h. Parking lot or structure; principal use	P		
(14) Manufacturing/Warehousing			
k. Mini-storage warehouse, household, excluding outside storage	S		

**Source for select development codes:**  
*City of Greenville Zoning Ordinance*



# The Center City - West Greenville Revitalization Plan

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City of Greenville North Carolina

## Proposed Land Use

Map 4.7 provides an overview of the proposed future land use for each tax parcel within the West Greenville Certified Redevelopment Area. The land use districts depicted on this map correspond to the districts established in the City's Comprehensive Plan. Table 4.9 below outlines the correlation between the City's zoning districts and future land use classifications.

**Table 4.9**

### Land Use/Zoning Districts

Land Use	Zoning Districts
Residential, High Density	R-6, R-6MH, MR
Residential, Medium Density	R-6S, R-6A, R-9, R-9S, PUD
Office/Institutional/Multi-family	O, OR
Mixed	CDF
Use/Office/Institutional	
Commercial	CD, CG, CN, CH, MCG, MCH
Industrial	IU, PIU, I, PI

**Table 4.10**  
Future Land Use Acreage

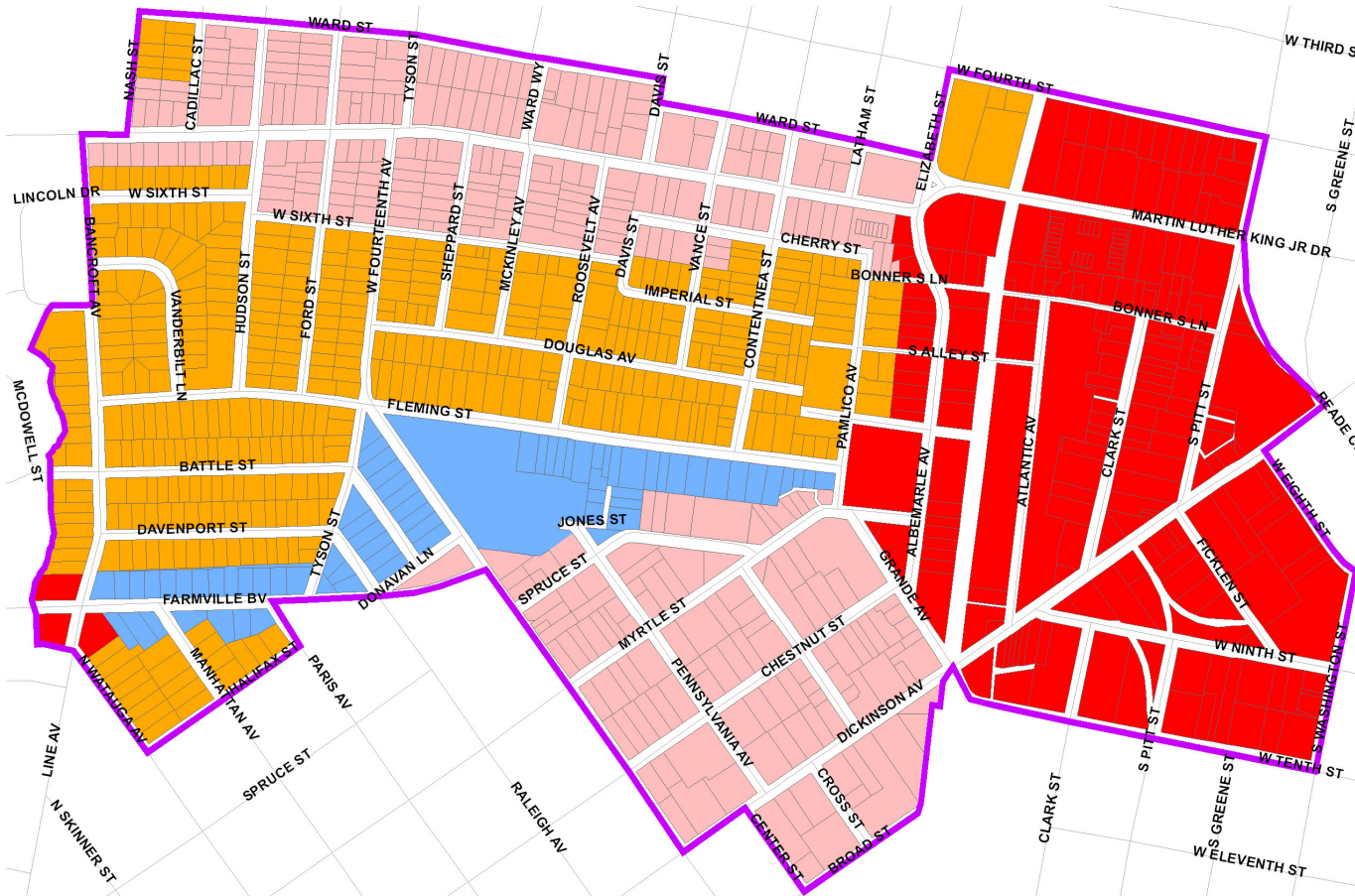
	Parcels	Acres	% of Total Parcels
Commercial	229	59.54	21%
MixedUse/Office/ Institutional	336	57.96	32%
Med. Density Residential	443	60.14	41%
Office/Institutional/ Multi-Family	69	15.83	6%
<b>Total</b>	<b>1,077</b>	<b>193.47</b>	<b>100.0%</b>



