



Agenda

Planning and Zoning Commission

October 15, 2013

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Torico Griffin
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - September 17, 2013
- V. OLD BUSINESS

PRELIMINARY PLATS

- 1. Request by Lake Kristi Properties, LLC for a preliminary plat entitled "Kittrell Farms, Lots 8 and 9" Manning Square, Lot 1". The property is located on the western right-of-way of NC HWY 43 (Charles Boulevard) at its intersection with Signature Drive. The property is bound by scattered residential to the north, Kittrell Farms Townhomes to the south east with the southern and western properties being vacant. The subject property is further identified as Pitt County Tax Parcel No. 19617.

LAND USE PLAN MAP AMENDMENTS

- 2. Ordinance requested by Stow Management, Incorporated and Stephen M. Harrington to amend the Future Land Use Plan Map from an industry (I) category to a commercial (C) category for the property located between Martin Luther King, Jr. Highway and Staton House Road and west of North Memorial Drive containing 36 acres.

- VI. NEW BUSINESS

OTHER

3. Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Oak Grove Estates Subdivision Neighborhood Report and Plan.

VII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION

September 17, 2013

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Ms Shelley Basnight –Chair-*

| | |
|------------------------|-----------------------|
| Mr. Tony Parker - * | Ms. Chris Darden – * |
| Mr. Terry King – * | Ms. Ann Bellis – * |
| Ms. Linda Rich -X | Mr. Brian Smith - * |
| Mr. Doug Schrade - * | Mr. Jerry Weitz –* |
| Ms. Wanda Harrington-* | Mr. Torico Griffin -* |

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Harrington, Parker, Bellis, Darden, Griffin, Schrade, Weitz, Smith

PLANNING STAFF: Merrill Flood, Community Development Director; Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II; Andy Thomas, Lead Planner and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney; Scott Godefroy, City Engineer; Lisa Kirby, Civil Engineer III; Tim Corley, Civil Engineer II; Rik DiCesare, Traffic Engineer and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Ms. Bellis, seconded by Mr. Parker, to accept the August 20, 2013 minutes as presented. Motion carried unanimously.

AGENDA: Ms Gooby stated that agenda Item #5 should be presented before Item #1. Motion made by Ms Harrington, seconded by Ms Bellis to move agenda Item #5 to Item #1. Motion passed unanimously.

NEW BUSINESS

ORDINANCE REQUESTED BY STOW MANAGEMENT, INCORPORATED TO REZONE 8.322 ACRES LOCATED AT NORTHEAST CORNER OF THE INTERSECTION OF STATON HOUSE ROAD AND GREENPARK DRIVE FROM IU (UNOFFENSIVE INDUSTRY) TO CH (HEAVY COMMERCIAL)- WITHDRAWN

Chairwoman Basnight stated that the applicant requested that the rezoning request be withdrawn.

Motion made by Mr. Parker, seconded by Mr. Smith to properly withdraw the request. Motion passed unanimously.

OTHER

ORDINANCE REQUESTED BY COLLICE MOORE TO EXTEND THE CITY OF GREENVILLE'S EXTRATERRITORIAL JURISDICTION (ETJ) IN THE NORTH CREEK COMMERCIAL PARK AREA -APPROVED

Mr. Andy Thomas, Lead Planner, delineated the property. The property is located in the northeast quadrant of the city. When the City of Greenville extended its Extra-Territorial Jurisdiction (ETJ) in 1972, the boundary was drawn irrespective of property lines. Consequently, some properties were split by this boundary, and this property is one of those that were split. The property owner desires to have the remainder of their property included within the City of Greenville's ETJ so he can market it for future uses. It is likely that future property uses would require city sewer, requiring voluntary annexation.

On April 11, 2013, the Greenville City Council adopted a resolution asking the Pitt County Commissioners for approval of the proposed ETJ extension. On May 15, 2013, the Pitt County Planning Board recommended approval in extending the City's ETJ. On July 8, 2013, the Pitt County Commissioners approved the request.

Chairwoman Basnight opened the public hearing.

No one spoke for or against the request.

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

No discussion from board members.

Motion made by Mr. Parker seconded by Mr. Smith, 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. Motion passed unanimously.

REZONINGS

ORDINANCE REQUESTED BY COLLICE C. MOORE AND POHL PARTNERSHIP TO REZONE 25.2285 ACRES LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD CREEK ROAD AND NORTH CREEK DRIVE FROM RA20 (RESIDENTIAL-AGRICULTURAL), RR (RURAL RESIDENTIAL – PITT COUNTY'S JURISDICTION) AND I (INDUSTRY) TO IU (UNOFFENSIVE INDUSTRY) AND O (OFFICE).- APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The rezoning is in conjunction with a request to extend the extra-territorial jurisdiction. The property is located in the northeast section

of the city. The property is split into three tracts— Tract 1 is requested for Unoffensive Industry (IU), Tract 2 is for Office and Tract 3 is for Unoffensive Industry. A designated intermediate focus area is at the intersection of Martin Luther King, Jr. Highway and Old Creek Road. The rezoning could generate a decrease of 440 trips per day. The property is split zoned – Pitt County’s zoning is RR (Rural Residential) and the City’s zoning is RA20 (Residential Agricultural). The RR and RA20 zonings are similar. The office zoning helps to buffer the commercial and residential uses. Vegetation and parking can be in the proposed office zoning but not industrial/commercial buildings. The property was part of a flood study that indicates that the property is severely impacted by the floodway and floodplains associated with the Tar River. The flood maps have been reviewed by the City but have not been officially adopted but will be used when the property is developed. Under the current zoning (RA20 and RR) for Tracts 1 and 2, staff would anticipate the site to yield no more than 109 single-family lots. Under the proposed zoning (IU and O), the site could yield 241,769+/- square feet of warehouse/mini-storage/industrial space. Tract 3 will be developed along with Tract 1. The Future Land Use Plan Map recommends commercial (C) at the southwest corner of Martin Luther King, Jr. Highway and Old Creek Road transitioning to industrial (I) to the east and south with conservation/open space (COS). The COS indicates potential environmental hazards and a buffer between the non-residential and the residential. In staff’s opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. The commercial and IU share many of the same uses. Industrial uses should have direct access and be adjacent to major thoroughfares. Office/institutional/multi-family development should be used as a buffer between light industrial and commercial development and adjacent residential land uses.

Mr. Weitz asked if the floodplain map was changed.

Mr. Ken Malpass, representative of POHL and Collice Moore, stated that the floodplain map was in error for the land in this area. The current floodplain elevation has dropped four feet. The floodplain is more like the floodway map. Very little of the requested property is in the floodplain or the floodway.

Ms. Gooby stated that even though the new map has not been officially adopted by the city, it is information that will be used when the property is developed.

Mr. Parker asked if the new map will be adopted by the city.

Ms. Gooby stated yes.

Mr. Tim Corley, Engineer, stated that the flood study is reviewed by the Floodplain Manager and to make sure it is correct prior to FEMA review and approval. The developer will have to meet all regulations of the floodplain ordinance.

Ms. Bellis asked what year of the floodplain.

Mr. Corley stated that the map is the floodway and there is no development allowed in the floodway. The floodplain map was the 500-year area.

Mr. Weitz asked why the 38-52' strip was originally requested for CO but has changed to office and what the net result would be involving buffers.

Ms. Gooby stated she made a mistake by suggested CO because the land had to be a minimum of 100' in order to be a conservation area overly (CO). After talking to the applicant, they changed the application to request O rezoning. The vegetation has to be in place regardless of the zoning because of the adjacent uses. The O rezoning can be used for parking, stormwater but no part of an industrial/commercial building can be placed in the O rezoning.

Mr. Weitz asked if industrial is between the O rezoning and single family residential, would the buffer have to be 30 feet.

Ms. Gooby referred to the vegetation chart to show the likely of commercial/industrial development beside of single-family would be a Bufferyard E which requires a 30' buffer that can be reduced to 15' with an opaque fence or berm.

Mr. Weitz asked why staff did not recommend approval of the request.

Ms. Gooby stated that the request was in general compliance and that the intent of the plan was to have non-residential. Staff is not recommending approval or denial. It is up to the commission to make its own interpretation.

Chairwoman Basnight opened the public hearing.

Mr. Ken Malpass, representative of POHL and Collice Moore, spoke in favor of the request. He stated that the request was in compliance and was willing to answer any additional questions.

No one spoke in opposition of the request.

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

Mr. Weitz stated that he was concerned about industrial uses being so close to residential lots, the policies in the city's plans state floodplains should not be developed but saved for open space, the protection of the neighborhood, and the compatibility between the two uses.

Mr. Schrade stated that the floodplain was not a big issue because of the size of the lot located in the floodplain.

Ms. Darden asked if the residents were informed of the request.

Ms. Gooby stated that 2 signs were posted on the property and notices were mailed to property owners within 300 feet of the property.

Motion made by Mr. Smith, seconded by Mr. Schrade, to recommend approval of the ordinance requested by Collice Moore and POHL Partnership to rezone 25.2285 acres located near the southeast corner of the intersection of Old Creek Road and North Creek Drive from RA20 (Residential-Agricultural), RR (Rural Residential - Pitt County's Jurisdiction) and I (Industry) to IU (Unoffensive Industry) and O (Office) and 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 voting in favor: Smith, Bellis, Parker, Griffin, Schrade, Darden and Harrington. Those voting in opposition: Weitz. Motion passed.

ORDINANCE REQUESTED BY KENNETH M. LLOYD, SR. TO REZONE 0.6522 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FARMVILLE BOULEVARD (TENTH STREET CONNECTOR) AND MANHATTAN AVENUE FROM R6 (RESIDENTIAL[HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is centrally located in the city. The site is impacted by the Tenth Street Connector. The property is currently vacant and will be cobbled together with an adjacent piece of property under common ownership as the applicant as part of right-of-way acquisition for the Tenth Street Connector project. The rezoning could generate an increase of 2,764 trips per day, which is worse scenario with of convenient store and fast food restaurant since the rezoning is changing from residential to commercial. Under the current zoning (R6), the site could yield no more than 10 multi-family units (1, 2 and 3 bedrooms). Under the proposed zoning (CH), the site could yield 6,250+/- square feet of conventional or fast food restaurant/convenience store space. The Future Land Use Plan Map recommends commercial (C) at the southeast corner of the intersection of Farmville Boulevard and Line Avenue transitioning to high density residential (HDR) to the south and office/institutional/multi-family (OIMF) to the east. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked if Farmville Boulevard would have limited access.

Mr. Ric DiCesare, City's traffic engineer, stated that access along the Tenth Street Connector will change significantly because a grassy median will be placed in the center of the corridor. Any driveways between intersections will be forced to make right-in, right-out movements to get into driveways. The proposed property will have access to Watauga Avenue and the applicant has contacted NCDOT to re-configure an access plan to Watauga Avenue. The real impact could be as little as 80 vehicles per day but the worse scenario was considered when planning the traffic pattern.

Ms. Bellis asked if the rezoning was changing because the road had changed.

Ms. Gooby stated that a residual piece of property that is zoned commercial is owned by the applicant and is undevelopable because of its size. The rezoning property will be cobbled together in order to have a developable piece of property.

Ms. Bellis asked if the residential rezoning for the entire area was going to change.

Ms. Gooby stated that the city does not know who will own the property as the Connector is developed. The area is an evolving situation.

Ms. Bellis stated that it appears that the city is losing a great opportunity to do planning for the area.

Mr. Flood stated that the properties in the area will probably not function as residential properties because of their location on a major thoroughfare and the right-of-way changes.

Ms. Darden asked about details concerning the traffic flow at the corner of Watauga Avenue.

Mr. DiCesare stated that traffic was distributed to the thoroughfares in the area. There will not be direct access to Farmville Blvd from the requested property. The applicant is working with NCDOT to have a better flow of traffic. Watauga and Line Avenues will have a loop effect in order to provide access to the subject property.

Mr. Weitz asked if a median break will be at Line and Watauga Avenues.

Mr. DiCesare stated yes but there is not a break at Manhattan Avenue to go west toward the hospital. There is a left turn lane on Farmville Boulevard.

Ms. Harrington asked if a signal light will be at the intersection of Line and Watauga Avenues.

Mr. DiCesare stated that he did not recall.

Mr. Weitz asked if staff did not recommend approval because there was no transition from the commercial to residential properties.

Mr. Gooby stated the lack of transition may play a small part but since the area is only 0.6 of an acre the residual commercially-zoned property is undevelopable without the subject property being rezoned to commercial.

Chairwoman Basnight opened the public hearing.

Mr. Steve Spruill, representative of Kennnith Lloyd, spoke in favor of the request. The property cannot have a convenience store until 2014. The immediate intended use is to open a tire shop which will generate only 80 trips a day. The owner and NCDOT have talked about the driveway setup. The owner has agreed to give up all five driveway accesses to Farmville Boulevard, Line Avenue and a small portion of Watauga Avenue. He will get a commercial driveway permit on

Watauga Avenue. The subject property was used as commercial for over 50 years. There has been a lot of discussion with NCDOT to overcome traffic problems. The owner would like to have both pieces of land to be commercial in order to develop it and to make it an asset to the neighborhood.

Ms. Darden asked if a buffer would be put in place between the commercial and residential lots.

Mr. Spruill stated yes and they will submit a site plan to include the buffer requirements.

No one spoke in opposition of the request.

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

Mr. Weitz stated the request is a reasonable request and it seems logical to extend the zoning since there is already CH adjacent. He is concerned about some of the uses that can go on the site.

Motion made by Mr. Parker, seconded by Mr. Smith, 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. Motion passed unanimously.

ORDINANCE REQUESTED BY MICHAEL GLENN TO REZONE 0.50 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST 9TH STREET AND FICKLEN STREET FROM IU (UNOFFENSIVE INDUSTRY) AND CDF (DOWNTOWN COMMERCIAL FRINGE) TO CD (DOWNTOWN COMMERCIAL) - APPROVED

Ms Chantae Gooby, Planner II, delineated the property. The property is centrally located in the city and is split zoned – Downtown Commercial Fringe (CDF) and Unoffensive Industry (IU). A vacant commercial building is located on the property. The rezoning could generate an increase of 36 trips per day but the additional traffic will be dispersed to other street so the impact will be negligible. The property is located within the Tobacco Warehouse Historic District. This is an honorary designation that does not regulate appearance or use. Under the current and the proposed zoning, staff anticipates the same square footage. Current zoning would be manufacturing/ warehouse uses and the proposed would be office/retail uses. The Future Land Use Plan recommends commercial for the area. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan and the West Greenville 45-Block Revitalization Plan.

Mr. Michael Glenn, applicant, spoke in favor of the request. He has been the owner of the property for 5 ½ years. He would like to keep the building standing. He would also like for the property to be available for extended uses.

Chairwoman Basnight opened the public hearing.

No one spoke against the request.

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

Mr. Weitz suggested that staff perform a study to broaden the rezonings in the downtown area to eliminate Unoffensive Industry. He stated that he hoped the rezoning did not encourage the developer to demolish the building because it is historic.

Mr. Flood stated that a contract will be awarded next month for a study of the corridor.

Mr. Parker stated that it would be nice to see the building re-purposed, redeveloped and adapted for future use.

Motion made by Mr. Smith, seconded by Ms Harrington, to recommend approval of the requested 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.

ORDINANCE AMENDING THE STORMWATER MANAGEMENT AND CONTROL ORDINANCE -APPROVED

Mr. Scott Godefroy, City engineer, presented the Stormwater Management and Control Ordinance that identifies the stormwater detention requirements within the city and extraterritorial jurisdiction. Studies have indicated an increase in flooding and damage to our stream. The city is currently meeting the requirements for the Tar-Pamlico Stormwater regulations and the NPDES requirements. A pilot project covering three square miles of developed land has been conducted that focused on an inventory of the drainage basins. The outcome of the project showed that \$8 million out of the \$9 million for capital improvement was required for flood control, stream stability and equipment water quality retrofits. The consultant for the project estimated that the flood control for the city limits would be \$96 million and for City and ETJ would be \$181 million, stream stability would be \$6 million for the City and \$11 million for the City and ETJ, and water quality retrofits would be \$6 million for the City and \$11 for the City and ETJ. The City Detention Ordinance will help minimize flooding going forward and put policies in place for a 10 year storm event. The plan is to put measures in place to slow down the water in new developments. Key components of the ordinance will add detention of the 5 and 10 year storm events for projects required to meet the current stormwater program and additional requirement detention of the 25 year storm event in critical areas identified through the Watershed Master Planning process. A stakeholders group of developers, HOA, and engineers was established to give feedback concerning the ordinance. The group recommended moving forward with the ordinance.

Mr. Weitz asked what it means to go to a 10 year storm.

Mr. Godefroy stated it means you can regulate the flow of water at a reasonable rate of flow and have a bigger wet detention.

Mr. Weitz asked if the stakeholders had any objection to the cost.

Mr. Godefroy stated that the stakeholders understood the public purpose behind the ordinance. The construction of the detention pond will not change much from what is currently required.

Mr. Weitz asked if developers will still be able to use low impact types of practices.

Mr. Godefroy stated low impact is an advantage of using more property for detention. From a marketing point of view, low impact development is not that great in this area.

Ms Bellis asked if the ordinance applied to commercial and residential.

Mr. Godefroy stated yes. The Tar-Pamlico rules encompassed everything.

Ms Bellis asked if the erosion control plan for more than two uncovered acres relating to the stormwater ordinance.

Mr. Godefroy stated an erosion control plan will still be needed.

Ms Bellis asked if the study included the new Walmart's drainage in the creek system.

Mr. Godefroy stated that the new Walmart's detention plans were well above existing and new requirements. It was not included in the pilot study because of its location.

Mr. Weitz suggested that an amendment should be made to the ordinance after the studies are completed to include the areas that need a 25 year storm rule.

Mr. Godefroy stated that it would be up to the city engineer to identify the areas that would need additional treatment.

Chairwoman Basnight opened the public hearing.

No one spoke in favor or against the ordinance.

