



Agenda

Greenville City Council

September 11, 2014
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Council Member Croskery

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Appointments

1. Appointments to Boards and Commissions

VII. New Business

Public Hearings

2. Ordinance to annex Brook Hollow, Section 4, Phase 1 involving 7.7713 acres located at the northwest corner of the intersection of Dickinson Avenue Extension and Brook Hollow Drive
3. Ordinance to annex Langton West, Section 6, Phase 1 involving 4.4763 acres located at the current terminus of Birch Hollow Drive
4. Ordinance to annex Northwest Commercial Park involving 5.871 acres located 275+/- feet north of the intersection of Allen Road and Greenville Boulevard
5. Ordinance requested by Henrietta Smith to rezone 1.3109 acres located north of the intersection of Old Fire Tower Road and Bells Chapel Road from RA20 (Residential-Agricultural) to CH (Heavy Commercial)

6. Ordinance to amend the Zoning Ordinance to add mental health, emotional or physical rehabilitation day program facilities as a special use in the CG (General Commercial) zoning district
7. Draft 2013-2014 Consolidated Annual Performance and Evaluation Report for Community Development Block Grant and HOME Investment Partnership Program Funds

Public Comment Period

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

Other Items of Business

8. Presentation on the Greenville Area Transit (GREAT) Short-Range Transit Plan
9. Resolution authorizing the conveyance of City-owned properties located at 901 and 905 Bancroft Avenue to Greenville Housing Development Corporation
10. Budget discussion for using \$1,000,000 of the Vehicle Replacement Fund

VIII. Comments from Mayor and City Council

IX. City Manager's Report

X. Adjournment



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

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

Explanation: City Council appointments need to be made to the Community Appearance Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, and Youth Council.

For the Pitt-Greenville Convention and Visitors Authority, the City of Greenville's Boards and Commissions Policy states:

"The City Council shall also make a nomination to the County on five of the members, and appointment of County members shall be made by the Pitt County Commissioners based on the nominations of City Council."

Nominations need to be made to the Pitt County Board of Commissioners by the City Council for Kurt Davis' seat on the Pitt-Greenville Convention & Visitors Authority.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, and Youth Council.

Make recommendations to the Pitt County Board of Commissioners on Kurt Davis' seat on the Pitt-Greenville Convention & Visitors Authority.

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

Attachments / click to download

 [Muni_Report Appointments to Boards and Commissions 914698](#)

Appointments to Boards and Commissions

September 2014

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|-------------|------------|--------------|----------------------|-----------------|
| Lucy Fox | 4 | First term | Resigned | April 2017 |
| Diane Kulik | 4 | First term | Resigned | April 2015 |

Historic Preservation Commission

Council Liaison: Council Member Kandie Smith

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---------------|------------|--------------|----------------------|-----------------|
| Allan Kearney | 5 | First term | Resigned | January 2014 |

Human Relations Council

Council Liaison: Council Member Rose Glover

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---------------------------|------------|------------------------|----------------------|-----------------|
| Enji Abdo | 2 | First term | Eligible | Sept. 2014 |
| Inez Dudley | 3 | Filling unexpired term | Eligible | Sept. 2014 |
| Robert Hudak | 4 | Second term | Ineligible | Sept. 2014 |
| Prudencio Martinez-Mengel | 3 | First term | Eligible | Sept. 2014 |
| Franchine Pena | 2 | First term | Eligible | Sept. 2014 |

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Rose Glover

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|-------------------|---------------------|-----------------------------|------------------------|
| Kurt Davis (1) <i>(City recommends, County appoints)</i> | County | First term | No longer eligible to serve | July 2014 |

1. Owner/operator of hotels/motels
2. Members of tourist or convention-related businesses
3. Residents not involved in tourist or convention-related businesses

Youth Council

Council Liaison: Mayor Pro-Tem Calvin Mercer

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--------------------|-------------------|------------------------|-----------------------------|------------------------|
| Asolaide Akinkuotu | | Filling unexpired term | Eligible | Sept. 2014 |
| Jacob Barondes | | First term | Eligible | Sept. 2014 |
| Taylor Clark | | First term | Eligible | Sept. 2014 |
| Lily Huo | | First term | Eligible | Sept. 2014 |
| Michael Montalvo | | Second term | Eligible | Sept. 2014 |
| Jair Nino-Espino | | Filling unexpired term | Eligible | Sept. 2014 |
| Lillie Rhodes | | Filling unexpired term | Eligible | Sept. 2014 |
| Mrunal Shaw | | First term | Eligible | Sept. 2014 |
| Robert Wood | | Filling unexpired term | Eligible | Sept. 2014 |
| Maria Yagnye | | Filling unexpired term | Eligible | Sept. 2014 |

Applicants for Community Appearance Commission

Danielle Greene
205 Pinewood Road
Greenville, NC 27858

Application Date: 7/30/2014

District #: 5

Home Phone: (919) 451-3235
Business Phone: (252) 527-1523
Email: dslgreene@gmail.com

Miguel Sullivan
3299 E. 10th Street
Greenville, NC 27858

Application Date: 4/03/2014

District #: 3

Home Phone: (252) 412-7248
Business Phone:
Email: mls0513@hotmail.com

Applicants for Historic Preservation Commission

Jamitress Bowden
111 Brownlea Drive Apt. 0
Greenville, NC 27858

District #: 3

Application Date: 8/8/2014

Home Phone:
Business Phone:
Email: jamitressbowden@gmail.com

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

District #: 4

Application Date: 2/20/2012

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

Danielle Greene
205 Pinewood Road
Greenville, NC 27858

District #: 5

Application Date: 7/30/2014

Home Phone: (919) 451-3235
Business Phone: (252) 527-1523
Email: dslgreene@gmail.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Application Date: 4/9/2012

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

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 6/6/2014

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston.tyrone@gmail.com

Applicants for Human Relations Council

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

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

District #: 4

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

District #: 1

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

District #: 5

Application Date: 10/13/2010

Home Phone: (252) 321-1409

Business Phone:

Email: carrwdc@hotmail.com

Application Date: 1/18/2012

Home Phone: (252) 561-8759

Business Phone: (252) 412-2045

Email: Isaac.chemmanam@gmail.com

Application Date: 4/15/2013

Home Phone: (252) 227-4240

Business Phone: (252) 328-2950

Email: aeleonor@suddenlink.net

Application Date: 7/15/2010

Home Phone: (252) 489-8390

Business Phone: (252) 227-4310

Email: gvegasmagazine@hotmail.com

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email: taft1986@yahoo.com

Applicants for Pitt-Greenville Convention and Visitors Authority

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Brian Cooper
1149 Mulberry Lane, #34-G
Greenville, NC 27858

District #: 5

Ann Eleanor
102 Lindenwood Drive
Greenville, NC 27834

District #: 5

Robert Kevin Howard
2745 N. Chatham Ct.
Winterville, NC 28590

District #: 2

Brad Mills
429 Rockland Drive
Greenville, NC 27858

District #: 5

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Alan Schreier
108 McDonald Court

Application Date: 2/23/2011

Home Phone: (252) 414-3943

Business Phone: (252) 353-7379

Email: bbrown@myrepexpress.com

Application Date: 10/13/2010

Home Phone: (252) 321-1409

Business Phone:

Email: carrwdc@hotmail.com

Application Date: 3/5/2011

Home Phone: (252) 439-0651

Business Phone: (252) 439-0651

Email: brianevans_99@yahoo.com

Application Date: 4/15/2013

Home Phone: (252) 227-4240

Business Phone:

Email: aeleonor@suddenlink.net

Application Date: 5/29/2014

Home Phone: (252) 258-7900

Business Phone: (252) 227-4310

Email: gvegasmagazine@hotmail.com

Application Date: 8/20/2014

Home Phone: (601) 529-3725

Business Phone: (252) 329-2900

Email: brad.mills2@marriott.com

Application Date: 7/13/2011

Home Phone: (252) 355-7377

Business Phone: (252) 756-1002

Email: bmoore2004@netzero.com

Application Date: 6/03/2014

Greenville, NC 27858

Home Phone: (252) 412-6863
Business Phone:
Email: Alan.Schreier@gmail.com

District #: 4

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Brook Hollow, Section 4, Phase 1 involving 7.7713 acres located at the northwest corner of the intersection of Dickinson Avenue Extension and Brook Hollow Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Brook Hollow, Section 4, Phase 1, involving 7.7713 acres located at the northwest corner of the intersection of Dickinson Avenue Extension and Brook Hollow Drive. The subject area is currently undeveloped and is anticipated to accommodate 18 duplex lots.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 1, 2014
2. City Council public hearing date: September 11, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 7.7713
4. Voting District: 2
5. Township: Greenville
6. Vision Area: F

- 7. Zoning: R6A-RU (Residential [Medium Density Multi-family])
- 8. Land Use: Existing: Vacant
Anticipated: 18 duplex lots
- 9. Population:

| | Formula | Number of People |
|--|------------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | 18 x 2.2* | 40 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | 40 x 45.2% | 18 |
| Current White | ----- | 0 |
| Estimated White at full development | 40 - 18 | 22 |

* - 2.2 people per household in Greenville

- 10. Rural Fire Tax District: Red Oak
- 11. Greenville Fire District: Station #5 (Distance of 1.5 miles)
- 12. Present Tax Value: \$116,181
Estimated Future Tax Value: \$416,181

Fiscal Note: The total estimated tax value at full development is \$416,181.

Recommendation: Approve the attached ordinance to annex Brook Hollow Section 4, Phase 1

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

Attachments / click to download

[Survey](#)

[Ordinance Brook Hollow Sect 4 Ph 1 986672](#)

ORDINANCE NO. 14-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 11th day of September, 2014, after due notice by publication in The Daily Reflector on the 1st day of September, 2014; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property shown on the annexation map entitled “Brook Hollow, Section 4, Phase 1”, involving 7.7713 acres as prepared by Spruill and Associates.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located at the northwest corner of the intersection of Dickinson Avenue Extension and Brook Hollow Drive.

GENERAL DESCRIPTION:

Being a portion of that certain tract or parcel of land lying and being situated in Greenville Township, Pitt County, North Carolina, and being more particularly described as follows:

Commencing at a P.K. nail in the centerline intersection of Dickinson Avenue (NC Highway 13) and Williams Road (NCSR 1135) and running S 66°55'05" W 1556.03 feet to an existing iron pipe on the northern right of way of Dickinson Avenue and being the POINT OF BEGINNING; thence from said beginning point S 24°57'49" E 100.00 feet to a point on the southern right of way of Dickinson Avenue; thence with southern right of way of Dickinson Avenue the following courses and distances: S 65°02'11" W 26.15 feet to a point, S 65°20'21" W 88.52 feet to a point, S 65°39'24" W 101.15 feet to a point, S 66°03'48" W 101.13 feet to a point, S 66°44'59" W 105.56 feet to a point, S 67°17'35" W 101.89 feet to a point and S 67°51'13" W 77.49 feet to a point; thence leaving said southern right of way of Dickinson Avenue N 22°08'47" W 100.00 feet to an existing iron pipe on the northern right of way of Dickinson Avenue; thence leaving said northern right of way of Dickinson Avenue and running with the common line of the properties of Joy Tyson Clark as recorded in Deed Book X-33, Page 683 and Elks & Associates, LLC as recorded in Deed Book 3171, Page 445, both of the Pitt County Registry, N 17°53'42" W 625.95 feet to an existing iron pipe; thence N 62°22'53" W 4.90 feet to a point; thence leaving said common property line N 20°37'11" E 157.59 feet to a point; thence S 70°03'48" E 2.38 feet to a point; thence with the arc of a curve to the right having a radius of 150.00 feet, a central angle of 16°22'51", an arc length of 42.89 feet and a chord of S 62°33'22" E 42.74 feet to a point; thence N 35°38'04" E 118.00 feet to an existing iron pipe on the western line of Lot 92 of Brook Hollow Section Three as recorded in Map Book 71, Pages 112-114 of the Pitt County Registry; thence with said western property line of Lot 92 S 37°53'00" E 118.44 feet to an existing iron pipe at the westernmost corner of Lot 123 of Brook Hollow, Section Two as recorded in Map Book 69, Page 37 of the Pitt County Registry; thence S 17°53'42" E 270.00 feet to an existing iron pipe on the western line of Lot 125, Brook Hollow, Section Two; thence S 11°17'56" W 47.75 feet to an existing iron pipe at the southwest corner of said Lot 125; thence N 66°26'57" E 255.00 feet to an existing iron pipe at the northwest corner of Lot 71 of Brook Hollow, Section One as recorded in Map Book 65, Pages 36-38 of the Pitt County Registry; thence S 23°33'03" E 106.00 feet to an existing iron pipe on the northern right of way of Cambria Drive; thence with the northern right of way of Cambria Drive S 66°26'57" W 16.32 feet to an existing iron pipe; thence leaving said northern right of way S 23°33'03" E 157.10 feet to an existing iron pipe at the southwest corner of Lot 1, Brook Hollow, Section One; thence with the southern line of Lot 1 N 65°20'21" E 56.77 feet to an existing iron pipe; thence N 65°02'11" E 55.73 feet to an existing iron pipe on the western right of way of Brook Hollow Drive; thence with the western right of way of Brook Hollow Drive S 24°54'07" E 50.94 feet to an existing iron pipe; thence with the arc of a curve to the right having a radius of 30.00 feet, a central angle of 89°54'55", an arc length of 47.08 feet and a chord of S 20°04'44" W 42.40 feet to the POINT OF BEGINNING containing 7.7713 acres and

986672

being further known as a portion of the property of Elks & Associates, LLC as recorded in Deed Book 3171, Page 445 of the Pitt County Registry.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2015.

ADOPTED this 11th day of September, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____ day of _____, 2014.

Notary Public

My Commission Expires: _____

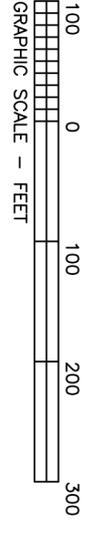
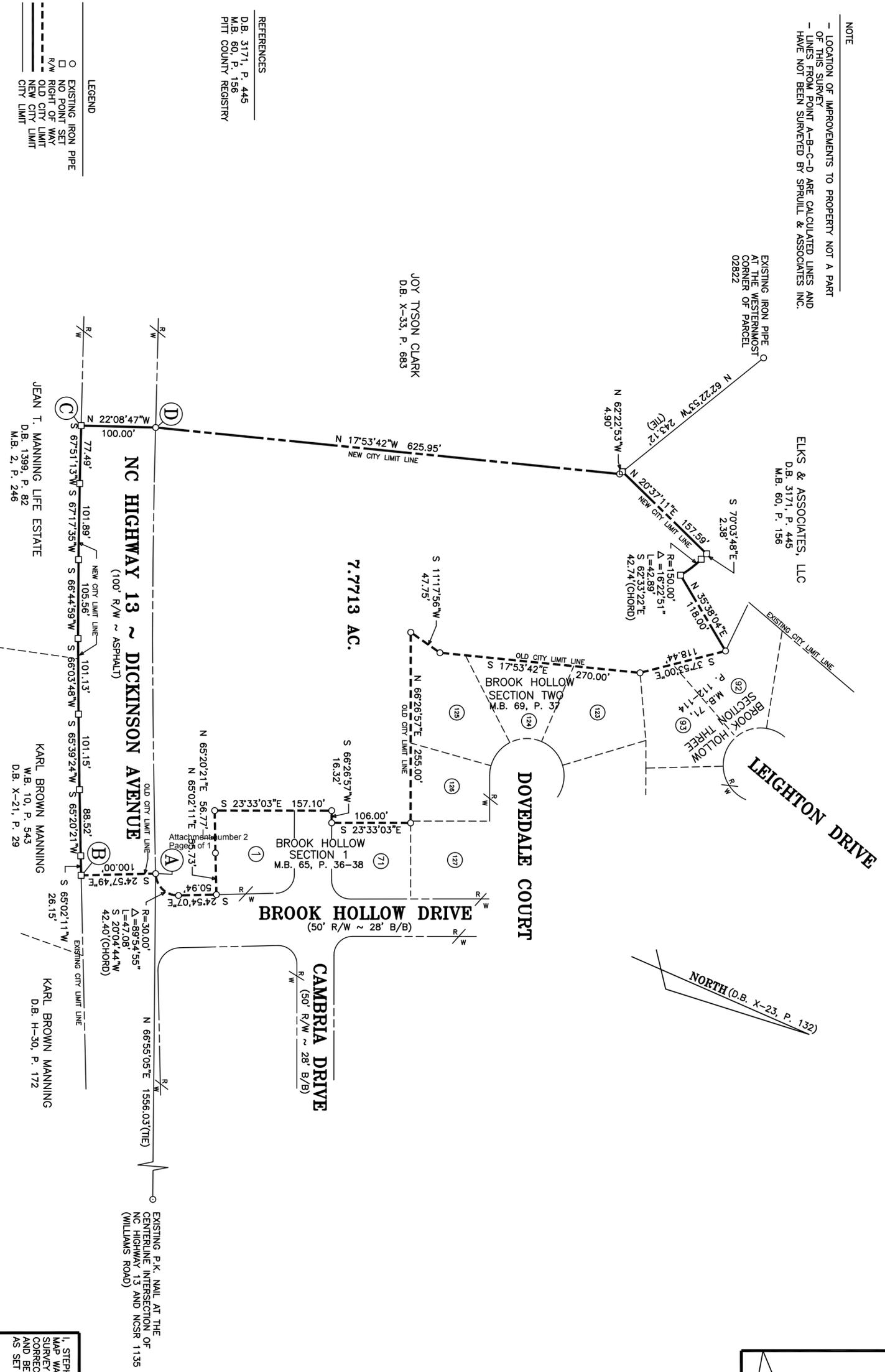
986672

NOTE
 - LOCATION OF IMPROVEMENTS TO PROPERTY NOT A PART OF THIS SURVEY
 - LINES FROM POINT A-B-C-D ARE CALCULATED LINES AND HAVE NOT BEEN SURVEYED BY SPRULL & ASSOCIATES INC.

EXISTING IRON PIPE AT THE WESTERNMOST CORNER OF PARCEL 02822

ELKS & ASSOCIATES, LLC
 D.B. 3171, P. 445
 M.B. 60, P. 156

JOY TYSON CLARK
 D.B. X-33, P. 683



PORTION OF PARCEL No. 02822 SHEET 1 OF 1

BROOK HOLLOW, SECTION FOUR, PHASE ONE

ANNEXATION MAP FOR BEING A PORTION OF DEED BOOK 3171, PAGE 445 GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

Sprull & Associates Inc
 2747 East Tenth Street
 Greenville, North Carolina 27938
 (252) 757-1200 Fax No. C-978

| | |
|--------------|----------------|
| DRAWN: KSP | APPROVED: SNS |
| CHECKED: JAD | SCALE: 1"=100' |

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|--|------|------|
| | ANNEXATION PLAT OF BROOK HOLLOW, SECTION ONE | 63 | 73 |
| | ANNEXATION PLAT OF BROOK HOLLOW, SECTION TWO | 69 | 8 |
| | ANNEXATION PLAT OF BROOK HOLLOW, SECTION THREE | 70 | 200 |

MAP SHOWING AREA ANNEXED BY THE CITY OF GREENVILLE

EFFECTIVE DATE: _____ ORDINANCE NO. _____ AREA: 7.7713 AC.

GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY STEPHEN N. SPRULL, NC L-2723, ON MAY 20, 2014. THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. SEE THE HARD COPY MAPS RELEASED FOR CERTIFICATE AND SEAL.

I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL FIELD SURVEY MADE BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (I) THEREOF.

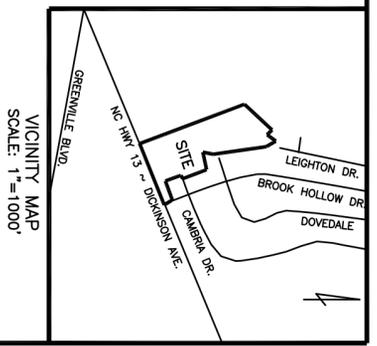
N.C. REG. NO. L-2723 _____, P.L.S.

PITT COUNTY, NORTH CAROLINA
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT STEPHEN N. SPRULL, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 20TH DAY OF MAY, 2014.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____





City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Langton West, Section 6, Phase 1 involving 4.4763 acres located at the current terminus of Birch Hollow Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Langston West, Section 6, involving 4.4763 acres located at the current terminus of Birch Hollow Drive. The subject area is currently undeveloped and is anticipated to accommodate 11 single-family lots.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 1, 2014
2. City Council public hearing date: September 11, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 4.4763
4. Voting District: 2
5. Township: Winterville
6. Vision Area: E

- 7. Zoning: R9S (Residential -Single-family)
- 8. Land Use: Existing: Vacant
Anticipated: 11 single-family lots
- 9. Population:

| | Formula | Number of People |
|--|------------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | 11 x 2.2 | 24 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | 24 x 45.2% | 11 |
| Current White | ----- | 0 |
| Estimated White at full development | 24-11 | 13 |

* - 2.2 people per household in Greenville

- 10. Rural Fire Tax District: Rural Winterville
- 11. Greenville Fire District: Station #5 (Distance of 3 miles)
- 12. Present Tax Value: \$160,374
Estimated Future Tax Value: \$427,374

Fiscal Note: The total estimated tax value at full development is \$3,253,085.

Recommendation: Approve the attached ordinance to annex Langston West, Section 6

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

Attachments / click to download

[Survey](#)

[Ordinance_Langston_West_Section_6_986674](#)

ORDINANCE NO. 14-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 11th day of September, 2014, after due notice by publication in The Daily Reflector on the 1st day of September, 2014; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled
 “Langston West, Section 6”

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the current terminus of Birch Hollow Drive.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina and being west of NC Highway 11, north of NCSR 1134 (Thomas Langston Road) and being bounded on the north and south by Bill Clark Homes of Greenville, LLC (Deed Book 1859, Page 119), on the west by AMA Holdings, LLC (Deed Book 2849, Page 26 and Map Book 14, Page 12), and on the east by Langston West, Section 5 as recorded in Map Book 77, Page 84, and being more particularly described as follows:

Beginning at an existing iron stake, the northwest corner of Lot 338, Langston West, Section 5 as recorded in Map Book 77, Page 84, the true Point of Beginning.

Thence from the true Point of Beginning, following the western line of Lot 338, Langston West, Section 5 (Map Book 77, Page 84), S 25-14-05 W – 100.00' to the northern right-of-way of Birch Hollow Drive, thence crossing Birch Hollow Drive S 25-14-05 W – 50.00' to a point on the southern right-of-way of Birch Hollow Drive, thence along the southern right-of-way of Birch Hollow Drive S 64-45-55 E – 40.00' to the northwest corner of Lot 300, Langston West, Section 5, thence along the western line of Section 5 S 25-14-05 W – 209.22' to a point in the western line of Lot 299 of Section 5, thence leaving the western boundary of Langston West Section 5 and running through the lands of Bill Clark Homes of Greenville, LLC (Deed Book 1859, Page 119), N 81-24-18 W – 171.01', thence N 85-40-19 W – 50.01', thence N 86-52-48 W – 169.55' to a point in the eastern line of AMA Holdings, LLC (Deed Book 2849, Page 26), thence along the eastern line of AMA Holdings, LLC the following calls: N 03-53-12 E – 116.73', thence N 17-36-56 E – 111.80, thence N 20-08-34 E – 169.40', thence N 25-13-22 E – 151.60', thence leaving the eastern line of AMA Holdings, LLC and turning back into the lands of Bill Clark Homes of Greenville, LLC S 64-45-55 E – 339.98', thence S 82-05-05 E – 62.91', thence S 25-14-05 W – 68.73' to the true Point of Beginning containing 4.4763 Acres and being a portion of Parcel No. 69714 as filed with the Pitt County Tax Assessor's Office.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary

of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2015.

ADOPTED this 11th day of September, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

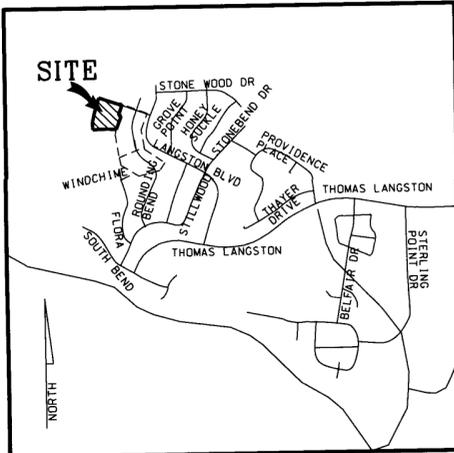
NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____ day of _____, 2014.