**Greenville's Urban Core**



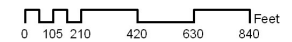
**The Center City - West Greenville Revitalization Plan**  
 Redevelopment Commission  
 City of Greenville North Carolina



MAP 4.7

City of Greenville  
 Pitt County, North Carolina  
 Center City/ West Greenville  
 Revitalization Plan  
 Future Land Use

- Legend**
- Greenville Certified Redevelopment Area
  - Commercial
  - Mixed Use / Office / Institutional
  - Office / Institutional / Multi-Family
  - Medium Density Residential





**Proposed Treatment of Lots**

Map 4.8 provides an overview of the proposed treatment for all parcels within the Certified Redevelopment Area. Determination of parcel treatment was made on an individual basis considering the following factors: the location of future projects included in the Redevelopment Plan, existing structural condition, existing land use, and future land use. Table 4.11 summarizes the proposed treatment of each tax parcel within the redevelopment area based on the assumptions at right.

**Table 4.11**

Treatment	Tax Parcels	Estimated Cost	% of Total Parcels
Acquisition	195	\$1,557,825	17.9%
Acquisition/Clearance	26	\$2,687,502	2.4%
Acquisition/Clearance/Commercial Relocation	87	\$7,066,366	8.0%
Acquisition/Clearance/Institutional Relocation	12	\$1,091,578	1.1%
Acquisition/Clearance/Residential Relocation	129	\$6,438,251	11.9%
Potential Rehabilitation	284	\$7,100,000	26.1%
City of Greenville Property	67	\$0	6.2%
City of Greenville			
Property/Clearance	34	\$204,000	3.1%
No Treatment Proposed	253	\$0	23.3%
<b>Total</b>	<b>1,087</b>	<b>\$26,145,522</b>	<b>100.0%</b>

**Acquisition:**

Acquisition Cost: Total Tax Value plus a 15% adjustment factor

**Acquisition/Clearance:**

Acquisition Cost: Total Tax Value plus a 15% adjustment factor

Asbestos Inspection:	Residential:	\$350
	Industrial:	\$1,000
Demolition Cost:	Residential:	\$4,000
	Industrial:	\$65,000

**Acquisition/Clearance/Commercial Relocation**

Acquisition Cost: Total Tax Value plus a 15% adjustment factor

Demolition Cost:	\$8,000
Asbestos Inspection	\$500
Relocation Expenses	\$15,000

\*Estimated relocation expenses for businesses include: moving expenses, re-establishment expenses, threat loss of tangible property expenses, and relocation search expenses.