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

No board discussion.

Motion made by Mr. Parker, seconded by Mrs. Darden, to approve the ordinance. Motion passed unanimously.

ANNOUNCEMENTS

Mr. Flood introduced Mr. Thomas Weitnauer, Chief Planner to the board.

**With no further business, motion made by Mr. Parker, seconded by Mr. Smith, to adjourn.
Motion passed unanimously. Meeting adjourned at 8:15 p.m.**

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department



City of Greenville, North Carolina

Meeting Date:
10/15/2013
Time: 6:30 PM

Title of Item: Request by Lake Kristi Properties, LLC for a preliminary plat entitled "Kittrell Farms, Lots 8 and 9" Manning Square, Lot 1". The property is located on the western right-of-way of NC HWY 43 (Charles Boulevard) at its intersection with Signature Drive. The property is bound by scattered residential to the north, Kittrell Farms Townhomes to the south east with the southern and western properties being vacant. The subject property is further identified as Pitt County Tax Parcel No. 19617.

Explanation: This lot is being presented as the next phase of development of Kittrell Farms which was originally approved July 18, 2000.

The property will be served by a drive on NC HWY 43 (Charles Boulevard). The adjacent properties will be served with an ingress-egress easement. Inetrconnectivity will be provided to Signature Drive. There is a 10-foot non-access easement along NC HWY 43 (Charles Boulevard) .

Fiscal Note: There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

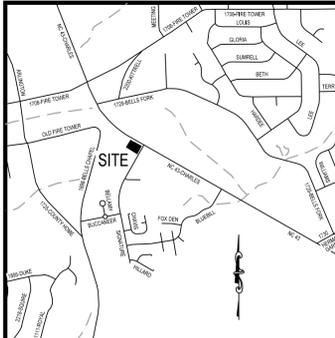
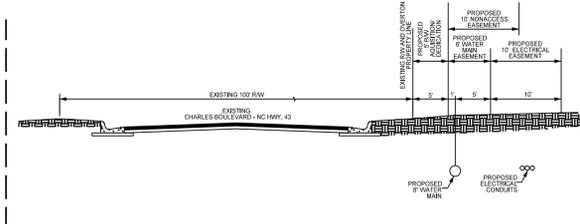
Recommendation: The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

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

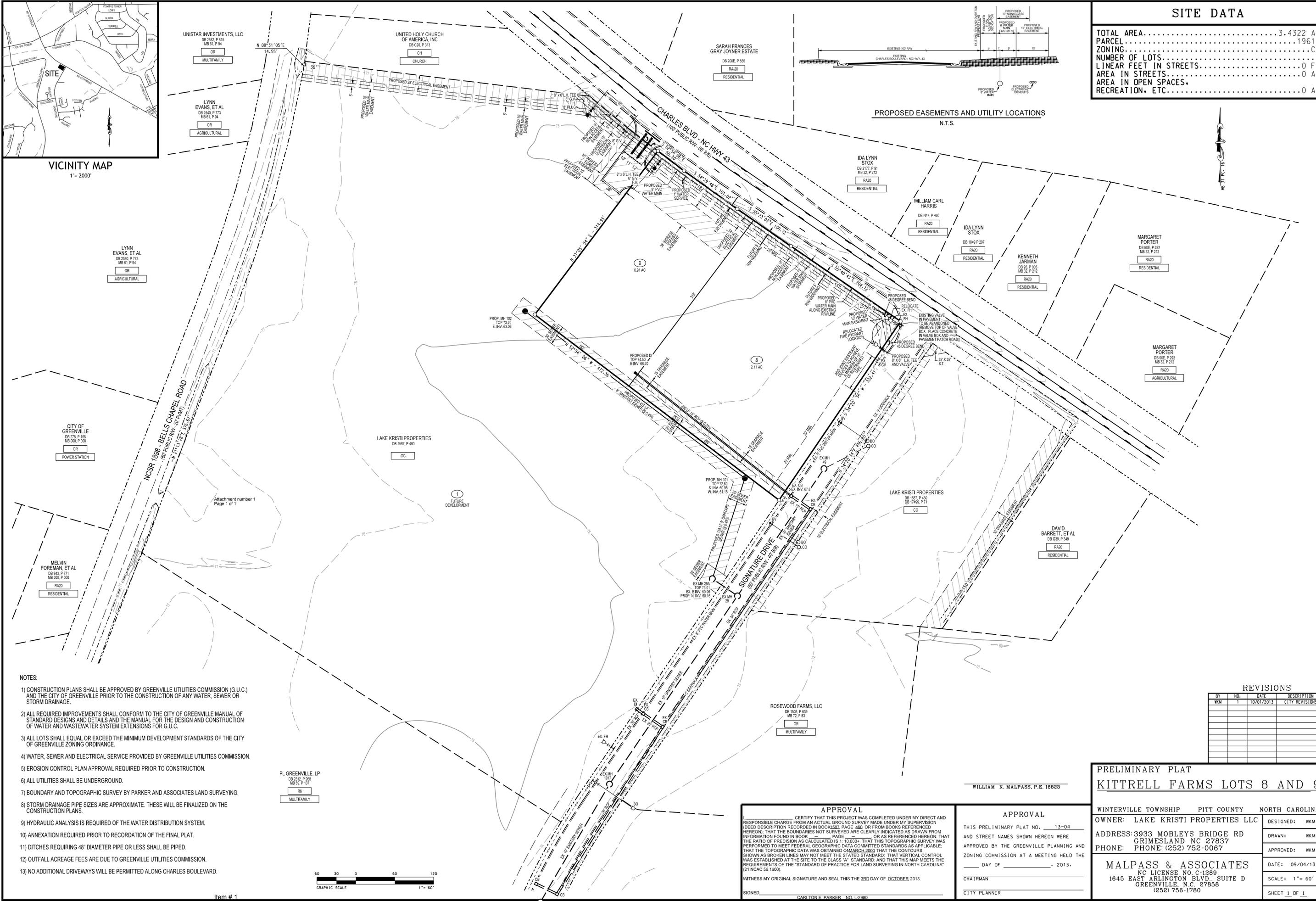
Attachments / click to download

SITE DATA

| | |
|---|-----------|
| TOTAL AREA..... | 3.4322 AC |
| PARCEL..... | 19617 |
| ZONING..... | CG |
| NUMBER OF LOTS..... | 2 |
| LINEAR FEET IN STREETS..... | 0 FT |
| AREA IN STREETS..... | 0 AC |
| AREA IN OPEN SPACES, RECREATION, ETC..... | 0 AC |



VICINITY MAP
1"= 2000'



- NOTES:**
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY WATER, SEWER OR STORM DRAINAGE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR G.U.C.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - WATER, SEWER AND ELECTRICAL SERVICE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - BOUNDARY AND TOPOGRAPHIC SURVEY BY PARKER AND ASSOCIATES LAND SURVEYING.
 - STORM DRAINAGE PIPE SIZES ARE APPROXIMATE. THESE WILL BE FINALIZED ON THE CONSTRUCTION PLANS.
 - HYDRAULIC ANALYSIS IS REQUIRED OF THE WATER DISTRIBUTION SYSTEM.
 - ANNEXATION REQUIRED PRIOR TO RECORDATION OF THE FINAL PLAT.
 - DITCHES REQUIRING 48" DIAMETER PIPE OR LESS SHALL BE PIPED.
 - OUTFALL ACREAGE FEES ARE DUE TO GREENVILLE UTILITIES COMMISSION.
 - NO ADDITIONAL DRIVEWAYS WILL BE PERMITTED ALONG CHARLES BOULEVARD.

PL GREENVILLE, LP
DB 2312, P. 208
MB 69, P. 137
RB
MULTIFAMILY



REVISIONS

| BY | NO. | DATE | DESCRIPTION |
|-----|-----|------------|----------------|
| WKM | 1 | 10/01/2013 | CITY REVISIONS |
| | | | |
| | | | |
| | | | |

APPROVAL

CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1522, PAGE 480, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTED STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON MARCH 2000 THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 3RD DAY OF OCTOBER 2013.

SIGNED _____
CARLTON F. PARKER, No. L-2880

APPROVAL

THIS PRELIMINARY PLAT NO. 13-04 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____, 2013.

CHAIRMAN _____
CITY PLANNER _____

PRELIMINARY PLAT
KITTRILL FARMS LOTS 8 AND 9

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA
OWNER: LAKE KRISTI PROPERTIES LLC
ADDRESS: 3933 MOBLEYS BRIDGE RD GRIMESLAND NC 27837
PHONE: PHONE: (252) 752-0067

MALPASS & ASSOCIATES
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

DESIGNED: WKM
DRAWN: WKM
APPROVED: WKM
DATE: 09/04/13
SCALE: 1"= 60'
SHEET 1 OF 1

L:\gdg\2010-02\994P260-OV-Kittrill Farm (thwy. 331). Parker Over ton\p260-01\prel.dgn 11:30:16 AM 10/8/2013



City of Greenville, North Carolina

Meeting Date:
10/15/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Stow Management, Incorporated and Stephen M. Harrington to amend the Future Land Use Plan Map from an industry (I) category to a commercial (C) category for the property located between Martin Luther King, Jr. Highway and Staton House Road and west of North Memorial Drive containing 36 acres.

Explanation: **Abstract:** The City has received a request by Stow Management, Incorporated and Stephen M. Harrington to amend the Future Land Use Plan Map from an industry (I) category to a commercial (C) category for the property located between Martin Luther King, Jr. Highway and Staton House Road and west of North Memorial Drive containing 36 acres.

History/Background:

The current Future Land Use Plan Map (FLUPM) was adopted on February 12, 2004.

The subject property is part of the North Creek Commercial Park Subdivision that was approved in 2011.

Comprehensive Plan:

The subject area is located in Vision Area A.

The Future Land Use Plan Map recommends commercial (C) at the focus area transitioning to industry (I) to the north and west and conservation/open space (COS) to the south as a buffer to the interior medium density residential (MDR) and to identify potential environmental constraints.

Further, the Future Land Use Plan Map recommends industry (I) south of the Martin Luther King, Jr. Highway / North Memorial Drive interchange with COS to identify potential environmental constraints.

Memorial Drive is considered a "gateway" corridor from the Tar River and continuing north. 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.

There is a designated intermediate focus area located at the intersection of North Memorial Drive and Belvoir Highway. These nodes typically contain between 50,000 to 150,000 square feet of conditioned floor space.

The Horizons: Greenville's Community Plan 2010 Update provides criteria in determining if a change to the FLUPM is compatible.

The following are excerpts from the 2010 Update.

A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

(i) The proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) support the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Environmental Conditions/Constraints:

There are no known effects on the designated area.

Existing Land Use:

Sheetz Convenience Store, Staton House Volunteer Fire Department and vacant lots

Surrounding Land Uses and Zoning:

North: Martin Luther King, Jr. Highway / North Memorial Drive interchange
South: IU - Colony Tire, Fuel Dock Truck Stop, Farmland
East: IU - Harper Brush Company
West: RA20 - Forbes MHP and one (1) single-family residence

Thoroughfare/Traffic Volume (Summary):

Based on possible uses permitted by the requested land use plan category, the proposed category could generate 16,056 trips to and from the site on North Memorial Drive, which is a net increase of 10,586 trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto North Memorial Drive, constructing turn lanes into the development, and intersection improvements at the Staton House Road and North Memorial Drive intersection such as, the construction of additional turn and/or through lanes.

Additional Staff Comments:

The property is located outside of the recognized Industrial Area.

Fiscal Note:

No cost to the city.

Recommendation:

In consideration of the criteria listed in the 2010 Update regarding requests to amend the Future Land Use Plan Map and mitigating factors as previously mentioned, staff's opinion is that the request is **compatible** with the comprehensive plan based on the following criteria listed in the 2010 Update. The proposed C category:

- supports the intent and objectives of the Future Land Use Plan Map, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and
- is properly located with respect to existing and future adjoining land uses and is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing and future neighborhoods and businesses within and in proximity to the area; and
- is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

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

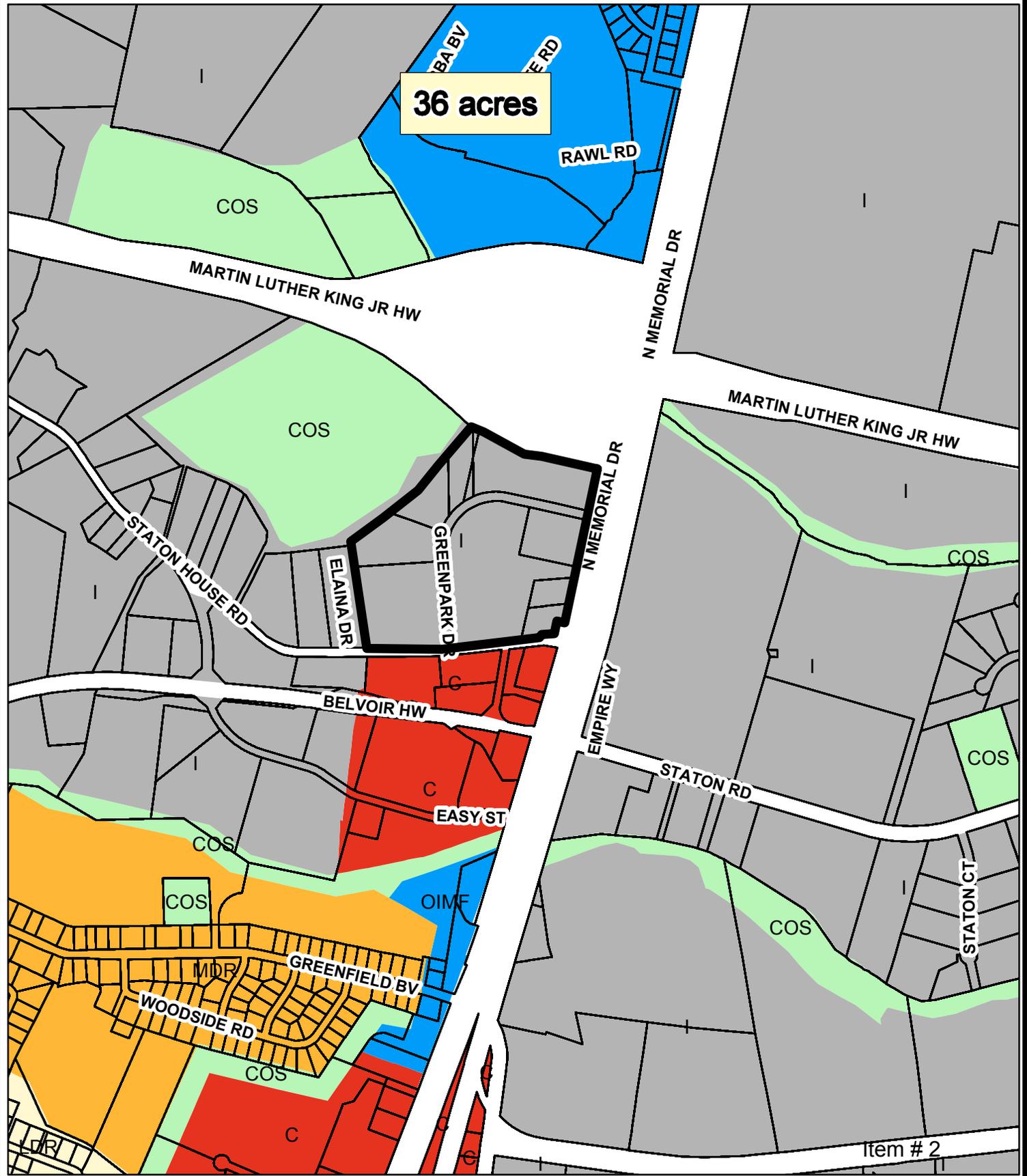
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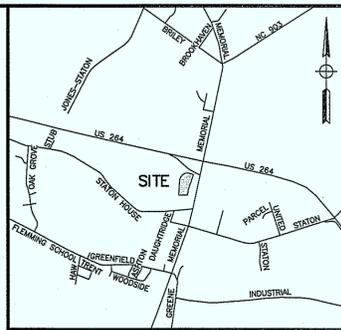
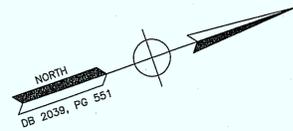
 [Map](#)

 [Survey](#)

 [Traffic Report](#)

Stow Management, Inc. and
Stephen M. Harrington Properties
From: I (Industry)
To: C (Commercial)
September 26, 2013





VICINITY MAP

SCALE: 1"=1000'

NCSR 1417 - STATION HOUSE ROAD
(60' R/W 21' ASPHALT PUBLIC)

DAUGHTRIDGE OIL CO. OF GREENVILLE
DB 267, PG 467

Attachment number 2
Page 1 of 1
DOUGLAS W. HODGES
DB 882, PG 85

DAUGHTRIDGE DRIVE
(50' R/W 36' B/B PUBLIC)

DAUGHTRIDGE OIL CO. OF GREENVILLE
DB 267, PG 467

DAUGHTRIDGE OIL CO. OF GREENVILLE
DB 507, PG 416

STATION HOUSE FIRE DEPARTMENT, INC.
DB H-46, PG 812

VINTAGE ASSOCIATES, LLC.
DB 2125, PG 703

PTM LP
DB 2906, PG 834

US HWY 13 & NC HWY 11
(VARIABLE PUBLIC R/W)

JOHN HENRY BAZZLE
DB 2903, PG 819

STOW MANAGEMENT, INC.
DB 2039, PG 551

STOW MANAGEMENT, INC.
DB 2039, PG 551

NORTHGREEN COMMERCIAL PARK PROPERTY OWNERS ASSOCIATION, INC.
DB 2570, PG 741

STEPHEN M. HARRINGTON
DB 2493, PG 428

STOW MANAGEMENT, INC.
DB 2039, PG 551

STOW MANAGEMENT, INC.
DB 2039, PG 551

8.322 AC.
362,487 S.F.

IU CURRENT
CH PROPOSED

LEGEND

R/W = RIGHT-OF-WAY

R = RADIUS

CH = CHORD

(IU) = EXISTING ZONING

(CH) = PROPOSED ZONING

AREA TO BE REZONED: 8.322 ACRES



SHEET 1 OF 1

PARCEL# 03110
TAX MAP# 4689-57-0661

REZONING MAP FOR
STOW MANAGEMENT, INC

REFERENCE: DEED BOOK 2039, PAGE 551 AND DEED BOOK 2125, PAGE 703 OF THE PITT COUNTY REGISTRY
BELVOIR TOWNSHIP, PITT COUNTY, N.C.