Notary Public

My Commission Expires: _____



VICINITY MAP
NOT TO SCALE

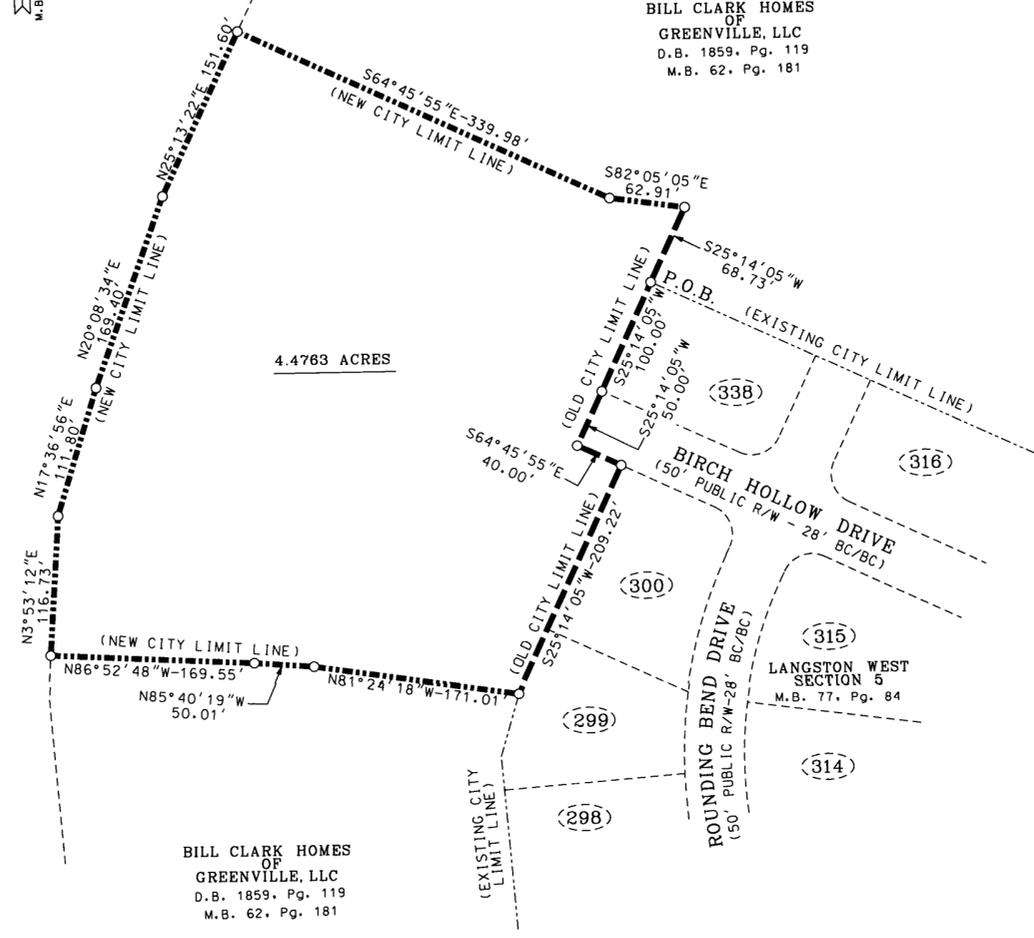


AMA HOLDINGS, LLC
D.B. 2849, Pg. 26
M.B. 14, Pg. 12

Attachment number 2
Page 1 of 1

4.4783 ACRES

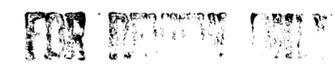
BILL CLARK HOMES
OF
GREENVILLE, LLC
D.B. 1859, Pg. 119
M.B. 62, Pg. 181



BILL CLARK HOMES
OF
GREENVILLE, LLC
D.B. 1859, Pg. 119
M.B. 62, Pg. 181

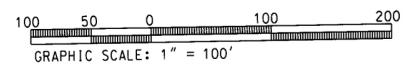
I, _____, CERTIFY THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

PROFESSIONAL LAND SURVEYOR



LEGEND:

- NEW CITY LIMIT LINE
- OLD CITY LIMIT LINE
- . - . - . EXISTING CITY LIMIT LINE
- P.O.B. POINT OF BEGINNING



A PORTION OF PARCEL NO. 69714
REFERENCE: DEED BOOK 1859, PAGE 119 AND
MAP BOOK 62, PAGE 181

| | | | | | | | |
|--|---|---------------|---------------|-----------|---------------|--------------|------------------------------|
| LANGSTON WEST, SECTION 6 WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA | | | | | | | |
| BILL CLARK HOMES OF GREENVILLE, LLC 200 E. ARLINGTON BLVD. GREENVILLE, NC 27858 (252) 355-5805 | | | | | | | |
| STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352 | <table border="1"> <tr> <td>SURVEYED: N/A</td> <td>APPROVED: DTB</td> </tr> <tr> <td>DRAWN: DM</td> <td>DATE: 7-24-14</td> </tr> <tr> <td>CHECKED: DTB</td> <td>SCALE: 1" = 100' Item # 3</td> </tr> </table> | SURVEYED: N/A | APPROVED: DTB | DRAWN: DM | DATE: 7-24-14 | CHECKED: DTB | SCALE: 1" = 100' Item # 3 |
| SURVEYED: N/A | APPROVED: DTB | | | | | | |
| DRAWN: DM | DATE: 7-24-14 | | | | | | |
| CHECKED: DTB | SCALE: 1" = 100' Item # 3 | | | | | | |

| MAP NO. | MAPS RECORDED | BOOK | PAGE |
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MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE
DATE _____ ORDINANCE NO. _____ AREA 4.4783 AC

I, _____, CERTIFY THAT THIS MAP WAS DRAWN BY _____ UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY _____ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-_____

NORTH CAROLINA, _____ COUNTY
I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Northwest Commercial Park involving 5.871 acres located 275+/- feet north of the intersection of Allen Road and Greenville Boulevard

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Northwest Commercial Park involving 5.871 acres located 275+/- feet north of the intersection of Allen Road and Greenville Boulevard. The subject area is currently undeveloped and is anticipated to accommodate 4,300+/- square feet of fast food restaurant. This item was originally on the August 14, 2014 City Council agenda but was continued to the September 11, 2014 City Council meeting at the petitioner's request.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 1, 2014
2. City Council public hearing date: September 11, 2014
3. Effective date: June 30, 2015

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 5.871
4. Voting District: 2
5. Township: Arthur

- 6. Vision Area: E
- 7. Zoning: CH (Heavy Commercial)
- 8. Land Use: Existing: Vacant
Anticipated: 4,300+/- square feet of fast food restaurant
- 9. Population:

| | Formula | Number of People |
|--|---------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | ---- | 0 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | ---- | 0 |
| Current White | ----- | 0 |
| Estimated White at full development | ---- | 0 |

* - people per household in Greenville

- 10. Rural Fire Tax District: Red Oak
- 11. Greenville Fire District: Station #5 (Distance of 2.0 miles)
- 12. Present Tax Value: \$67,326
Estimated Future Tax Value: \$497,326

Fiscal Note: The total estimated tax value at full development is \$497,326.

Recommendation: Approve the attached ordinance to annex Northwest Commercial Park.

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

Attachments / click to download

- [Survey](#)
- [Request for Continuance](#)
- [Ordinance Northwest Commercial Park 984747](#)

ORDINANCE NO. 14-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 11th day of September, 2014, after due notice by publication in The Daily Reflector on the 1st day of September, 2014; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Northwest Commercial Park”, involving 5.871 acres as prepared by Baldwin Design Consultants, PA.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located 275+/- feet north of the intersection of Allen Road and Greenville Boulevard.

GENERAL DESCRIPTION:

Beginning at the point of the western right-of-way of Allen Road (NCSR). Said point being the northeastern most corner of Lot 2 as recorded in Map Book 77, Page 60 of the Pitt County Register of Deeds office. From the above described beginning, so located running thence as follows:

Leaving the right-of-way of Allen Road (NCSR 1203), S 65°41'18" W 586.94 feet, thence N 20°29'43" W 583.48' to the centerline of a canal to the centerline of a canal, thence with said canal, N 76°53'05" E 121.14', S 84°06'41" E 83.95', S 79°09'28" E 116.09', S 83°31'12" E 102.03', S 78°43'10" E 87.19' and S 87°31'10" E 85.90' to the western right-of-way of Allen Road (NCSR 1203), thence with the western right-of-way of Allen Road (NCSR 1203), S 27°04'47" E 113.27', S 29°45'38" E 156.01' and S 33°21'53" E 39.95' to the point of beginning containing 5.871 acres.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2015.

ADOPTED this 11th day of September, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk
984747

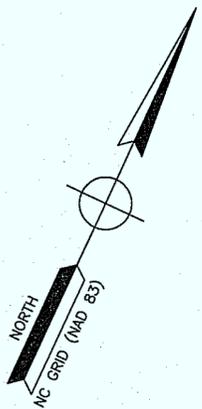
NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____ day of _____, 2014.

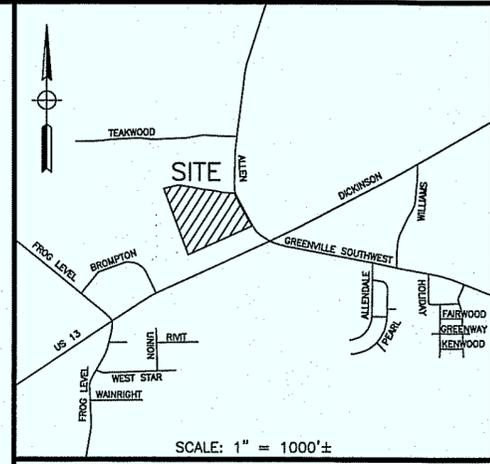
Notary Public

My Commission Expires: _____



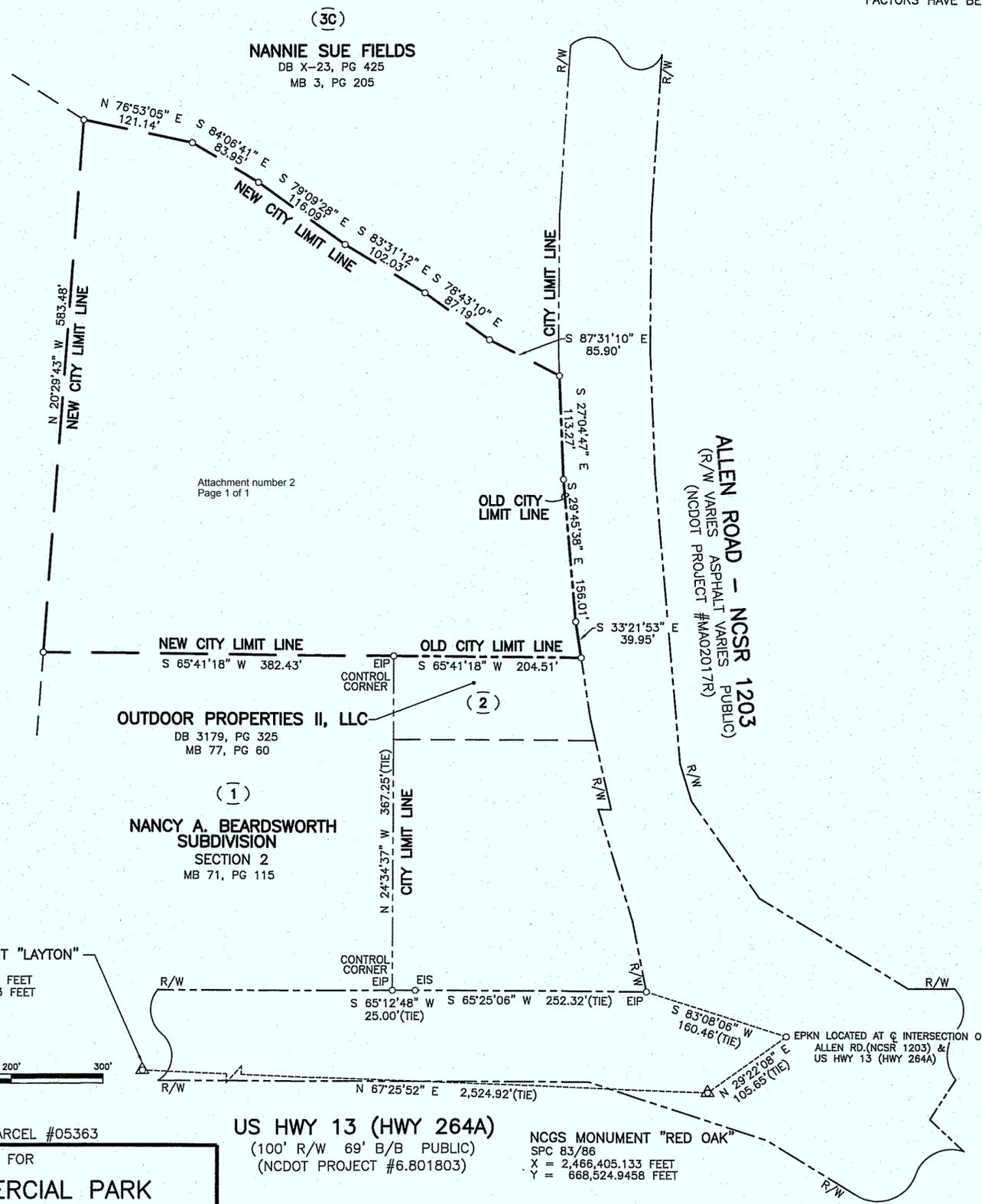
NOTES

1. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. REFERENCE: DEED BOOK 2573, PAGE 530 AND DEED BOOK 2250, PAGE 634 OF THE PITT COUNTY REGISTER OF DEEDS.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NO GRID FACTORS HAVE BEEN APPLIED.



VICINITY MAP

OUTDOOR PROPERTIES, LLC
DB 2250, PG 634



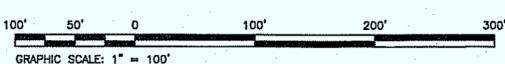
Attachment number 2
Page 1 of 1

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- EPKN = EXISTING PARKER KALON NAIL
- C/L = CENTERLINE

LEGEND

- NEW CITY LIMIT LINE =
- OLD CITY LIMIT LINE =
- CITY LIMIT LINE =



NCGS MONUMENT "LAYTON"
SPC 83/86
X = 2,464,073.700 FEET
Y = 667,555.9483 FEET

NCGS MONUMENT "RED OAK"
SPC 83/86
X = 2,466,405.133 FEET
Y = 668,524.9458 FEET

PARCEL #78577 & A PORTION OF TAX PARCEL #05363
ANNEXATION MAP FOR
NORTHWEST COMMERCIAL PARK

US HWY 13 (HWY 264A)
(100' R/W 69' B/B PUBLIC)
(NCDOT PROJECT #6.801803)

OWNER: **OUTDOOR PROPERTIES II, LLC**
ADDRESS: PO BOX 3435
GREENVILLE, NC 27836
PHONE: (252) 355-4610

| MAP NO. | PLATS RECORDED | MAP BOOK | PAGE |
|---------|------------------------------------|----------|------|
| | NANCY A. BEARDSWORTH | 46 | 61 |
| | NANCY A. BEARDSWORTH SUBD. SECT. 2 | 71 | 115 |
| | OUTDOOR PROPERTIES II, LLC | 77 | 60 |

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 5.871 AC.)
_____ ARTHUR _____ TOWNSHIP, PITT COUNTY, N.C.

Baldwin Design Consultants, PA
LICENSE# C-3498
SITE & SUBDIVISION DESIGN - SURVEYING - PLANNING
3740-B EVANS STREET
GREENVILLE, NC 27834 252.756.1390

SURVEYED: BW APPROVED: MWB
DRAWN: SCB/JGG DATE: 07/01/2014
CHECKED: MWB SCALE: 1 = 100'

CERTIFICATION

I, JOHN G. GETSINGER, JR., CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY BRAD WELLS THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 1st DAY OF JULY, 2014.

SIGNED *John G. Getsinger, Jr.*
REGISTRATION NO. L-4508





August 11, 2014

Ms. Barbara Lipscomb
City of Greenville – City Manager's Office
P.O. Box 7207
Greenville, NC 27835-7207

REF: Northwest Commercial Park Annexation Request

Dear Ms. Lipscomb:

As a representative of the owner of the above referenced project I would like this voluntary annexation petition continued until the September 11, 2014 City Council meeting.

Please contact me if you have any questions concerning this request

Sincerely,

A handwritten signature in black ink, appearing to be "Michael W. Baldwin". The signature is fluid and cursive, with a large loop at the end.

Michael W. Baldwin, President

MWB/cb
File

Item # 4



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Ordinance requested by Hennrietta Smith to rezone 1.3109 acres located north of the intersection of Old Fire Tower Road and Bells Chapel Road from RA20 (Residential-Agricultural) to CH (Heavy Commercial)

Explanation: **Abstract:** The City has received a request from Hennrietta Smith to rezone 1.3109 acres located north of the intersection of Old Fire Tower Road and Bells Chapel Road from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 5, 2014.
On-site sign(s) posted on August 5, 2014.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on August 26, 2014.
Public hearing legal advertisement published on September 1 and September 8, 2014.

Comprehensive Plan:

The subject area is located in Vision Area D.

Charles Boulevard is considered a “gateway corridor” beginning at the intersection of Fire Tower Road and continuing south. Gateway corridors serve as primary entranceways into the city and help define community character. Gateway corridors may accommodate a variety of intensive, large-scale uses, in appropriately located focus areas with lower intensity office and/or high-density residential development in the adjacent transition areas.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Charles Boulevard (Highway 43 East) from its intersection with Fire Tower Road to just beyond Signature Drive. It further recommends office/institutional/multi-family (OIMF) and high-density residential (HDR)

respectively for the interior areas south of Charles Boulevard.

There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. These areas are intended to contain 400,000+/- square feet of conditioned floor space.

The subject property is considered part of the regional focus area at the Arlington Boulevard/Fire Tower Road/Charles Boulevard focus area.

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

Based on possible uses permitted by the requested rezoning classification, the proposed rezoning classification could generate 1,982 trips to and from the site via Charles Boulevard, which is a net increase of 1,925 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined.

History/Background:

In 1989, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20.

Present Land Use:

One (1) mobile home residence

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Old Fire Tower Road.

Historic Sites:

There are no known effects on designated sites

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CH - Greenville Auto World
South: OR - Bells Fork Crossing Apartments
East: CH - Greenville Auto World; CG - Vacant
West: RA20 - One (1) single-family residence

Density Estimates:

Under the current zoning (RA20), the site could yield no more than 6 single-

family lots.

Under the proposed zoning (CH), the site could accommodate 9,060+/- square feet of conventional restaurant and/or retail space.

The anticipated build-out is within 1-2 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted to deny the request at its August 19, 2014, meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:
Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

[Combined map, survey, traffic and buffer charts](#)

[Ordinance Henrietta Smith 986700](#)

[Minutes for Henrietta Smith 986699](#)

[List of Uses RA20 to CH 966805](#)

ORDINANCE NO. 14-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 11th day of September, 2014, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

TO WIT: Sandra Faye Morris Heirs Property

LOCATION: Located north of the intersection of Old Fire Tower Road and Bells Fork Chapel Road.

DESCRIPTION: Lying and being situated in Winterville Township, Pitt County, North Carolina, and being more particularly described as follows:

Beginning at a point in the northern right-of-way of NCSR 2235 – Old Fire Tower Road said point being the southeast corner of the Lincoln S. Tyson Heirs property as recorded in will book 12 page 300 thence from said point of beginning with the eastern line of the Lincoln S. Tyson Heirs property **N 03-18-37 W – 232.79'** to the southern line of the 3810 Charles, LLC property as recorded in deed book 2006 page 389, thence with the southern line of the 3810 Charles, LLC property **N 83-53-15 E – 187.59'** to the western line of the 3810 Charles, LLC property as recorded in deed book 3152 page 212, thence with the western line of the 3810 Charles, LLC property **S 03-21-39 E – 122.66'** to the southern line of the 3810 Charles, LLC property, thence with the southern line of the 3810 Charles, LLC property **N 89-01-31 E – 165.13'** to the western line of the POHL Partnership property as recorded in deed book 1541 page 49, thence with to the

western line of the POHL Partnership property **S 01-34-17 W – 42.19'**, thence **S 02-31-09 W – 65.24'** to the northern right-of-way of NCSR 2235, thence with the northern right-of-way of NCSR 2235 **N 79-00-51 W – 94.66'**, thence **S 86-34-16 W – 50.29'**, thence **S 78-28-31 W – 202.31'** to the point of beginning containing **1.3109 acres**.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 11th day of September, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 986700

Excerpt from the DRAFT Planning & Zoning Minutes (8/19/2014)

ORDINANCE REQUESTED BY HENNRIETTA SMITH TO REZONE 1.3109 ACRES LOCATED NORTH OF THE INTERSECTION OF OLD FIRE TOWER ROAD AND BELLS CHAPEL ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CH (HEAVY COMMERCIAL) - DENIED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the southern section of the City and is at the intersection of Old Fire Tower Road and Bells Chapel Road. Several years ago, Bells Chapel Road connected to Charles Boulevard but the right-of-way was abandoned. Currently, the subject property only has access to Old Fire Tower Road, but when it is developed traffic will be required to use Charles Boulevard. Since Greenville Auto World is between the subject property and Charles Boulevard, a cross access agreement will be required so traffic will be dispersed on Charles Boulevard. There is commercial to the north and east. Residential is to the west and south with large tracts of vacant property. There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road where commercial is anticipated and encouraged. This property is considered part of the focus area. This request could generate a net increase of 1,900 trips. Under the current zoning, the property could accommodate 6 single-family lots. Under the proposed zoning, it could accommodate about 9,000 square feet of conventional restaurant and/or retail space. The Future Land Use Plan Map recommends commercial (C) at the intersection of Arlington Boulevard and Fire Tower Road and along the western right-of-way for Charles Boulevard and transitions to office/ institutional/multi-family (OIMF) in the interior area. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked staff to review the traffic dispersal again.

Ms. Gooby stated the Bells Chapel Road right-of-way was abandoned but since the property between the subject property and Charles Boulevard is developed traffic will required to use Charles Boulevard. When the subject property is developed, a cross access easement will create access to Charles Boulevard. Traffic is not expected to use Old Fire Tower Road.

Mr. Weitz stated the survey did not show the property had an access easement and the traffic report assumes it will use Charles Boulevard. He asked what would happen if the adjoining property was not developed.

Ms. Gooby stated the neighboring property is developed as a car dealership and that when the subject property is developed a cross-access easement will be required. She stated Ken Malpass is representing the applicant and could give more technical information

Mr. Weitz asked if she had the code requirement for abutting parcels to provide access.

Ms. Gooby stated she did not have the actual code citation.

Chairwoman Basnight opened the public hearing.

Mr. Ken Malpass, representative of the applicant, spoke in favor of the request. He stated that they couldn't force access up front but if the adjacent property developed first, then they could. This happens all the time all over the City. When a site plan is submitted, it will show the parking lot and the easements to the adjacent property owners. The intent of this property is for a portion of the property to be added to the car dealership as a lease. Therefore it would have access to Charles Boulevard. A map of record will have to be done showing a recombination of the other parcels that are owned by Greenville Auto World. It is very common that maps be recorded with interconnectivity.

No one spoke in opposition of the request.

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

Ms. Bellis stated she is concerned about the traffic. The Future Land Use Plan further recommends OIMF (office/institutional/multi-family) and high density residential respectfully for the interior areas south of Charles Boulevard. Unless it is somehow combined with the 2 plots along Charles Boulevard, then this is interior. The tendency has been for this to go to OR (office/residential) for residential development. It doesn't seem to be consistent.

Mr. Weitz stated about 3-6 months ago there was another rezoning near this area and he was concerned then about the overcapacity on County Home Road which has no sidewalks or transit service. It seems that the access will be on Old Fire Tower Road. As of right now, there is no easement. According to what has been said by staff and the applicant's representative, if the property adjacent to the applicant is developed or if the land is leased to the dealership, it will have access. Currently, there is no current access to Charles Boulevard. Old Fire Tower Road is a mixture of apartments, some commercial and single-family homes. There is still residential-agricultural zoning in this area on the west side. Even though the City has planned it to be OIMF (office/institutional/multi-family) and have rezoned in accordance to that, the truth is that there are single-family residences that will be there for a while. He also has concerns with the CH (heavy commercial) zoning because of the land uses it includes are industrial in nature. This property would be one of the first commercial buildings you will see when coming into Greenville. As members, we are asked to consider all the uses in this zone. Some examples: billboard, kennel, motel/hotel, cell tower, commercial laundry, ice plant, adult use establishment, stone cutting, and flea market. He stated he would prefer a more benign commercial use that can interact with the neighbors. It also needs to be in conformity with the Comprehensive Plan and how compatible it is with the surrounding zoning and land uses in the area. He stated he does not see any planned policies referenced yea or nay on this. There are policies for transitions of land use but in this case there are no transitions and that is inconsistent with our planned policies. There is no way to prevent heavy commercial traffic to go along Old Fire Tower Road. This does not promote neighborhood livability and does not meet the objectives of the plan.

Motion made by Mr. Smith, seconded by Ms. Harrington, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Those in favor: Mr. Smith and Ms. Harrington. Those opposed: Mr. Weitz, Ms. Bellis, Mr. King, Mr. Parker and Ms. Darden. Motion did not pass.