**Acquisition/Clearance/Institutional Relocation:**

Acquisition Cost: Total Tax Value plus a 15% adjustment factor

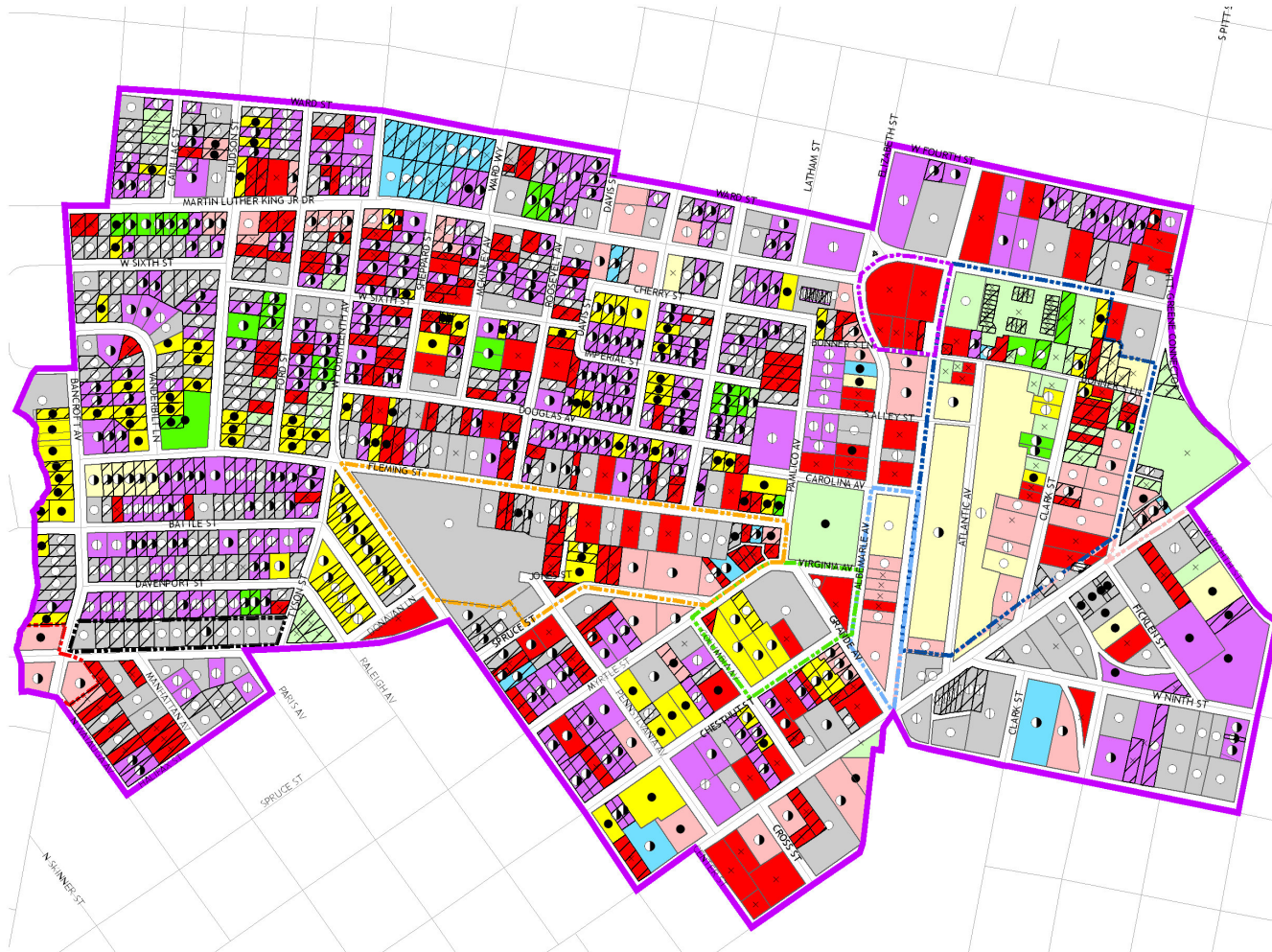
Demolition Cost	\$6,000
Asbestos Inspection	\$500
Relocation Expenses	\$15,000

\*Estimated relocation expenses for institutional uses include: moving expenses, re-establishment expenses, threat loss of tangible property expenses, and relocation search expenses.