OWNER: STOW MANAGEMENT, INC.
ADDRESS: 1528 SOUTH EVANS STREET
GREENVILLE, NC 27834
PHONE: (252) 355-6622



| | | | |
|---|-----------------|------------------|----------------|
| Baldwin Design Consultants, PA SITE & SUBDIVISION DESIGN - SURVEYING - PLANNING 3740-B EVANS STREET GREENVILLE, NC 27834 252.756.1390 | LICENSE# G-3468 | SURVEYED: MM | APPROVED: JGG |
| | SEAL 4508 | DRAWN: JJB/JGG | DATE: 08/20/13 |
| | CHECKED: JGG | SCALE: 1" = 100' | |

Case No: 13-03

Applicant: Stow Management, Inc.

Property Information

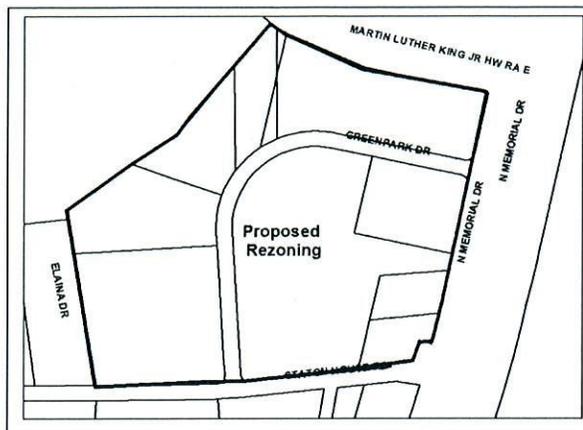
Current Category: I (Industry)

Proposed Category: C (Commercial)

Current Acreage: 36 gross acres

Location: Memorial Dr, just north of Staton House Rd

Points of Access: Staton House Rd, Memorial Drive



Location Map

Transportation Background Information

1.) Memorial Drive- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 4-lane divided, grass median | 4-lane divided, grass median |
| Right of way width (ft) | 190 | 190 |
| Speed Limit (mph) | 45 | 45 |
| Current ADT: | 20,200 (*) | Ultimate Design ADT: 35,000 vehicles/day (**) |
| Design ADT: | 35,000 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are no sidewalks along Memorial Drive that service this property.

Notes: (*) 2010 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: 5,470 -vehicle trips/day (*) **Proposed Zoning:** 16,056 -vehicle trips/day (*)

Estimated Net Change: increase of 10586 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 land use.)

Impact on Existing Roads

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

1.) Memorial Drive , North of Site (40%): “No build” ADT of 20,200

Estimated ADT with Proposed Land Use (full build) – 26,622

Estimated ADT with Current Land Use (full build) – 22,388

Net ADT change = 4,234 (19% increase)

Case No: 13-03

Applicant: Stow Management, Inc.

2.) Memorial Drive , South of Site (60%): "No build" ADT of 20,200

Estimated ADT with Proposed Land Use (full build) – 29,834

Estimated ADT with Current Land Use (full build) – 23,482

Net ADT change = 6,352 (27% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use plan category, the proposed category could generate 16056 trips to and from the site on Memorial Drive, which is a net increase of 10586 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Memorial Drive, constructing turn lanes into the development, and intersection improvements at the Staton House Road and Memorial Drive intersection such as the construction of additional turn and/or through lanes.



City of Greenville, North Carolina

Meeting Date:
10/15/2013
Time: 6:30 PM

-
- Title of Item:** Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Oak Grove Estates Subdivision Neighborhood Report and Plan.
- Explanation:** As part of the Task Force on Preservation of Neighborhoods and Housing's recommendations, City Council's 2006-2007 Goals, and Horizons: Greenville's Community Plan recommendations, the Community Development Division has prepared the Oak Grove Estates Subdivision Neighborhood Report and Plan. This plan is intended to guide policy and investment decisions for the Oak Grove Estates Subdivision.
- Fiscal Note:** Costs of specific recommendations to be determined prior to their implementation.
- Recommendation:** Staff recommends approval of the ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Oak Grove Estates Subdivision Neighborhood Report and Plan.
- Motion to approve 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.

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

Attachments / click to download

- [maps 1-10](#)
- [Maps 11-20](#)

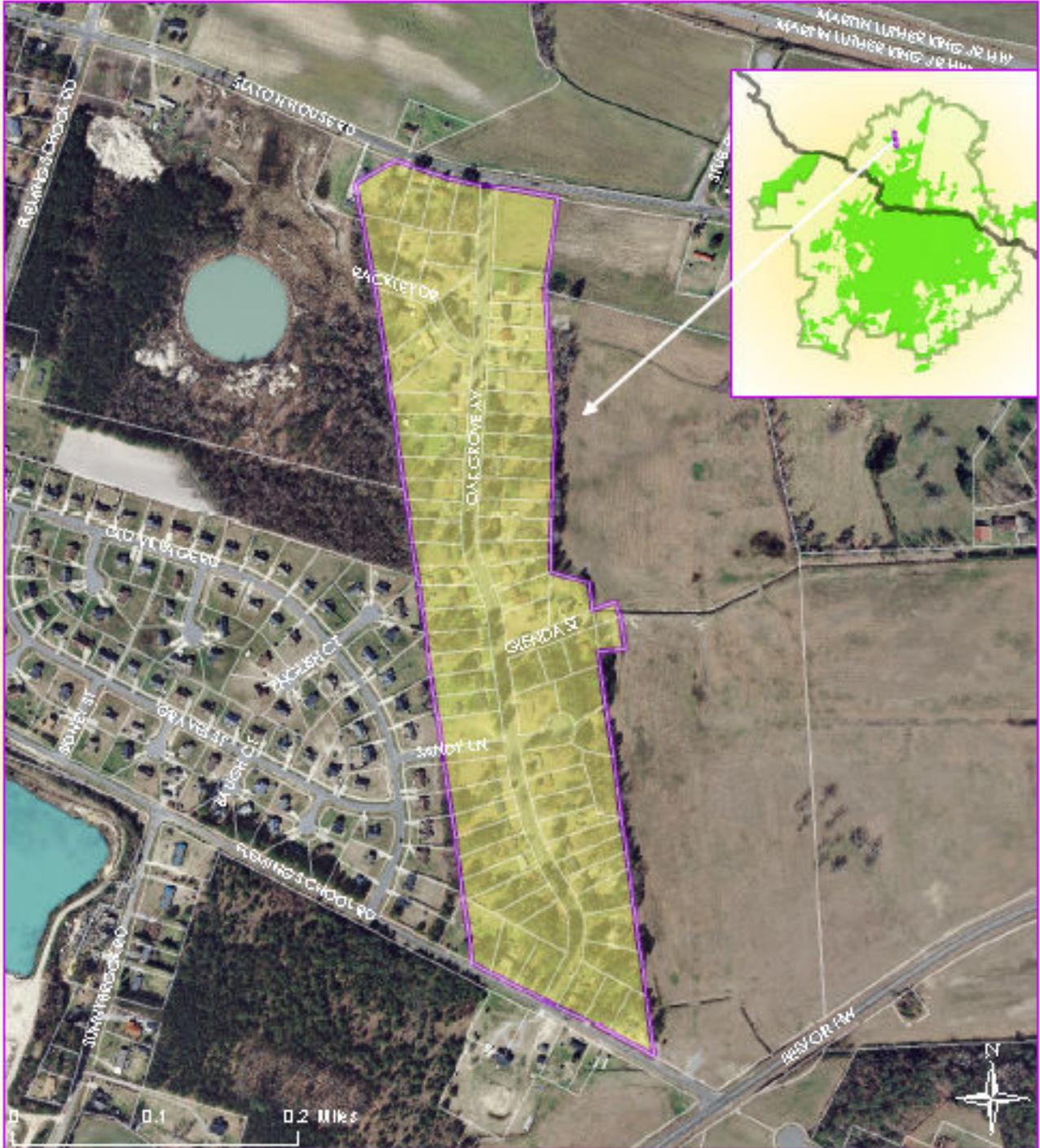
📁 [Maps 21-32](#)

📁 [Surveys](#)

📁 [Small Area Plan for Oak Grove Estates SD 960125](#)



Oak Grove Estates Subdivision Neighborhood Report and Plan (13-01)



Prepared by the Community Development Department

ACKNOWLEDGEMENTS

Greenville City Council and Administrative Staff

Mr. Allen Thomas, Mayor
Ms. Rose Glover, Mayor Pro-Tem
Ms. Kandie Smith
Ms. Marion Blackburn
Mr. Calvin Mercer
Mr. Max Joyner, Jr.
Mr. Dennis Mitchell, At-Large

Ms. Barbara Lipscomb, City Manager
Mr. Chris Padgett, Assistant City Manager
Ms. Carol Barwick, City Clerk
Mr. Dave Holec, City Attorney

Greenville Planning and Zoning Commission

Ms. Shelley Basnight, Chairman
Mr. Tony Parker, Vice Chairman
Dr. Jerry Weitz
Ms. Ann Bellis
Mr. Doug Schrade
Mr. Torico Griffin
Ms. Chris Darden
Mr. Terry King
Ms. Linda Rich
Mr. Brian Smith
Ms. Wanda Harrington

Community Development Department - Project Staff

Chantae M. Gooby, Planner, Project Coordinator
Patrick House, GIS Specialist
Thomas Weitnauer, Chief Planner
Merrill Flood, Director of Community Development

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Oak Grove Estates Subdivision Neighborhood Report and Plan 2013

Report

1. Background/Introduction

In February 2004, the Greenville City Council established an ad hoc citizen Task Force on Preservation of Neighborhoods and Housing. This Task Force was charged with examining the conditions that exist in older, established neighborhoods, determining the impacts of rental properties, and recommending actions that would strengthen and enhance neighborhood vitality. The Task Force recommended 10 neighborhood improvement strategies, including strategy #9: “Develop and adopt Neighborhood Plans to guide public policy and investment decisions in older, established neighborhoods”. These recommendations were submitted to and accepted by the Greenville City Council in December, 2004. The Task Force on Preservation of Neighborhoods and Housing Report to City Council, December 13, 2004 is available on-line at the city’s web page, www.greenvillenc.gov/department/communitydevelopment/plans. The Greenville City Council also has established as one of its 2006-2007 Goals, “Emphasize the importance of neighborhood stabilization and revitalization”. In an effort to achieve this goal, comprehensive neighborhood plans will be prepared and presented to the Planning and Zoning Commission for review and recommendation, and to the City Council for adoption. The adopted plans will be in the form of an amendment to HORIZONS: Greenville’s Community Plan.

2. Neighborhood Profile (see map 1)

The Oak Grove Estates Subdivision, hereafter referred to collectively as “the neighborhood”, is located in the northwest section of the city, and more specifically, between Flemming School Road and Martin Luther King, Jr. Highway and west of North Memorial Drive. The neighborhood is located in Voting District 1 and within the city limits. As designated in HORIZONS: Greenville’s Community Plan, the neighborhood is located in Vision Area A. The neighborhood began developing in the early 1970’s. The neighborhood contains a total of 79 lots (72 single-family residential lots, 2 non-residential lots, and 5 vacant lots) on 38.6 net acres (44.7 total acres). The neighborhood has 0.87 miles (4,467 linear feet) of paved public streets. The average year of construction of single-family dwellings is 1975.

Below is a break-out of all of the land uses within the neighborhood by number of lots:

| | |
|-------------------------|-----------|
| Single-family dwellings | 72 |
| Vacant lots | 5 |
| Utility | 1 |
| <u>Institutional</u> | <u>1</u> |
| TOTAL | 79 |

In 1972, the neighborhood was incorporated into the city’s extra-territorial jurisdiction (ETJ) and zoned residential (R9). In 1994, the neighborhood was part of a city-initiated annexation, which became effective June 30, 1995.

3. Index of Report Attachments

Due to shape and size of neighborhood, the attached maps are for illustrative purposes only and can be reproduced in larger sizes.

- Map 1: Voting District and City Limits
- Map 2: Streams and Open Ditches
- Map 3: Topography
- Map 4: Flood Hazard
- Map 5: Aerial Photo
- Map 6: Greenways
- Map 7: Hydric Soils
- Map 8: Impervious Surface
- Map 9: Thoroughfare Plan
- Map 10: Existing Sidewalks
- Map 11: Traffic Calming
- Map 12: Water and Sanitary Sewer Systems (public)
- Map 13: Drainage System (public)
- Map 14: Existing Land Uses
- Map 15: Multi-Family and Duplexes
- Map 16: Owner Units and Rental Units
- Map 17: Building Tax Value
- Map 18: Fire Stations and Routes
- Map 19: Fire Hydrants
- Map 20: Street Light
- Map 21: Cultural Resources
- Map 22: Recreation and Parks and Government Facilities
- Map 23: Focus Areas (HORIZONS)
- Map 24: Code Enforcement Actions
- Map 25: Future Land Use Plan Map (HORIZONS)
- Map 26: Recognized Industrial Area
- Map 27: Current Zoning
- Map 28: Street Addresses (House Numbers)
- Map 29: City-owned Properties
- Map 30: GREAT Bus Routes (city-wide)
- Map 31: GREAT Bus Stops (in the neighborhood)
- Map 32: Airport

Other Supplemental Attachments:

- Citizens Survey Results
- Calls for Police Services and Code Enforcement Actions/Investigations
- Neighborhood Plan Development and Consideration Process Outline
- Issues for Consideration in the Development of Neighborhood Plans

4. Current Conditions

A. Natural Environment (see maps 2-6)

The neighborhood is generally located north of the Tar River, west of North Memorial Drive and south of Martin Luther King, Jr. Highway. The Tar River bisects the City and traverses in a west to east direction.

The topography (NGVD) of the neighborhood ranges from a high of 36' to a low of 28'. The neighborhood ultimately drains to the Tar River.

The Tar River contains a regulated flood hazard area including a mapped floodway, 100 and 500-year floodplains. See also Title 9, Chapter 6, Flood Damage Prevention, of the City Code.

In 1999, the City of Greenville was impacted by Hurricane Floyd. There was no damage reported to the City for any property within the neighborhood. There may have been other hurricane-related damage reported to private insurance.

There are no opportunities in or within reasonable walking distance for residents in the neighborhood to access greenways. The Tar River is designated as a greenway corridor on the official Greenway Master Plan (2004).

There are no known regulated wetlands located within the neighborhood.

B. Land Suitability (see maps 7-8)

There are no known soil, water table, topological, or other environmental limitations that would prohibit continued residential use of the lots within the neighborhood.

Due to the severe flooding associated with Hurricane Floyd in 1999, especially along the Tar River, the City amended its Flood Damage Prevention Ordinance. The neighborhood is not impacted by the floodway, 100 and 500-year floodplains associated with the Tar River. The following are the elevation standards under the current City Code.

ELEVATION STANDARDS

| Use | Elevation |
|--|--|
| Non-residential and single-family lots over 20,000 square feet | Base Flood Elevation (BFE) plus 1 foot |
| Duplexes, multi-family and single-family lots less than 20,000 square feet | BFE plus 1 foot or 500-year floodplain elevation, whichever is greater |
| Manufactured Homes | BFE plus 2 feet |

In the neighborhood, there are hydric soils, Tu and Ro. The remaining soils are WaB, Agb, OcB. Neighborhood property soils are suitable for sanitary sewer-dependent residential development.

C. Transportation (see maps 9-11, 30 and 31)

The neighborhood has an inter-connected grid street system that provides excellent multi-directional access. Current ingress and egress to the neighborhood are served by Flemming School Road, Staton House Road and Sandy Lane.

Oak Grove Avenue is a collector road for the neighborhood.

In the neighborhood, the posted public street speed limit is 25 miles per hour.

All streets within the neighborhood are publicly dedicated, city-maintained streets with curb and gutter construction and a piped storm drainage system. On-street parking is permitted on all interior neighborhood streets.

Due to the age of the neighborhood, sidewalks were not required at the time of development. There are no future plans for sidewalk construction in the neighborhood.

There are no speed bumps within the neighborhood. There are stop signs located at the intersection of Oak Grove Avenue with all neighborhood streets.

At the neighborhood meeting, there were complaints of speeding. There has not been a request for a traffic calming study.

There are three (3) Greenville Area Transit (GREAT) system bus stops in the neighborhood: there is a stop at both of the entrances along Oak Grove Avenue and a stop at the intersection of Oak Grove Avenue and Glenda Street. None of the stops have a bench or shelter. All GREAT transit system buses begin and end their routes at the transfer point, located in the downtown area. Patrons can also switch buses at this location to reach destinations on all the bus routes. Currently, the GREAT bus stops in the neighborhood every other trip, but there are plans to serve the neighborhood on every trip by early 2014.

There are no plans to re-surface or re-stripe neighborhood streets.

D. Public Utilities: Water, Sanitary Sewer, Gas and Electric (see map 12)

Public utilities are provided and maintained by Greenville Utilities Commission (GUC).

All lots within the neighborhood currently have direct access to water, sanitary sewer, gas and electric services of the GUC. GUC has identified no significant infrastructure concerns, with regard to the aforementioned utilities, that will affect the current or future level of service.

Electric, telephone, and cable TV service are via overhead lines supported by utility poles located within the public rights-of-way.

E. Storm Drainage: Public and Private Storm Water Drainage (see map 13)

The street drainage system and associated out of right-of-way drainage improvements, including subsurface systems and open channel located within the city limits, are maintained by the City of Greenville Public Works Department.