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

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

RA20 (Residential-Agricultural)

Special Uses

- (1) General:* None*

(2) Residential:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-premise signs per Article N

- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) *Residential*:* None

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

(4) *Governmental*:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center
- g. Liquor store, state ABC

(5) *Agricultural/ Mining*:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) *Recreational/ Entertainment*:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) *Office/ Financial/ Medical*:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) *Services*:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)

- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- cc. Farm supply and commercial implement sales

ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

CH (Heavy Commercial)

Special Uses

(1) General: None*

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

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

(4) Governmental: None*

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- d. Game center

- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) Office/ Financial/ Medical: None*

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- dd. Massage establishment

(9) Repair:

- a. Major repair; as an accessory or principal use

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

(12) Construction: None*

(13) Transportation: None*

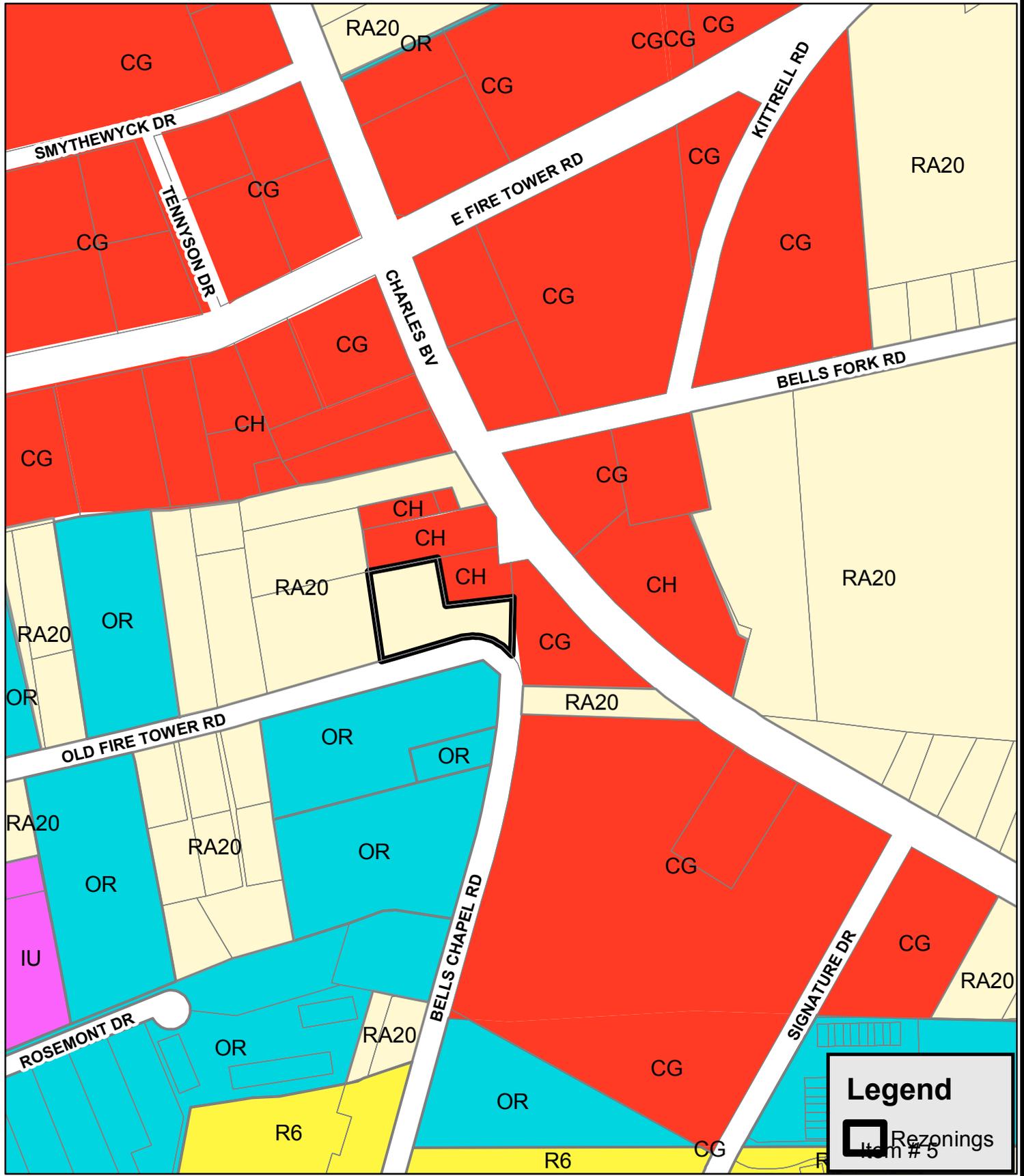
(14) Manufacturing/ Warehousing:

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

(15) Other Activities (not otherwise listed - all categories):

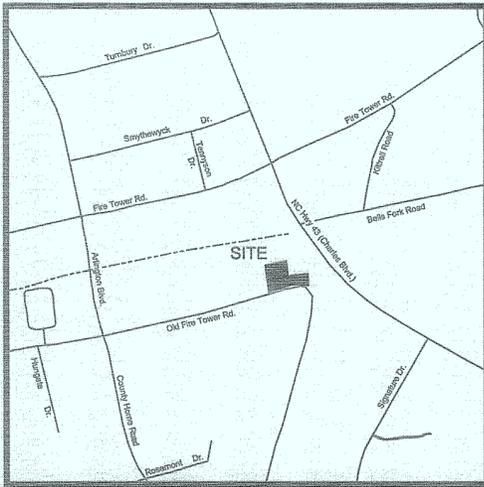
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Hennrietta Smith
From: RA20 To: CH
1.3109 acres
August 5, 2014

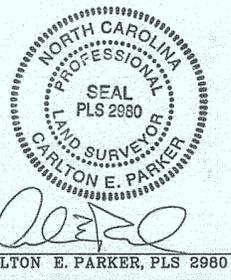
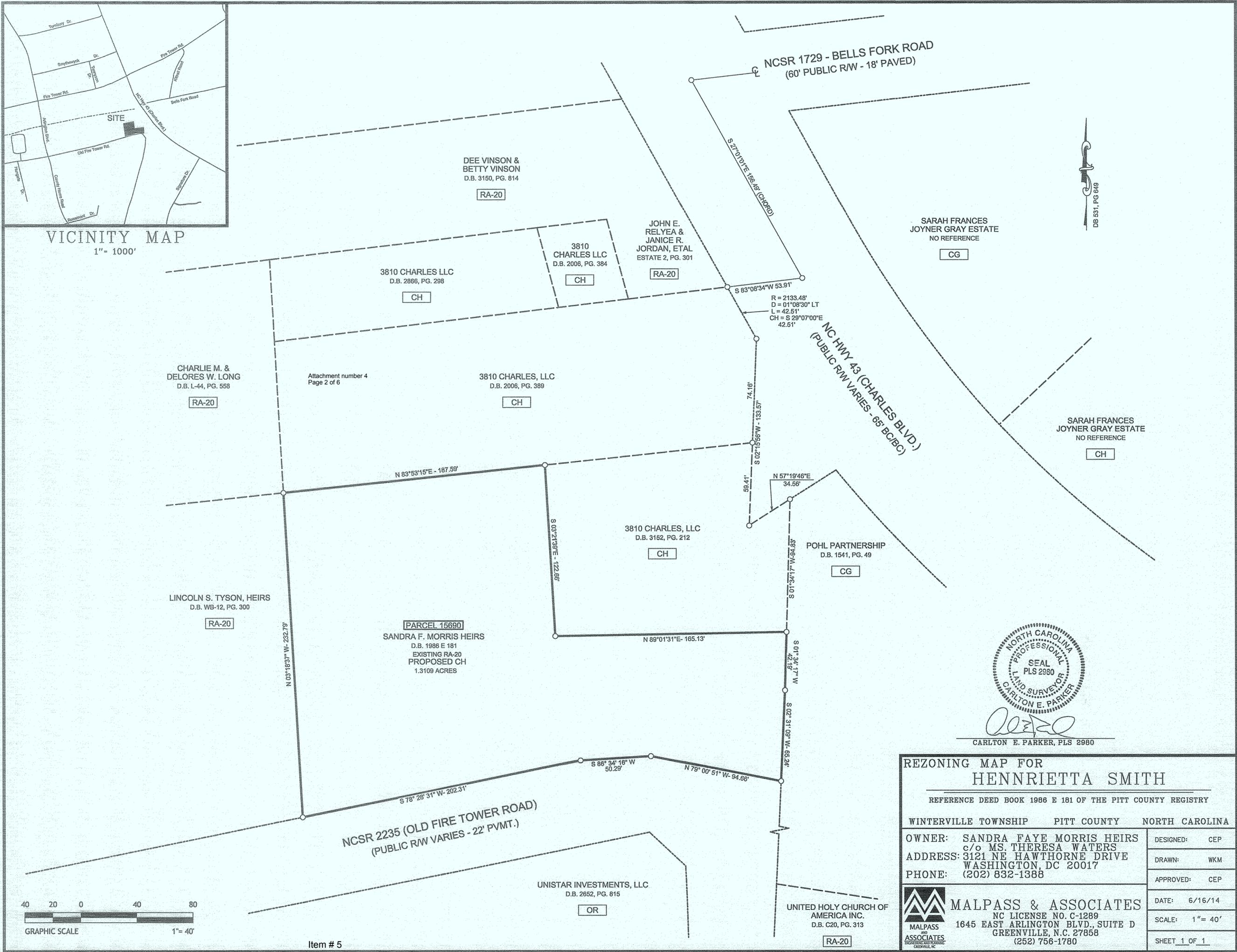


Legend

- Rezoning Item # 5



VICINITY MAP
1" = 1000'



REZONING MAP FOR HENRIETTA SMITH
REFERENCE DEED BOOK 1986 E 181 OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: SANDRA FAYE MORRIS HEIRS
c/o MS. THERESA WATERS
ADDRESS: 3121 NE HAWTHORNE DRIVE
WASHINGTON, DC 20017
PHONE: (202) 832-1388

| | |
|-----------|----------|
| DESIGNED: | CEP |
| DRAWN: | WKM |
| APPROVED: | CEP |
| DATE: | 6/16/14 |
| SCALE: | 1" = 40' |
| SHEET | 1 OF 1 |

MALPASS & ASSOCIATES
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1760



Item # 5

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REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 14-14

Applicant: Henrietta Smith

Property Information

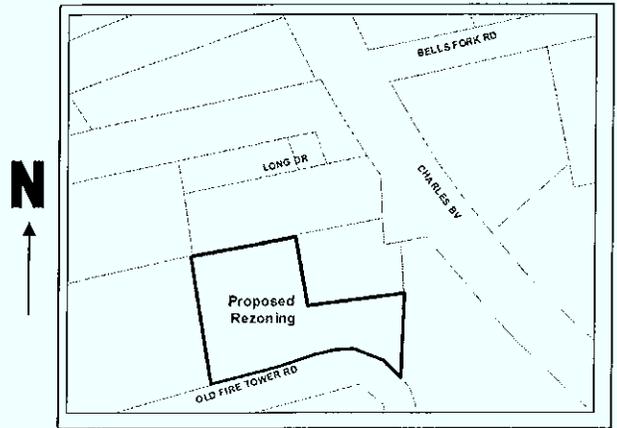
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 1.3109 acres

Location: Charles Boulevard, south of Bells Fork Rd

Points of Access: Charles Boulevard



Location Map

Transportation Background Information

1.) Charles Blvd- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 5-lane - curb & gutter | no change |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 20,800 (*) | Ultimate Design ADT: 27,600 vehicles/day (**) |
| Design ADT: | 27,600 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are sidewalks along Charles Blvd that service this property.

Notes: (*) 2012 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 57 -vehicle trips/day (*) **Proposed Zoning:** 1,982 -vehicle trips/day (*)

Estimated Net Change: increase of 1925 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Charles Blvd are as follows:

1.) Charles Blvd , North of Site (60%): “No build” ADT of 20,800

Estimated ADT with Proposed Zoning (full build) – 21,989
 Estimated ADT with Current Zoning (full build) – 20,834
Net ADT change = 1,155 (6% increase)

Case No: 14-14

Applicant: Henrietta Smith

2.) Charles Blvd , South of Site (40%): "No build" ADT of 20,800

Estimated ADT with Proposed Zoning (full build) – 21,593

Estimated ADT with Current Zoning (full build) – 20,823

Net ADT change = 770 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1982 trips to and from the site on Charles Blvd, which is a net increase of 1925 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND USE CLASS (#) | | | | | ADJACENT VACANT ZONE OR NONCONFORMING USE | PUBLIC/PRIVATE STREETS OR R.R. | |
|---|---------------------------------------|------------------------------|---|--------------------------------------|----------------------|---|--------------------------------|---|
| | Single-Family Residential (1) | Multi-Family Residential (2) | Office/Institutional, light Commercial, Service (3) | Heavy Commercial, Light Industry (4) | Heavy Industrial (5) | | | |
| Multi-Family Development (2) | C | B | B | B | B | Residential (1) - (2) | Non-Residential (3) - (5) | A |
| Office/Institutional, Light Commercial, Service (3) | D | D | B | B | B | D | B | A |
| Heavy Commercial, Light Industry (4) | E | E | B | B | B | E | B | A |
| Heavy Industrial (5) | F | F | B | B | B | F | B | A |

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance to add mental health, emotional or physical rehabilitation day program facilities as a special use in the CG (General Commercial) zoning district

Explanation: **Abstract:** Jason and Jeannette Barnett of Paradigm, Inc. have requested a zoning ordinance text amendment to allow the land use "Mental health, emotional or physical rehabilitation day program facilities" as a special use in the CG (General Commercial) zoning district.

Explanation: Currently, mental health, emotional or physical rehabilitation day program facilities are not allowed in the CG (General Commercial) zoning district, but are permitted by right in the MI (Medical Institutional) and MS (Medical Support) zoning districts and permitted as a special use in the MO (Medical Office), MCG (Medical General Commercial), MCH (Medical Health Commercial), OR (Office Residential), CD (Downtown Commercial), CDF (Downtown Commercial Fringe), and CH (Heavy Commercial) zoning districts.

A mental health, emotional or physical rehabilitation day program facility is defined in the City of Greenville Zoning Ordinance, Sec. 9-4-22 Words and Terms Defined, as follows:

"(1) An establishment qualified for a license by the State of North Carolina which provides a day treatment, day activity or other extended counseling service to persons who do not reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems, persons adjusting to society as an alternative to imprisonment, children or adolescents who are emotionally disturbed and need special educational services, and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. Persons receiving service at the establishment may be at the facility for no longer than 18 hours within any 24-hour period.

(2) Dangerous to others means that within the recent past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that his conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Professionals or paraprofessionals providing assistance to the occupants shall be allowed in addition to the maximum occupancy."

The CG (General Commercial) zoning district is defined in the City of Greenville Zoning Ordinance, Sec. 9-4-68 CG (General Commercial), as follows:

"The purpose of the CG District is to accommodate a variety of commercial and service activities on an individual lot-by-lot basis and in a planned center setting."

Staff researched the history of text amendments for the land use category, "Mental health, emotional or physical rehabilitation day program facility" while reviewing the proposed text amendment. The last time the zoning ordinance was amended for this land use category was on September 10, 2009 by the adoption of Ord. No. 09-75. (Attachment A).

The 2009 text amendment was prepared to respond to an increasing volume of applicants wishing to operate State-licensed day treatment facilities and other similar type mental health facilities in the City's jurisdiction. At that time, there was no definition for this type of use, and it became necessary to adopt a definition since the previous use was originally created to be an institutional facility. As a solution, staff found it necessary to create specific definitions to alleviate any administrative inconsistency, rather than continue considering such proposed uses under a catch-all land use category in the zoning ordinance called, *"other activities; personal services not otherwise listed."* To that end, the 2009 text amendment added a new land use category, *"Mental health, emotional or physical rehabilitation day program facility"* to the table of uses and codified it under Title 9, Chapter 4, Article D, Part 3, Sec. 9-4-78, Table of Uses, Appendix A, (8)(C)ff.(1). More specifically, the 2009 text amendment distinguished which zoning districts the "Mental health, emotional or physical rehabilitation day program facility" would be permitted in as either a permitted use, as indicated in the Table of Uses by the letter "P," or which zoning districts the use would be allowed in as a special use, as indicated in the table by the letter "S."

After reviewing the September 10, 2009 staff report (Attachment B) to the City Council for Ord. No. 09-75, it is apparent Planning Division staff intended to allow "Mental health, emotional or physical rehabilitation day program facility" as a special use in the CG (General Commercial) zoning district. Page two, paragraph two of the attached staff report for Ord. No. 09-75 states, *"Mental Health, emotional or physical rehabilitation day program facility as defined above will be a permitted use in the MI and MS (medical) zoning districts and a special use in the MO, MCG, MCH (medical), OR (office/residential), CD, CDF,*

CG and CH (commercial) zoning districts."

All of the zoning categories listed in the staff report for Ord. No. 09-75 were integrated in the 2009 ordinance in Section 2, except the CG (General Commercial) zoning district as the staff report indicated was intended. Therefore, it appears there was an error in the ordinance as an "S," indicating a special use, should have been added under the CG zoning district in the Table of Uses for the land use codified as (8)(C)ff.(1), mental health, emotional, or physical rehabilitation day program facility."

Adoption of this new text amendment, proposed by Jason and Jeannette Barnett, will correct the previous error of omission in Ord. 09-75, Section 2 by adding CG (General Commercial) as a zoning district that permits mental health, emotional and physical rehabilitation day program facilities as a special use.

Fiscal Note: No cost to the City.

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

The Planning and Zoning Commission voted to approve the request at its August 19, 2014, meeting.

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

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

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

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

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

Attachments / click to download

[Zoning_Ordinance_Amendment_Add_Mental_Health_Emotional_or_Physical_Rehabilitation_Day_Facilities_as_Special_Use_in.CG_98513](#)

ORDINANCE NO. 14-__
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on September 11, 2014, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and is reasonable and in the public interest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A) (8)ff. 1, of the City Code, is hereby amended to add the use entitled “mental health, emotional or physical rehabilitation day program facility” as a special use in the CG (General Commercial) district.

Section 2: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

Section 3: That this ordinance shall become effective upon its adoption.

ADOPTED this 11th day of September, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from the DRAFT Planning & Zoning Minutes (8-19-2014)

ORDINANCE TO AMEND TITLE 9, CHAPTER 4, ARTICLE D, PART 3, SEC 9-4-78, TABLE OF USES, APPENDIX A, (8)(C)FF.(1). BY ADDING MENTAL HEALTH, EMOTIONAL OR PHYSICAL REHABILITATION DAY PROGRAM FACILITIES AS A SPECIAL USE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT. - APPROVED

Mr. Thomas Weitnauer, Chief Planner, presented the text amendment. He stated this was a text amendment to the zoning ordinance proposed by a private party rather than by City Staff. It was requested to allow the use of mental health, emotional or physical rehabilitation day program facilities as a special use in the CG (general commercial) zoning district. Currently this use is not allowed in the CG (general commercial) zoning district. Mr. Weitnauer read a portion of the mental health, emotional or physical rehabilitation day program facility definition from the City of Greenville Zoning Ordinance, Sec. 9-4-22 Words and Terms Defined, as follows:

“(1) An establishment qualified for a license by the State of North Carolina which provides a day treatment, day activity or other extended counseling service to persons who do not reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems, persons adjusting to society as an alternative to imprisonment, children or adolescents who are emotionally disturbed and need special educational services, and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. Persons receiving service at the establishment may be at the facility for no longer than 18 hours within any 24-hour period.”

He stated in the member package there was a letter from the applicant withdrawing their special use permit request. Staff had met with the applicant a few times to understand their request and the service they provide. The service they provide is not allowed in a CG (general commercial) zone. Staff indicated the next step would be to apply for a text amendment to allow the use in the CG zone. He reviewed the history of the ordinance. In 2009, staff initiated a text amendment to respond to an increase of applicants wanting to operate state licensed day treatment facilities. Prior to this it was considered an institutional use. The 2009 text amendment added Day Program Facility to the following zones as a special use: MO (medical office), MCG (medical general commercial), MCH (medical health commercial), OR (office residential), CD (downtown commercial), CDF (downtown commercial fringe), and CH (heavy commercial). Zoning district CG (general commercial) was listed in staff report to the Planning and Zoning Commission and to the City Council but was left out of the ordinance in error. The 2009 ordinance was adopted after the Horizons: Greenville’s Community Plan was written. This is not a change to the zoning map. It is what is allowed in the different zones and the compatibility of the range of uses permitted in the requested zoning classifications with existing and future adjacent and area land uses. In staff’s opinion, the request is in compliance with Horizons: Greenville’s Community Plan.

Chairwoman Basnight asked if this was a correction.

Mr. Weitnauer stated yes for what was intended in 2009.

Chairman Basnight opened the public hearing.

Mr. Jason Barnett, applicant and CEO/co-owner of Paradigm Inc., spoke in favor of the request. He stated they have been a mental health agency for over 12 years in Greenville. They provide services in the residential realm and have added 2 day programs in the last 6 years. They have relocated their office to a CG (general commercial) zone which currently is not an allowed zone. They are licensed by the State Department of Health and Human Services to run mental health facilities. They request approval of the text amendment to add mental health, emotional or physical rehabilitation day program facilities as a special use in the CG (general commercial) zone.

Mr. Weitz asked if they felt confident they could meet the special use criteria.

Mr. Barnett stated yes. They have a prior location that needed a special use permit and were approved. They are moving for more space and not because of any problems.

Mr. Weitnauer stated that if approved, they will still need a special use permit through the Board of Adjustment.

No one spoke in opposition of the text amendment.

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

Mr. Weitz asked if it could be a permitted use rather than a special use.

Mr. Weitnauer stated they followed previous guidelines. The only place this use is allowed by right is in Medical District 1 & 2. There could be an area where it might be an inappropriate use and that is why the special use permit review is a proposed requirement.

Motion made by Mr. Weitz, seconded by Ms. Harrington, to recommend approval of the proposed text amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

ATTACHMENT A

ORDINANCE NO. 09- 75 AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on September 10, 2009 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 4, Article B, Section 9-4-22, of the City Code, is hereby amended by adding the following new definitions in alphabetical order to read as follows:

"Mental health, emotional or physical rehabilitation center. An establishment qualified for a license by the State of North Carolina which provides resident services to more than twenty-five (25) persons who reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. State licensed family care homes and group care facilities are not included under this definition.

"Dangerous to others" means that within the recent past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that his conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Professionals or paraprofessionals providing assistance to the occupants shall be allowed in addition to the maximum occupancy.

Mental health, emotional or physical rehabilitation day program facility. An establishment qualified for a license by the State of North Carolina which provides a day treatment, day activity or other extended counseling service to persons who do not reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems, persons adjusting to society as an alternative to imprisonment, children or adolescents who are emotionally disturbed and need special educational services, and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. Persons receiving service at the establishment may be at the facility for no longer than eighteen (18) hours within any twenty-four-hour period.

“Dangerous to others” means that within the recent past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that his conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Professionals or paraprofessionals providing assistance to the occupants shall be allowed in addition to the maximum occupancy.”

Section 2: That Title 9, Chapter 4, Article D, Section 9-4-78(f)(8), of the City Code, is hereby amended by adding a new section “(ff.)(1)” entitled “Mental health, emotional, or physical rehabilitation day program facility” as a permitted use in the MI, and MS zoning districts as a land use classification #3, and as a special use in the MO, MCG, MCH, OR, CD, CDF, and CH zoning districts as a land use classification #3.

Section 3: That Title 9, Chapter 4, Article E, Section 9-4-85, of the City Code, is hereby amended by adding a new section “(oo)” to read as follows:

“(oo) *Mental health, emotional or physical rehabilitation center.*”

Section 4: That Title 9, Chapter 4, Article E, Section 9-4-86, of the City Code, is hereby amended by adding a new section “(oo)” to read as follows:

“(oo) *Mental health, emotional or physical rehabilitation center.*

(1) Multi-family development standards shall apply when located in the OR zoning district.

(2) Each 3 client occupants or major fraction thereof, in addition to any resident manager and blood relatives to the resident manager, shall constitute 1 dwelling unit for determining allowable density under this section.”

Section 4: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

Section 5: That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of September, 2009.


Patricia C. Dunn, Mayor

ATTEST:


Wanda T. Elks, City Clerk

ATTACHMENT B

NOTE: This is not a staff report for the proposed text amendment . This is a staff report from 2009 that is referenced in the current staff report.



**City of Greenville,
North Carolina**

**Meeting Date: 9/10/2009
Time: 7:00 PM**

Title of Item: Ordinance requested by the Community Development Department to amend the zoning ordinance by (i) including a definition for the use entitled "Mental health, emotional or physical rehabilitation center" and to establish specific criteria for such use, and (ii) including a definition for the new use entitled "Mental health, emotional or physical rehabilitation day program facility" and to list such use in the table of uses

Explanation: Planning staff has received many requests to operate state licensed day treatment facilities and other similar type mental health facilities in the city's jurisdiction. By interpretation, Planning staff has classified such uses as either a "mental health, emotional or physical rehabilitation center" or as "other activities; personal services not otherwise listed". The volume of applicants wishing to operate such facilities has increased over time and staff is of the opinion that specific definitions of the use categories are necessary to alleviate any administrative inconsistency. Note: this class of use does not include "family care homes" that are permitted by-right in residential neighborhoods.

Planning staff has proposed the following definitions and table of use amendments for the subject uses.

"Mental Health, emotional or physical rehabilitation day program facility: An establishment qualified for a license by the State of North Carolina which provides a day treatment, day activity or other extended counseling service to persons who do not reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems, persons adjusting to society as an alternative to imprisonment, children or adolescents who are emotionally disturbed and need special educational services and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. Persons receiving service at the establishment may be at the facility for no longer than eighteen (18) hours within any twenty-four-hour period. "Dangerous to others" means that within the recent past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on

another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that this conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Professionals or paraprofessionals providing assistance to the occupants shall be allowed in addition to the maximum occupancy."

Mental Health, emotional or physical rehabilitation day program facility as defined above will be a permitted use in the MI and MS (medical) zoning districts and a special use in the MO, MCG, MCH (medical), OR (office/residential), CD, CDF, CG and CH (commercial) zoning districts. The newly defined use will mirror the districts within which "mental health, emotional and physical rehabilitation center" and "other activities; personal services not otherwise listed" are allowed by Planning staff and Board of Adjustment interpretation and past action.

Currently there is no definition for the existing use entitled "mental health, emotional or physical rehabilitation center". This use was originally created to be an institutional facility and the proposed definition reflects that intent.

"Mental health, emotional or physical rehabilitation center: An establishment qualified for a license by the State of North Carolina which provides resident services to more than twenty-five (25) persons who reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. State licensed family care homes and group care facilities are not included under this definition. "Dangerous to others" means that within the recent past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that this conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Professionals or paraprofessionals providing assistance to the occupants shall be allowed in addition to the maximum occupancy."

The proposed ordinance does not amend the table of uses (zoning districts) within which this use is currently allowed as a permitted or special use, however, the ordinance does add specific criteria, which will apply if such use is located in the OR district.

Proposed specific criteria are as follows:

"(oo) Mental health, emotional or physical rehabilitation center.

(1) Multifamily development standards shall apply when located in the OR zoning district.

(2) Each 3 client occupants or major fraction thereof in addition to any resident manager and blood relatives to the resident manager shall constitute 1 dwelling unit for determining allowable density under this section."

Fiscal Note: No direct cost.

Recommendation: In Planning staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan.

The Planning and Zoning Commission approved the recommended ordinances at its August 18, 2009, meeting.

If City Council determines to approve the amendment request, a motion to adopt the attached ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the amendment request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the requested text amendment and to make a finding and determination that the denial of the text amendment request is consistent with the adopted comprehensive plan and that the denial of the text amendment request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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Attachments / click to download

[Mental Health Facility Amendment Ordinance 840193](#)

[Excerpt from August 2009 Planning and Zoning Minutes Community Development Dept 840950](#)



Date Received 7/25/14
[Signature]

CITY OF GREENVILLE ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Applicant Name(s) Jason T. Barnett and Jeannette Barnet of
Paradigm, Inc.