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina



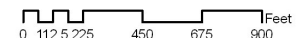
Map 4.8

City of Greenville  
Pitt County, North Carolina

Center City/ West Greenville  
Revitalization Plan

### Proposed Treatments

- Legend**
- Greenville Certified Redevelopment Area
  - Non-Conforming Lots
  - Structural Conditions**
    - Standard
    - Vacant
    - Moderately Deteriorated
    - Severely Deteriorated
    - Dilapidated Structure
  - Proposed Facilities**
    - 10th Street Buffer
    - Commercial Node
    - Infill Commercial/Parking
    - Neighborhood Park
    - Neighborhood Shopping
    - Proposed Magnet School
    - Sadie Salter School Expansion
    - Traffic Circle/Park
  - Proposed Treatment**
    - Acquisition, Clearance
    - Acquisition, Clearance, Commercial Relocation
    - Acquisition, Clearance, Institutional Relocation
    - Acquisition, Clearance, Residential Relocation
    - Acquisition
    - COG Property Clearance
    - City of Greenville Property
    - No Treatment Proposed
    - Potential Rehabilitation







# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
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### Acquisition/Clearance/Residential Relocation:

(Acquisition Cost)	Total Tax Value plus a 15% adjustment factor
Demolition Cost	\$4,000
Asbestos Inspection	\$350
Relocation Expenses	\$16,000

\*Because there is no method to determine whether residential units are owner- or renter-occupied without conducting an on-site survey, an average relocation expense of \$16,000 was applied.

### Potential Rehabilitation:

(Rehabilitation Cost) An average of \$25,000 per structure was applied for this category. The City of Greenville Community Development Department has a cap cost of \$40,000 per residential rehabilitation project; therefore, the \$25,000 average cost was used to reflect potential fluctuations in cost throughout the area.

### City of Greenville Property:

No treatment proposed.

### City of Greenville Property/Clearance:

Demolition Cost	\$6,000
<b>No Treatment Proposed:</b>	No Cost

As addressed earlier in the plan, there are a large number of non-conforming lots within the West Greenville

Certified Redevelopment Area. It is recommended that, where possible, lots be re-platted that currently do not meet the lot requirements of their respective zoning districts as listed above. It should be stressed that only the lots slated for acquisition/clearance, acquisition/clearance/relocation, acquisition, City of Greenville property/clearance, or City of Greenville property will be re-platted. All non-conforming lots have been delineated on Map 4.8.

The re-platting of lots has been conducted in a manner as to increase the number of lots that are in conformance with each parcel's respective zoning district's minimum lot requirements while at the same time attempting to preserve the general character of the neighborhood. The re-platting of these lots in the manner discussed is allowed by the city's Zoning Ordinance, due to the fact that it results in lots that are less non-conforming.