During heavy rain storms, some lots experience temporary down-slope flooding.

The neighborhood does not contain any private or common storm water detention facility, due to the age of the development.

The Public Works Department has identified no significant infrastructure concerns with regard to the public stormwater drainage system that would affect the current and future level of service of the vehicle travel-ways.

F. Structures and Building Activity (see maps 8, 14, 15)

The neighborhood is comprised of single-family residential, vacant, utility and institutional uses. The average year of construction of single-family dwellings is 1975.

In a 24-month period (07/01/2011 - 07/31/2013), there were two (2) building permits issued within the neighborhood for interior repairs and construction of an addition. The total recorded permit value of the improvements was \$78,010.

One of the permits was for rehabilitation work as part of the City's Community Development Block Grant program. There is another residence in the neighborhood that is currently being rehabilitated through this same program.

In 2013, the total building (excluding land) tax value in the neighborhood is \$4,281,780.00. The combined land and building (total) tax value in the neighborhood is \$5,165,360.00. At the current city tax rate (\$0.56 per \$100) the total property valuation results in \$28,926.00 annual revenue to the city. The Pitt-Greenville Airport property is not included in the above statistics. See Section L. Public Services for a general description of municipal services provided to the neighborhood.

Due to the period of construction, many neighborhood homes do not contain relatively modern conveniences and energy-efficient systems.

At the time of this report, there are no boarded up/dilapidated or abandoned structures located within the neighborhood.

G. Socioeconomic (see maps 16, 17)

Based on a comparison of physical addresses and tax mailing addresses of single-family dwellings, the subject area is approximately 68% owner-occupied and 32% rental property at the time of this report.

According to the U.S. Census Bureau, the 2012 adjusted median household income in Greenville is \$37,759.00.

The average size of homes in the neighborhood is 1,217 square feet. Since many homeowners in the neighborhood originally purchased when it was developed, it is difficult to determine a current average sales price for the neighborhood. In 2012, the average sales price of a single-family home in Pitt County was \$168,844. Currently, the average tax value (building and land) in the neighborhood is \$65,289. Using the 2012 average sales price of single-family homes and the current average tax value of the neighborhood, it is reasonable to say the homes in the neighborhood are affordable.

The Pitt-Greenville Airport property is not included the above statistics.

The neighborhood does not contain a mix of housing options.

H. Health and Life Safety (see maps 4, 8, 18, 19, 20, 28)

There are multiple access points into the neighborhood, and the existing inter-connected street system affords alternate access routes to the thoroughfare streets. Inter-connected public streets also allow public service vehicles (police, fire, sanitation, etc.) alternate routes for ingress and egress into and through the neighborhood.

There were 67 calls/actions for the Greenville Police Department in the twelve (12) month period from July 1, 2012 to June 30, 2013. Some examples are: animal complaints (23), suspicious activity/person/vehicle (5), and breaking and enterings (3).

There is not an official Community Watch Program in the neighborhood. At the neighborhood meeting, staff discussed the advantages of having a community watch, which would provide a specific police officer to work with the neighborhood and make the group eligible to apply for Neighborhood Improvement Grant funds (see page 9).

Fire suppression and rescue services for the neighborhood are primarily provided by City Fire/Rescue Station #4 (Staton Road) and City Fire/Rescue Station #1 (Downtown), as needed. Stations #2 and #1 can be dispatched separately or simultaneously depending on the type of call. The Fire/Rescue Department provides Paramedic Service which is a higher level of service compared to basic Emergency Medical Technician (EMT) Service. The neighborhood is accessible via three ingress/egress points. All streets are accessible by emergency vehicles.

Fire/Rescue Station # 4 is expected to receive a hybrid pumper/ambulance by the Spring of 2014. The vehicle will be have the capability of a fire truck and can function as an ambulance.

Fire hydrants are located throughout the neighborhood. Recommended hydrant to single-family dwelling separation is 500 or fewer feet. All dwellings are located within the recommended hydrant to dwelling radius. Water pressure and fire flow meets or exceeds the requirements of the city and fire apparatus access roads comply with NC and local Fire Code requirements. The emergency response travel time and distance from the service delivery stations to the furthestmost point in the subdivision are in accordance with recommended standards.

There are no known hazardous waste/materials (surface and/or underground) sites in the neighborhood. Some of the homes currently utilize, or may have on-site (unsecured) abandoned, underground fuel oil storage tanks that may pose a risk of groundwater contamination.

The city conducts periodic mosquito control activities in the neighborhood. There are no known conditions of rodent infestation associated with any flood hazard area, overgrown lot, standing water, or abandoned structure/vehicle.

Overhead street lights are maintained by GUC on standard (wood) transmission line poles. Currently, there are no plans to place utility lines underground. Changes or additions of street lights are performed by GUC at the City Engineer's request. Street light placement is done in accordance with applicable neighborhood GUC lighting manual standards. Based on the type, power, and location of the current street lights there have been no substandard (under-lighted) areas identified in the neighborhood based on minimum design standard requirements. However, due to mature tree coverage, there are areas that may presently be substandard. Presently, the City is working to have overgrown trees trimmed away from street lights in order to allow more light at a pedestrian level.

There were complaints from neighborhood residents, collected from surveys and at the neighborhood meetings, of under-lighted areas throughout the neighborhood. There was concern these under-lighted areas made unsafe conditions when walking through the neighborhood and created conditions for criminal activity.

At the time of this report a significant number of structures within the neighborhood do not display code compliant address numbers on the dwelling structure. Minimum size house numbers are: single-family and duplex dwellings - four (4) inches high and multi-family dwellings - six (6) inches high. Currently, many dwellings are reliant on address numbers posted on street-side mail boxes or address numbers that are smaller than the required size in lieu of having properly-sized address numbers affixed to the dwelling structure. All dwelling units are coded to the 911-emergency response system.

I. Quality of Life (see maps 8, 21- 23, 29)

At the time of this report, the neighborhood does not have an organized and active homeowner/neighborhood association. At the neighborhood meeting, there was interest expressed in starting an association. The neighborhood was informed of the benefits of organizing a neighborhood association. One benefit is the association can apply for a Neighborhood Improvement Grant from the City. The maximum amount is \$750 and the work must benefit the entire neighborhood. The Greenville Community Appearance Commission makes the final decision on grant application. The neighborhood association would need to be recognized by the City in order to apply for grant funds. A few residents stated, at the neighborhood meeting, that there had been an unofficial neighborhood association composed of a few of the homeowners in the past.

The aesthetic quality of public views and the overall general streetscape is good due to mature tree cover, paved and adequate driveways, and uniformity of dwelling orientation and setbacks of most dwellings. There is one entrance marker to the neighborhood at the corner of Oak Grove Avenue and Flemming School Road. There are no other neighborhood identifiers, such as signage at street access points, public art or public/common property landscape improvements, within the neighborhood that further define community character, identity and sense of place. As mentioned previously, with the formation of a neighborhood association, there are neighborhood improvement grant funds available to purchase street identifiers and/or an additional entrance marker. These funds can also be used to renovate the existing entrance marker.

Electric and other copper wire services are via overhead utility lines, and lack of pedestrian level street lighting negatively impacts the visual quality of the neighborhood.

At the time of the report, there are no roads within or proximate to the neighborhood that are maintained the Adopt-A-Street program.

The neighborhood does not contain any mapped archaeological sites.

There are no leisure, educational or recreational opportunities within reasonable walking distance of the neighborhood. The closest public leisure, educational, or recreational opportunities are Greenfield Terrace Park and the Barnes-Ebron-Taft Community Center, and the Aquatic and Fitness Center. The Greenfield Terrace Park Master Plan was adopted by City Council on June 9, 2011. The Barnes-Ebron-Taft Community Center, located at the Greenfield Terrace Park, holds up to 150 people and can be for rented for a nominal fee. Also, there is a playground, outdoor basketball court, picnic shelters with two grills and an open play field. There are additional amenities recommended on the plan, but have not been funded. The Aquatic and Fitness Center is open to the public but does charge a user fee.

There is one (1) commercial/service focus area for residents of the neighborhood located at the intersection of North Memorial Drive and Belvoir Highway. This area contains a grocery store, restaurants (conventional and fast food), convenience stores and other establishments that provide necessary and convenience services. This commercial area is not within reasonable walking distance of the neighborhood. Also, there are no sidewalks along Belvoir Highway.

J. Code Compliance (Code Enforcement unless otherwise noted) (see map 24)

In the 24-month period, July 1, 2011 – July 31, 2013, there were 43 code enforcement-related staff investigations and/or actions in the neighborhood.

Code enforcement and selected police investigations/actions were as follows:

Animal complaints (stray, domestic animals and nuisance wildlife): 23*

Parking on unimproved surfaces: 13

Weeded lots: 15

Litter/rubbish: 7

Abandoned/junked vehicles: 1

Unsecured/unkept property: 1

Minimum housing code: 1

Follow-ups: 5

* Information provided for GPD is for the time period from July 1, 2012 – June 30, 2013. These investigations/calls are included in the 67 GPD service calls.

K. Current and/or Pending Planned Public Improvements (see maps 6, 22)

The Greenway Master Plan proposes three greenways that would serve the neighborhood. The Parker's Creek Greenway is from Parker's Creek and North Memorial Drive to River Park North. At the time of this report, this greenway is designated as Priority D (2014-2018). The

North Tar River Greenway, which traverses the City in a west to east direction along the Tar River, and the Parker's Creek Extension, from Parker's Creek and Martin Luther King, Jr. Boulevard to North Memorial Drive, are designated as future priority.

The Greenfield Terrace Park Master Plan recommends additional amenities to the park that have not been funded such as, a youth baseball field, a multi-purpose field, and a spray pad. Additionally, the plan includes construction of a sidewalk and parking lot to link the Boys and Girls Club to the park. Also, this will give residents direct access the park instead of having to utilize North Memorial Drive.

L. Public Services

The neighborhood is located within the Greenville city limits (see map 1).

The City and GUC currently provide the following services to the neighborhood:

- General government, vested in a city council of six (6) members (5 district and 1 at-large) and a mayor elected from the qualified voters. The neighborhood is located in voting district 1.
- Sanitation services including residential (curbside) garbage, bulk refuse and yard debris disposal and recycling are provided on a weekly schedule. Vector (malaria/rodent) control and seasonal leaf collection also are provided.
- Street maintenance and traffic services including repair and reconstruction of street travel-ways and street drainage facilities located within the right-of-way of public streets.
- Public drainage system construction and maintenance.
- Fire suppression and life rescue, including paramedic service and transport on a 24-hour basis.
- Police services for the protection of life and property including traffic control and crime investigation on a 24-hour basis.
- Recreation and Parks services including passive open spaces, active recreation facilities and parks.
- Library services and branch facilities.
- Utilities including water, sanitary sewer, gas and electric service, streetlights and stormwater.

Building inspection, minimum housing code, nuisance abatement, zoning and subdivision regulations and related enforcement services are provided within the city limits.

Cable television and telephone service lines are constructed and maintained by Suddenlink and Embarq, respectively.

M. Information Technology

Internet service is available via phone line and cable (copper wire) and satellite connection. Fiber optic and public access wireless internet service is not currently available in the neighborhood.

N. Future Land Use Plan Map Recommendations (HORIZONS) (see map 25 and 26)

The Future Land Use Plan recommends several types of land uses in and around the neighborhood.

There is a designated intermediate focus area located at the intersection of North Memorial Drive and Belvoir Highway. These nodes typically contain between 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) at the focus area transitioning to industry (I) to the north and west and conservation/open space (COS) to buffer to the interior medium density residential (MDR) and to identify potential environmental constraints.

Further, the Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) between Staton House Road and Martin Luther King, Jr. Highway.

The Future Land Use Plan Map recommendations for adjoining and area properties support a sustainable environment for the neighborhood.

The neighborhood is located outside of the Recognized Industrial Area.

O. Zoning Classification(s) (see maps 15 and 27)

In 2007, the neighborhood was rezoned from R9 (duplex and single-family) to R9S (single-family only) as part of the Task Force on Preservation of Neighborhoods and Housing Strategy # 6: “Identify neighborhoods that are predominantly single-family in character, but are zoned in a manner that would permit intrusion of duplex and multi-family uses. Rezone such neighborhoods to prohibit further intrusion.”

At the time of the rezoning, the neighborhood was rezoned from R9 which allows duplex and single-family development to R9S that only allows single-family development.

The goal of the single-family zoning is to provide an added measure of neighborhood stability and to demonstrate the city’s commitment to single-family neighborhood preservation as part of a comprehensive housing revitalization strategy.

The current zoning map designation for the neighborhood and area properties support a sustainable environment for the neighborhood.

There are no duplex units located in the neighborhood.

Zoning District Standards for R9S zoning district.

Select R9S Zoning Standards (minimums per Title 9, Chapter 4, Article F of the City Code)

Lot size: 9,000 square feet

Front setback: 25 feet

Side setback: 10 feet

Rear setback: 15 feet

Accessory structure setbacks: 15 feet or less in height - 5 foot rear yard setback;
15 feet or more in height - 15 foot rear yard setback;
10 foot separation between accessory structure and dwelling; or
5 foot separation with 1-hour fire rated assembly
Carports (open and unenclosed): 5 foot side setback

5. Current Condition Assessment based in part on Citizens' Input compiled from the mailed/internet survey (6 below), comments received during the neighborhood information meeting (9 below), and Staff Analysis.

The purpose of the current condition assessment is to the identifying neighborhood strengths and weaknesses and for prioritization of remedial action plans and improvements.

- Scale:**
- 1 = Severe negative neighborhood-wide impact requiring immediate remedial action.
 - 2 = Substantial negative neighborhood-wide impact requiring the immediate development and implementation of a remedial action plan.
 - 3 = Moderate negative neighborhood-wide or localized impact requiring the development and implementation of a remedial action plan.
 - 4 = Positive neighborhood-wide attribute, condition or factor that promotes and/or facilitates sustainability, no remedial action necessary.
 - 5 = Optimal neighborhood-wide attribute, condition or factor that promotes and/or facilitates sustainability, no remedial action necessary.

- A. Natural Environment - 4
- B. Land Suitability - 4
- C. Transportation - 3
- D. Public Utilities - 4
- E. Storm Drainage - 3
- F. Structures and Building Activity - 3
- G. Socioeconomic - 3
- H. Health and Safety - 3
- I. Quality of Life - 3
- J. Code Compliance - 3
- K. Current and/or Planned Public Improvements - 3
- L. Public Services - 3
- M. Information Technology - 3
- N. Future Land Use Plan Map - 4
- O. Zoning - 4

Identified Areas for Consideration of Neighborhood Improvement:

C. Transportation – 3

- Lack of sidewalks on one side of all neighborhood collector streets
- Lack of sidewalks along Belvoir Highway

E. Storm Drainage - 3

- Localized street flooding

F. Structures and Building Activities - 3

- Aging housing stock, and lack of reinvestment and improvement resulting in competitive disadvantage for continued owner occupancy

G. Socioeconomic - 3

- Comprehensive re-investment in and continued improvement of the housing stock

H. Health and Safety - 3

- Unsecured underground fuel oil tanks
- Street Lighting
- Posted street addresses
- Under-lighted areas

I. Quality of Life - 3

- Neighborhood identifiers, entrance signs, etc.
- Overhead utility lines and services
- Street lighting
- Lack of Neighborhood Association
- Lack of Community Watch Program
- Lack of participation in Adopt-A-Street Program
- Lack of recreational opportunities within reasonable walking distance
- Crime

J. Code Compliance - (GPD Code Enforcement Division unless otherwise noted) - 3

- Minimum housing code
- Abandoned/junked vehicles
- Parking on unimproved surfaces
- Weeded lots
- Animal complaints

K. Current and/or Planned Public Improvements- 3

- Greenways along Parker's Creek and the Tar River
- Greenfield Terrace Master Plan

L. Public Services 3

- Need for improvements to the GREAT bus stops within the neighborhood

M. Information Technology- 3

- Fiber optic services
- Wireless internet

6. Survey Results Summary

Surveys were mailed to property owners and residents, utilizing tax parcel information, and distributed at the first public information meeting requesting their opinion of current neighborhood conditions. In total, 13 surveys (12-owners, 1-renters) were returned. Due to

the small number of surveys from renters, no meaningful statistics could be derived. Therefore, the survey results have been combined from owners and renters.

See Supplemental Information.

7. HORIZONS: Greenville's Community Plan (2004) Recommendations: (see also map 26)

Vision area

The neighborhood is located in Vision Area A, Northwest.

The following are Management Actions for Vision Area A, which are related to this specific neighborhood:

A13. Continue to monitor transit needs of area residents; extend transit service when necessary; give special attention to concentrations of people where transit needs may be greatest.

Other Contextual Recommendations (objectives, policy statements and implementation strategies specific to this neighborhood)

Objectives

Housing

H5. To improve and revitalize existing neighborhoods.

Mobility

M4. To preserve and protect existing and future residential neighborhoods.

M5. To provide safe, convenient and efficient opportunities for pedestrian and bicycle movements.

M10. To improve transit connections / services between neighborhoods and major activity centers.

M11. To improve public transportation for senior citizens.

Recreation and Parks

RP1. To provide park and open spaces in all neighborhoods.

RP5. To increase access to and use of recreational facilities at City parks and public schools.

RP7. To continue the construction of greenway projects in the City.

RP9. To expand recreational infrastructure (i.e. sidewalks and bike paths).

Community Facilities

CF3. To increase interaction between the Police Department and citizens, in order to increase mutual respect, understanding and support.

CF5. To ensure safe, liveable neighborhoods.

Urban Form

UF6. To preserve neighborhood livability.

UF14. To provide additional recreation land and opportunities in proximity to residential areas.

UF21. To provide transition buffers and/or zoning between incompatible land uses.

Implementation Strategies

Land Use

2 (j). Adequate conservation/open space buffers should be provided between areas designated for residential development, as indicated on the future land use plan map, and any non-residential land use where a zone transition buffer such as O or OR is not a practical option.