Mailing Address P.O. Box 31091
Greenville, NC 27833

Contact Phone Number (252) 341-6874
Contact Fax Number (252) 561-7455

Zoning Ordinance Section Proposed to be Amended: Zoning Ordinance ff(1) Mental Health, emotional, or physical rehabilitation day program facility specifically for district CG

Reason for Request: To allow for the issuance of Special Use Permits in the stated district

Proposed Language of Text Amendment (attach additional pages if needed):
We would like a zoning text amendment concerning the use **ff(1) Mental health, emotional, or physical rehabilitation day program facility** and district **CG** to allow it as a Special Use Permit district.

Jason T. Barnett *Jason P. Barnett* 7/24/14
Print Name Signature of Applicant Date



7/24/2014

To: Thomas Weitnauer, AICP
Chief Planner, Community Development Department
City of Greenville, NC

From: Jason T. Barnett, CEO
Paradigm, Inc.
PO Box 31091
Greenville, NC 27833

Mr. Weitnauer,

I am submitting this letter to inform you of our intent to pursue a zoning text amendment concerning the use **ff(1) *Mental health, emotional, or physical rehabilitation day program facility*** and district CG to allow it as a Special Use Permit district.

As co-owner and operator of Paradigm, Inc., a provider of mental health services in the city of Greenville for the past twelve years, we are attempting to utilize the space at 4054 Memorial Drive, Suite J for the purposes of a day program. Under the present text, such a site is not permitted at this address as these services are licensed by the state of North Carolina as Mental Health services.

As long time business owners and customers in the City of Greenville and in order to continue serving this community in the capacity for which we are licensed by the State of North Carolina, we are pursuing this amendment. We would like to note that we have operated a site in which these same services were provided in Greenville for almost 6 years. The previous site was also within a commercial area close to stores and businesses. The reason we are attempting to change sites is because of the need for additional space and not for any type of disturbance issues or otherwise to neighboring businesses.

At Paradigm, we feel that what is undoubtedly the most important reason for this amendment is the apparent discriminatory nature of the present text. As it stands, businesses such as ours, are denied the ability to provide their services to the community (at the address noted above) based solely on the fact that the persons who would patronize our facility happen to have a

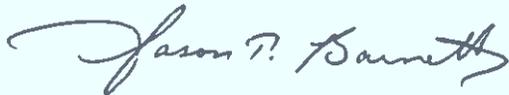
physical, intellectual, or developmental disability. We are confident that this is contrary to the ideals and beliefs of the City of Greenville. Therefore, again, we are stating the need for zoning text amendment.

Included with this letter, we will be providing:

- Examples of the types of activities those services would include (Attachment A)

I want to thank you for your time and support. We look forward to working together to achieve this goal and better serve the City of Greenville. If there is anything else I can do, please do not hesitate to contact either myself or Jeannette Barnett, Program Director at (252) 341-6874 or by email at jbarnett@paradigminc.org.

Sincerely,

A handwritten signature in black ink that reads "Jason T. Barnett". The signature is fluid and cursive, with a large initial "J" and "B".

Jason T. Barnett, CEO
Paradigm, Inc.

Attachment A (To Text Amendment Application)

Types of Activities

The proposed use for the location at 4054 Memorial Dr., Suite J is that it be used for day programs. To provide these services Paradigm utilizes a open, fun, nurturing but structured environment. The proposed use is meant to have a positive effect on public welfare and society as a whole by teaching skills that these individuals will be able to use as functioning members of society.

The programs which would exist in suite J should involve approximately 15-25 people altogether. Suite J contains an area of 2,838 Sq feet, providing plenty of space. No changes will be made to outside of structure so there should be no harmful visual impact of the proposed use of suite J. As stated this program is designed to provide a nurturing environment for the improvement of skills and abilities of those participating in it. For example, we will teach basic life skills including but not limited to the following:

- Self help skills (dressing, lacing up and tying shoes, bathing, and personal hygiene);
- Making beds and performing house cleaning;
- Cooking simple meals, Safe operation of stove and microwave oven;
- Proper nutrition;
- How to make a shopping list and budget;
- Paying bills;
- Counting money and making correct change;
- Ordering meals at fast food and other restaurants;
- Making eye contact when speaking to others,
- Increasing social skills(interacting with peers);
- Appropriate interaction with strangers, and service personnel in the community;
- Reading simple signs in the community to include safety signs(Restrooms Male/Female, Walk, Don't Walk, No Littering, etc.);
- Some persons involved with the program will focus on prevocational activities such as following instructions, attending to a task, and basic communication skills that can assist them with maintaining employment; and
- Continued work on basic skills and building confidence in oneself to be as productive and as much of an active participant in the community as possible.



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Draft 2013-2014 Consolidated Annual Performance and Evaluation Report for Community Development Block Grant and HOME Investment Partnership Program Funds

Explanation: **Abstract:** The Consolidated Annual Performance and Evaluation Report (CAPER) is required by the U.S. Department of Housing and Urban Development. This is an end-of-year report for Community Development Block Grant and HOME Investment Partnership Program funds - outlining the progress made in providing decent housing and establishing and maintaining a suitable living environment for Greenville residents.

Explanation: The Community Development Department, Housing Division, is in the process of completing the annual Consolidated Annual Performance and Evaluation Report (CAPER), which is mandated by the U.S. Department of Housing and Urban Development (HUD). The CAPER is designed to assist municipalities in assessing how effective they were throughout the year in affordable housing, community development, and economic development. The end-of-year report summarizes activities for the 2013-2014 fiscal year. Federal funding for the program year was as follows:

| Project | HOME | CDBG |
|-------------------------------------|---------------------|---------------------|
| 1. Administration | \$ 35,797.60 | \$170,289.60 |
| 2. Owner-Occupied Rehab | \$200,815.00 | \$370,158.40 |
| 3. Public Service | \$0 | \$ 75,000.00 |
| 4. Community Housing Dev. Org. | \$ 53,696.40 | \$0 |
| 5. Economic Development | \$0 | \$137,000.00 |
| 6. Revitalization | \$0 | \$ 99,000.00 |
| 7. Multi-Family Development | \$ 50,000.00 | \$0 |
| 8. Public Facility | \$0 | \$0 |
| 9. Down Payment Assistance | \$ 17,667.00 | \$0 |
| 10. <i>Estimated Program Income</i> | <i>\$ 10,000.00</i> | <i>\$ 20,000.00</i> |
| TOTAL | \$367,976.00 | \$871,448.00 |

Activities accomplished during the reporting period included the following:

- Seventeen (17) owner-occupied home rehabilitations completed
- Three (3) down payment assistance (deferred loans) were administered
- Three (3) Small Business Competition deferred loans were administered
- Five (5) homes were cleared of Lead-Based Paint Hazards
- Five (5) public services grants were awarded to public service agencies serving low-income clients
- Nine (9) substandard properties were acquired
- Six (6) substandard units were demolished and removed
- One (1) displaced tenant was relocated
- One (1) public facility improvement was completed
- One (1) new single-family home was sold

The end-of-year report outlines the City's progress in providing affordable housing, establishing and maintaining suitable living environments, and the expansion of economic opportunities. The DRAFT 2013-2014 CAPER is attached for review and approval by the City Council.

Fiscal Note: No direct cost

Recommendation: Conduct the public hearing to allow citizen participation and comments for the DRAFT 2013-2014 CAPER.

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

Attachments / click to download

 [2013_2014_CAPER_982840](#)



Greenville
NORTH CAROLINA

Find yourself in good company

Public Comment Period: July 21 – August 29, 2014

DRAFT 2013 -2014 Consolidated Annual Performance and Evaluation Report

Item # 7



CAPER

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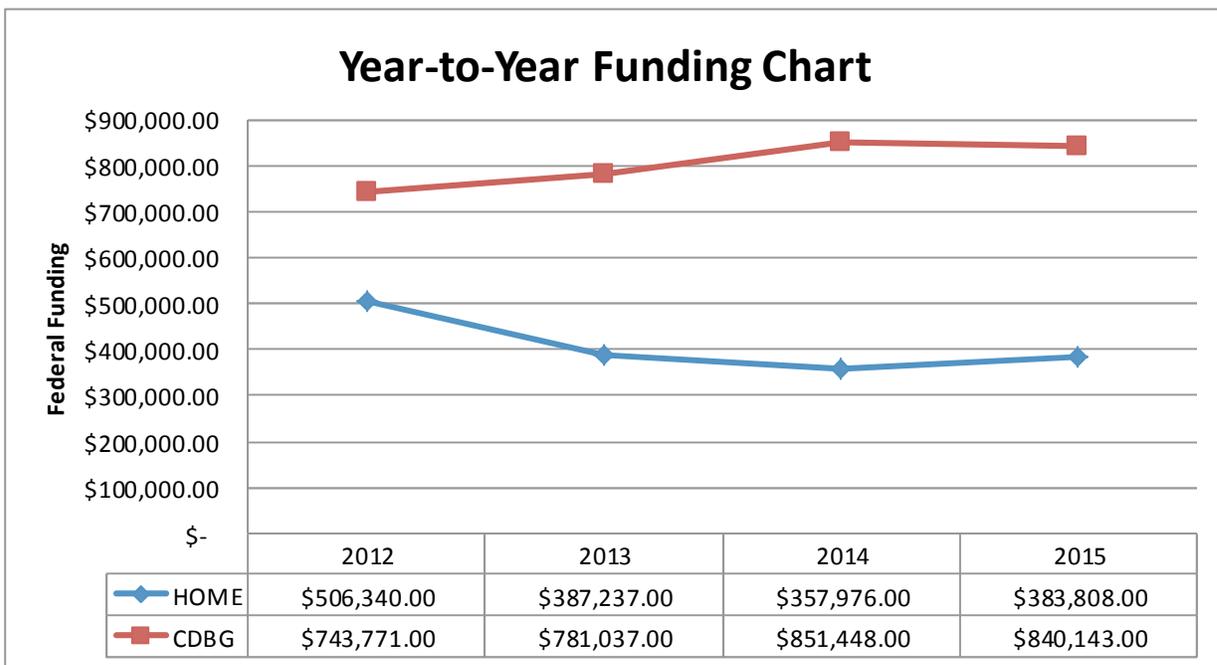
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Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) details the housing and community development activities undertaken by the City of Greenville’s Community Development Department during the program year 2013-2014. This program year commenced on July 1, 2013 and ended June 30, 2014.

As an entitlement community, the City of Greenville receives federal funds from the U.S. Department of Housing and Urban Development (HUD) programs. The City of Greenville is entitled to two (2) funding sources through HUD. They are as follows:

- Community Development Block Grant (CDBG) - Since 1974
- HOME Investment Partnerships (HOME) – Since 1995



Federal funding can fluctuate every year. The graph above depicts the aforementioned fluctuation over the past four (4) program years.

The CAPER assesses the progress in accomplishing the five-year goals identified in the 2013-2018 Consolidated Plan. The City’s Community Development program allocated multiple resources to support the national goals of community development and planning programs to develop viable urban communities. More specifically, the City seeks opportunities to provide decent housing, suitable living environments, and expand economic opportunities for very low, low and moderate income persons/families.

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The 2013-2014 program year CAPER represents the first and initial reporting year of the 2013-2018 Consolidated Plan. It is divided into six (6) sections, the: 1.) Summary of the Overall Assessment of the fourth year Performance, 2.) Housing Needs, 3.) Community Development Block Grant, 4.) HOME Investment Partnerships, 5.) Supporting text and, 6.) The Integrated Distribution and Information System (IDIS) reports.

The accomplishments for the program year 2013–2014 are as follows:

- Seventeen (17) owner-occupied home rehabs completed
- Three (3) down payment assistance (deferred loans) were administered
- Three (3) Small Business Competition deferred loans were administered
- Five (5) homes were cleared of Lead-Based Paint Hazards
- Five (5) public services grants awarded to public service agencies serving low income clients
- Nine (9) substandard properties were acquired
- Six (6) substandard units were demolished and removed
- One (1) displaced tenant was relocated
- One (1) public facility improvement was completed
- One (1) new single-family home was sold

On July 21, 2014, a draft of this document was made available for a thirty (30) day public review and comment period. Staff has intentionally extended the public comment period in order to receive all potential comments. A Public Hearing to receive comments on this CAPER document will be held on September 11, 2014 at 7:00 PM in the City Council Chambers at City Hall. The fiscal year 2013-2014 CAPER can be found online at: www.greenvillenc.gov/communitydevelopment/housing.

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SECTION 1 - OVERVIEW

Assessment of Activities Undertaken to Address Consolidated Plan Objectives and Priorities.

The City of Greenville received a total of \$1,209,424 in federal funds for the 2013-2014 fiscal year from the following federal programs: Community Development Block Grant \$851,448 and HOME Investment Partnerships \$357,976.

At one point in time, the City of Greenville was the lead entity of the Pitt County HOME Consortium. However, the Greenville City Council voted on January 7, 2008 to disband the existing Consortium and made an application to become a separate Participating Jurisdiction (PJ) for HOME Investment Partnership funds. The effective date of the dissolution was June 30, 2009. During the Action Plan Year July 1, 2013-June 30, 2014, the City continued to monitor the progress and close out of projects and worked closely with the Consortium members to provide support to consortium members until all remaining funds of the Pitt County HOME Consortium were expended.

The City of Greenville implemented projects and activities that were identified as the needs and priorities within the five (5) year Consolidated Plan. Priority needs from 2013 through 2018 calls for a continued concentrated effort within the West Greenville 45-Block Revitalization Area and Housing Rehabilitation within the entire jurisdiction of the City of Greenville. These efforts are designed to preserve the existing housing stock and provide decent, safe affordable housing. The City of Greenville recently updated the five (5) year Consolidated Plan. The new Consolidated Plan identifies priority needs from 2013-2018. Many of the resources, needs, goals, and objectives have remained the same. However, the City placed emphasis on partnerships with other government agencies, non-profits, and the private sector. The next program year will be the second year of the 2013-2018 Consolidated Plan.

Within the City of Greenville, all efforts during the course of the five (5) year period will primarily focus on the needs within the boundaries of the West Greenville Redevelopment Area bounded by the Tar River on the north, Greene Street on the east, Tenth Street Connector on the south, and Memorial Drive on the west. The following activities are being carried out while addressing the needs in this area: housing assistance through rehabilitation, preservation of the existing housing stock, new construction or infill development on vacant lots, down payment assistance, homeownership counseling, working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implement revolving loans for rehabilitation, support local Continuum of Care Plan, economic development, fair housing education, and overall neighborhood revitalization.

In addition, to avoid deterioration of other parts of the City, funds were made available for housing rehabilitation and down payment assistance for residents citywide. However, the City of Greenville

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continued to expend the majority of CDBG and HOME allocations in the West Greenville Redevelopment Area.

Consolidated Plan Priority – Affordable Housing

Owner-Occupied Rehabilitation

At the beginning of the Fiscal Year 2013-2014, funds for rehabilitation of substandard dwellings were budgeted. \$370,158 in CDBG and \$200,815 of HOME funds were set aside to rehabilitate single family homes. During FY 2013-2014, a total of seventeen (17) units were completed utilizing past year funding and current year funding.

Property Acquisition

During the 2013-2014 Fiscal Year, nine (9) dilapidated properties were acquired to remove blighted conditions. The property was acquired to remove a dilapidated structure for the construction of new affordable housing or for economic development initiatives.

Tenant Displacement/Relocation

There was only one (1) tenant of a property that got displaced as a result of acquisition. The tenant of the property was relocated to standard housing in accordance with the Uniform Acquisition and Relocation Act during the Fiscal Year 2013-2014.

Down payment Assistance

During the current program year, three (3) down payment loans were made to first time low and moderate income homebuyers from Federal (\$15,325.00) and locally funded (\$16,400.00) sources. These loans enabled homebuyers to purchase homes for owner occupancy.

Consolidated Plan Priority – Other Special Needs

Transitional/Affordable Housing Production

At the beginning of FY 2013-2014, \$53,996 of HOME funds were allocated for certified Community Housing Development Organization (CHDO) new affordable home construction activities. These activities target eligible first time homebuyers and renters. In addition, the City of Greenville solicited developers through a Request for Proposal (RFP) to affordable multi-family units. The City of Greenville allocated \$150,000 in HOME funds for this activity.

After the RFP process concluded, the City approved a commitment \$150,000 to a ninety-eight (98) unit senior housing development. The developer is currently waiting to receive feedback from the North Carolina Housing Finance Agency (NCHFA) for the low-income housing tax credits they applied for. During the fiscal year, one (1) unit assisted with HOME funds was sold to provide affordable owner-occupied housing. This unit was built with a partnership between the City of Greenville and Pitt Community College.

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Consolidated Plan Priority – Non Housing Community Development

The goal of the CDBG Program for non-housing community development is to support the expansion of economic opportunities for low to moderate income persons and to support the community's involvement and participation efforts in relation to supporting non housing priority needs. The following are allocated public service and public facility projects for approved non-profit organizations.

Public Service – Subrecipient Projects

The following is summary of approved public service activities for FY 2013-2014. Note: Expenditures began in January 2014 and will end in January 2015.

Name of Agency: Boys & Girls Club of Pitt County, Inc.
Program: Triple Play – Prevention of Childhood Obesity (Expanded Service)
Accomplishments: Total youth served = 167
Amount of Funding Allocated: \$22,280 **Expenditures through June 30, 2014:** \$4,287.60

Name of Agency: Literacy Volunteers of Pitt County
Program: Adult Basic Education Classes
Accomplishments: Total adults served = 228
Amount of Funding Allocated: \$11,960 **Expenditures through June 30, 2014:** \$161.87

Name of Agency: Center for Family Violence Prevention, Inc. (Family Center)
Program: Systematic Training for Effective Parenting & Supervised visitations
Accomplishments: Total served = 153
Amount of Funding Allocated: \$27,645 **Expenditures through June 30, 2014:** \$8,900.00

Name of Agency: Lucille Gorham Intergenerational Center (East Carolina University)
Program: Youth Excelling for Success (YES)
Accomplishments: Total youth served = 56
Amount of Funding Allocated: \$15,000 **Expenditures through June 30, 2014:** \$0

Economic Development - Small Business Plan Competition

The following is summary of approved economic development activities for FY 2013-2014.

Name of Business: The Game Theory Group
Type of Business: Technology/Data Filtering
Accomplishments: Total Jobs Created = 2
Amount of Funding Allocated: \$15,000

Name of Business: Long Leaf Brewing Company
Type of Business: Nano Brewery
Accomplishments: Total Jobs Created = 2

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Amount of Funding Allocated: \$15,000

Name of Business: The Wright School of Music

Type of Business: Music School

Accomplishments: Total Jobs Created = 2

Amount of Funding Allocated: \$15,000

Public Facility Improvement – Lincoln Park Neighborhood Redevelopment

The following is summary of approved public facility activities for FY 2013-2014.

Name of Area: Lincoln Park Neighborhood

Type of Activity: Water and Sewer

Accomplishments: Improvements to Infrastructure in low income neighborhood

Amount of Funding Allocated: \$75,000

Affirmatively Furthering Fair Housing

The Federal Fair Housing Act, as Amended, prohibits discrimination in the rental, sale, or financing of any dwelling based upon race, color, religion, sex, national origin, familial status, or disability. As a condition for receiving federal funds from HUD, entitlement communities, such as City of Greenville must “affirmatively further fair housing.” This phrase means to:

- Conduct an analysis to identify impediments to fair housing choice within the jurisdiction;
- Take appropriate actions to overcome the effects of any impediments identified through the analysis; and
- Maintain records reflecting the analysis and actions taken in this regard.

An update to the Analysis of Impediments to Fair Housing Choice was conducted in the 2013-2014 program year. The City of Greenville in conjunction with Training and Development Associates (TDA) updated the prior AI to reflect current conditions. This section presents the Fair Housing Analysis Update for the 2013-2018 Consolidated Plan. It primarily includes existing impediments to fair housing choice currently being addressed and the plans recommended to remedy them. The update relies on public/private information regarding the real estate and banking industries, Greenville housing and community development activities, North Carolina and Greenville Human Relations Agencies, and the Greensboro and Atlanta HUD Offices of Fair Housing and Equal Opportunity.

The City of Greenville always seeks to promote equal opportunity, equal access, and equal rights for those who are underprivileged, disabled, and homeless. During the fiscal year 2013-2014, the City of Greenville made numerous advancements towards this goal. Theses advancements are as follows:

- Three (3) down payment assistance’s (deferred loans) were administered
- Seventeen (17) new single-family homes were constructed

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- One (1) new single-family home was sold
- Poster Contest for youth education & two (2) Fair Housing Workshops

Impediments addressed during 2013-2014 program year:

| Identified Impediment | Impediment Addressed this program year (Y) (N)? | Activity(s) that addressed the impediment | \$ Budgeted For Activity | \$ Spent For Activity | Source of \$ | Beneficiaries |
|--|--|--|---------------------------------|------------------------------|---------------------|---|
| Lack of Access to Homeownership (low-moderate racially mixed; West Greenville Redevelopment Area) | Y | Down Payment Assistance | \$17,667 | \$15,325 | HOME/General fund | One (1) minority |
| Lack of Affordable Housing (low-moderate income West Greenville Redevelopment Area) | N | New Single-Family Construction | \$53,696 | \$0 | HOME | None |
| Lack of Education and Awareness (mixed demographics; area of low income concentration) | Y | Poster Contest & two (2) Fair Housing Workshops | \$10,000 | \$9,500 | CDBG | Over 100 participants (public, real estate agents, and property management companies) |

The following impediments were identified:

Impediment 1: Lack of affordable housing forces the lower income population to find alternative housing. Alternative housing may consist of doubling up; where households combine to cut the expenses of housing. Others are forced to live in housing that is in poor condition that leads to disparate treatment of protected class families and individuals. The City of Greenville and our partners are the primary producers of affordable housing. The City realizes that the current model is not sustainable.

Plan of Action:

The financing industry may have the best strategy for this impediment. While it appears to be true that there are insufficient affordable housing units available for housing choice in Greenville, the fact is that a surplus of moderately priced housing is available. Therefore, if lower income home seekers attempt to follow financing recommendations such as using the City’s down payment assistance programs and efforts such as West Greenville revitalization that have been instrumental in bringing clients representing “all realms” of the population to apply for loans to purchase homes.

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The City's down payment assistance is available to everyone. While some applicants appear to be well educated in the homebuyer loan process, the lending industry feels that most still are not. When lenders counsel prospective borrowers about the financial responsibility associated with home mortgages, offering practical advice regarding savings and spending, borrowers become frustrated and seek mortgage loans elsewhere. If all mainstream lenders have similar policies, it is possible that this serves drive people to seek loans through brokers and subprime lenders. Therefore, a stronger push to promote homebuyer counseling appears to be an appropriate solution.

Impediment 2: The lack of education about discrimination and fair housing laws in Greenville. An essential part of fair housing opportunities and enforcement is the education of the public regarding the rights and responsibilities afforded by fair housing laws. This includes the education of housing and financial providers, as well as citizens.

Plan of Action:

Education is a key element on two (2) fronts. First, it is one of the most pressing needs to ensure fair housing choice. It is imperative that individuals and families seeking housing know their rights and responsibilities and that those involved in the housing industry understand their rights and responsibilities, as well. Secondly, providing public education that produces an employable workforce with higher earning potential will help improve creditworthiness of future homebuyers. The onus falls to the public school system to ensure that tomorrow's residents have the skills they need to be competitive in the job marketplace, as well as to be educated consumers armed with the skills to make informed decisions.

Impediment 3: Awareness of fair housing issues is important. Everyone needs to know what may constitute a violation, and what they can do in the event they believe they may have been discriminated against. In addition, it is important for lenders, housing providers and their agents to know their responsibilities and when they may be violating fair housing laws.

Plan of Action:

In responding to whether Fair Housing was an issue in Greenville, the financing industry again addressed the results of the recent NCRC report, stating that the minority stigma has improved, but it still exists. The lenders need for production (or writing of loans) drives greater leniency in which lenders select to lend to, thereby lessening the impact of race. Mortgage brokers, on the other hand, know that people do business with people who look like them, and so they hire people that resemble the markets they serve. This is good marketing, but also encourages minority homebuyers to seek loans with lenders who are not necessarily looking out for the borrowers' best interests. Additionally, brokers are most familiar with the products that are most popular in the markets they serve and are not aware of all the products offered by the institutions they represent, thus limiting their offerings to higher-cost products. Unfortunately, uninformed buyers also choose lenders on the basis of word-of-mouth referrals from friends and family, and the belief that banks do not lend money to minorities. Again, while educating consumers is indicated, it is difficult to reach them when they will not avail themselves of the opportunities.

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The City will continue its efforts to educate the public during Fair Housing month. During this month several activities are provided to educate the public on specific areas of fair housing and our local loan counseling programs. The City will also encourage lenders, housing providers and their agents to know their responsibilities and to attend training on fair housing laws.

Impediment 4: There are limited housing opportunities for the homeless, those who are at risk of homelessness, and special needs populations. There is not enough funding for permanent housing. Too many citizens are on the brink of becoming homeless because they have to spend too much of their income on housing (many times not decent or safe housing).

Plan of Action:

The City will continue to support programs to increase family self-sufficiency and to prepare homeless, at risk and special needs populations for rental or homeownership opportunities through financial literacy, credit counseling and rental assistance. The City also needs to support a number of initiatives to assist low-moderate homebuyers with down-payment assistance, default delinquency counseling, anti-predatory lending counseling and homeless prevention programs.

Impediment 5: Lack of Access to Homeownership (Based on HMDA and apparent Predatory Lending Practices)

This Impediment can be addressed in the 2008-2013 Consolidated Plan as the City considers inequities that may occur in homeownership opportunities for protected classes or those covered by the Fair Housing Law. An analysis of the HMDA data in this document reveals, for example, that while black residents comprise 34 percent of the population, 21 percent of all home purchase mortgage applications come from black families/individuals so therefore, it appears that black applicants may be underrepresented although improving substantially over the past five (5) years. City programs targeted to assist low-moderate income protected classes should focus more closely on educating the population on the importance of homeownership and how to access local lending resources.