### Future Infrastructure

#### 1. Sidewalks

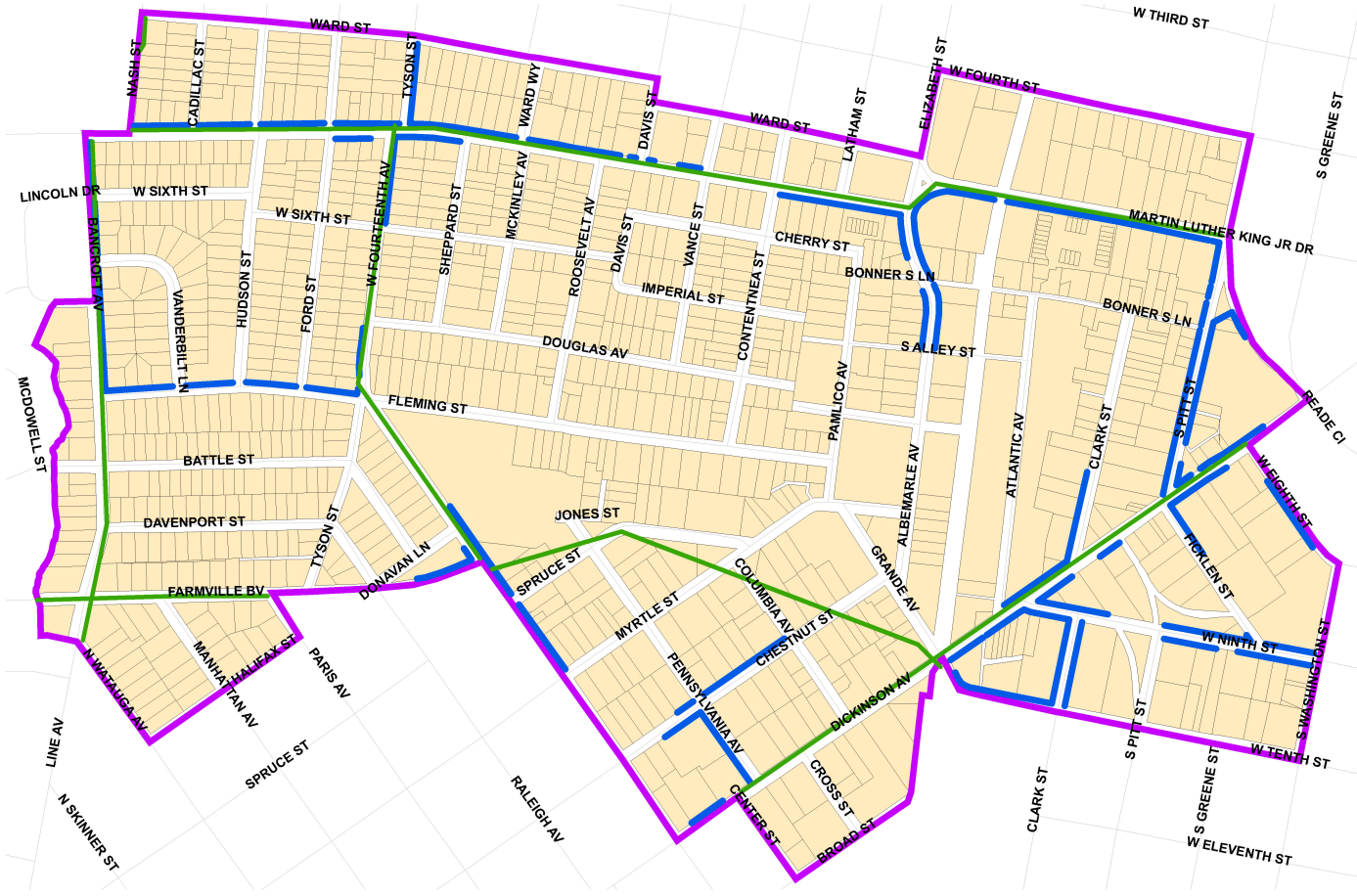
There is a severe lack of sidewalk infrastructure throughout the entire West Greenville Certified Redevelopment Area. Map 4.9 provides an overview of the location of existing sidewalks. This map was compiled through a combination of windshield surveys and data acquired through the City of Greenville Geographic Information System.



# The Center City - West Greenville Revitalization Plan

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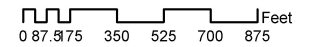


Map 4.9

City of Greenville  
 Pitt County, North Carolina  
 Center City/ West Greenville  
 Revitalization Plan  
 Sidewalk Locations

**Legend**

- Certified Redevelopment Area
- Existing Sidewalks
- Proposed Greenway Route





## The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

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There are approximately 15,804 linear feet (2.9 miles) of existing sidewalks in the redevelopment area, resulting in an estimated 89,708 linear feet (16.9 miles) of street frontage devoid of any existing sidewalk infrastructure.