4 (d). Encourage revitalization of older neighborhoods in Greenville in a manner that preserves neighborhood character and identity.

4 (e). Implement programs to increase home ownership.

5 (b). Continue to pursue community development and North Carolina Housing Finance Agency funds from state and federal sources for rehabilitation or redevelopment of substandard housing.

Growth and Development

2(b). Implement the Greenway Master Plan.

2 (x). Maintain neighborhood character and identity.

2 (y). Create walkable communities/neighborhoods.

2 (z). Encourage citizen involvement within neighborhoods.

2 (cc). Require neighborhood recreation parks.

Service and Facilities

4 (f). Continue to support the Police Department's Community Watch Program.

Implementation Strategies (completed to date)

- General planning principles supported
- Rezoning of neighborhood to single-family only
- Greenway Master Plan, adopted
- Recreation and Parks Master Plan, adopted
- Greenfield Terrace Park Master Plan, adopted
- Thoroughfare Plan, adopted

8. City Council Goals (2006-2007)

Completed to Date

6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization

- A. Objective: Preserve/prevent deterioration of single-family neighborhoods for more sustainable communities

Action Item # 6: Rezone remaining predominantly single-family use neighborhoods to an “S district” classification (see TFPNH recommendation # 6)

Pending

- 6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization

- A. Objective: Preserve/prevent deterioration of single-family neighborhoods for more sustainable communities

Action Item # 7: Develop and adopt neighborhood plans to guide policy and investment decisions in older, established single-family neighborhoods (see TFPNH recommendation # 9)

- 6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization

- A. Objective: Setup pilot program in T.R.U.N.A. and all areas of the City to increase homeownership

Action Item # 1: Create economic incentives to encourage reinvestment in established single-family neighborhoods

Action Item # 2: Develop and empower neighborhood associations, including financial assistance to train leaders and build organizational capacity (see TFPNH recommendation # 8)

- E. Objective: Expand loan program for conversion of rental property

Action Item # 1: Convert rental properties to owner-occupied housing; develop a city-wide down payment assistance program to assist 20 homebuyers over the next two years

- 8. Goal: Provide a Safe Community

- A. Objective: Create and implement community policing policies that increase public contact and improve the perception of the Police Department

Action Item # 1: Allocate resources to best provide community policing based on calls for service analysis completed in 2005

8a. City Council Goals (2008-2009)

Completed

- 6. Goal: Enhance Cultural and Recreational Opportunities

- A. Objective: Provide better and improved park/recreation facilities in underserved neighborhoods

Pending

- 3. Goal: Promote Sustainability and Livability of Both Old and New Neighborhoods

- B. Objective: Expand the greenway system

8b. City Council Goals (2012-2013)

ECONOMIC DEVELOPMENT

Strategic Goal: Promote economic development by decreasing unemployment rate, increasing median income, and attracting and retaining new and existing businesses.

Action Items:

- 3. Develop retail to full potential, maximizing revenue impact and neighborhood vitality. – Community Development

17. Increase retail activity north of the Tar River in a newly created Economic Development Zone by identifying under-served retail niches, aggressively recruit and support new investment in those specific niches. – Community Development

NEIGHBORHOOD PRESERVATION

Strategic Goal: Develop strategies to protect and preserve neighborhoods through systematic approaches.

- a) An active association in every neighborhood

Action Items:

- 2. Work with the Neighborhood Advisory Board to provide information and technical support to neighborhoods that are interested in establishing neighborhood associations. – Community Development

- 4. Initiate and complete one new neighborhood plan for an established city neighborhood. – Community Development

- 10. Establish a work plan to develop an active association in every neighborhood. – Community Development

PUBLIC SAFETY (Community Safety)

Strategic Goal: Decrease crime by 10% each year of the plan.

Action Item:

6. Evaluate putting into service an EMS unit at Fire Station No. 4 – Fire/Rescue

PUBLIC TRANSPORTATION

Strategic Goal: All residents have access to efficient and effective traditional or alternative modes of transportation.

a) Consider implementing recommendations from the Greenville Bicycle and Pedestrian Commission.

9. Develop a five-year Short Range Transit Plan for the GREAT public transportation system to include recommendations for expansion of routes. – Public Works

10. Gather input from a stakeholders group to help staff develop future recommendations for expansion of the GREAT Public Transportation System. – Public Works

12. Prepare a location and feasibility plan for future expansion of bus shelters and benches at bus stops on the GREAT system. – Public Works

9. Public comments received during the public information meetings held at the Boys and Girls Club on July 9 and September 24, 2013

- Lack of neighborhood association or community watch
- Lack of property maintenance (especially overgrown lawns)
- Traffic calming/speeding issues
- Drainage issues
- Need for sidewalks
- Need for bus stop improvements (no bench or shelter)
- Intrusion of the airport buying properties in the neighborhood
- Loose dogs
- Need for recreational space/activities near the neighborhood
- Proposed solar farm adjacent to the neighborhood (east)

Issues for Consideration in the Development of Neighborhood Plans

Community Development Department

Land Suitability

- Topography
- Soils
- Watershed protection
- Buffers

Comprehensive Land Use Plan

- Vision Area designation
- Current HORIZONS Plan contextual recommendations
- Current Future Land Use Plan Map recommendations

Structures and Building Activity

- Dwelling types and condition
- Improvement permit records

Socioeconomic

- Demographics
- Dwelling Occupancy
- Median home value
- Home improvements
- Retail trade service areas
- Employment areas

Quality of Life

- Community character and identity
- Unifying and complementary elements
- Aesthetics
- History and heritage
- Open spaces
- Noise pollution
- Minimum housing code compliance and enforcement
- Nuisance abatement code compliance and enforcement
- Walkability
- Private development identification signage
- Neighborhood property owners association
- Access to commercial, services and employment nodes

Code Compliance

- Building
- Residential Occupancy
- Minimum housing
- Abandoned/junk vehicles
- Public nuisance
- Weeded lots
- Zoning and land use
- Garbage and trash, etc. collection standards

Information Technology

Cable TV
Telephone
Fiber optic

Cultural Resources

Library services, etc.
Civic and private art resources
Cultural /historical resources and landmarks

Public Works Department

Natural Environment

Flood hazard areas
Stream channels and bodies water
Street trees
Wildlife habitat
Environmental hazards and limitations
Mosquito control

Transportation

Traffic circulation
Connectivity of streets
GREAT bus stops/routes existing
ECU bus stops/routes existing
Sidewalks and bike lanes
Thoroughfare and street construction/improvement plans
On-street parking
Street identification, and regulatory signage
Speed limits within neighborhood
Traffic control and traffic calming

Storm Drainage

Stormwater management systems
Road flooding conditions
Lot flooding conditions
Stream bank stabilization
Riparian buffers
Storm water detention
Storm water utility program improvements

Service Delivery

Garbage collection
Mosquito control
Trash collection
Yard debris collection
Recycling

Other

Adopt-A-Street program

Greenville Utilities Commission

Public Utilities

- Water system
- Sanitary sewer system
- Gas system
- Electric distribution system
- Street lights

Police Department

Health & Safety

- Crime control and calls for service with number of citations issued
- Animal control and calls for service with number of citations issued
- Police presence and programs
- Community watch program

Quality of Life

- Residential noise violations with number of citations issued

Fire/Rescue Department

Health & Safety

- Fire/Rescue service delivery station(s) and response time
- Fire/Rescue apparatus access roads
- Hydrant location and dwelling separation
- Chemical hazards

Recreation and Parks Department

Quality of Life

- Public recreational and open space improvements and facilities
- Public recreation programs
- Accessibility of public green spaces
- Condition of public green spaces
- Usability of public green spaces
- Private recreation and open space

Adopted Plans Affecting Neighborhoods – All Departments

HORIZONS, Greenville's Community Plan (2004)

Recreation and Parks Comprehensive Master Plan (2000) [updated in 2008]

Greenville Urban Area Thoroughfare Plan (2004)

Transportation Improvement Program (2006)

Greenway Master Plan (2004)

Hazard Mitigation Plan (2004)

Greenfield Terrace Master Plan (2011)

Neighborhood Plan for the Oak Grove Estates Subdivision 2013

Goals:

To create, maintain and enhance a sustainable neighborhood.

Objectives:

To identify by analysis and citizen input, the strengths and weaknesses of neighborhood issues affecting sustainability and to create broad support for recommended improvement strategies.

Policy Implementation and Improvement Strategies:

The City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan as follows:

- City Council will amend HORIZONS: Greenville's Community Plan to incorporate the Oak Grove Estates Subdivision Report and Plan by reference.
- City Staff will conduct a periodic review of the neighborhood report and plan, and the adopted implementation and improvement strategies to evaluate plan progress toward the goal of continued neighborhood sustainability.
- Completion of City Council Goals (2006 - 2007) and future goals, as may be adopted, in accordance with established schedules.
- Completion of City Council Goals (2008 - 2009) and future goals, as may be adopted, in accordance with established schedules.
- Completion of current City Council Goals (2012 - 2013) and future goals, as may be adopted, in accordance with established schedules.
- City Staff will prepare cost estimates and project schedules for the Capital Improvement and Implementation Strategies included in this plan.
- City Council will utilize this plan to guide public policy and investment decisions within the Oak Grove Estates Subdivision.

Capital Improvement and Implementation Strategies:

The City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan as follows:

- The City will investigate the creation of a home improvement matching grant fund for older site-built single-family owner-occupied dwellings (example - not less than 30-years old) to be awarded on an annual basis, to encourage qualified home improvement/upgrades that will increase the tax value and marketability of older dwellings. Such grant to be secured by an owner occupancy condition (Deed of Trust) for a determined period.
- The City will provide grants, in accordance with current program/policy, to a city-recognized neighborhood association for neighborhood improvement activities such as, improvement of existing entrance signs and/or installation/construction of street identifiers.
- The City will install appropriate GREAT system bus stop improvements at locations as determined necessary and appropriate by the Public Works Department as recommended by the Thoroughfare Plan.
- The City will continue to work on the installation of a bus shelter at the GREAT bus stop at Oak Grove Avenue and Glenda Street, if an acceptable right-of-way location can be found, as determined necessary by the City Engineer.
- The City plans to serve the Oak Grove Estates Subdivision on every trip of the GREAT bus instead of every other trip which is anticipated to occur early 2014.
- The City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps and/or trimming of mature tree growth as determined necessary by the City Engineer.
- The City will continue to monitor the drainage conditions in the neighborhood.
- The City will assist the neighborhood and area residents in the establishment of a Neighborhood Association and a Community Watch Program.
- The City will continue to fund the adopted the Greenfield Terrace Master Plan.
- The City will notify property owners of address number display requirements.
- The City will update the GIS-GPS coverage for storm water improvements throughout and adjacent to the neighborhood.
- The City will request and encourage GUC to update the GIS-GPS coverage for all public utilities, including water, sanitary sewer, gas and electric lines, and street lights throughout and adjacent to the neighborhood.

Supplemental Information

Greenville Police Department calls for service are for the period of July 1, 2012 – June 30, 2013 for the neighborhood.

| Type | Number of Calls | Disposition |
|------------------------------------|-----------------|-----------------------------------|
| Abandoned vehicle | 1 | towed |
| Alarm | 4 | 2-cancelled; 2-operator error |
| Animal complaint | 23 | 10-contact made; 1-verbal warning |
| Assault | 1 | |
| Auto larceny | 1 | |
| Breaking and entering | 3 | |
| Car accident with property damage | 1 | |
| Damage to property | 2 | |
| Directed patrol | 2 | |
| Disturbance | 1 | |
| Domestic | 4 | 1-contact made |
| Drug violation | 1 | |
| Case follow-up | 3 | |
| House checks | 2 | |
| Juvenile complaint | 1 | contact made |
| Keep check | 1 | |
| Larceny | 1 | |
| Open door, window, etc | 1 | |
| Request Officer | 3 | 1-contact made; 1-verbal warning |
| Suspicious activity/person/vehicle | 5 | |
| Traffic complaint | 3 | |
| Trespassing | 3 | 1-contact made |
| | | |
| TOTAL | 67 | |

Neighborhood Plan Development and Consideration Process Outline

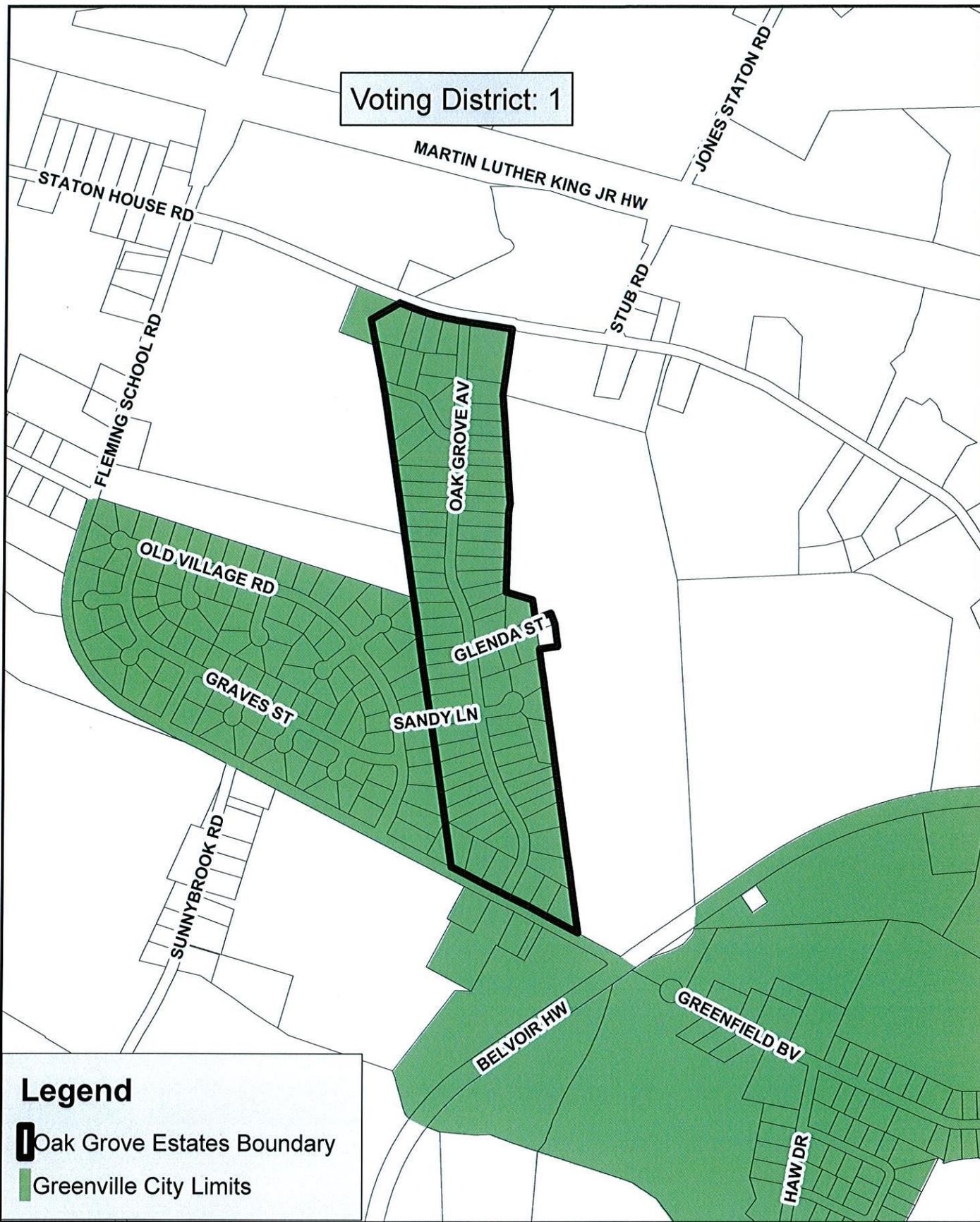
1. Identification of neighborhood boundaries.
2. City departments meeting to compile current condition assessment and assemble facts, statistics and past and pending actions.
3. Mail surveys to each property owner (tax listing) and household (street address) if different, and advise the owner/occupants of a scheduled neighborhood meeting.
4. Activate the on-line (city web page) survey option for the particular neighborhood.
5. Conduct first neighborhood information meeting to explain purpose of the report and plan, assess current conditions and receive input from neighborhood resident/owners. Surveys will be distributed and accepted at the meeting to increase participation.
6. Conduct second neighborhood information to present a draft comprehensive neighborhood report and plan, present data gathered from surveys, and provide follow-up to previous neighborhood meeting. Meeting dates and times for the Planning and Zoning Commission and City Council will be announced.
7. Advertise Planning and Zoning Commission meeting (newspaper).
8. Planning and Zoning Commission to hold a public meeting to consider the draft neighborhood plan report and plan recommendations at which time the report and plan may be recommended for adoption, or continued for further study prior to recommendation; forward recommendation to City Council.
9. Advertise City Council meeting item as a proposed amendment to the comprehensive plan – HORIZONS: Greenville's Community Plan (newspaper).
10. City Council to hold a public hearing to consider adoption of the neighborhood plan report and amendment to the comprehensive plan
11. City Council to consider plan project/improvement funding at the time of annual budget or capital improvement plan adoption.
12. Neighborhood Plan projects to be completed in accordance with program schedule and funding availability.