In addition, consistently high denial rates on home improvement loans may reflect policies in the lending industry, but this is an area that warrants some attention in Greenville. The disinvestment associated with an inability to raise funds to maintain one's home can have an undesirable effect on the community when it occurs in great numbers.

Plan of Action:

In responding to whether Fair Housing was an issue in Greenville, the financing industry again addressed the results of the recent NCRC report, stating that the minority stigma has improved, but it still exists. The need for production (that is, writing loan business) in the lending industry drives greater leniency in which lenders select to lend to, thereby lessening the impact of race. Mortgage brokers, on the other hand, know that people do business with people who look like them, and so they hire people that resemble the markets they serve. This is good marketing, but also encourages minority homebuyers to seek loans with lenders who are not necessarily looking out for the borrowers' best

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interests. Additionally, brokers are most familiar with the products that are most popular in the markets they serve and are not aware of all the products offered by the institutions they represent, thus limiting their offerings to higher-cost products. Unfortunately, uninformed buyers also choose lenders on the basis of word-of-mouth referrals from friends and family, and the belief that banks do not lend money to minorities. Again, the solution lies in educating consumers, although it is difficult to reach them when they will not avail themselves of the opportunities.

The City conducted the following fair housing activities during the 2013-2014 program year:

- Tenant Workshop on Tuesday, April 15th, 2013. A total of twenty-five (25) residents attended; four (4) property managers, two (2) staff members, and one (1) member of the Human Relations Council attended.
- Property Managers Seminar on Wednesday, April 16th, 2013. Approximately one hundred (100) people attended.
- Fair Housing Poster Contest – four (4) students participated
- Fair Housing Education is provided to all residents that participate in the City's first-time homebuyers workshops.

Fiscal Year 2014-2015

The City will continue to offer fair housing education during the month of April, and to all residents that participate in the City's Homeownership Workshop. In addition, staff is also preparing for the Fair Housing Poster Contest.

The Human Relations Office is preparing its work plan to be presented early next year to City Council. The Human Relations Council is discussing additional fair housing education to provide at various apartment sites; which will include public housing tenants. The Council will partner with North Carolina Human Relations Commission in Raleigh, Greenville Housing Authority, and Legal Aid of North Carolina.

The number of additional workshops has not been determined at this time; however, staff anticipates two (2) – three (3) throughout the course of the program year.

In addition, the City of Greenville proposes to focus on education and access to affordable housing during the 2014-2015 program year.

Affirmative Marketing Plan

It is the policy of the City of Greenville Housing Division not to discriminate against any person on the basis of race, color, national origin, sex, religion, familial status, or disability: in the sale or rental of housing or residential lots; in the advertising the sale or rental of housing; in the financing of housing; in the provision of real estate brokerage services; or in the appraisal of housing.

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In accordance with the regulations of the HOME program and in furtherance of the City of Greenville's commitment to fair housing and equal housing opportunity, a policy that establishes procedures to affirmatively market rental or residential units constructed or rehabilitated under the HOME program was approved June 1, 2009. These procedures are designed to assure that individuals who normally might not apply for available housing units because they are socially and/or economically disadvantaged - are provided an opportunity to apply.

In addition, the City of Greenville has adopted policies that assure and encourage the full participation of Women and Minority-Owned Business Enterprises (WMBE) and Disadvantaged Business Enterprises (DBE) in the provision of goods and services. The City of Greenville's WMBE Coordinator publishes a quarterly newsletter and maintains a Business Directory for the construction, maintenance and building trades services. The directory identifies firms that have been certified or registered as DBE by the City of Greenville, and provides information that can assist their efforts to obtain contracts with the City of Greenville. The City expended approximately \$56,000 in general fund dollars to cover the WMBE Coordinator labor and activities, during FY 2012-2013.

The City continues to affirmatively market fair housing strategies. These strategies are inherent to each of the housing programs provided through the Housing Division. To ensure equal opportunity access to federal housing programs, the Housing Division includes Minority and Women Business Enterprise (MBE/WBE) requirements in all contracts and agreements.

Education of the Fair Housing Laws will occur throughout the year and more specifically during the month of April, which is designated as "Fair Housing Month" and "CDBG Week".

During the month of April 2014, in celebration of Fair Housing Month, the City of Greenville, the Greenville Human Relations Council, Greenville Property Managers Association and Greenville-Pitt Association of Realtors sponsored a Fair Housing Month Poster Contest for residents in grades K-12, including the special education program. The purpose of the poster contest was to demonstrate non-discriminatory housing for all people regardless of race, sex, color, national origin, disability or family status.

City of Greenville will continue to use administrative dollars to affirmatively further fair housing. Funds that are used to assist very low and low income households will be advertised in local newspapers. Special outreach will be provided through various community events and non-profit agencies in the community.

In addition to these activities, the City provides a full time staff position (Human Relations Coordinator) to address landlord/tenant issues, provide emergency housing assistance and outreach to citizens. This position is funded with approximately \$60,000 general government revenues. One of the primary responsibilities of the staff member is to serve as a liaison to the Greenville Human Relations Council. The Greenville Human Relations Council serves as an advocate for all people in pursuit of human and

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economic relationships, to promote activities, education and programs which enhance human dignity, equal opportunity, mutual respect and harmony among the many different citizens of Greenville.

Each HOME PJ must adopt affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities.

The City of Greenville understands that we have population that is in a greater disproportionate need. The Hispanic population is not only a growing population across the nation, but also in Greenville-Pitt County. The city has already created affordable housing brochures in Spanish, but we are also planning for entire home education workshops in Spanish.

- Three (3) down payment assistance's (deferred loans) were administered
- One (1) new single-family home was sold

Homeless Needs

Actions to meet supportive housing needs (include HIV/AIDS)

Funding to nonprofit organizations that address supportive needs is made available each fiscal year for eligible applicants. All nonprofits that receive funding are encouraged to participate with local Continuum of Care efforts.

Although the City does not receive Housing Opportunities for Persons with Aids (HOPWA) funds, the Greenville Housing Authority and Pitt County AIDS Service Organization (PICASO), a local nonprofit apply on an annual basis. They are currently managing ten (10) units of housing for HIV AIDS afflicted citizens.

Actions to plan and/or implement continuum of care

HUD encourages communities to address housing and homelessness through a comprehensive, collaborative, and strategic approach that it has promoted since 1994. HUD's Continuum of Care concept facilitates this process and is designed to help communities envision, organize, and plan comprehensive and long-term solutions to address the problem of homelessness.

As in past years, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Pitt County. The group, known as the Pitt County Continuum of Care, is comprised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss issues impacting the ever-growing homeless population. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. The Pitt County Continuum of Care's mission for combating homelessness is to have a seamless continuum of housing and services to meet the housing and support service needs of all homeless subpopulations in the County and the City of Greenville, in both urbanized and non-urbanized

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areas. This requires the strengthening of coordinated activities of the local homeless coalition, the providers, other non-profit organizations and homeless individuals and advocates. The January 2013 Point in Time Count revealed that there are one hundred twenty three (123) homeless persons in Pitt County and one hundred ten (110) beds available to serve them.

During the upcoming fiscal year, the group will continue to develop the Continuum of Care and prepare an Emergency Services grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003, 2004, 2005, 2006, 2007, 2008, 2009 and 2010 funding cycle. Funding received under the 2004 and 2005 award was allocated to implement a Homeless Management Information System (HMIS). All actions by the Continuum of Care group will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of institutional structures, and enhance coordination between public and private housing and social service providers.

Actions to prevent homelessness

The United States Interagency Council on Homelessness issued a challenge to communities across the country to address the problem of homelessness, specifically the chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville City Council adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County. The 10-Year Plan is a comprehensive effort of various community organizations, leaders and citizens. The City of Greenville committed \$15,000 CDBG funding towards this effort.

The Blue Ribbon Task Force to End Chronic Homelessness in Pitt County spent approximately eight (8) months gathering data on homelessness in community and reviewing best practice approaches being used in other communities to reduce and end homelessness. The Task Force held focus groups and forums to help determine the best approaches for the community. The 10-Year Plan to End Chronic Homelessness in Pitt County represents the culmination of work over the past year. The two (2) major recommended goals featured in the plan are evidenced-based practices drawn from best practices of innovative programs and initiatives in place across the country:

- **Goal 1:** Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.
- **Goal 2:** Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.

Ending chronic homelessness is a challenge for the entire community. There are no simple solutions. Ending homelessness will require a cooperative effort among government agencies, private and public services, businesses, faith-based organizations and neighborhoods.

Actions to address emergency shelter needs

The City of Greenville, through its CDBG Program provided financial assistance during the 2013-2014 Fiscal Year to Center for Family Violence Prevention, which provides emergency housing to battered

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women and young children. In addition, the Pitt County Homeless Shelter is currently undertaking a fundraising campaign.

Actions to develop transitional housing

During the fiscal year 2012-2013, funding was provided to the Center for Family Violence Prevention for safe family visits. Center for Family Violence Prevention provides transitional housing for domestic violence victims. The need for safe, affordable housing for victims of domestic violence is well documented. Without access to housing options, women fleeing from abusive relationships are often forced to live in substandard conditions or return to their batterers. While many battered women need only short-term, emergency shelter, others face numerous barriers to achieving independence free from abuse and require long-term housing assistance and a variety of support services.

Recognizing the housing needs of battered women, many domestic violence service providers now offer longer-term, transitional housing to the women and children they serve. The City has also continued its relationship with the CHDO Streets to Home to provide transitional rental housing for victims of domestic violence and homelessness who are transitioning from emergency shelter to permanent housing.

Transitional housing, sometimes called second stage housing, or supportive housing is a residency program that includes support services. Usually provided after crisis or homeless shelter, transitional housing is designed as a bridge to self-sufficiency and permanent housing. Residents usually remain from six (6) months to two (2) years, and are typically required to establish goals to work towards economic stability.

Meeting Underserved Needs

Actions taken and accomplishments to meet worst-case needs

The Greenville Police Department and LIFE/STRIVE of North Carolina, Inc. have collaborated together to implement a prisoner re-entry program in the City of Greenville, through a grant funded by the North Carolina Governor's Crime Commission. Re-entry involves the use of programs targeted at promoting the effective reintegration of offenders back to communities upon release from prison and jail. Re-entry programming, which often involves a comprehensive case management approach, is intended to assist offenders in acquiring the life skills needed to succeed in the community and become law-abiding citizens. A variety of programs are used to assist offenders in the re-entry process, including pre-release programs, drug rehabilitation, vocational training and work programs. STRIVE has a successful job training program which was partially funded with CDBG Public Service funds in the past.

Actions and accomplishments to serve people with disabilities

Elderly and disabled homeowners wishing to have their homes rehabilitated are given first priority. In situations in which a homeowner has special needs, those needs are taken into account by Housing Division staff. Provisions are made to provide devices necessary for mobility and comfort.

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Within the City of Greenville there continues to be a need to assist homeless, unemployed, “at risk” youth, victims of domestic abuse, and drug abuse. The program responds to such needs through the CDBG funding of organizations that cater to the needs of these groups. Such groups include the Greenville Community Shelter, L.I.F.E. of NC, Lucille Gorham Intergenerational Center, and Center for Family Violence Prevention Program.

Efforts to Reduce Poverty

City of Greenville housing programs inherently address poverty by creating housing opportunities for low income households and services for low wealth individuals and communities. Without these housing opportunities many low income households would not be able to afford housing repair costs or to purchase a home.

City of Greenville also provides funding for various projects to create economic opportunities for low to moderate income persons, which aid in the reduction of poverty. The City operates the following programs: facade improvement program, small business plan competition, and is currently working on development of a small business incubator/commercial center in the designated West Greenville Redevelopment Area.

Transportation systems in Pitt County and major highways have been improved and will continue to be improved to meet the demands of a growing population.

Program Monitoring

The Housing Division conducts formal monitoring of its CDBG and HOME grant programs annually. The monitoring visits consist of reviewing programmatic procedures to ensure that each grant program regulations defined in the Code of Federal Regulations and the scope of work described in the Subrecipient Agreement is met. General financial and accounting procedures are also reviewed in accordance with applicable Office of Management and Budget circulars.

If a finding or concern is identified as a result of the monitoring, technical assistance is provided in order for the agency to correct the deficiency. If deficiencies persist, reimbursement fund may be suspended and/or the subrecipient could jeopardize future funding opportunities.

The City ensures that all monitoring letters detail specific time frames for a monitoring response and the corrective actions that need to be taken. Additionally, the City will impose sanctions if the corrective actions are not taken within the specified time frame. Furthermore, staff is discussing a quarterly monitoring schedule.

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Leveraging Resources

On November 2, 1992, the citizens of Greenville approved a one million dollar bond referendum for affordable housing. The funding was divided into three (3) revolving loan categories. The categories include homeownership, land banking, and elderly housing rehabilitation. As revolving loans, these funds are continually recaptured and recycled into the activities to further efforts to promote and preserve affordable housing. These funds have been recycled since 1992 and are available for the West Greenville 45-Block Revitalization area and other affordable housing initiatives of the City of Greenville.

In 2004, Greenville citizens again approved a \$10 million dollar bond referendum for the revitalization efforts in the Uptown Greenville and West Greenville Certified Redevelopment Area which focused efforts in the 45-Block Revitalization area. \$5 million of the \$10 million is set aside for the priorities and goals identified below within the West Greenville 45-Block Revitalization area to leverage CDBG and HOME funds.

The City of Greenville was awarded through the 2009 American Recovery and Reinvestment Act (ARRA) from the U.S. Department of Housing and Urban Development a Lead Based Paint Hazard Control Grant. The \$1.9 million grant funds have been implemented since that time to accomplish the following within 36 months, beginning April 15, 2009:

- Control and reduce lead hazards in one hundred ten (110) low-income housing units in the Greenville area
- Addressing one hundred ten (110) housing units occupied by children under the age of six (6) years with elevated blood lead levels
- Provide eighty five (85) outreach programs for community awareness and education regarding lead hazards aimed at reaching 5,000 people
- Screen and test children under the age of six (6) years for elevated lead blood levels
- Provide Lead Safe Work and Lead Certification training to at least ten (10) Contractors involved in the City of Greenville housing rehabilitation program
- Provide economic opportunities to at least sixty (60) unemployed and underemployed persons in the targeted neighborhoods, creating sixty (60) jobs
- Develop a self sustaining program by integrating lead hazard reduction into housing rehabilitation programs

At the program's completion, one hundred twenty-five (125) units have been tested for lead-based paint and one hundred two (102) units were cleared of lead based paint. The program was also responsible for training forty six (46) persons in lead safe worker training and created twenty seven (27) jobs.

In June of 2014, the City of Greenville made application for another Lead-Based Paint Hazard Control Grant through the HUD and the Office of Healthy Homes. If awarded the grant, the City hopes to test

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one hundred twenty-five (125) units for lead-based paint, and control/reduce hazards in one hundred (100) units.

The City of Greenville has been very successful over the past five (5) years in partnering with private housing organizations. Just within the past two (2) years, the Community Development Department leveraged nearly \$12 million dollars from partnering with the NRP Group to construct an eighty four (84) unit affordable multi-family housing development named Winslow Pointe. In addition to the funds leveraged, the City was also able to obtain three (3) HOME units which must remain affordable over a twenty (20) year period. Over the next five (5) years, staff will continue to pursue these types of opportunities.

Staff anticipates a HOME commitment of \$150,000 to a private developer in the 2014-2015 program year. The developer has proposed a ninety-eight (98) unit affordable senior housing development. The development is projected to cost approximately \$10.6 million. Therefore, the City would leverage nearly \$10.5 million if this development were to occur.

In addition to working with private developers, the City of Greenville has also assisted in several transitional housing units. We have partnered with Pitt County and the Greenville Community Shelter in adding beds for both supportive and transitional housing. Over the next five (5) years, staff will continue to assist and partner with other agencies to ensure that both families and individuals have enough resources to fight their way out of poverty.

Moreover, the City of Greenville contributes approximately \$300,000 of General Fund (local) dollars to support the Housing Division staff administrative costs to administer federal grants and bond fund projects.

Managing the Process

The Community Development Housing Division consistently seeks methods to improve and strengthen its programs. Assessment of program activities in compliance with outlined performance measurement objectives, indicators and outcomes in the action plan is performed annually.

In addition, the Housing Administrator conducts regular “desk audits” of all programs to insure compliance with regulations.

Citizen Comments and Public Participation

The City of Greenville continues to acknowledge the importance of citizen participation in developing activities for each upcoming year. During the development of the 2013-2018 five (5) year Consolidated Plan Year, three (3) public hearings were held to advise the community of proposed activities and sources of funds. In addition, two (2) community meetings were held to receive comments from citizens in developing the plan.

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All requests for bids from contractors to assist with housing repairs and construction throughout the year were handled in an open and fair manner.

The Notice of Availability of the CAPER for review, and to receive public comments was published in the “Daily Reflector” on Monday, July 21, 2014 and August 18, 2014. The CAPER was made available for review for a period of thirty (30) days. See attached copy of Publisher’s Affidavits. Also, the “Notice of Public Hearing” to receive comments at City Council meeting was published in the “Daily Reflector” on Monday, August 25, 2014 and September 1, 2014. Notices were also published in one (1) minority newspaper during month of August 2014 in the “Minority Voice”.

In addition to the public hearing, the following meetings were conducted as part of Greenville’s public participation process as well as to disseminate program information:

- Monthly Affordable Housing Loan Committee (AHLC) meetings;
- Technical assistance meetings during the CDBG Notice of Funding cycle for nonprofits with interested organizations;
- Monthly Continuum of Care meetings;

Finally, to improve access of the CAPER for the community, the Housing Division posted the CAPER on the city’s website for review.

Institutional Structure

The City of Greenville, through its Housing Division, other public agencies, private developers and contractors, and the network of housing subrecipients and Community Housing Development Organizations (CHDOs) are effectively organized to utilize all the funding received through the various state/federal programs.

The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional North Carolina subsidy for low income apartment construction. In addition, each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities and participation in the Pitt County Continuum of Care.

The Pitt County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers, service providers, and other interested group. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. The Greenville Housing Authority has also joined this group and began working in concert with the City of Greenville in revitalization efforts in the West Greenville 45-Block Revitalization Area. Over the next year, the Greenville Housing Authority will be our partner in both supportive housing and lease-purchase programming.

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Reduction of Lead-Based Paint Hazards

The City of Greenville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in housing programs. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

All projects in which HUD funding is used are in compliance with the new Lead Based Paint (LBP) guidelines as enacted on September 15, 2000. Testing of all units is conducted and, if found, all lead hazards are abated.

In addition, the City of Greenville was awarded a grant from Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control. The Lead-based Paint Hazard Control Grant Program extended for a thirty-six (36) month period. It was part of the American Economic Recovery and Reinvestment Act of 2009. At the program's completion, one hundred twenty-five (125) units have been tested for lead-based paint and one hundred two (102) units were cleared of lead based paint. The program was also responsible for training forty six (46) persons in lead safe worker training and created twenty seven (27) jobs.

In June of 2014, the City of Greenville made application for another Lead-Based Paint Hazard Control Grant through the HUD and the Office of Healthy Homes. If awarded the grant, the City hopes to test one hundred twenty-five (125) units for lead-based paint, and control/reduce hazards in one hundred (100) units.

Self Evaluation

The overall goal of the Housing Division of the Community Development Department is to develop viable communities by providing safe, sanitary, and decent housing, a suitable living environment, and expanding economic opportunities principally for low to moderate income persons. The Consolidated Plan is a vehicle which enables officials and citizens of the City of Greenville to pursue this goal, collectively address neighborhood and community problems and plan for the future. To structure these efforts, a five (5) year strategic plan and annual action plan was created. While the five (5) year strategic plan typically remains static, the annual action plan changes every year to address various goals outlined in the larger and more global strategic plan. To evaluate progress, efforts are annually assessed through the CAPER.

Thus, the purpose of the self-evaluation section is to look at how activities and strategies have made an impact on identified community needs. An analysis of the City of Greenville's Program Year 2013-2014 Annual Action Plan goals are grouped into five (5) priority areas: Affordable Housing Strategy, Homeless Strategy, Special Needs Strategy, Community Development and Economic Development Strategies.

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Affordable Housing Strategy

Over the past year, the housing market in Greenville continued recovery at a slow pace like the rest of the country. The City of Greenville continued programs that focused toward achieving the following priority housing goals. Three (3) program activities were carried out in an effort to meet the City's affordable housing goal: down payment assistance, owner occupied rehabilitation and implementation of lease/purchase options. In addition, City staff continued to be successful in providing technical and educational support to both non-profits and homeowners.

Homelessness Strategy

The City of Greenville has made a priority of addressing the homeless issue by participating in various community efforts. In collaboration with Pitt County Government and other partners, a "Project Homeless Connect" event was held March 2012. This event initially served 350 "at risk" or homeless individuals and their families. Pitt County Government has taken the lead in this event and scheduled to be held again in October 2014.

In addition, City Staff and Elected Officials will continue to serve on the 10-Year Plan to End Homelessness Advisory Committee, as well as the Continuum of Care.

Special Needs Strategy

To address individuals and families with special needs, the City provided local non-profit organizations with CDBG funds to assist with job training and placement of ex-offenders re-entering society, victims of domestic violence, and at risk youth development.

Moreover, the City of Greenville recognizes that over the next five (5) years there an influx of both veterans and Hispanics into the community. A high percentage of veterans are at risk of becoming homeless, and many need supportive housing options. Furthermore, during the course of completing the 2013-2018 five (5) year Consolidated Plan, staff was made aware that the Hispanic population is in disproportionately greater need within our community. Therefore, staff has planned to take action to help mitigate these issues over the next five (5) years.

Community Development Strategy

During FY 2013-2014, the City used CDBG funds to gain site control for several facilities within the West Greenville Redevelopment Area. There is an ongoing strategy to provide Census Tracts 7.01 and 7.02 additional quality of life amenities. For example, staff is continuously working on a small business incubator/commercial center. This facility is projected to provide economic opportunities and a local grocery store. Currently, we are in the final stages of property acquisition. The subsequent step will allow for completion of the design for the building, bid the construction, and create an agreement with a private developer.

The City is also in the process of designing and preparing for Phase II of a streetscape project associated with the major thoroughfare (West Fifth Street) that runs through the West Greenville Redevelopment

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Area. The design is scheduled to be complete by December 2014. Once the design has been complete, staff will secure funding for portions of Phase II. Each portion will be bid for construction accordingly.

Economic Development Strategy

The City of Greenville understands that it takes a comprehensive approach to grow communities and neighborhoods. Only recently has the City of Greenville embraced economic development. In communities and neighborhoods of low wealth, the economy is just as important as the affordability of the housing.

Over the next five (5) years, the City will continue to utilize CDBG funds for small businesses and entrepreneurs within low wealth communities. Creating a neighborhood commercial and business friendly environment is a top priority. Furthermore, we will pursue non-profit agencies that provide workforce development initiatives that teach middle skills and beyond.

In addition, the City of Greenville provided \$45,000 to three (3) small businesses this program year. These funds were allocated as part of the Small Business Plan Competition. A stipulation for this program is that each business resides within the Redevelopment Area. The Redevelopment Area encompasses three (3) qualifying census tracts. These tracts are as follows: 7.01, 7.02, and 1.00. Each business will create two (2) new jobs and provide the area with much needed economic opportunities.

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SECTION 2 – HOUSING NEEDS

Public Housing Strategy

There are four (4) Public Housing Authority managing agencies in the Pitt County area, which include Greenville Housing Authority with a total of seven hundred fourteen (714) units; Mid East Commission who manages a total of one hundred thirty five (135) units in three (3) towns, Farmville Housing Authority who manages one hundred seventy four (174) units, and Ayden Housing Authority who manages one hundred seventy five (175) units. Each of the mentioned Public Housing Authorities receives federal funds to modernize and repair public housing units. None of the public housing authorities in Pitt County have been designated as “troubled” agencies or otherwise performing poorly.

During fiscal year 2013-2014, the City of Greenville Community Development Department, Housing Division continued in partnership with the Greenville Housing Development Corporation, a non-profit extension of the Greenville Housing Authority, to implement a Lease/Purchase program utilizing rehabilitated single family units for low to moderate income residents in the West Greenville 45-Block Revitalization Area. Moreover, the City deeded two (2) lots to the Greenville Housing Development Corporation for the construction of new single-family residential units. These units will be designated for both homeownership and rental purposes.

Foster and Maintain Affordable Housing

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. During the 2013-2014 program year, funds were reserved for downpayment assistance to low-moderate income homebuyers within the City of Greenville. These funds are used to address goals for increasing homeownership within the West Greenville Redevelopment Area. Funding from previous years has also been made available to homebuyers as downpayment assistance. The provision for downpayment assistance decreases the amount of financing and or private source of funding a homebuyer needs in order to purchase a home. This past fiscal year, one (1) homebuyer utilized the program.

The City also provides assistance with local bond funds to aide with downpayment or closing costs. Bond funds are awarded to qualifying applicants as a zero interest loan up to 10 percent of the purchase price of the home and amortized over ten (10) years. This past fiscal year, two (2) homebuyers utilized this program.

Eliminate Barriers to Affordable Housing

The City of Greenville partners with local non-profit agencies to provide homeownership counseling and workshops for potential homebuyers. The City also offers a Homeownership Academy that provides participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Revitalization Area. At the

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completion of the program, participants receive a certificate for \$500 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area.

There are also other barriers to Affordable Housing. Some of these barriers citizens cannot hope to break through by themselves. Public policy will always affect groups or individuals in one way or the other. However, most of the time policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a minority group more so than others. In Greenville, NC, there are a couple of policies that create barriers to affordable housing.

Non-living wages: The City of Greenville housing prices are among the highest in the county, yet wages have not gone up at the pace of rents and housing prices. A working adult earning a \$7.25/hour wage makes \$15,080.00/year, which places them in just above 30 percent AMI for an individual. An adult would have to work two (2) full-time jobs to place themselves near 80 percent of AMI. In addition, families receiving public assistance, such as Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI) receive a fixed amount of a few hundred dollars a month for basic needs, such as housing, food, and healthcare. Some of these fixed incomes are always in danger of being cut.