Provision of additional sidewalks throughout the project area will be a focus of this plan. It has been estimated that sidewalks can be installed at a cost of \$21 per linear foot. This cost estimate includes the following: engineering/design, grading/site preparation, five-foot concrete sidewalk, seeding/mulching/erosion control.

The West Greenville Certified Redevelopment Plan contains approximately 13,029 linear feet of proposed sidewalk outlined in the City of Greenville Greenway Master Plan. The specific location of this route is shown on Map 4.9.

### 2. Utilities

This Certified Plan recommends that the City acquire/rehabilitate/clear selected commercial structures along the Martin Luther King, Jr. Drive corridor, and shift a bulk of the non-local traffic in this area to the proposed Tenth Street Connector. The goal is to transform Martin Luther King, Jr. Drive into a landscaped pedestrian-friendly residential and mixed use corridor in an effort to improve the overall aesthetic quality of the neighborhood and to provide incentive for residential investment in the surrounding areas. As part of these efforts, the City would like to eliminate all overhead

utilities along Martin Luther King, Jr. Drive, and provide the electrical service feed from Fourth Street. The estimated cost for this utility relocation is between \$500,000 and \$750,000.

### 3. Street Improvements

The major street improvement projects include the following:

- a. The Tenth Street Connector is the proposed right-of-way extension connecting Tenth Street to Farmville Boulevard, as depicted on Map 4.10. An exact location for this long-standing NCDOT project has not been determined. It is anticipated that the proposed Tenth Street Connector will be a four-lane road, for which a 100 feet width right-of-way will be required. The final cost for this project is estimated at approximately \$16 million and is expected to provide a significant economic boost for West Greenville.
- b. Traffic circles are to be used as calming devices at the intersections of Martin Luther King, Jr. Drive with West Fourteenth Avenue and with Albemarle Avenue.
- c. Streetscape improvements along Martin Luther King, Jr. Drive and Dickinson Avenue
- d. Removal of streets at Tyson Street.