Map 1: Voting District and City Limits

September 23, 2013



Voting District: 1

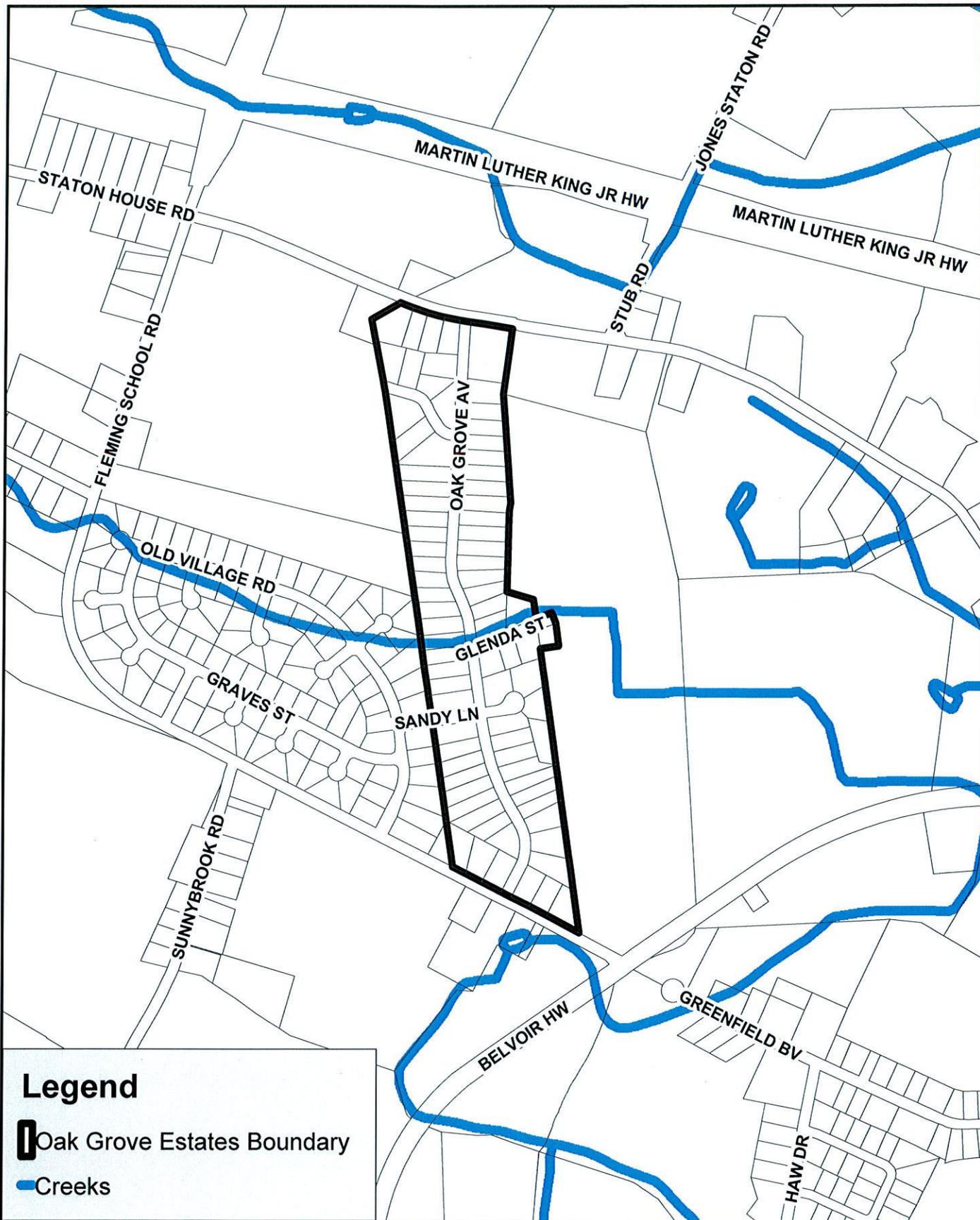


Legend

- Oak Grove Estates Boundary
- Greenville City Limits

Map 2: Streams and Open Ditches

September 23, 2013

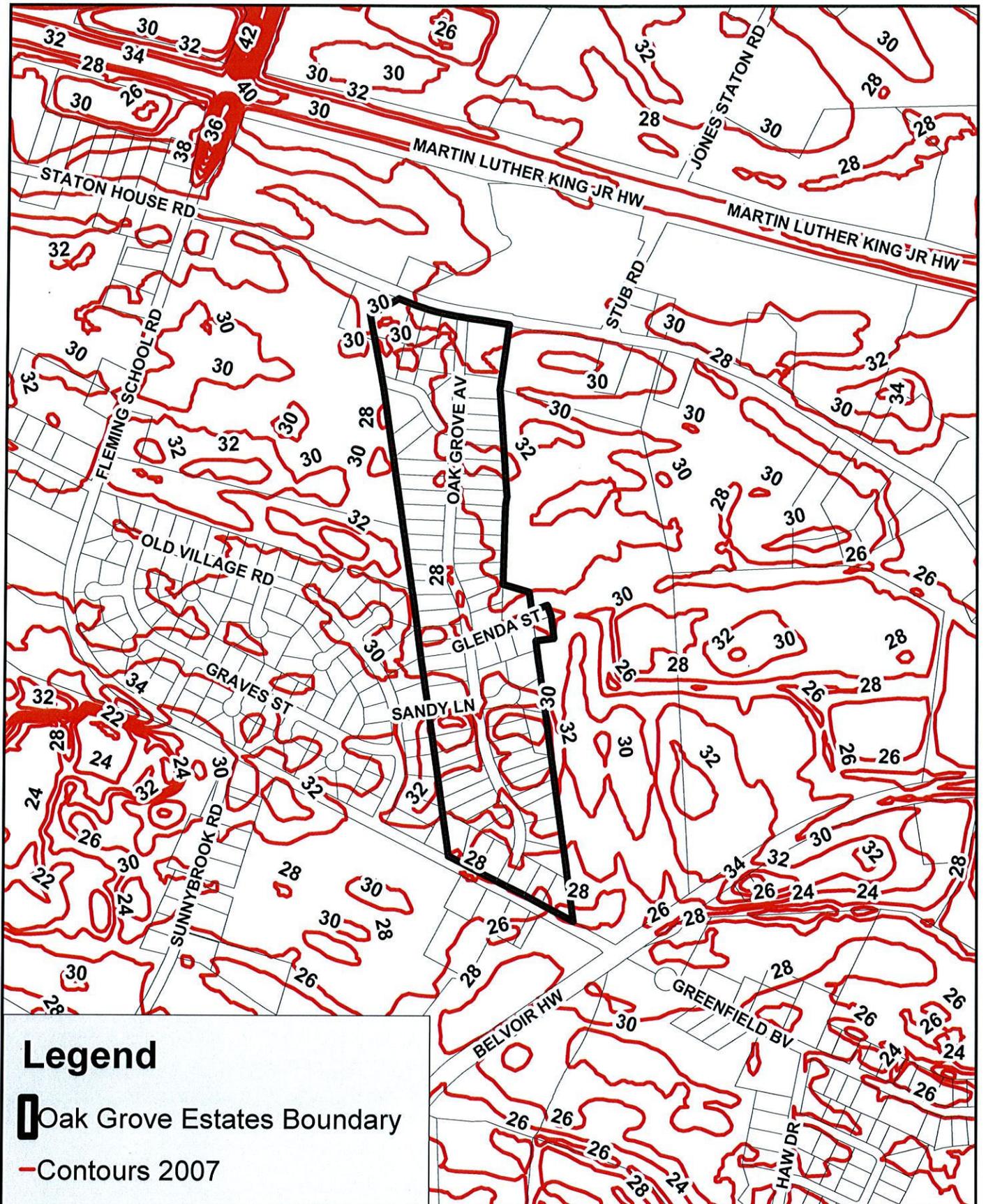


Legend

-  Oak Grove Estates Boundary
-  Creeks

Map 3: Topography

September 23, 2013



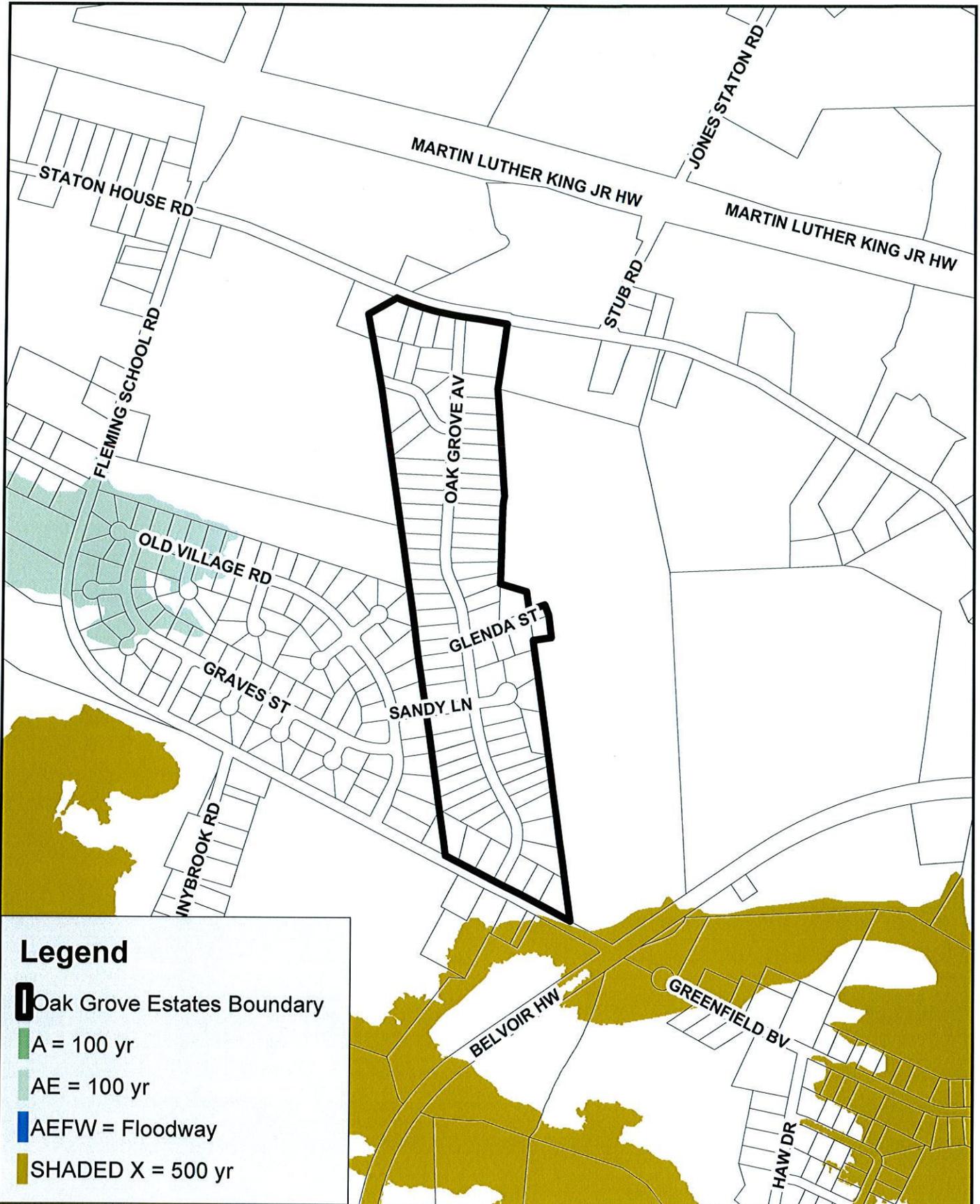
Legend

 Oak Grove Estates Boundary

 Contours 2007

Map 4: Floodplain and Floodway

September 23, 2013

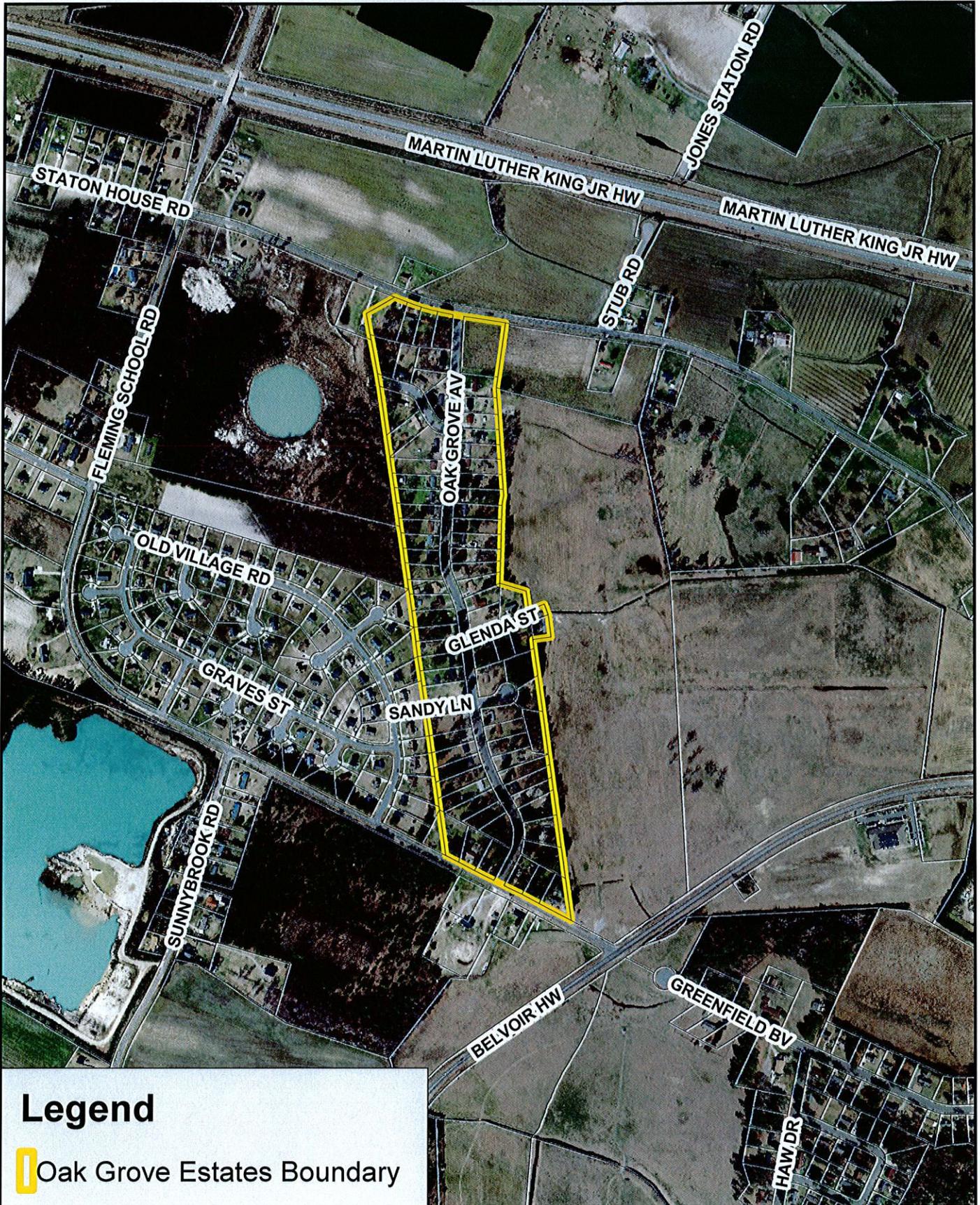


Legend

-  Oak Grove Estates Boundary
-  A = 100 yr
-  AE = 100 yr
-  AEFW = Floodway
-  SHADED X = 500 yr

Map 5: Aerial (2012)