Mental illness: The State of North Carolina has pivoted several times in the business of handling mental illness. In 2001 the State Legislature created the "Mental Health Systems Reform Act". The state privatized the arrangement of local and regional mental health services; thus, requiring that local jurisdictions contract out delivery of services. As a result, most would note the quality of care that North Carolinians with mental illness receive has declined. Moreover, allegations of fraud and waste have increased. The most recent pivot is to cut funding to many of the Family Care Homes around the state. This would certainly adversely affect a small group of people, and potentially make them homeless.

Financing: In the financing industry, credit terms are tightening and lenders are paying more attention to widening gaps in sources and uses; thus, requiring more money up front from the borrowers. Historically borrowers negotiated with lenders based on the borrower's creditworthiness, collateral and track record. For various reasons the lenders are looking beyond just the numbers of the borrowers. Public policy allowed the bank and other financial institutions to relax lending standards over a decade, and now those standards have tightened – along with the lending mentality. The lack of available financing for low-moderate income households will become a larger barrier to affordable housing over the next five (5) years.

During the 2013-2014 program year, staff implemented a new program. This program targets low-moderate income citizens; however, everyone is invited to attend. Staff implemented a monthly financial literacy class held within the library in our Redevelopment Area. The curriculum comes directly from the Federal Insurance Deposit Corporation (FDIC). Thus far, the participation has been slow. During the 2014-2015 program year, staff will provide additional funding to this program for marketing purposes.

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SECTION 3 - COMMUNITY DEVELOPMENT BLOCK GRANT

Relationship of Expenditures to Priority Needs

During FY 2013-2014, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the 2013-2018 Consolidated Plan. Greenville's total CDBG program allocations for FY 2013-2014 were \$851,448. Funds were distributed among owner-occupied housing rehabilitation; acquisition of dilapidated/substandard properties; clearance and demolition; assistance to nonprofits, economic development, and administration. As per regulation, a jurisdiction cannot spend more than 15 percent of its allocated FY 2012-2013 grant amount on public services and cannot spend more than 20 percent on administrative costs, irrespective of actual expenditures during the program year.

According to the Integrated Disbursement and Information System (IDIS) PR26 Financial Summary Report, the City of Greenville spent 5.23 percent of its allocated FY 2013-2014 grant amount on public services and 19.32 percent of its allocated grant amount on administration costs.

Low/moderate Area Benefit

Excluding costs for planning and administration, all CDBG expenditures during FY 2013- 2014 went toward activities and projects with a national objective of benefitting low to moderate income residents.

Amendments and Other Changes to Programs

None.

National Objective Failures

None.

Actions Taken to Avoid Displacement

Efforts are made to avoid displacement. Should a family occupy a structure that is not a feasible rehabilitation project or unit and the structure is contributing to a slum/blighting situation, the family is then relocated. Downpayment assistance is offered to tenants that qualify under program guidelines for purchase of a home. The property can also be rehabilitated under our owner-occupied rehabilitation program. When displacement is necessary, efforts are in place to relocate the person(s) to comparable, decent, safe, and sanitary housing. All efforts are made to find units within the same neighborhood however per Uniform Relocation Act (URA) regulations; it is ultimately the decision of the individual as to where they chose to relocate.

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Compliance with Uniform Relocation Act

All necessary measures for complying with URA guidelines have been met and the necessary documentation is located in the files.

If Jobs Were Filled With Over Income People

None

For Limited Clientele Activities, if any

Public service funds were provided to one (1) non-profit organization serving only homeless individuals and families; and victims of domestic violence.

Rehabilitation Accomplishments and Costs

Ten (10) owner-occupied rehabilitation units were completed at a cost of approximately \$234,935.

Property Acquisition

Five (5) substandard properties were acquired at a cost of \$181,370.

Units Completed For Each Type of Program

Rehabilitation of ten (10) Owner Occupied homes were completed
Three (3) Small Business Plan Competition Deferred Loans were administered
Five (5) homes were cleared of Lead Based Paint Hazards
Five (5) public services grants awarded to public service agencies serving low income clients
Five (5) substandard units were acquired
Three (3) Down-Payment Assistance loans were approved
One (1) displaced tenant was relocated
One (1) public facility improvement was completed that served a low-moderate income area

CDBG Expenditures for Rehabilitation

\$234,935

Other Funds Invested

1992 Affordable Housing Bond Funds and 2004 West Greenville Redevelopment Area Bond Funds

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Delivery Costs

\$148,905

Neighborhood Revitalization Strategy Area, if any

No area established

CDBG Financial Summary Attachments

See attached.

- Reconciliation of cash balances (Federal Cash Transaction Reports)
- Program income, adjustments and receivables

Summary of Activities Accomplishments:

Activities accomplished during the reporting period included the following:

- Seventeen (17) owner-occupied home rehabs completed
- Three (3) down payment assistance (deferred loans) were administered
- Three (3) Small Business Competition deferred loans were administered
- Five (5) homes were cleared of Lead-Based Paint Hazards
- Five (5) public services grants awarded to public service agencies serving low income clients
- Nine (9) substandard properties were acquired
- Six (6) substandard units were demolished and removed
- One (1) displaced tenant was relocated
- One (1) public facility improvement was completed
- One (1) new single-family home was sold

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SECTION 4 - HOME INVESTMENT PARTNERSHIPS PROGRAM

Distribution of HOME Funds Among Identified Needs

During the 2013-2014 fiscal year, HOME program resources totaled \$357,976. HOME funds were provided to assist with new construction, housing rehabilitation, downpayment assistance, and administrative costs. While efforts to increase new housing units continued, the City also continued to support the existing housing stock through housing rehabilitation. Seven (7) housing rehabilitation activities were completed by the City of Greenville from the HOME program. Total costs of each rehab ranged from \$27,000 to \$69,000. Additional rehabs were underway at the end of the fiscal year. Other activities included the provision of down payment assistance to one (1) low-income, first-time homebuyer through the City of Greenville. All activities completed, achieve identified needs and objectives as found in the adopted Consolidated Plan. Moreover, all activities are monitored for compliance with program guidelines. The City of Greenville maintains the necessary documentation, monitors all CHDO's and associated properties, and provides daily assistance to members with program rules and regulations as well as the requisition of funding.

HOME Match Report (HUD 40107A)

According to the HOME final rule 24 CFR Part 92, Participating Jurisdictions (PJs) under the HOME program must provide a 25 percent non-federal match for eligible HOME activities (minus administration costs). For FY 2013-2014, Greenville used Local Affordable Housing Bonds and General fund dollars to provide a match needed for the grant and carried forward a match credit of \$963,272.78.

Contracting Opportunities For W/MBE's

Submittal of each annual CAPER must also include Part III of HUD Form 4107, otherwise known as HOME Annual Performance Report. Specifically, this report is used to report on the contract and subcontracting opportunities with MBEs and WMEs for any HOME projects completed during FY 2013-2014. While there are no statutory requirements for contracting with a MBE or WBE, HUD uses this report to determine the outreach efforts of the Division to MBEs and WBEs.

Summary of Results of Onsite Inspections of HOME Rental Units

Not applicable

Assessment of Effectiveness of Affirmative Marketing Plans

The City routinely solicits minority and female contractors to provide services. Each advertisement encourages minority and females business owners to apply where applicable. Efforts include advertising

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in local minority publications where available. While affirmative marketing plans are in place, the availability of minority and female owned businesses is limited within City of Greenville.

Information About the Use of Program Income

Any program income generated through the HOME program is reallocated to program activities as soon as the funds are receipted. This allows the City to further its efforts within low wealth communities.

Analysis of Successes and Failures and Actions Taken to Improve Programs

The Housing Division consistently evaluates the HOME Program for efficiency and continually updates the requirements and procedures as needed.

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ATTACHMENTS FOR CDBG PROGRAM INCOME; **ADJUSTMENTS AND LOANS & RECEIVABLES**

Program Income

1. Total program income to revolving funds:
(Identify by fund type and amount)

Entitlement Funds

\$13,717.63

These funds are program income from loan payments that were reprogrammed for Housing Rehabilitation.

2. Float-funded activities: *None*
3. Other loan repayments by category: *None*
4. Income received from sale of property: *\$0*

Prior Period Adjustments

1. Reimbursement made for disallowed costs: *None*
 - Activity name
 - Activity number
 - Program Year expenditure was reported
 - Amount returned to program account

Loans and Other Receivables

1. Float-funded activities outstanding as of the end of the reporting period: *None*
2. Total number of loans outstanding and principle balance as of the end of reporting period: *Sixteen (16) loans with a balance of \$154,761.67*
3. Parcels acquired or improved with CDBG funds that are available for sale as of reporting period: *None*
4. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: *None*

Lump sum drawdown agreement: *None*

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ATTACHMENTS FOR HOME PROGRAM INCOME; **ADJUSTMENTS AND LOANS & RECEIVABLES**

Program Income

1. Total program income to revolving funds:
(Identify by fund type and amount)

Entitlement Funds

\$8,175.43

These funds are program income from loan payments that were reprogrammed for Housing Rehabilitation.

2. Float-funded activities: *None*
3. Other loan repayments by category: *None*
4. Income received from sale of property: *\$0*

Prior Period Adjustments

1. Reimbursement made for disallowed costs: *None*
 - Activity name
 - Activity number
 - Program Year expenditure was reported
 - Amount returned to program account

Loans and Other Receivables

1. Float-funded activities outstanding as of the end of the reporting period: *None*
2. Total number of loans outstanding and principle balance as of the end of reporting period: Twelve (12) loans with a balance of \$133,921.36
3. Parcels acquired or improved with HOME funds that are available for sale as of reporting period: *None*
4. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: *None*

Lump sum drawdown agreement: *None*



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Presentation on the Greenville Area Transit (GREAT) Short-Range Transit Plan

Explanation: **Abstract:** GREAT now has a Short-Range Transit Plan (SRTP). The SRTP has been presented to and received by the Public Transportation and Parking Commission, and the next step is to present the plan to City Council.

Explanation: The City engaged a consultant a little more than a year ago to develop a Short-Range Transit Plan (SRTP) for the GREAT services. Numerous stakeholders were involved in the development of the SRTP, and the SRTP documents a series of improvements that can be made to the GREAT services. Most recently, the SRTP was presented to the Public Transportation and Parking Commission, and it was well received. Staff will next present the SRTP to City Council.

To read the Short-Range Transit Plan in its entirety, please visit greatbus.greenvillenc.gov and click on the Short Range Transit Plan 2014.

Fiscal Note: There are a number of zero cost recommendations contained in the SRTP, and only these recommendations are being acted upon at the current time. Any recommendation that has a fiscal impact will be submitted in the future as part of the annual budgetary process and implemented only if approved by City Council at that time. The Transit Fund's approved budget for FY15 is \$3,700,000, with \$711,000 being transferred from the General Fund.

Recommendation: Receive the presentation on the Greenville Area Transit (GREAT) Short-Range Transit Plan.

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

Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Resolution authorizing the conveyance of City-owned properties located at 901 and 905 Bancroft Avenue to Greenville Housing Development Corporation

Explanation: **Abstract:** The City owns multiple parcels along Bancroft Avenue. These parcels are located within the West Greenville Certified Redevelopment Area and are part of the Lincoln Park Neighborhood Redevelopment. In January 2014, the City Council set fair market value on 16 parcels within this area. Since this time, staff has solicited bids to construct on the aforementioned parcels. Greenville Housing Development Corporation won two (2) bids to construct affordable, single-family homes on two (2) parcels. Staff recommends the conveyance of the parcels by means of private sale to the Greenville Housing Development Corporation in accordance with the provisions of North Carolina G.S. 160a-279.

Explanation: This is a request to convey two (2) City-owned parcels to the Greenville Housing Development Corporation (GHDC). They intend to construct two (2) affordable single-family dwellings at 901 and 905 Bancroft Avenue, Pitt County parcel numbers 06418 and 25716. These are vacant lots and are currently being underutilized.

Staff has prepared an agreement which outlines the project timelines. For example, the homes must be built no later than 120 days after the parcels have been transferred to the organization. Moreover, the organization has twenty (20) days to obtain a building permit after the transfer has been completed.

GHDC advises that they have several potential homebuyers. They intend to have tenants in the home by the deadline noted in the agreement. The agreement further states that each builder has thirty (30) months to occupy the home. The current appraised value of 901 Bancroft Avenue is \$11,000, and 905 Bancroft Avenue is appraised at \$9,800. The terms of the agreement indicate conveying the lots to the GHDC is in exchange for the construction of two (2) affordable single-family homes. The homes must meet the City of Greenville's new home standards.

GHDC intends to use its own resources and funding to construct the new homes. Moreover, they will be implementing a documented City objective within the West Greenville Certified Redevelopment Area. North Carolina G.S. 160a-279 authorizes the disposition of real property by private sale to a public entity or a private entity carrying out a public purpose.

Developing partnerships is a primary objective for the Housing Division, as noted in the most recent 2013-2018 Consolidated Plan. Partnerships will allow the City to leverage additional dollars, share resources and expertise, and develop programs that will truly benefit the community. The City has been successful in partnering with GHDC in the past.

Fiscal Note: According to the attached appraisal, the value of the parcels is \$11,000 and \$9,800.

Recommendation: Adopt the resolution authorizing the conveyance of 901 and 905 Bancroft Avenue, Pitt County parcel numbers 06418 and 25716, to the Greenville Housing Development Corporation to develop two (2) affordable single-family homes.

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

Attachments / click to download

 [Map](#)

 [Resolution_for_City_Council_985013](#)

RESOLUTION NO. ____-14

**RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN REAL
PROPERTY TO GREENVILLE HOUSING DEVELOPMENT CORPORATION FOR
THE CONSTRUCTION OF TWO AFFORDABLE SINGLE-FAMILY HOMES**

WHEREAS, the City of Greenville recognizes the importance of homeownership opportunities for low to moderate income residents; and

WHEREAS, the City of Greenville owns the parcels located at 901 Bancroft Avenue and 905 Bancroft Avenue; and

WHEREAS, the Greenville Housing Development Corporation has agreed to construct two (2) affordable single-family dwellings, utilizing these parcels for low to moderate income homebuyers, and made available according to HUD fair market rents schedule; and

WHEREAS, the Greenville Housing Development Corporation will abide by the agreement with the City of Greenville for the cost, repayment, and the timelines of construction for each parcel; and

WHEREAS, North Carolina General Statute 160A-279 authorizes a conveyance to Greenville Housing Development Corporation for affordable housing purposes as permitted by North Carolina General Statutes 160A-456(b) and 157-9;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby authorize the conveyance of the parcels located at 901 Bancroft Avenue and 905 Bancroft Avenue to Greenville Housing Development Corporation with the condition that the parcels and the newly constructed single-family dwellings will be utilized for low to moderate income homebuyers and renters, said conveyance to be by private sale with the consideration that said parcels are to be utilized for affordable housing purposes;

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the Mayor is hereby authorized to execute the deed and other appropriate documents to effect the conveyance of the parcels located at 901 Bancroft Avenue and 905 Bancroft Avenue as herein described, consistent with the purposes and limitations of applicable law.

This the 11th day of September, 2014.

Allen M. Thomas, Mayor

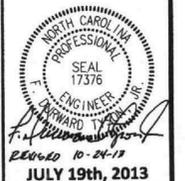
ATTEST:

Carol L. Barwick, City Clerk

| REVISIONS: | | | |
|------------|----------|----------------------------|----|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 8/27/13 | PER G.U.C. REVIEW COMMENTS | |
| 2 | 8/28/13 | PER C.O.G. REVIEW COMMENTS | |
| 3 | 9/27/13 | PER C.O.G. REVIEW COMMENTS | |
| 4 | 10/24/13 | SEE NOTE ON SHEET C-2 | |

WATER AND SEWER IMPROVEMENTS
CITY OF GREENVILLE
LINCOLN PARK REDEVELOPMENT
GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

Rivers & Associates, Inc.
GREENVILLE, N.C. 27688
(252) 752-4135
www.riversandassociates.com



| | | | |
|-------------|----------|-------|-----|
| SURVEY | RB | DRAFT | JHT |
| DESIGN | JMW | CHECK | JMW |
| PROJECT No. | 2013081 | | |
| DRAWING No. | W-3514 | | |
| SCALE: | 1" = 30' | | |
| SHEET No. | 1 OF 2 | | |

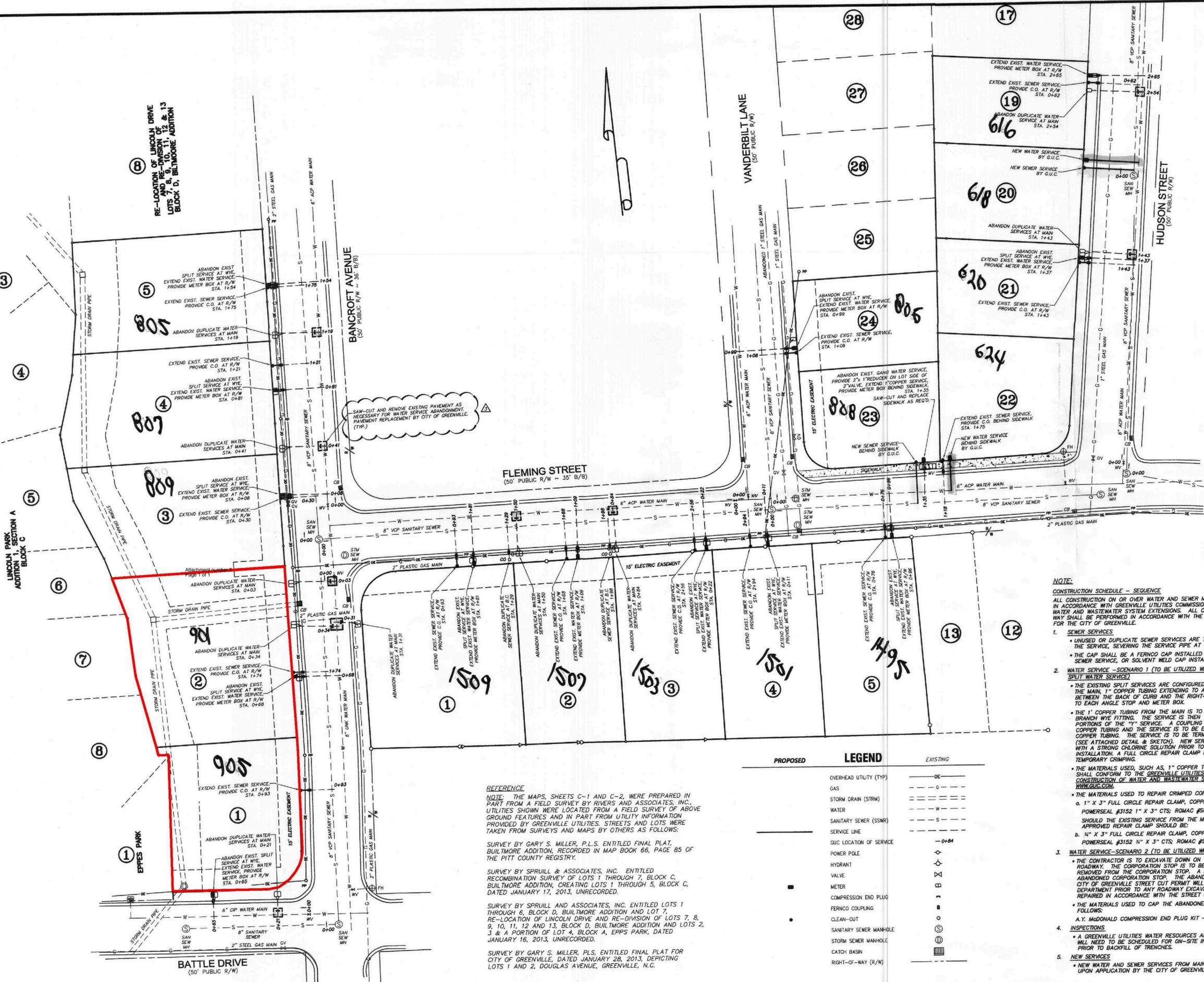
C-1

NOTE:
CONSTRUCTION SCHEDULE - SEQUENCE
ALL CONSTRUCTION ON OR OVER WATER AND SEWER MAINS AND OR SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH GREENVILLE UTILITIES COMMISSION MANUAL FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS. ALL CONSTRUCTION WITHIN THE STREET RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUAL OF STANDARD DESIGN AND DETAILS FOR THE CITY OF GREENVILLE.

- SEWER SERVICES**
 - UNUSED OR DUPLICATE SEWER SERVICES ARE TO BE ABANDONED BY EXCAVATING DOWN ON THE SERVICE, SEVERING THE SERVICE PIPE AT THE BACK OF CURB AND INSTALLING A CAP.
 - THE CAP SHALL BE A FERRICO CAP INSTALLED AND CLAMPED OVER THE 4" TERRACOTTA SEWER SERVICE, OR SOLVENT WELD CAP INSTALLED ON PVC SERVICE LINE.
- WATER SERVICE - SCENARIO 1 (TO BE UTILIZED WHEN KEEPING ONE WATER METER AT AN EXISTING SPLIT WATER SERVICE)**
 - THE EXISTING SPLIT SERVICES ARE CONFIGURED WITH A 1" CORPORATION STOP TAPPED ONTO THE MAIN, 1" COPPER TUBING EXTENDING TO A 1" X 3/4" X 3/4" BRANCH WYE FITTING LOCATED BETWEEN THE BACK OF CURB AND THE RIGHT-OF-WAY, THEN 3/4" COPPER TUBING EXTENDING TO EACH ANGLE STOP AND METER BOX.
 - THE 1" COPPER TUBING FROM THE MAIN IS TO BE TEMPORARILY CRIMPED PRIOR TO THE BRANCH WYE FITTING. THE SERVICE IS THEN TO BE SEVERED, REMOVING THE TWO 1/2" PORTIONS OF THE "Y" SERVICE. A COUPLING IS TO BE INSTALLED ON THE 1" PORTION OF COPPER TUBING. THE SERVICE IS TO BE EXTENDED TO THE RIGHT-OF-WAY LINE WITH 1" COPPER TUBING. THE SERVICE IS TO BE TERMINATED IN A METER BOX WITH AN ANGLE STOP (SEE ATTACHED DETAIL & SKETCH). NEW SERVICE TUBING AND FITTINGS SHALL BE RINSED WITH A STRONG CHLORINE SOLUTION PRIOR TO INSTALLATION AND FLUSHED AFTER INSTALLATION. A FULL CIRCLE REPAIR CLAMP IS TO BE INSTALLED AT THE POINT OF TEMPORARY CRIMPING.
 - THE MATERIALS USED, SUCH AS, 1" COPPER TUBING, 1" ANGLE STOP AND WATER METER BOX SHALL CONFORM TO THE GREENVILLE UTILITIES COMMISSION MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS. AVAILABLE ON-LINE AT WWW.GUC.COM.
 - THE MATERIALS USED TO REPAIR CRIMPED COPPER TUBING ARE APPROVED AS FOLLOWS:
 - 1" X 3" FULL CIRCLE REPAIR CLAMP, COPPER TUBING SIZE ONLY: POWERSEAL #3152 1" X 3" CTS; ROMAC #SCC-113; SMITH BLAIR #244-00011303-000
 - 3/4" X 3" FULL CIRCLE REPAIR CLAMP, COPPER TUBING SIZE ONLY: POWERSEAL #3152 3/4" X 3" CTS; ROMAC #SCC-088; SMITH BLAIR #244-00008803-000
- WATER SERVICE - SCENARIO 2 (TO BE UTILIZED WHEN COMPLETELY ABANDONING UNUSED SERVICES)**
 - THE CONTRACTOR IS TO EXCAVATE DOWN ON THE WATER SERVICE AT THE MAIN IN THE ROADWAY. THE CORPORATION STOP IS TO BE TURNED OFF AND THE SERVICE PIPING IS TO BE REMOVED FROM THE CORPORATION STOP. A BRASS CAP IS THEN TO BE INSTALLED ON THE ABANDONED CORPORATION STOP. THE ABANDONED METER BOXES SHALL BE REMOVED. A CITY OF GREENVILLE STREET CUT PERMIT WILL NEED TO BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY ROADWAY EXCAVATIONS. THE ROADWAY EXCAVATION SHALL BE REPAIRED IN ACCORDANCE WITH THE STREET CUT PERMIT.
 - THE MATERIALS USED TO CAP THE ABANDONED CORPORATION STOP ARE APPROVED AS FOLLOWS:
 - A.Y. McDONALD COMPRESSION END PLUG KIT - PART #74693
- INSPECTIONS**
 - A GREENVILLE UTILITIES WATER RESOURCES AND CITY OF GREENVILLE PUBLIC WORKS INSPECTOR WILL NEED TO BE SCHEDULED FOR ON-SITE INSPECTION OF THE SERVICE ABANDONMENTS PRIOR TO BACKFILL OF TRENCHES.
- NEW SERVICES**
 - NEW WATER AND SEWER SERVICES FROM MAINS TO BE INSTALLED BY GREENVILLE UTILITIES UPON APPLICATION BY THE CITY OF GREENVILLE AND PAYMENT OF UTILITY FEES.

| PROPOSED | LEGEND | EXISTING |
|----------|-------------------------|----------|
| — | OVERHEAD UTILITY (TYP) | — OE — |
| — | GAS | — G — |
| — | STORM DRAIN (STRM) | — S — |
| — | WATER | — W — |
| — | SANITARY SEWER (SSW) | — SS — |
| — | SERVICE LINE | — SL — |
| — | GUC LOCATION OF SERVICE | — GUC — |
| — | HYDRANT | — H — |
| — | VALVE | — V — |
| — | METER | — M — |
| — | COMPRESSION END PLUG | — CEP — |
| — | FERRICO COUPLING | — FC — |
| — | CLEAN-OUT | — CO — |
| — | SANITARY SEWER MANHOLE | — SMH — |
| — | STORM SEWER MANHOLE | — SSMH — |
| — | CATCH BASIN | — CB — |
| — | RIGHT-OF-WAY (R/W) | — R/W — |

REFERENCE
NOTE: THE MAPS, SHEETS C-1 AND C-2, WERE PREPARED IN PART FROM A FIELD SURVEY BY RIVERS AND ASSOCIATES, INC., UTILITIES SHOWN WERE LOCATED FROM A FIELD SURVEY OF ABOVE GROUND FEATURES AND IN PART FROM UTILITY INFORMATION PROVIDED BY GREENVILLE UTILITIES. STREETS AND LOTS WERE TAKEN FROM SURVEYS AND MAPS BY OTHERS AS FOLLOWS:
SURVEY BY GARY S. MILLER, P.L.S. ENTITLED FINAL PLAT, BUILTMOORE ADDITION, RECORDED IN MAP BOOK 66, PAGE 85 OF THE PITT COUNTY REGISTRY.
SURVEY BY SPRULL & ASSOCIATES, INC. ENTITLED RECOMBINATION SURVEY OF LOTS 1 THROUGH 7, BLOCK C, BUILTMOORE ADDITION, CREATING LOTS 1 THROUGH 5, BLOCK C, DATED JANUARY 17, 2013, UNRECORDED.
SURVEY BY SPRULL AND ASSOCIATES, INC. ENTITLED LOTS 1 THROUGH 6, BLOCK D, BUILTMOORE ADDITION AND LOT 7, RE-LOCATION OF LINCOLN DRIVE AND RE-DIVISION OF LOTS 7, 8, 9, 10, 11, 12 AND 13, BLOCK D, BUILTMOORE ADDITION AND LOTS 2, 3 & A PORTION OF LOT 4, BLOCK A, EPPS PARK, DATED JANUARY 16, 2013, UNRECORDED.
SURVEY BY GARY S. MILLER, P.L.S. ENTITLED FINAL PLAT FOR CITY OF GREENVILLE, DATED JANUARY 28, 2013, DEPICTING LOTS 1 AND 2, DOUGLAS AVENUE, GREENVILLE, N.C.