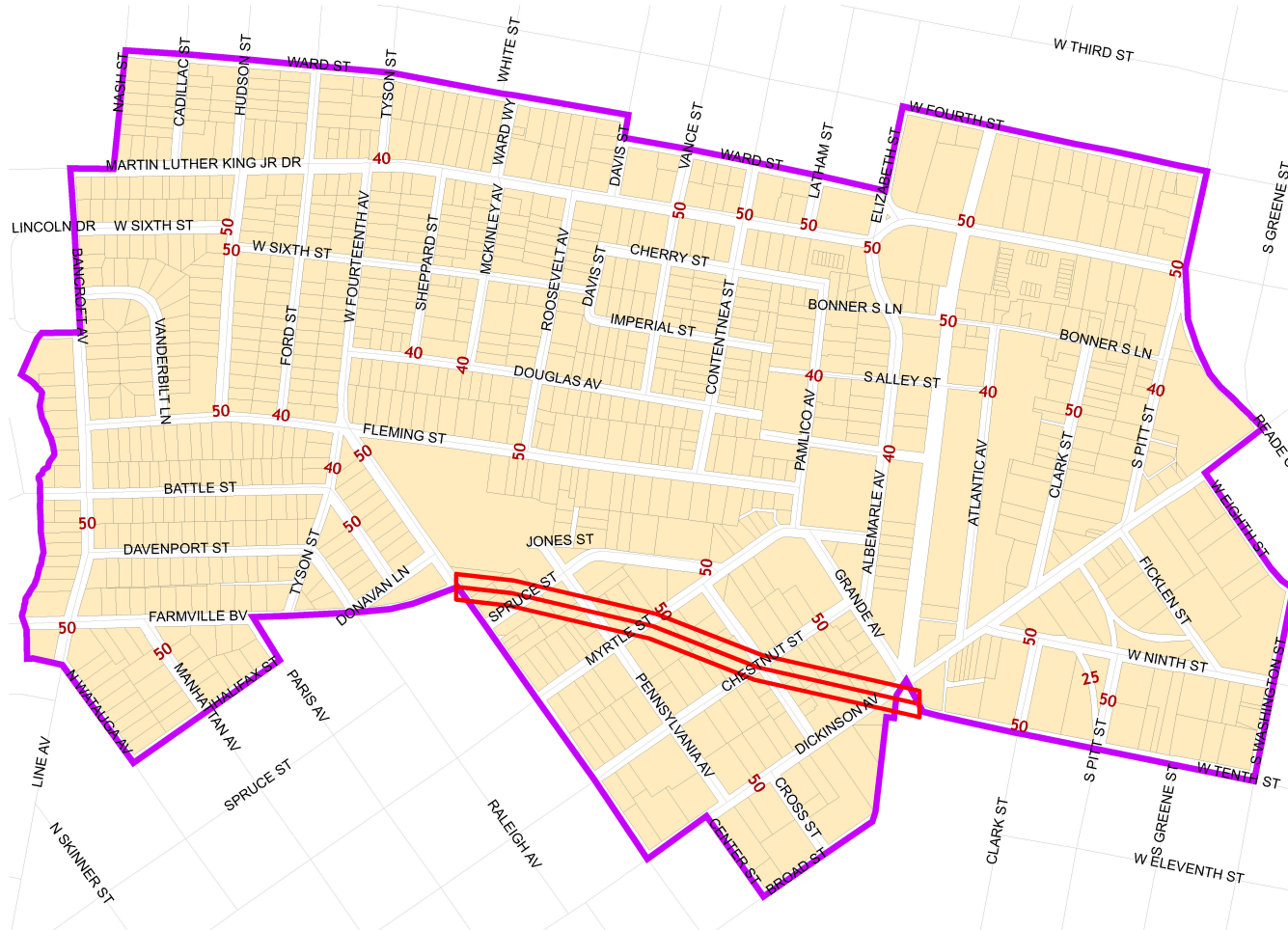


# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

MAP 4.10

City of Greenville  
Pitt County, North Carolina  
Center City/ West Greenville  
Revitalization Plan  
Right-of-Way Widths





# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina



Artistic Rendering of West 10<sup>th</sup> Street Commercial Node



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina



View west on Martin Luther King, Jr. Drive



View west on Martin Luther King, Jr. Drive



# The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina



Artistic Rendering of Mixed-Use on MLK, Jr. Drive



## The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

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### IV. FINANCING METHODS, BUDGET, AND DESCRIPTION OF ACTIVITIES

The objective of removing economic and social liabilities injurious to the public health, safety, and morale of the residents of the West Greenville Certified Redevelopment Area requires implementation of the following activities. As herein detailed, funding through the Department of Housing and Urban Development, the City of Greenville, and other sources is available to undertake many of the redevelopment activities. Several federally-funded projects may be required to fully address the diverse needs identified. A successful effort will require public and private funds and coordination of activities with programs sponsored and administered by a variety of public and private entities.

In an effort to improve the livability and safety of this area, the City of Greenville has embarked on an ambitious eight-year program to reverse the amount of dilapidated housing, protect elderly homeowners, improve infrastructure, and increase homeowner occupancy to a minimum of 50%. The program involves removal of dilapidated housing and inappropriate land uses, elimination of blighting conditions, retention of existing homeowners, construction of new housing, and restoration of neighborhood character. A key component in the implementation of this Redevelopment Plan will be the provision of a diverse mix of housing, inclusive of quality ownership and rental housing that serves a broad cross section of the West Greenville population. As part

of this effort, many options should be explored, including assisted living facilities for the elderly and handicapped, adaptive reuse of existing structures such as warehouses, and cutting edge housing development methods such as land trusts and rent-to-own scenarios.