September 23, 2013



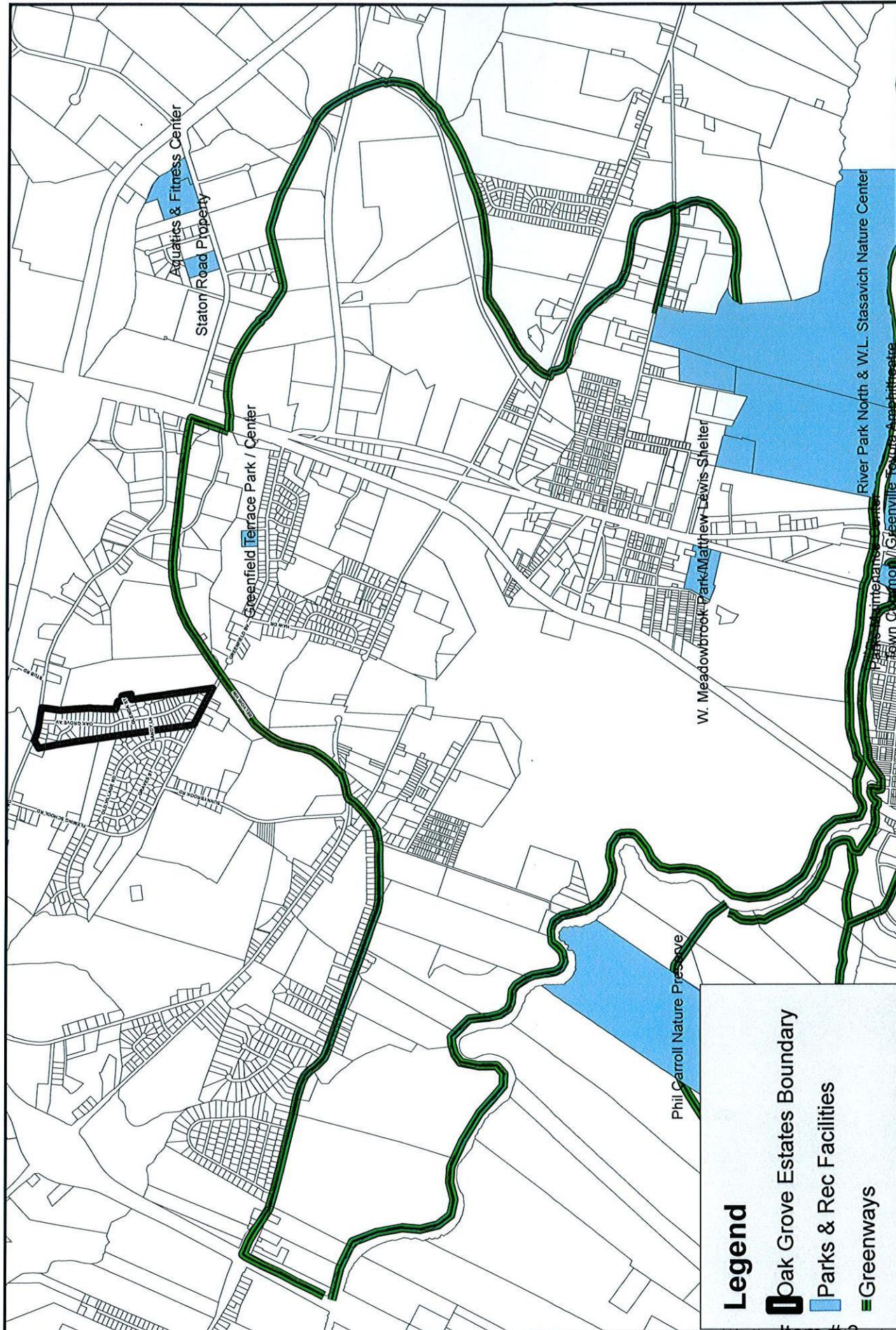
Legend

 Oak Grove Estates Boundary



Map 6: Greenways

September 23, 2013

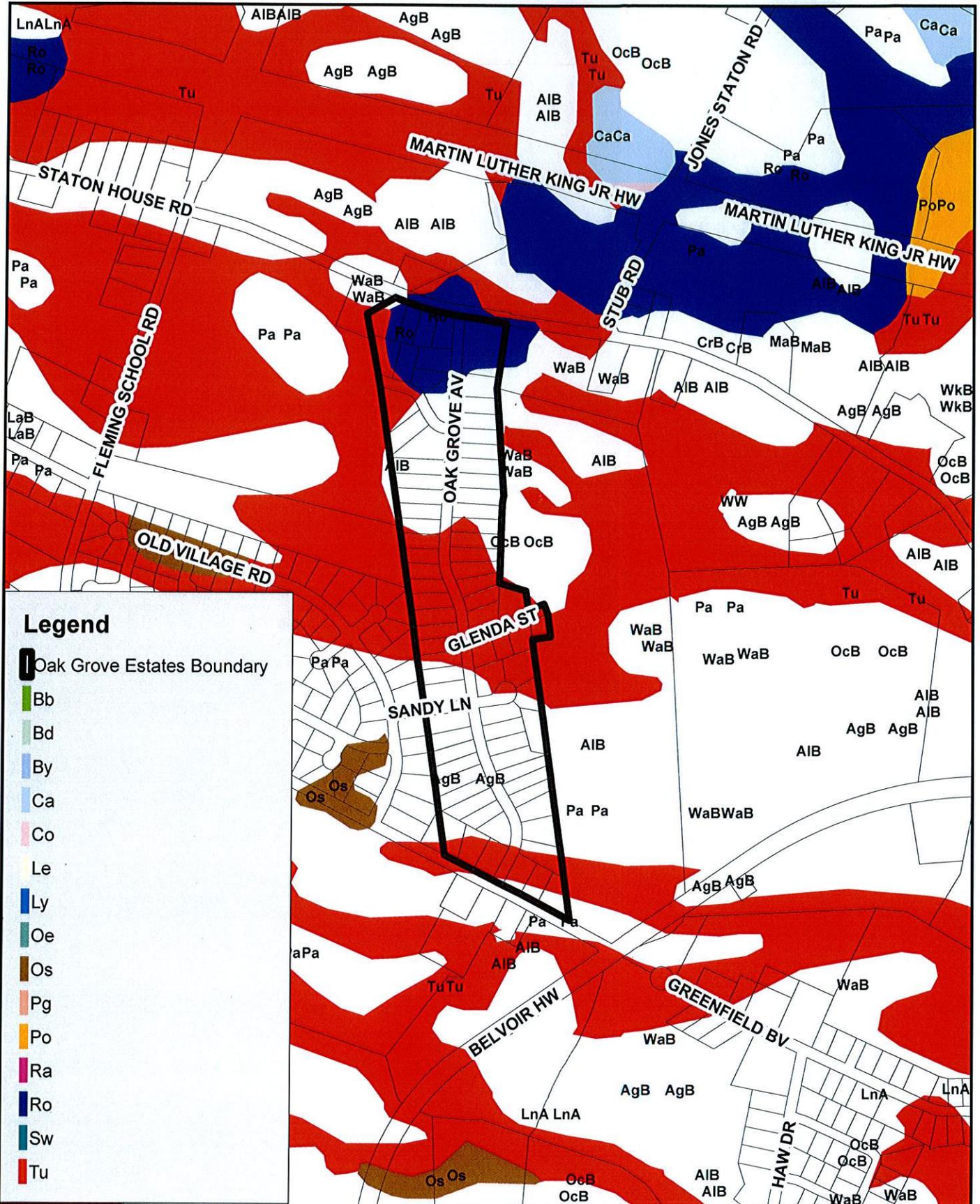


Legend

-  Oak Grove Estates Boundary
-  Parks & Rec Facilities
-  Greenways

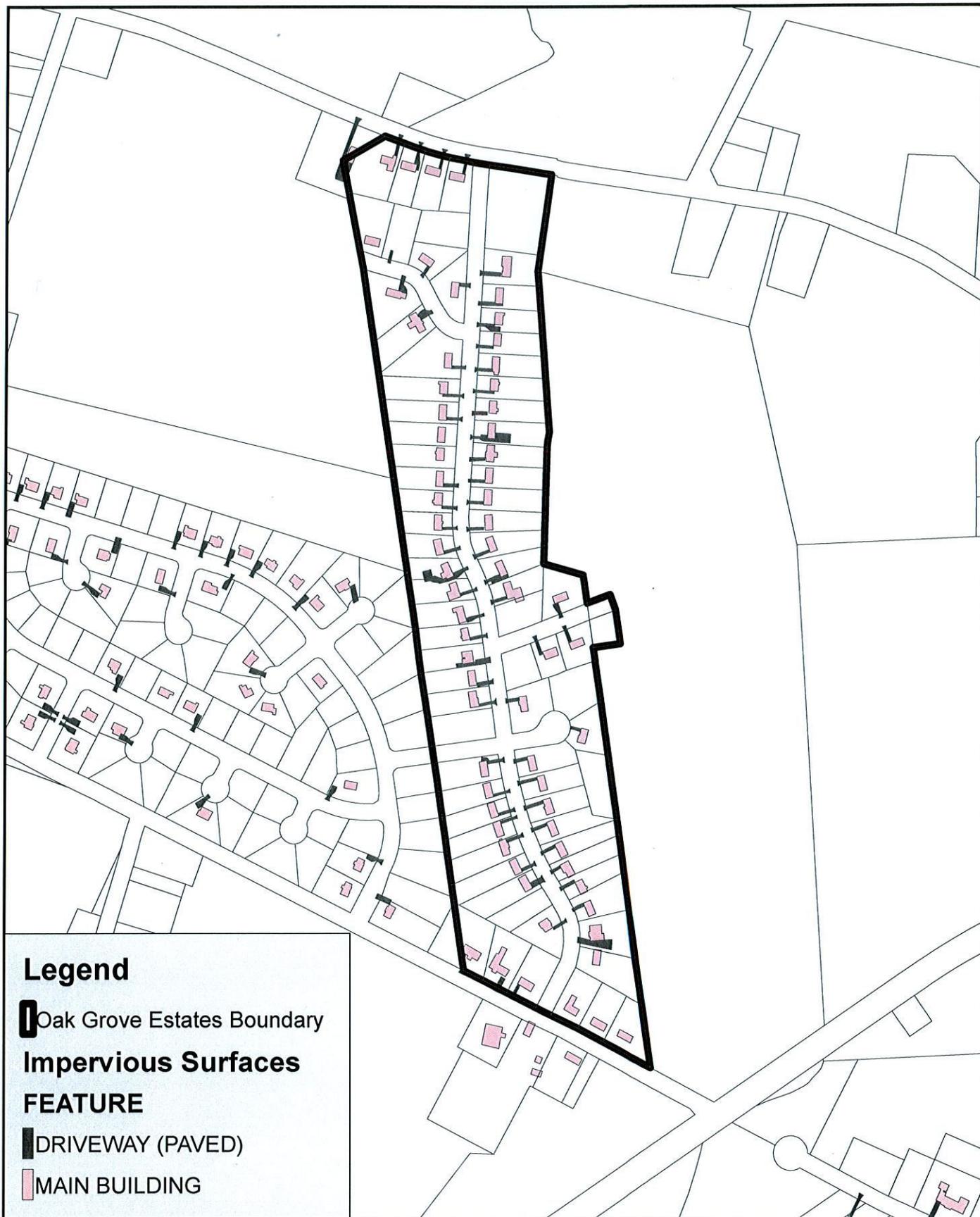
Map 7: Hydric Soils

September 23, 2013



Map 8: Impervious Surfaces

September 23, 2013



Legend

 Oak Grove Estates Boundary

Impervious Surfaces

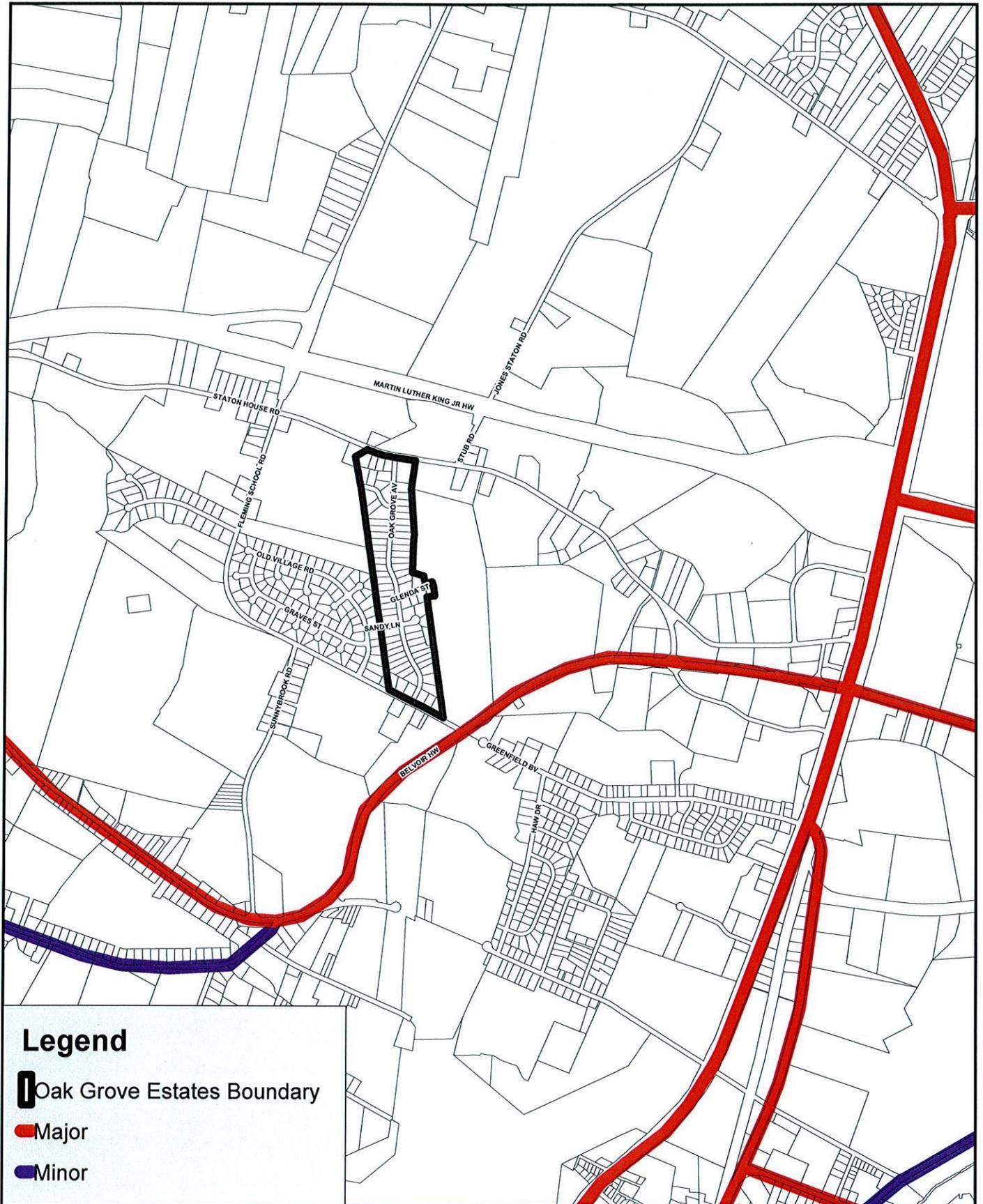
FEATURE

 DRIVEWAY (PAVED)

 MAIN BUILDING

Map 9: Thoroughfare Plan

September 23, 2013

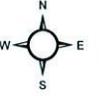


Legend

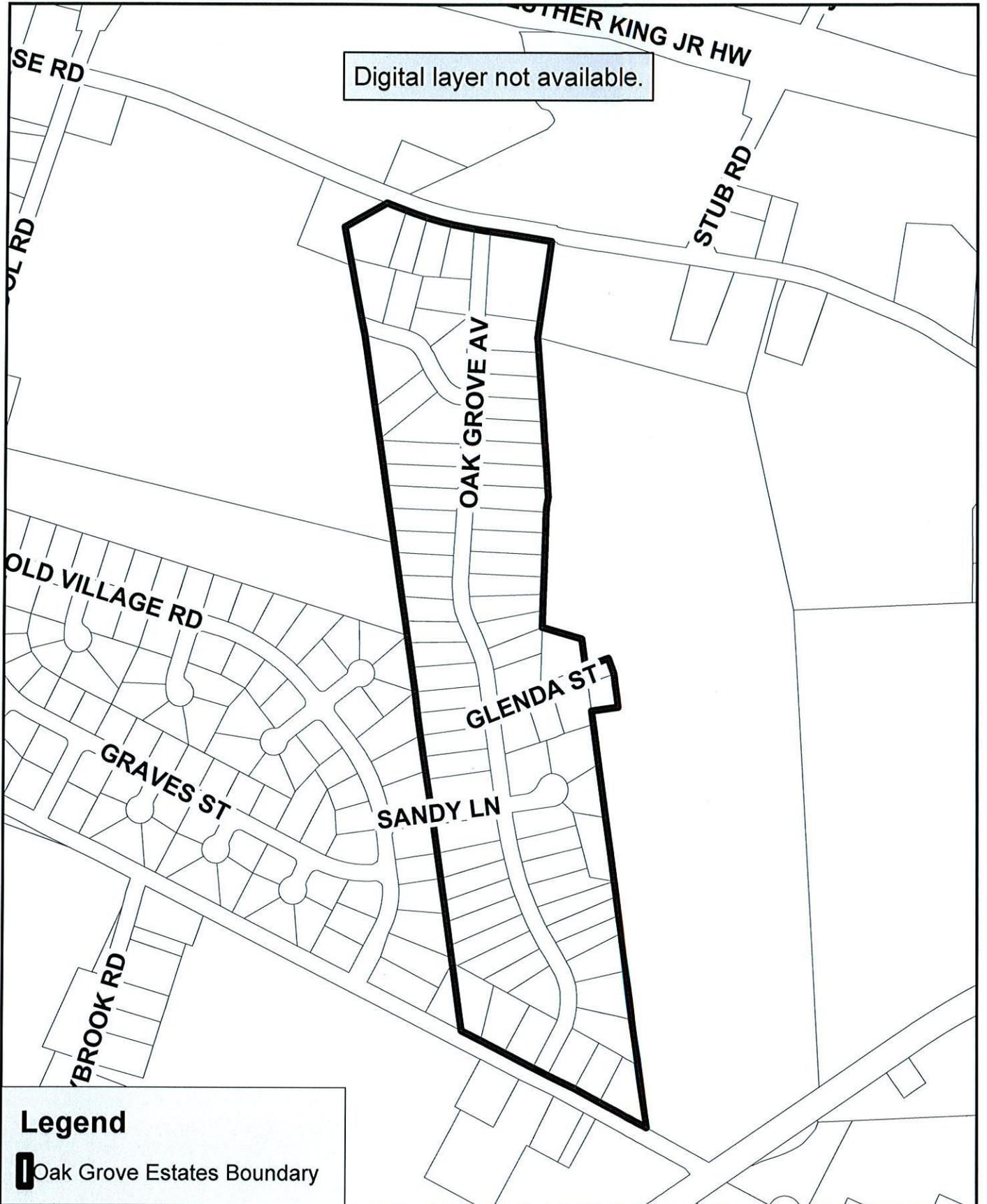
-  Oak Grove Estates Boundary
-  Major
-  Minor

Map 10: Existing Sidewalks

September 23, 2013



Digital layer not available.