Scanned 12 28 13

Item #9



City of Greenville, North Carolina

Meeting Date: 9/11/2014
Time: 7:00 PM

Title of Item: Budget discussion for using \$1,000,000 of the Vehicle Replacement Fund

Explanation: Council Member Kandie Smith requested an item be placed on the September City Council agenda for a budget discussion for using \$1 million of the Vehicle Replacement Fund. The suggested breakdown for the funds, as provided by Council Member Smith, is as follows:

- \$350,000 South Greenville (ask the County to meet us halfway)
- \$350,000 Town Common (bathroom, boat ramp, fishing pier)
- \$150,000 Economic Development (grants to recruit businesses, grow jobs, reduce crime)
- \$150,000 Implementation of first phase of River Study

Attached is information on the Vehicle Replacement Fund that was sent in Notes to Council on August 13, 2014. Also attached is a letter sent to Dr. Ethan Lenker, Superintendent, requesting that Pitt County Schools partner with the City of Greenville on the renovation of South Greenville Recreation Center.

Fiscal Note: Potential reappropriation of funds from the Vehicle Replacement Fund to designated capital projects.

Recommendation: Discuss the item as requested by Council Member Smith.

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

Attachments / click to download

 [August 13 Notes to Council Memo](#)

 [Letter to Dr. Lenker](#)



Find yourself in good company

Memorandum

To: Honorable Mayor and City Council Members
From: Barbara Lipscomb, City Manager *BL*
Date: August 13, 2014
Subject: Information Regarding the City's Vehicle Replacement Fund

Over the past several weeks, staff has received numerous inquiries from Council Members and others regarding the City's Vehicle Replacement Fund (VRF). Most of these questions relate to the fund's history, how it is funded, the replacement schedule, and the fund balance. In an effort to ensure all Council Members receive the same information and recognizing this topic may be discussed during tomorrow's City Council meeting, I have had the following information prepared in a "Question and Answer" format.

1. When was the VRF established and what is its purpose?

The VRF was established by City Council in FY 07 in an effort to implement one of City Council's goals from that year - "Maintain the Financial Stability of the City." The fund accounts for monies from multiple City funds for the replacement of vehicles and certain capital equipment. It is structured to facilitate funding for a vehicle's replacement prior to the actual replacement, thus allowing the City to pay cash for these replacements and avoid financing costs. The fund is also used as a tool to minimize fluctuations in vehicle and equipment replacement costs in annual budgets.

2. How is the VRF funded?

Funding for the VRF is provided annually by all participating funds (i.e. General Fund, Sanitation Fund, Stormwater Fund, Transit Fund, and Fleet Fund) through the annual budget. All funds pay towards the rental rate of their corresponding vehicles. The amount of funding provided is determined by the number of items included in the Vehicle Replacement Schedule and the estimated replacement cost of those items when they are scheduled for replacement. When a new vehicle is purchased by the VRF, the expected replacement date and anticipated future year replacement cost are used to determine the appropriate annual "rental rate" that will be charged to that fund and/or department.

Example: A patrol vehicle is purchased by the VRF in FY 14 for the Police Department, and the useful life expectancy of that vehicle is five years. The scheduled replacement date for this vehicle would be FY19. A replacement cost is estimated based on the current cost with a

5-year inflationary escalator of approximately 3%. The anticipated replacement cost for that vehicle in FY 19 is \$32,000. For each year that the patrol vehicle is in service (FY 14 – FY 18), the General Fund via the Police Department pays 1/5 of the anticipated replacement cost of that vehicle (\$6,400 per year).

3. How many items (vehicles and equipment) are included in the VRF’s replacement schedule and to which departments are they assigned?

There are currently 537 vehicles and pieces of equipment included in the VRF replacement schedule. These vehicles and pieces of equipment are assigned to the City’s operating departments as follows:

| Department | Number of Items (Vehicles / Equipment) |
|-------------------------|---|
| Public Works | 215 |
| Police | 188 |
| Recreation and Parks | 67 |
| Fire / Rescue | 58 |
| Community Development | 5 |
| Other (CMO, IT, FS, HR) | 4 |

4. How is it determined when specific vehicles and pieces of equipment will be replaced?

The following list indicates the age at which a vehicle is scheduled for replacement:

| <u>Vehicle Description:</u> | <u>Age of Vehicle</u> |
|---|-----------------------|
| Admin Car | 8 years |
| Police Pursuit Vehicle (patrol) | 5 years |
| Police Motorcycle | 5 years |
| Pickup, Sport Utility Vehicle (Suburban), 1-ton truck | 10 years |
| Hybrid Sport Utility Vehicle | 10 years |
| Van (passenger & cargo) | 10 years |
| Medium & Heavy Dump Trucks, Utility Truck, Bucket Truck, Flatbed & Stake bed Truck | 10 years |
| Front Loading Refuse Truck | 8 years |
| Rear Loading Refuse Truck | 7 years |
| Leaf Collector | 8 years |
| Knuckle Boom Truck | 7 years |
| Street Sweepers | 7 years |
| Semi Truck | 20 years |
| Construction Equipment: | |

| | |
|--|----------|
| Track Loader, Track Backhoe, Rubber Tire Loader, Self-elevating Loader, and Loader | 10 years |
| Backhoe/Loader Combination | 10 years |
| Forklift | 15 years |
| Grader | 10 years |
| Grounds & Small Engine Equipment | 5 years |
| Tractor, Sprayer, Tar Kettles | 8 years |
| Riding Mowers | 6 years |
| Trailer Mounted Compressor | 10 years |
| Skid-Steer Loader | 10 years |
| Trailers and Non-Motorized Equipment: Snow Plow & Salt Spreader | 15 years |
| Bus | 10 years |
| Fire Apparatus: | |
| Pumpers and Ladder Trucks | 15 years |
| EMS Trucks | 6 years |

These are the recommended replacement time frames for each group of vehicles. When each vehicle approaches this time frame, a condition assessment is performed. The overall condition of each vehicle is rated based on the following criteria:

- 1. Year of Vehicle:** One (1) point is assigned for each year of chronological age past life expectancy based on "in-service date" of the vehicle.
- 2. Mileage:** One (1) point is assigned for each 2,500 miles of operation over 75,000 miles. Equipment with hour meters will be assigned points based on standard usage for specific equipment types.
- 3. General Overall Condition:** This category takes into consideration the condition of the body, rust, interior condition, vehicular accident status, anticipated repairs, etc. A scale from one (1) to five (5) is used with five (5) being extremely poor condition.
- 4. Maintenance Cost:** Points are assigned on a scale of one (1) to ten (10) based on the total cost factor. The maintenance cost figure includes all repair and maintenance costs minus any costs associated with accident repairs. A score of 10 would be equal to 200% of the original purchase price while a one (1) would be equal to 20% of the original purchase price.

A vehicle becomes eligible for replacement when it receives 10 or more points. If a vehicle receives 14 points or more, it will be scheduled for replacement.

5. Was the full “rental rate” paid into the fund in the current year budget (FY 15)?

The approved budget for FY 15 and financial plan for FY 16 include a 75% reduction in the rental rate that would normally be paid into the VRF. The decision to reduce the allocation was based upon the amount of fund balance available, the growth of that fund balance in recent years, and recognition that the City has many needs and limited resources to address them. Staff advised City Council of this reduction during the Budget Presentation on May 5, 2014, and it was included in the budget and financial plan that were adopted on June 12, 2014. It should be noted that a similar approach was taken in developing the FY 13 budget and FY 14 financial plan in the Spring /Summer of 2012 as those documents included a 25% reduction in the rental rate that would normally be paid into the fund.

6. What is the current fund balance of the VRF?

The unaudited balance of the VRF at the end of FY 14 (June 30, 2014) was \$6.2 million. This balance was a reduction of over \$1 million from the previous year. A full history of the fund’s year-end balances from FY 07 – FY 14 is provided via the attached table. Since that time, approximately \$800,000 in vehicle purchases has been approved by Council. This has reduced the balance.

7. How much “seed money” did City Council provide the VRF when it was first established?

City Council provided approximately \$2.6 million of “seed money” for the VRF in FY 07. This funding was supplemented by \$1.9 million for scheduled vehicle and equipment purchases and surplus sales to provide the fund total initial year revenue of just under \$4.5 million.

8. What specific vehicles and equipment are scheduled for replacement over the next five-years?

Please see attached table on vehicle replacement. The vehicles listed in FY15 and FY16 are those that have been evaluated and have been found to meet the criteria for replacement previously described. The vehicles listed in FY17-19 are those who simply meet the planned replacement date. As we get closer to these budget years, staff will evaluate the overall condition of the vehicles to determine the actual vehicles that will be replaced. Some that are planned for replacement may be moved back a year or two due to the satisfactory vehicle condition, while others could move forward in the schedule.

9. How do other North Carolina communities address vehicle replacements?

North Carolina municipalities purchase vehicles in a variety of ways. Some cities budget for replacements annually and only replace those vehicles that are budgeted and paid for that year (i.e. pay as you go), while others finance such purchases and pay for them with interest while the vehicle is being utilized. Of the municipalities surveyed, only the City of Wilmington currently prepays for vehicle replacements and accumulates funds for that purpose similar to the approach used by the City of Greenville.

Attachment 1: Fund Financial History and 5-Year Projection

Attachment 2: Five-Year Replacement Schedule

Attachment 3: Survey of Other North Carolina Municipalities

cc: Dave Holec, City Attorney
Carol Barwick, City Clerk

Attachment 1

Vehicle Replacement Fund (Fund 200)
Revenue and Expenses
FY 2007-2013 Actuals, FY 2014 Budget, and FY 2015-2019 Projections

| Account Description | FY 2007 Actual | FY 2008 Actual | FY 2009 Actual | FY 2010 Actual | FY 2011 Actual | FY 2012 Actual | FY 2013 Actual | PD 13 FY June 30. 2014 Projection | FY 2015 Projection | FY 2016 Projection | FY 2017 Projection | FY 2018 Projection | FY 2019 Projection |
|----------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------------------------|---------------------|---------------------|-----------------------|---------------------|---------------------|
| REVENUE RENTAL | \$ 1,740,482 | \$ 1,748,784 | \$ 2,568,062 | \$ 2,568,062 | \$ 3,106,147 | \$ 3,088,027 | \$ 3,151,508 | \$ 3,597,338 | \$ 2,694,347 | \$ 2,715,145 | \$ 3,215,145 | \$ 3,715,145 | \$ 4,215,145 |
| OTHER REVENUES* | \$ 2,744,064 | \$ 243,410 | \$ 137,016 | \$ 75,314 | \$ 192,355 | \$ 212,164 | \$ 533,295 | \$ 285,866 | \$ 205,230 | \$ 209,334 | \$ 213,521 | \$ 217,792 | \$ 222,148 |
| TOTAL REVENUE | \$ 4,484,546 | \$ 1,992,194 | \$ 2,705,078 | \$ 2,643,376 | \$ 3,298,502 | \$ 3,300,191 | \$ 3,684,803 | \$ 3,883,204 | \$ 2,899,577 | \$ 2,924,479 | \$ 3,428,666 | \$ 3,932,937 | \$ 4,437,293 |
| TOTAL EXPENSE | \$ 372,456 | \$ 3,220,401 | \$ 2,113,425 | \$ 862,588 | \$ 2,440,224 | \$ 2,639,820 | \$ 3,194,129 | \$ 4,924,342 | \$ 3,680,602 | \$ 2,847,283 | \$ 4,896,384 | \$ 4,435,795 | \$ 3,254,440 |
| NET RESULT | \$ 4,112,090 | \$ (1,228,207) | \$ 591,653 | \$ 1,780,788 | \$ 858,279 | \$ 660,371 | \$ 490,674 | \$ (1,041,138) | \$ (781,025) | \$ 77,196 | \$ (1,487,718) | \$ (502,858) | \$ 1,182,853 |
| Fund Balance | \$ 4,112,090 | \$ 2,883,883 | \$ 3,475,535 | \$ 5,256,323 | \$ 6,114,602 | \$ 6,774,973 | \$ 7,265,648 | \$ 6,224,510 | \$ 5,443,485 | \$ 5,520,681 | \$ 4,052,963 | \$ 3,550,105 | \$ 4,732,957 |

Note: *Other Revenues include an estimate for insurance proceeds and sale of property
 **FY 14 expenses include portion of sanitation automation process.

8/12/2014

Attachment 2

City of Greenville
Proposed Vehicle Replacement Listing
FY 15

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|----------------------------|---------------------|-----------|---------------|--------------|-------------------------|------------------------|----------------|--------------|-------------|--------------|
| 6883 | Fire/Rescue | International 4300M Rescue | EMS Truck | 2008 | 6 | 6 | EMS Truck | \$301,000.00 | | SC | | \$301,000.00 |
| 4019 | Police | Ford E350 Crime Van | Crime Van | 1998 | 10 | 16 | Crime Van | \$113,000.00 | | SC | | \$113,000.00 |
| 4221 | Police | Chevy Van | Van | 1999 | 10 | 15 | Van | \$27,500.00 | | SC | | \$27,500.00 |
| 5745 | Police | Ford Crown Victoria | Sedan | 2004 | 5 | 10 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5746 | Police | Ford Crown Victoria | Sedan | 2004 | 5 | 10 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5748 | Police | Ford Crown Victoria | Sedan | 2004 | 5 | 10 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5751 | Police | Honda Civic | Sedan | 2004 | 5 | 10 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5800 | Police | Ford Crown Victoria | Sedan | 2004 | 5 | 10 | SUV Ford Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6147 | Police | Ford Crown Victoria | Sedan | 2005 | 5 | 9 | SUV Ford Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6148 | Police | Ford Crown Victoria | Sedan | 2005 | 5 | 9 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6160 | Police | Ford Crown Victoria | Sedan | 2005 | 5 | 9 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6569 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6599 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6600 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6601 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6602 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6603 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6788 | Police | Ford Crown Victoria | Sedan | 2008 | 5 | 6 | SUV Ford Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6964 | Police | Ford Crown Victoria | Sedan | 2009 | 5 | 5 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |

City of Greenville
Proposed Vehicle Replacement Listing
FY 15

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|--------------------------------------|---------------------|-----------------------------|---------------------|-----------|---------------|--------------|--------------------------------------|------------------------|----------------|--------------|----------------|----------------|
| 2797 | PWD / B&G | Ford 4630 Tractor | Tractor | 1995 | 10 | 19 | Tractor | \$56,000.00 | | SC | | \$56,000.00 |
| 6618 | PWD / B&G | MID MOUNT MOWER | Mid Mount Mower | 2006 | 8 | 8 | Mower | \$13,500.00 | | Estimate | | \$13,500.00 |
| 5928 | PWD / Sanitation | GMC Rear Loader | Rear Loader | 2004 | 7 | 10 | Side Loader | \$275,000.00 | | SC | | \$275,000.00 |
| 6635 | PWD / Sanitation | GMC Rear Loader | Rear Loader | 2007 | 7 | 7 | Side Loader | \$275,000.00 | | SC | | \$275,000.00 |
| 6738 | PWD / Sanitation | GMC Rear Loader | Rear Loader | 2007 | 7 | 7 | Side Loader | \$275,000.00 | | SC | | \$275,000.00 |
| 6850 | PWD / Sanitation | GMC Rear Loader | Rear Loader | 2007 | 7 | 7 | Side Loader | \$275,000.00 | | SC | | \$275,000.00 |
| 4454 | PWD/ENG | Dodge Ram Pickup | Pickup | 2000 | 10 | 14 | Ford F150 Supper Cab/ with bed cover | \$27,500.00 | | SC | | \$27,500.00 |
| 5364 | PWD/ENG | DODGE STRATUS | SEDAN | 2002 | 8 | 11 | Ford F150 Supper Cab/ with bed cover | \$25,000.00 | | SC | | \$25,000.00 |
| 20004 | PWD/ENG | Chevy Colorado | Pickup | 2004 | 10 | 10 | Ford F150 Supper Cab/ with bed cover | \$26,500.00 | | SC | | \$26,500.00 |
| 3604 | PWD/Street | Crafco Asphalt Melter | Asphalt Melter | 1996 | 10 | 18 | Asphalt Melter | \$70,000.00 | | Estimate | | \$70,000.00 |
| 4634 | PWD/Street | International Pipe Truck | Pipe Truck | 2000 | 10 | 14 | Pipe Truck | \$300,000.00 | | SC | | \$300,000.00 |
| 20012 | PWD/Street | Freightliner Street Sweeper | Street Sweeper | 2005 | 7 | 9 | Street Sweeper | \$184,941.90 | | Estimate | | \$195,000.00 |
| 2979 | Rec & Park | John Deere 1200A | Ball Field Tractor | 1995 | 5 | 19 | Ball Field Tractor | \$16,500.00 | | Estimate | | \$16,500.00 |
| 5093 | Rec & Park | Befco Mower | Mower Attachment | 2001 | 6 | 13 | Mower Attachment | \$13,000.00 | | SC | | \$13,000.00 |
| 5492 | Rec & Park | John Deere 5225 | Tractor | 2003 | 8 | 11 | Full cab/Tractor | \$56,000.00 | | SC | | \$56,000.00 |
| | | | | | | | | \$2,898,441.90 | | | | \$2,908,500.00 |
| Purchases from FY2014 paid in FY2015 | | | | | | | | | | | 772,102 | |
| | | | | | | | | | | | \$3,680,602.00 | |

City of Greenville
Proposed Vehicle Replacement Listing

FY 16

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|----------------------------|---------------------|-----------|---------------|--------------|-------------------------------|------------------------|----------------|--------------|-------------|--------------|
| 5551 | Fire/Rescue | Ford E350 | Van | 2003 | 10 | 12 | Sprinter Van (CIP) | \$28,983.00 | | | | \$28,983.00 |
| 5600 | Fire/Rescue | Ford F350 | Pickup F350 | 2003 | 10 | 12 | Pickup F350/Brush Truck (CIP) | \$58,000.00 | | SC | | \$58,000.00 |
| 5796 | Fire/Rescue | Ford Taurus | Sedan | 2004 | 8 | 11 | Transit Connect | \$26,500.00 | | SC | | \$26,500.00 |
| 5913 | Fire/Rescue | Ford Taurus | Sedan | 2004 | 8 | 11 | Transit Connect | \$26,500.00 | | SC | | \$26,500.00 |
| 6884 | Fire/Rescue | International 4300M Rescue | EMS Rescue | 2009 | 6 | 6 | EMS Rescue | \$299,000.00 | | Estimate | | \$299,000.00 |
| 4826 | Police | Dodge Ram Van | Van | 2001 | 10 | 14 | Van | \$28,000.00 | | SC | | \$28,000.00 |
| 5809 | Police | Ford E250 Van | Van | 2004 | 10 | 11 | Van | \$28,000.00 | | SC | | \$28,000.00 |
| 5892 | Police | Dodge Durango | SUV | 2004 | 10 | 11 | SUV Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5893 | Police | Dodge Durango | SUV | 2004 | 10 | 11 | SUV Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5894 | Police | Dodge Durango | SUV | 2004 | 10 | 11 | SUV Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5895 | Police | Dodge Durango | SUV | 2004 | 10 | 11 | SUV Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5896 | Police | Dodge Durango | SUV | 2004 | 10 | 11 | SUV Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5897 | Police | Dodge Durango | SUV | 2004 | 10 | 11 | SUV Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6009 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 9 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |

City of Greenville
Proposed Vehicle Replacement Listing

FY 16

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|---------------------|---------------------|-----------|---------------|--------------|-------------------------------|------------------------|----------------|--------------|-------------|--------------|
| 6161 | Police | Ford Crown Victoria | Sedan | 2005 | 5 | 10 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6595 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 9 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6597 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 9 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6610 | Police | Ford Crown Victoria | Sedan | 2006 | 5 | 9 | Police Interceptor | \$35,000.00 | | SC | | \$35,000.00 |
| 6631 | Police | Ford Taurus | Sedan | 2007 | 8 | 8 | Hybrid | \$26,500.00 | | SC | | \$26,500.00 |
| 6661 | Police | Ford Crown Victoria | Sedan | 2007 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6675 | Police | Ford Crown Victoria | Sedan | 2007 | 5 | 8 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6737 | Police | Ford Crown Victoria | Sedan | 2008 | 5 | 7 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6785 | Police | Ford Crown Victoria | Sedan | 2008 | 5 | 7 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6789 | Police | Ford Crown Victoria | Sedan | 2008 | 5 | 7 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6790 | Police | Ford Crown Victoria | Sedan | 2008 | 5 | 7 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 6798 | Police | Ford Crown Victoria | Sedan | 2009 | 5 | 6 | Police Interceptor | \$35,500.00 | | SC | | \$35,500.00 |
| 5561 | PWD / Sanitation | Dodge Stratus | Sedan | 2004 | 8 | 11 | Hybrid | \$26,500.00 | | SC | | \$26,500.00 |
| 5936 | PWD / Sanitation | Mack Front Loader | Front Loader | 2004 | 7 | 11 | Front Loader | \$250,000.00 | | SC | | \$250,000.00 |
| 6763 | PWD / Sanitation | GMC Rear Loader | Rear Loader | 2008 | 7 | 7 | Side Loader | \$280,000.00 | | SC | | \$280,000.00 |
| New | PWD / Sanitation | Side Loader | Side Loader | | | 2015 | | \$280,000.00 | | SC | | \$280,000.00 |
| 5876 | PWD/B&G | Chevy C1500 | Pickup Truck | 2004 | 10 | 11 | Ford F150 Crew cab | \$27,500.00 | | SC | | \$27,500.00 |
| 6429 | PWD/B&G | Ford F350 Crew Cab | Crew Cab/Dump truck | 2005 | 10 | 10 | Ford F550/Crew cab/Dump truck | \$50,000.00 | | SC | | \$50,000.00 |

City of Greenville
Proposed Vehicle Replacement Listing

FY 16

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|-----------------------------|----------------------|-----------|---------------|--------------|---------------------------|------------------------|----------------|--------------|-------------|----------------|
| 6619 | PWD/B&G | Small Street Sweeper | Small Street Sweeper | 2006 | 10 | 9 | Small Street Sweeper | \$60,000.00 | | SC | | \$60,000.00 |
| 6856 | PWD/B&G | JD 997 Belly Mower 72 | Lawnmower 72" | 2009 | 6 | 6 | Lawnmower | \$15,500.00 | | Estimate | | \$15,500.00 |
| 6862 | PWD/B&G | JD Z830A Belly Mower 54" | Lawnmower 54" | 2009 | 6 | 6 | Lawnmower | \$13,300.00 | | Estimate | | \$13,300.00 |
| 20003 | PWD/ENG | Ford Taurus | Sedan | 2004 | 8 | 11 | Ford Escape ECO-Boost AWD | \$28,500.00 | | SC | | \$28,500.00 |
| 5361 | PWD/Fleet | Dodge 2500 Utility Body | Utility Body | 2002 | 10 | 13 | Ford F350 Utility Body | \$50,000.00 | | Estimate | | \$50,000.00 |
| 3732 | PWD/Street | International Dump Truck | Dump Truck | 1998 | 10 | 17 | Dump Truck | \$95,500.00 | | SC | | \$95,500.00 |
| 3971 | PWD/Street | International Dump Truck | Dump Truck | 1999 | 10 | 14 | FLATBED DUMP TRUCK | \$110,000.00 | | SC | | \$ 110,000.00 |
| 6848 | PWD/Street | Street Sweeper Johnston 650 | Street Sweeper | 2008 | 7 | 7 | Street Sweeper | \$200,000.00 | | Estimate | | \$200,000.00 |
| 5504 | PWD/Traffic | Ford F550 Utility Body | Utility Body | 2003 | 10 | 12 | Utility Body | \$93,500.00 | | SC | | \$93,500.00 |
| 5493 | Rec & Park | John Deere 5225 | Tractor | 2003 | 8 | 12 | Full cab/Tractor | \$56,000.00 | | SC | | \$56,000.00 |
| 3817 | Rec & Park | Ford Ranger | Pickup | 1998 | 10 | 17 | Small Pickup | \$25,500.00 | | SC | | \$25,500.00 |
| 5220 | Rec & Park | Chevy C1500 | Pickup | 2002 | 10 | 13 | Pickup | \$25,500.00 | | SC | | \$25,500.00 |
| | | | | | | 2015 | | | | SC | | \$0.00 |
| | | | | | | | | \$2,847,283.00 | | | | \$2,847,283.00 |