The recently approved General Obligation Bonds will provide \$5 million for activities within the West Greenville Certified Redevelopment Area. These activities will complement substantial federal funds committed to this area. Total costs for the 45 block CDBG Plan are estimated to be \$13.8 million. Approximately \$8.8 million of the costs will come from federal funds provided by the US Department of Housing and Urban Development. The \$5 million in bond funds will complete the funding requirements for this eight-year program. However, additional funding for the entire certified area, including future CDBG funds, future bond referendums and other available state and federal funds, is still to be acquired. In addition, it is envisioned that this public investment will provide incentives for private investment and development in the area. Activities proposed for funding would include the following:

#### Acquisition

To address the inadequate provision of open space and faulty lot layout, property acquisition will consist of the dilapidated structure and the parcel of land on which it is situated. Estimates provided herein are based on the City of Greenville property valuations.





## The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

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Community Development Block Grant funds and Bond Revenue funds may be utilized for property acquisition. Acquisition will be conducted in accordance with the Real Property Acquisition and Uniform Relocation Policies Act of 1970, as amended and as per the City of Greenville's Residential Anti-Displacement and Relocation Plan included as Appendix C in this document. During implementation of this Redevelopment Plan, efforts should be made where possible to allow any displaced residents to remain in West Greenville should it be their desire to do so.

### Clearance

City of Greenville CDBG funds and Bond Revenues may be utilized to undertake clearance activities. Such activities will be in accordance with the activities depicted in Map 4.8

### Relocation

As a result of the aforementioned acquisition and clearance activities, a limited number of households and some non-residential uses will be displaced. Relocation activities may be covered by CDBG funds and West Greenville Bond Revenues. Relocation will be conducted in accordance with the Real Property Acquisition and Uniform Relocation Policies Act of 1970, as amended and as per the City of Greenville's Residential Anti-Displacement and Relocation Plan included as Appendix C in this document.

### Residential Rehabilitation

CDBG and City of Greenville bond revenue funds may be utilized to rehabilitate owner-occupied dwellings within the Redevelopment Project area. The Owner Occupied Rehabilitation Grant / Loan Program is designed to assist low and moderate-income households in the rehabilitation of their homes. Property must be presently owned and occupied by a low to moderate income household and have one or more substandard conditions yet must be suitable for rehabilitation. A property may be considered not suitable for rehabilitation if it is dilapidated or deteriorated beyond feasible economic repair.

### Infrastructure Improvements

CDBG and City of Greenville bond revenue funds may be utilized to make infrastructure improvements. Such activities are described in detail on page 4-50 of this document.

### Business and Employment Retention/Creation

CDBG and City of Greenville Bond Revenue funds may be utilized to leverage the creation of new business opportunities within the Redevelopment Project area as well as to direct financial resources toward promising programs that create employment opportunities for residents of the West Greenville Redevelopment Project area.



## The Center City - West Greenville Revitalization Plan

Redevelopment Commission  
City of Greenville North Carolina

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### V. CONTINUING CONTROLS

The City of Greenville Redevelopment Commission intends to comply with all municipal, state, and federal rules and regulations applicable to the conduct and administration of this project. All acquisition/clearance and relocation activities will be conducted under the guidance of the North Carolina Department of Environment and Natural Resources and in accordance with the HUD requirements contained in the Uniform Relocation Assistance and Real Property Acquisition Handbook, and local policies authorized by Section 570.606 of the Community Development Act of 1974, as amended.

Minimum housing code, nuisance abatement, crime prevention and control, zoning enforcement, and other measures will be utilized as appropriate to implement the purposes and intent of the Revitalization Plan and the Certified Redevelopment Plan.

### VI. CERTIFICATIONS

Included herein are the “City of Greenville and Pitt County Home Consortium Consolidated Plan Certifications to Affirmatively Further Fair Housing”, Appendix A, and the “Redevelopment Commission Eminent Domain”, Appendix B. These documents will be followed in the implementation of this Certified Redevelopment Plan.

The “Residential Antidisplacement and Relocation Assistance Plan / Certification”, Appendix C, has been included in this plan to insure consistency with Federal Uniform Relocation Act and West Greenville HUD approved Community Development Block Grant 2003 – 2007 Consolidated Plan for the 45 block area.

In addition, drafts of the Plan certifications for Planning Board (2), Redevelopment Commission, and City Council have been included as Appendix E, Appendix F, Appendix G, and Appendix H, respectively.