City of Greenville
Proposed Vehicle Replacement Listing

FY -17

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|--------------------------|---------------------|-----------|---------------|--------------|-------------------------|------------------------|----------------|--------------|-------------|----------------|
| 4915 | FIRE/RESCUE | E-ONE TRUCK | LADDER TRUCK | 2001 | 15 | 15 | LADDER TRUCK | \$1,082,255.00 | | | | \$1,082,255.00 |
| 6546 | FIRE/RESCUE | FORD F350 CREW CAB | PICKUP TRUCK | 2006 | 10 | 10 | Pickup truck | \$48,629.00 | | | | \$48,629.00 |
| 6617 | FIRE/RESCUE | CHEVROLET SIERA 1500 | PICKUP TRUCK | 2006 | 10 | 10 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 6621 | FIRE/RESCUE | DODGE DURANGO | SUV | 2006 | 10 | 10 | SUV | \$35,000.00 | | | | \$35,000.00 |
| 6669 | FIRE/RESCUE | FORD CROWN VICTORIA | SEDAN | 2007 | 8 | 9 | SEDAN | \$35,500.00 | | | | \$35,500.00 |
| 6670 | FIRE/RESCUE | CHEVROLET MALIBU | SEDAN | 2007 | 8 | 9 | SEDAN | \$35,000.00 | | | | \$35,000.00 |
| 6398 | FLEET | DODGE CARANVAN | VAN | 2005 | 10 | 11 | Hybrid Sedan | \$28,500.00 | | | | \$28,500.00 |
| 5228 | PAR/REC | FORD RANGER | PICKUP TRUCK | 2002 | 10 | 14 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 5494 | PAR/REC | JOHN DEER TRACTOR | TRACTOR | 2003 | 10 | 13 | TRACTOR | \$56,000.00 | | | | \$56,000.00 |
| 5495 | PAR/REC | JOHN DEER TRACTOR | TRACTOR | 2003 | 10 | 13 | TRACTOR | \$56,000.00 | | | | \$56,000.00 |
| 5497 | PAR/REC | FORD F150 | PICKUP TRUCK | 2003 | 10 | 13 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 5814 | PAR/REC | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2004 | 10 | 12 | PICKUP TRUCK 4X4 | \$38,000.00 | | | | \$38,000.00 |
| 5879 | PAR/REC | FORD E350 VAN | VAN | 2004 | 10 | 12 | VAN | \$29,000.00 | | | | \$29,000.00 |
| 6086 | PAR/REC | JOHN DEER GATOR | GATOR | 2004 | 10 | 12 | GATOR | \$20,500.00 | | | | \$20,500.00 |
| 6258 | PAR/REC | JOHN DEER FIELD MOWER | FIELD MOWER | 2005 | 10 | 11 | FIELD MOWER | \$18,000.00 | | | | \$18,000.00 |
| 6311 | PAR/REC | DODGE RAM | PICKUP TRUCK | 2005 | 10 | 11 | PICKUP TRUCK 350 | \$28,500.00 | | | | \$28,500.00 |
| 6399 | PAR/REC | CHEVROLET VAN | VAN | 2005 | 10 | 11 | VAN | \$29,000.00 | | | | \$29,000.00 |
| 6404 | PAR/REC | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2005 | 10 | 11 | PICKUP TRUCK | \$27,500.00 | | | | \$27,500.00 |
| 6844 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6894 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6895 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6896 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6898 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6899 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6900 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6901 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6902 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6903 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6904 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6905 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6906 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6907 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6952 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6964 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6965 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6966 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6967 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6968 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 6969 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2009 | 5 | 7 | POLICE INTERCEPTR | \$35,500.00 | | | | \$35,500.00 |
| 5361 | Purchasing | FORD RANGER | PICKUP TRUCK | 2005 | 10 | 11 | TRANSIT CONNECT | \$26,500.00 | | | | \$26,500.00 |
| 5877 | PWD/BG | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2005 | 10 | 11 | PICKUP TRUCK | \$27,500.00 | | | | \$27,500.00 |
| 6494 | PWD/BG | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2005 | 10 | 11 | PICKUP TRUCK | \$27,500.00 | | | | \$27,500.00 |
| 6618 | PWD/BG | MID MOUNT MOWER | MID MOUNT MOWER | 2006 | 10 | 10 | MID MOUNT MOWER | \$20,000.00 | | | | \$20,000.00 |
| 6729 | PWD/BG | CHEVROLET DUMP TRUCK | DUMP TRUCK | 2006 | 10 | 10 | DUMP TRUCK | \$56,500.00 | | | | \$56,500.00 |
| 6863 | PWD/BG | JD Z830A | MOWER | 2009 | 6 | 7 | MOWER | \$14,500.00 | | | | \$14,500.00 |
| 6891 | PWD/BG | JD Z830A | MOWER | 2009 | 6 | 7 | MOWER | \$14,500.00 | | | | \$14,500.00 |
| 5891 | PWD/ENGINEERING | FORD TAURUS | SEDAN | 2004 | 8 | 12 | SMALL SUV | \$25,500.00 | | | | \$25,500.00 |
| 6616 | PWD/INSPECTION | FORD TAURUS | SEDAN | 2006 | 8 | 10 | SUV SMALL | \$25,500.00 | | | | \$25,500.00 |
| 5875 | PWD/SANITATION | Chevy | C1500 pick up | 2004 | 10 | 12 | Pickup truck | \$22,500.00 | | | | \$22,500.00 |
| 5917 | PWD/SANITATION | International | Leaf truck | 2004 | 8 | 12 | Leaf truck | \$175,000.00 | | | | \$175,000.00 |
| 5918 | PWD/SANITATION | GMC | Rear Loader | 2004 | 7 | 12 | Automatic Side Loader | \$275,000.00 | | | | \$275,000.00 |

Document Number: 986140

Item # 10

City of Greenville
Proposed Vehicle Replacement Listing

FY -17

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|------------------------|----------------------------|---------------------|-----------|---------------|--------------|-------------------------|------------------------|----------------|--------------|-------------|----------------|
| 5929 | PWD/SANITATION | INTERNATIONAL | LEAF COLLECTOR | 2003 | 8 | 13 | LEAF COLLECTOR | \$175,000.00 | | | | \$175,000.00 |
| 5936 | PWD/SANITATION | MACK FRT LOADER 36CY | Front Loader | 2004 | 8 | 12 | Front Loader | \$230,000.00 | | | | \$230,000.00 |
| 6635 | PWD/SANITATION | GMC Rear Loader 25Cy | Rear Loader | 2007 | 7 | 9 | Automatic Side Loader | \$275,000.00 | | | | \$275,000.00 |
| 6738 | PWD/SANITATION | GMC REAR LOADDEER 25CY | Rear Loader | 2008 | 7 | 8 | Automatic Side Loader | \$275,000.00 | | | | \$275,000.00 |
| 6850 | PWD/SANITATION | GMC REAR LOADDEER 25CY | Rear Loader | 2008 | 7 | 8 | Automatic Side Loader | \$275,000.00 | | | | \$275,000.00 |
| 3057 | PWD/STREET | AIR FLOW SAND SPREADER | SAND SPREADER | 1991 | 10 | 25 | SAND SPREADER | \$15,000.00 | | | | \$15,000.00 |
| 5880 | PWD/STREET | CASE BACKHOE | BACKHOE | 2003 | 10 | 13 | BACKHOE | \$100,000.00 | | | | \$100,000.00 |
| 5948 | PWD/STREET | CHEVY DUMP TRUCK | DUMP TRUCK | 2004 | 10 | 12 | BACKHOE | \$110,000.00 | | | | \$110,000.00 |
| 20005 | PWD/STROM WATER STREET | CHEVROLET FLAT BED | FLAT BED | 2004 | 10 | 12 | DUMP TRUCK | \$110,000.00 | | | | \$110,000.00 |
| 5908 | PWD/TRAFFIC | DODGE DURANGO | SUV | 2004 | 10 | 12 | SUV SMALL | \$25,500.00 | | | | \$25,500.00 |
| 6565 | PWD/TRAFFIC | INTERNATIONAL BUCKET TRUCK | BUCKET TRUCK | 2005 | 10 | 11 | BUCKET TRUCK | \$200,000.00 | | | | \$200,000.00 |
| | | | | | | | | \$4,896,384.00 | | | | \$4,896,384.00 |

City of Greenville
Proposed Vehicle Replacement Listing

FY -18

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|-----------------------------|--------------------------|---------------------|-----------|---------------|--------------|-------------------------|------------------------|----------------|--------------|-------------|----------------|
| 5120 | FIRE/RESCUE | E-ONE TRUCK | LADDER TRUCK | 2001 | 15 | 16 | LADDER TRUCK | \$1,082,255.00 | | | | \$1,082,255.00 |
| 7078 | FIRE/RESCUE | GMC 4500 RESCUE | RESCUE TYPE 3 | 2010 | 6 | 7 | RESCUE TYPE 3 | \$240,385.00 | | | | \$240,385.00 |
| 7079 | FIRE/RESCUE | GMC 4500 RESCUE | RESCUE TYPE 3 | 2010 | 6 | 7 | RESCUE TYPE 3 | \$240,385.00 | | | | \$240,385.00 |
| 7080 | FIRE/RESCUE | GMC 4500 RESCUE | RESCUE TYPE 3 | 2010 | 6 | 7 | RESCUE TYPE 3 | \$240,385.00 | | | | \$240,385.00 |
| 8048 | FIRE/RESCUE | GMC 4500 RESCUE | RESCUE TYPE 3 | 2010 | 6 | 7 | RESCUE TYPE 3 | \$240,385.00 | | | | \$240,385.00 |
| 6978 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6979 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6980 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6982 | POLICE | CHEVROLET IMPALA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6983 | POLICE | CHEVROLET IMPALA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6984 | POLICE | CHEVROLET IMPALA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6985 | POLICE | CHEVROLET IMPALA | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6986 | POLICE | DODGE CHARGER | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6987 | POLICE | DODGE CHARGER | POLICE INTERCEPTOR | 2010 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6990 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6993 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6996 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6998 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6999 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7039 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7052 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7053 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7055 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7056 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7057 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 1070 | PWD/B&G | VERMER STUMP GRINDER | STUMP GRINDER | 1997 | 10 | 20 | STUMP GRINDER | \$30,000.00 | | | | \$30,000.00 |
| 6404 | PWD/B&G | CHEVROLET SILVERADO 1500 | Pickup truck | 2005 | 10 | 12 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 6615 | PWD/ENGINEERING | CHEVROLET SILVERADO 1500 | Pickup truck | 2006 | 10 | 11 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 20016 | PWD/ENGINEERING STORM WATER | CHEVROLET SILVERADO 1500 | Pickup truck | 2006 | 10 | 11 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 6405 | PWD/SANITATION | Chevy | Pickup truck | 2005 | 10 | 12 | Pickup truck | \$ 27,500.00 | | | | \$27,500.00 |
| 6634 | PWD/SANITATION | Mack | Front Loader | 2007 | 8 | 10 | FRONT LOADER | \$ 200,000.00 | | | | \$200,000.00 |
| 6744 | PWD/SANITATION | GMC Knuckle Boom | Knuckle Boom | 2008 | 7 | 9 | KNUCKLE BOOM | \$ 180,000.00 | | | | \$180,000.00 |
| 6763 | PWD/SANITATION | GMC Rear Loader | Rear Loader 25CY | 2008 | 7 | 9 | SIDE LOADER | \$ 280,000.00 | | | | \$280,000.00 |
| New | PWD/SANITATION | Side Loader | Side Loader | | | | SIDE LOADER | \$ 280,000.00 | | | | \$280,000.00 |
| 3772 | PWD/STREET | HYDRAULIC POWER SUPPLY | POWER SUPPLY | 1997 | 10 | 20 | POWER SUPPLY SYSTEM | \$20,000.00 | | | | \$20,000.00 |
| 4165 | PWD/STREET | AIRMAN AIR COMPRESSOR | AIR COMPRESSOR | 1999 | 10 | 18 | AIR COMPRESSOR | \$25,000.00 | | | | \$25,000.00 |
| 6415 | PWD/STREET | FREIGHTLINER ASPHALT PAT | ASPHALT PAT | 2005 | 10 | 12 | ASPHALT PAT | \$180,000.00 | | | | \$180,000.00 |
| 6645 | PWD/STREET | AIR FLOW SAND SPREADER | SAND SPREADER | 2006 | 10 | 11 | SAND SPREADER | \$27,000.00 | | | | \$27,000.00 |
| 20015 | PWD/STREET STORM WATER | FORD F350 DUMP | DUMP | 2006 | 10 | 11 | FORD F550 DUMP | \$55,500.00 | | | | \$55,500.00 |
| 6568 | REC/PARK | BUSH HOG FINISHING | FINISHING | 2005 | 10 | 12 | FINISHING | \$16,000.00 | | | | \$16,000.00 |
| 6581 | REC/PARK | CHEVROLET SILVERADO 1500 | Pickup truck | 2006 | 10 | 11 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 6583 | REC/PARK | FORD TURAUS | SEDAN | 2006 | 8 | 11 | HYBRID SEDAN | \$28,500.00 | | | | \$28,500.00 |
| 6588 | REC/PARK | CHEVROLET SILVERADO 1500 | Pickup truck | 2006 | 10 | 11 | Pickup truck | \$27,500.00 | | | | \$27,500.00 |
| 6606 | REC/PARK | DODGE RAM VAN | VAN | 2006 | 10 | 11 | VAN | \$28,000.00 | | | | \$28,000.00 |
| 6629 | REC/PARK | BACK LOADER | BACK LOADER | 2004 | 10 | 13 | BACK LOADER | \$100,000.00 | | | | \$100,000.00 |
| 6650 | REC/PARK | CHEVROLET MALIBU | SEDAN | 2007 | 8 | 10 | HYBRID SEDAN | \$28,500.00 | | | | \$28,500.00 |
| 6650 | REC/PARK | CHEVROLET IMPALA | SEDAN | 2008 | 8 | 9 | HYBRID SEDAN | \$28,500.00 | | | | \$28,500.00 |

Item # 10

City of Greenville
Proposed Vehicle Replacement Listing

FY -18

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|--------------------|---------------------|-----------|---------------|--------------|-------------------------|------------------------|----------------|--------------|-------------|----------------|
| | | | | | | | | \$4,435,795.00 | | | | \$4,435,795.00 |

City of Greenville
Proposed Vehicle Replacement Listing

FY -19

| Equipment # | Department Assigned | Vehicle Make Model | Vehicle Description | Year MFG. | Expected Life | Age in Years | New Vehicle Description | Estimate Purchase Cost | Order Statutes | Price Source | Actual Cost | Total |
|-------------|---------------------|----------------------------|---------------------|-----------|---------------|--------------|-------------------------|------------------------|----------------|--------------|-------------|--------------|
| 70117 | PWD/TRANSIT | GILLIG BUS | BUS | 2003 | 15 | 15 | BUS | \$73,158.07 | | | | \$73,158.07 |
| 70118 | PWD/TRANSIT | GILLIG BUS | BUS | 2003 | 15 | 15 | BUS | \$73,158.07 | | | | \$73,158.07 |
| 70119 | PWD/TRANSIT | GILLIG BUS | BUS | 2003 | 15 | 15 | BUS | \$73,158.07 | | | | \$73,158.07 |
| 70120 | PWD/TRANSIT | GILLIG BUS | BUS | 2003 | 15 | 15 | BUS | \$75,352.81 | | | | \$75,352.81 |
| 70135 | PWD/TRANSIT | GILLIG BUS | BUS | 2003 | 15 | 15 | BUS | \$77,613.40 | | | | \$77,613.40 |
| 5864 | PWD/SANITATION | Ford F350 dully | Dully F350 | 2004 | 10 | 14 | Dully F350 | \$55,500.00 | | | | \$55,500.00 |
| 6921 | PWD/SANITATION | GMC Rear Loader | Rear Loader | 2009 | 7 | 9 | Rear Loader | \$190,000.00 | | | | \$190,000.00 |
| 7025 | PWD/SANITATION | Mack | Front Loader | 2010 | 8 | 8 | Front Loader | \$270,000.00 | | | | \$270,000.00 |
| 6672 | FIRE/RESC | FORD EXPEDITION | LARGE SUV 4X4 | 2008 | 10 | 10 | LARGE SUV 4X4 | \$40,500.00 | | | | \$40,500.00 |
| 6680 | FIRE/RESC | FORD ESCAPE | SMALL SUV 4X4 | 2008 | 10 | 10 | SMALL SUV 4X4 | \$37,000.00 | | | | \$37,000.00 |
| 6702 | FIRE/RESC | FORD F250 EXT CAB 4X4 | PICKUP EXT CAB 4X4 | 2008 | 10 | 10 | PICKUP EXT CAB 4X4 | \$40,000.00 | | | | \$40,000.00 |
| 6703 | FIRE/RESC | FORD F250 EXT CAB 4X4 | PICKUP EXT CAB 4X4 | 2008 | 10 | 10 | PICKUP EXT CAB 4X4 | \$40,000.00 | | | | \$40,000.00 |
| 6784 | FIRE/RE5C | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2008 | 8 | 10 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8094 | FIRE/RESC | GMC 4500 RESCUE TYPE3 | RESCUE TYPE 3 | 2012 | 6 | 6 | RESCUE TYPE 3 | \$250,000.00 | | | | \$250,000.00 |
| 8118 | FIRE/RESC | GMC 4500 RESCUE TYPE3 | RESCUE TYPE 3 | 2012 | 6 | 6 | RESCUE TYPE 3 | \$250,000.00 | | | | \$250,000.00 |
| 7058 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7064 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7065 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7066 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7067 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7068 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7069 | POLICE | FORD CROWN VICTORIA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7088 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7089 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7090 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7091 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7092 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7093 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 7094 | POLICE | CHEVY IMPALA | POLICE INTERCEPTOR | 2011 | 5 | 7 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8069 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8070 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8071 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8072 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8073 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8074 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8075 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8076 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8077 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 8078 | POLICE | FORD INTERCEPTOR | POLICE INTERCEPTOR | 2012 | 5 | 6 | POLICE INTERCEPTOR | \$36,000.00 | | | | \$36,000.00 |
| 6648 | REC/PARK | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2007 | 10 | 11 | PICKUP TRUCK | \$28,000.00 | | | | \$28,000.00 |
| 6649 | REC/PARK | CHEVROLET SILVERADO 1500 | PICKUP | 2007 | 10 | 11 | PICKUP TRUCK | \$28,000.00 | | | | \$28,000.00 |
| 6662 | REC/PARK | JOHN DEER 5225 | TRACTOR | 2007 | 10 | 11 | TRACOTR | \$50,000.00 | | | | \$50,000.00 |
| 6668 | REC/PARK | FORD RANGER | PICKUP TRUCK | 2007 | 10 | 11 | PICKUP TRUCK | \$28,000.00 | | | | \$28,000.00 |
| 6705 | REC/PARK | FORD F350 CREW CAB | F350 CREW CAB | 2007 | 10 | 11 | F350 CREW CAB | \$45,500.00 | | | | \$45,500.00 |
| 6747 | REC/PARK | JOHN DEER Z-TURN MOWER 72' | 72 MOWER | 2008 | 7 | 10 | 72 MOWER | \$20,000.00 | | | | \$20,000.00 |
| 6665 | PWD/STREET | CHEVY 1500 PICKUP | PICKUP TRUCK | 2008 | 10 | 10 | PICKUP TRUCK | \$28,000.00 | | | | \$28,000.00 |

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| | | | | | | | | | | | | |
|------|------------|--------------------------|--------------------------------------|------|----|----|--------------------------------------|----------------|--|--|--|----------------|
| 6727 | PWD/STREET | INTERNATIONAL DUMP TRUCK | DUMP TRUCK | 2008 | 10 | 10 | DUMP TRUCK | \$110,000.00 | | | | \$110,000.00 |
| 6728 | PWD/STREET | INTERNATIONAL DUMP TRUCK | DUMP TRUCK | 2008 | 10 | 10 | DUMP TRUCK | \$110,000.00 | | | | \$110,000.00 |
| 6735 | PWD/STREET | VIBRATOR ROLLER | ROLLER | 2008 | 10 | 10 | ROLLER | \$98,000.00 | | | | \$98,000.00 |
| 6755 | PWD/STREET | FORD F350 CREW CAB | F350 CREW CAB DUMP | 2008 | 10 | 10 | F350 CREW CAB DUMP | \$55,500.00 | | | | \$55,500.00 |
| 6681 | PWD/B&G | FORD F450 DUMP | F550 CREW DUMP | 2006 | 10 | 12 | F550 CREW DUMP | \$55,500.00 | | | | \$55,500.00 |
| 6628 | PWD/B&G | FORD F250 W/UTILITY BODY | F250 W/UTILITY BODY AND LIFT GATE | 2007 | 10 | 11 | F250 W/UTILITY BODY AND LIFT GATE | \$46,500.00 | | | | \$46,500.00 |
| 6657 | PWD/B&G | JOHN DEER 990 | TRACTOR | 2007 | 10 | 11 | TRACTOR | \$50,000.00 | | | | \$50,000.00 |
| 6663 | PWD/B&G | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2007 | 10 | 11 | PICKUP TRUCK | \$28,000.00 | | | | \$28,000.00 |
| 6664 | PWD/B&G | CHEVROLET SILVERADO 1500 | PICKUP TRUCK | 2007 | 10 | 11 | PICKUP TRUCK | \$28,000.00 | | | | \$28,000.00 |
| | | | | | | | | \$3,254,440.42 | | | | \$3,254,440.42 |

Attachment 3

City of Greenville Financial Services

| Municipality | Vehicle Replacement Plan | | Notes/Comments | Point of Contact (POC) |
|---------------|--------------------------|----|---|--|
| | Yes | No | | |
| Winston-Salem | X | | They do not have a separate fund, they are replaced during the budget process, through a replacement schedule. Several years ago, due to budgetary constraints, they did not replace any vehicles or equipment (except police pursuit vehicles). This resulted in a backlog of aging vehicles. Failure to replace vehicles and equipment has also resulted in increasing maintenance costs and a loss of productivity due to crews not having equipment to work with. | James Mitchell, Property & Facilities Management Director |
| Raleigh | X | | They have multiple Equipment Funds (one for General Fund and some smaller enterprises, one for Public Utilities and one for Solid Waste). The vehicles are purchased out of these Equipment Funds. They budget the entire purchase price of every piece of equipment to be purchased that year in the appropriate equipment fund. Then in June of every other year, the City applies for bonds to buy the current year's vehicles and the upcoming year's vehicles. | Kathryn Hertel |
| Wilmington | X | | They utilizes an equipment rating system in a Vehicle Replacement Fund. They have a written policy similar to Greenville. Wilmington has a cash unaudited balance of \$6.5 million at June 30, 2014. | Stephanie Jacobs, Finance Department John Fortuin, Fleet Manager |
| Concord | X | | They have a replacement schedule that is quite consistent in total dollars needed from year to year. They simply pay for replacements as they go, with cash from each operating budget unit. | Robin Barham, Budget and Performance Manager |
| Asheville | | X | They do not use a Vehicle Replacement Plan. | Tony McDowell, Budget & Financial Reporting Manager |
| Gastonia | X | | They have an internal service fund for the replacement of vehicles and equipment. They borrow annually to pay for these items. The 2013 Loan was for \$2.4 million with payback over 59 months. | Melody Braddy, Director of Finance |
| High Point | X | | A dollar amount for vehicle replacements is included in the operating capital of Fleet Services operating budget. | Glenda Barnes, Sr. Budget Analyst |
| Jacksonville | | X | They budget Vehicle needs annually. | Allen Weeks, Sr. Finance Manager |
| Fayetteville | | X | They do no have a Vehicle Replacement Fund. | Tracey Boyles, Budget and Evaluation Manager |
| Greenville | X | | The City's initial deposit of \$2.6 from unassigned fund balance to was used to start the VRF in 2007. Funded 75% of rental rates previous two years and 25% of rates for current year and FY 2016. \$6.2 milion June 30th unaudited balance. | |

*None of the Cities had a Fund Balance Policy specifically for the Vehicle Replacement Fund.



City of Greenville

North Carolina

P.O. Box 7207 - Greenville, N.C. 27835-7207

CITY MANAGER'S OFFICE

August 13, 2014

Dr. Ethan Lenker, Superintendent
Pitt County Schools
1717 West Fifth Street
Greenville, NC 27834

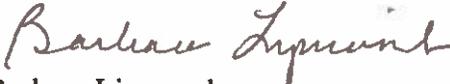
Dear Dr. Lenker:

As a follow-up to our meeting yesterday, I am sending this request for the Pitt County School System to partner with the City of Greenville on the renovation of the South Greenville Recreation Center. Further, the City Council requested that City staff contact and work with Pitt County Schools to jointly plan the redevelopment of the recreational center as well as jointly share in the cost associated with the design and renovation of the project.

I have already provided background information to you on the proposed renovation of the Center, which is used by Pitt County Schools to provide recreational amenities for the South Greenville Elementary School. The initial project cost is anticipated to be around \$3.1 million. During the FY14 budget year, the Greenville City Council approved \$150,000 as part of the City's contribution to begin design based on an initial concept master plan that has been developed; however, the City has not moved forward as we are waiting on a response from the Pitt County School Board.

Should the school system desire to move forward, one of the critical next steps in the program would be the development of a Memorandum of Agreement relating to the project. It is my understanding that you will be discussing this project further with the Pitt County School Board on Monday evening. I look forward to partnering on this project.

Sincerely,


Barbara Lipscomb
City Manager

dr

cc: Mayor and City Council Members
Chris Padgett, Assistant City Manager
Gary Fenton, Director of Recreation and Parks

Item # 10