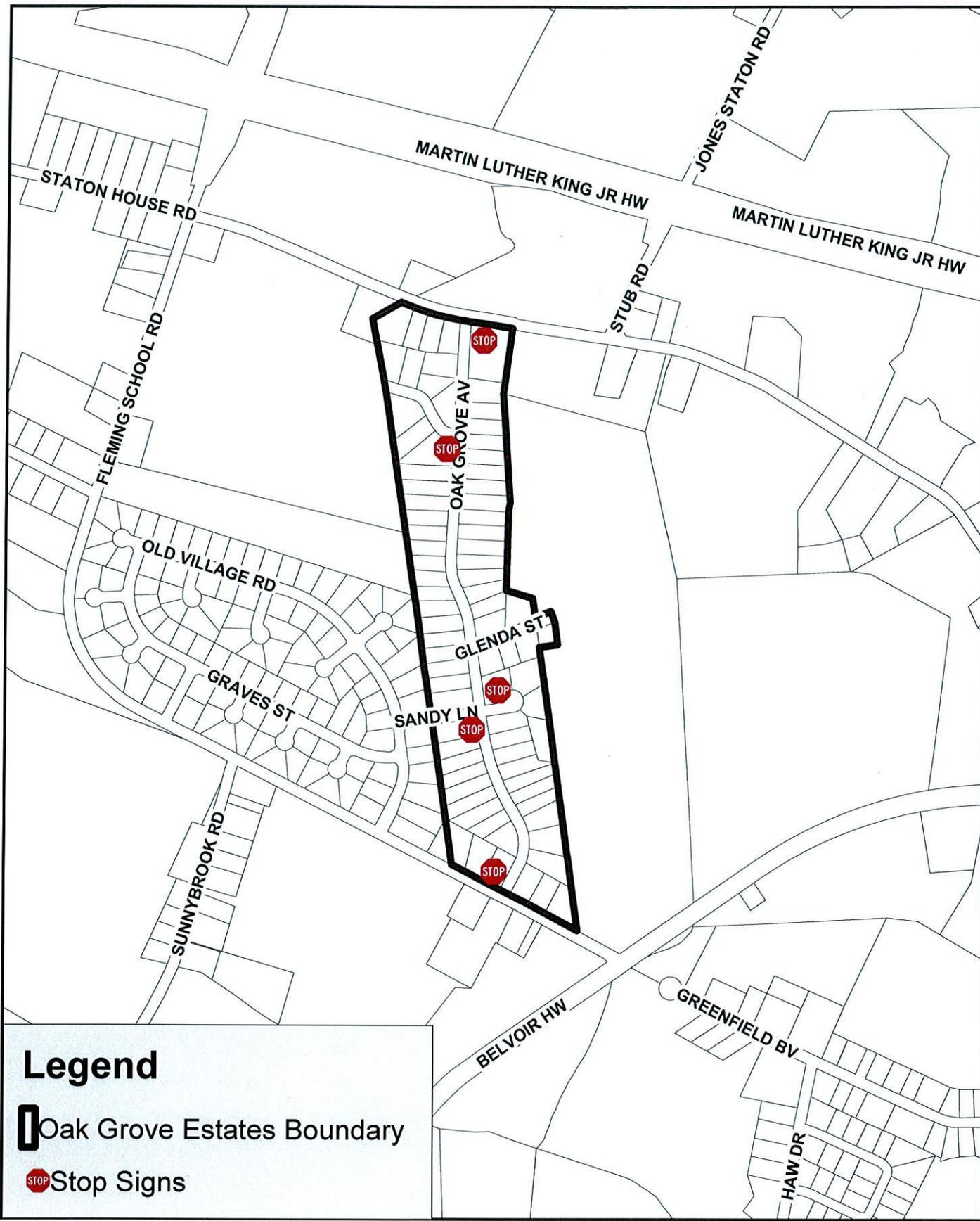


Legend

 Oak Grove Estates Boundary

Map 11: Traffic Calming

September 23, 2013

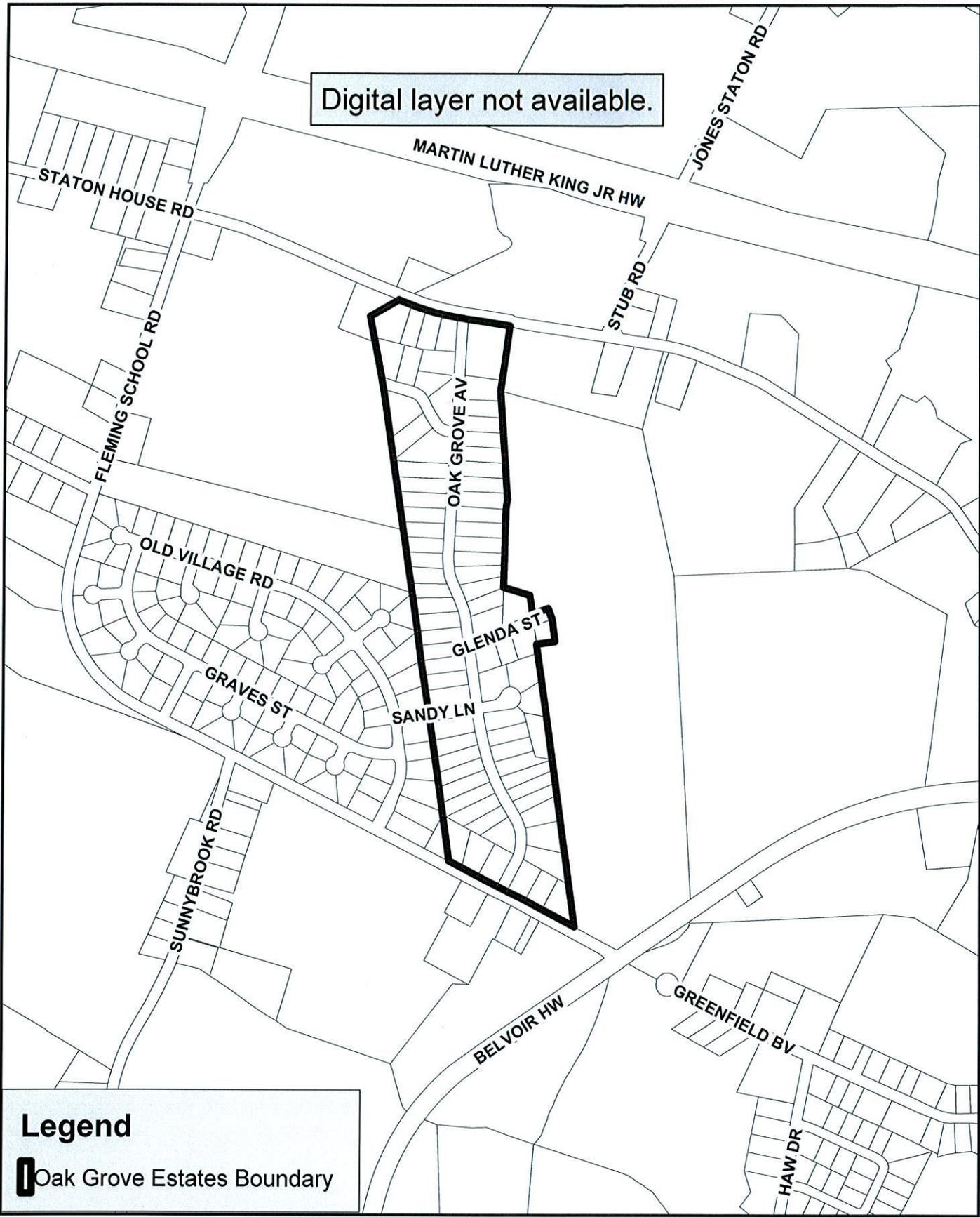


Map 12: Water and Sanitary Sewer Systems (public)

September 23, 2013



Digital layer not available.



Legend

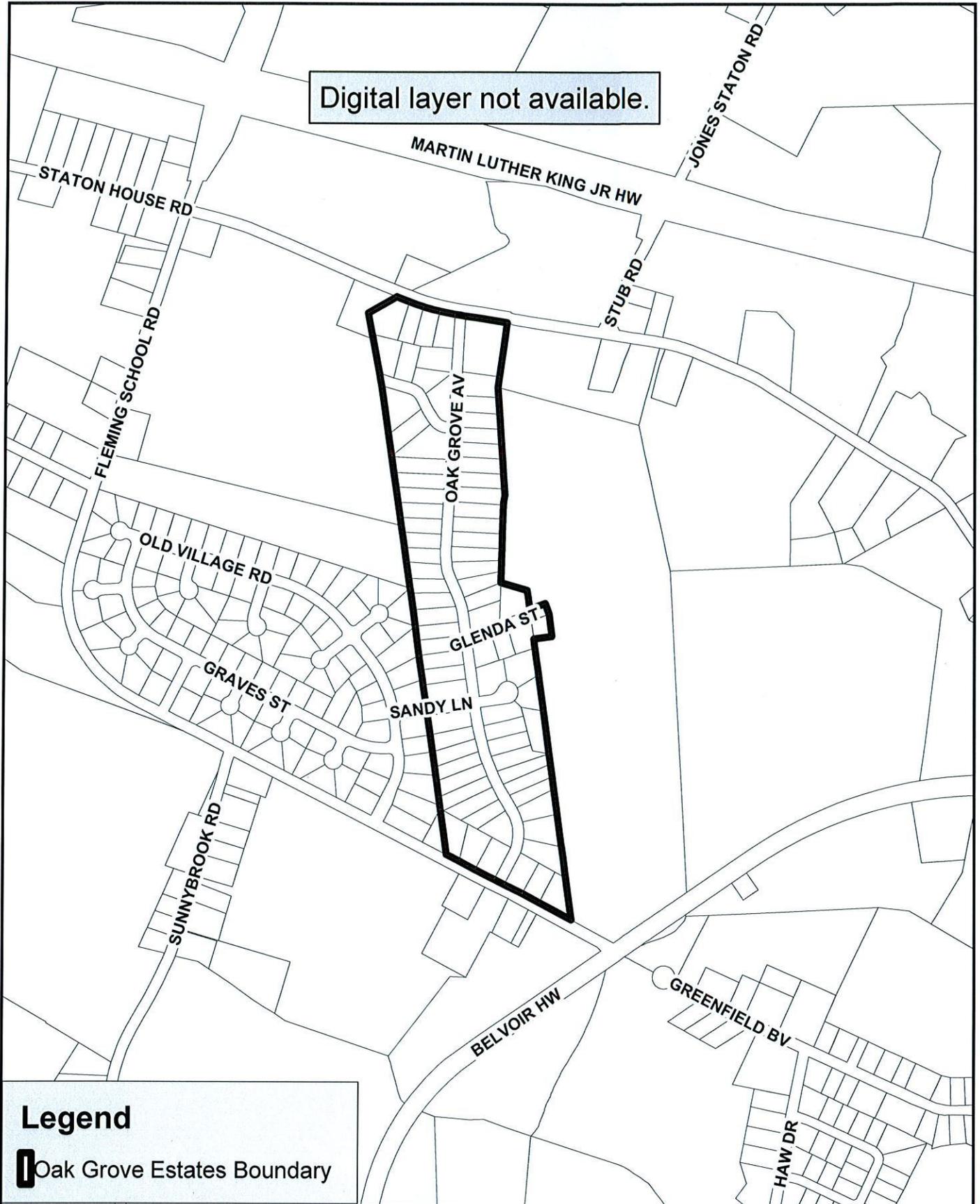
 Oak Grove Estates Boundary

Map 13: Drainage System (public)

September 23, 2013



Digital layer not available.

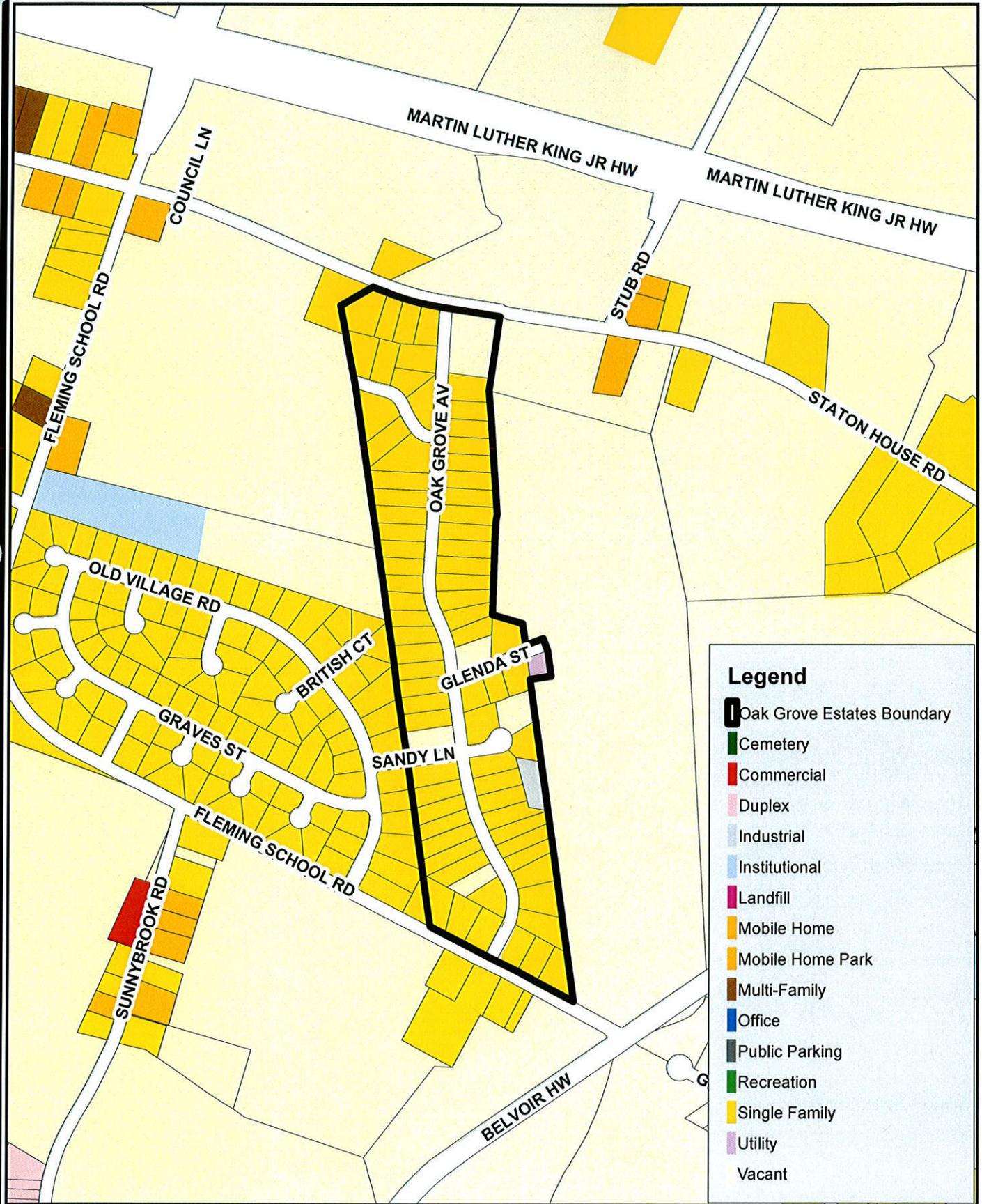


Legend

 Oak Grove Estates Boundary

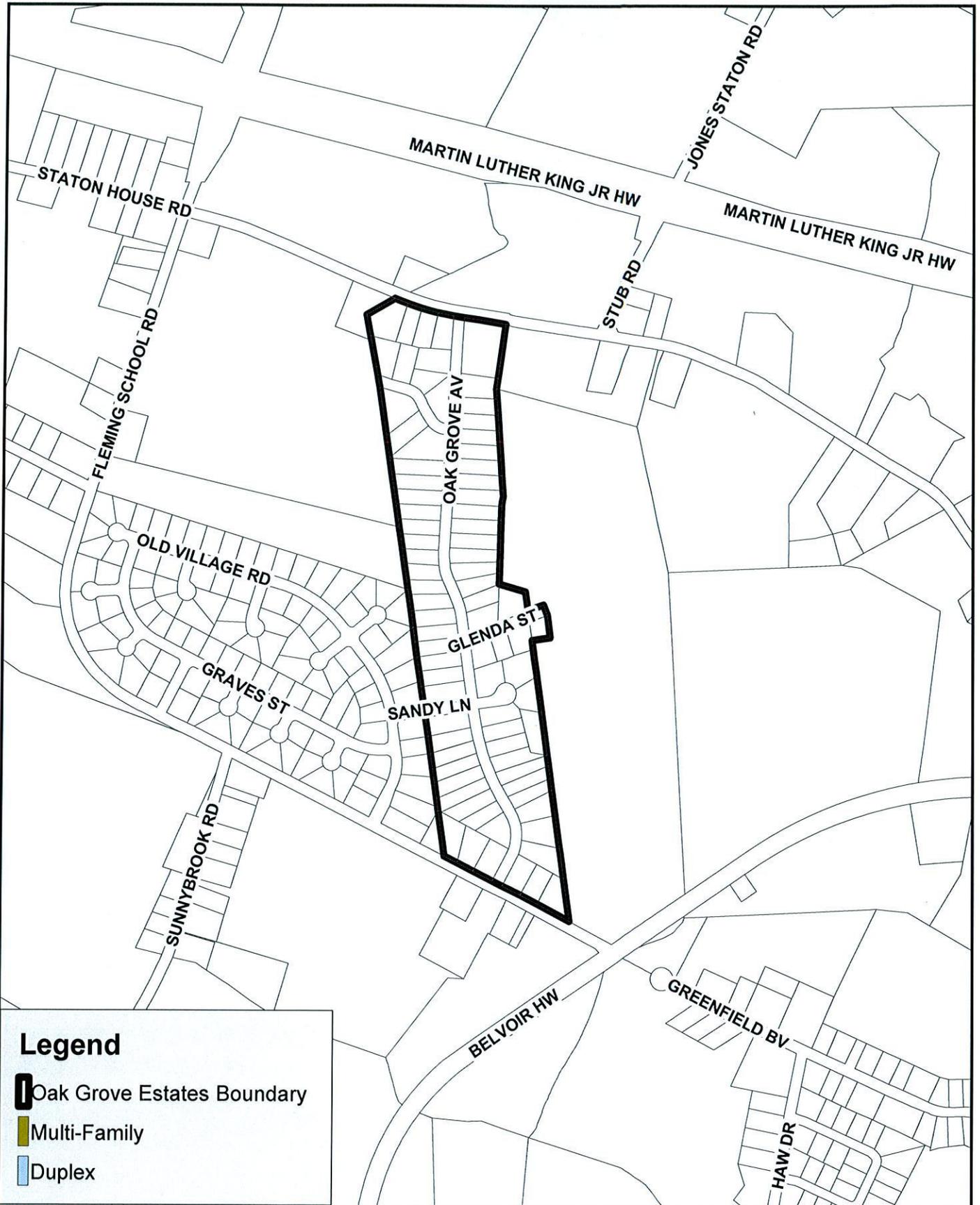
Map 14: Existing Land Use

September 23, 2013



Map 15: Multi-family and Duplex Units

September 23, 2013



Legend

-  Oak Grove Estates Boundary
-  Multi-Family
-  Duplex

Map 16: Owner Units vs. Rental Units

September 23, 2013



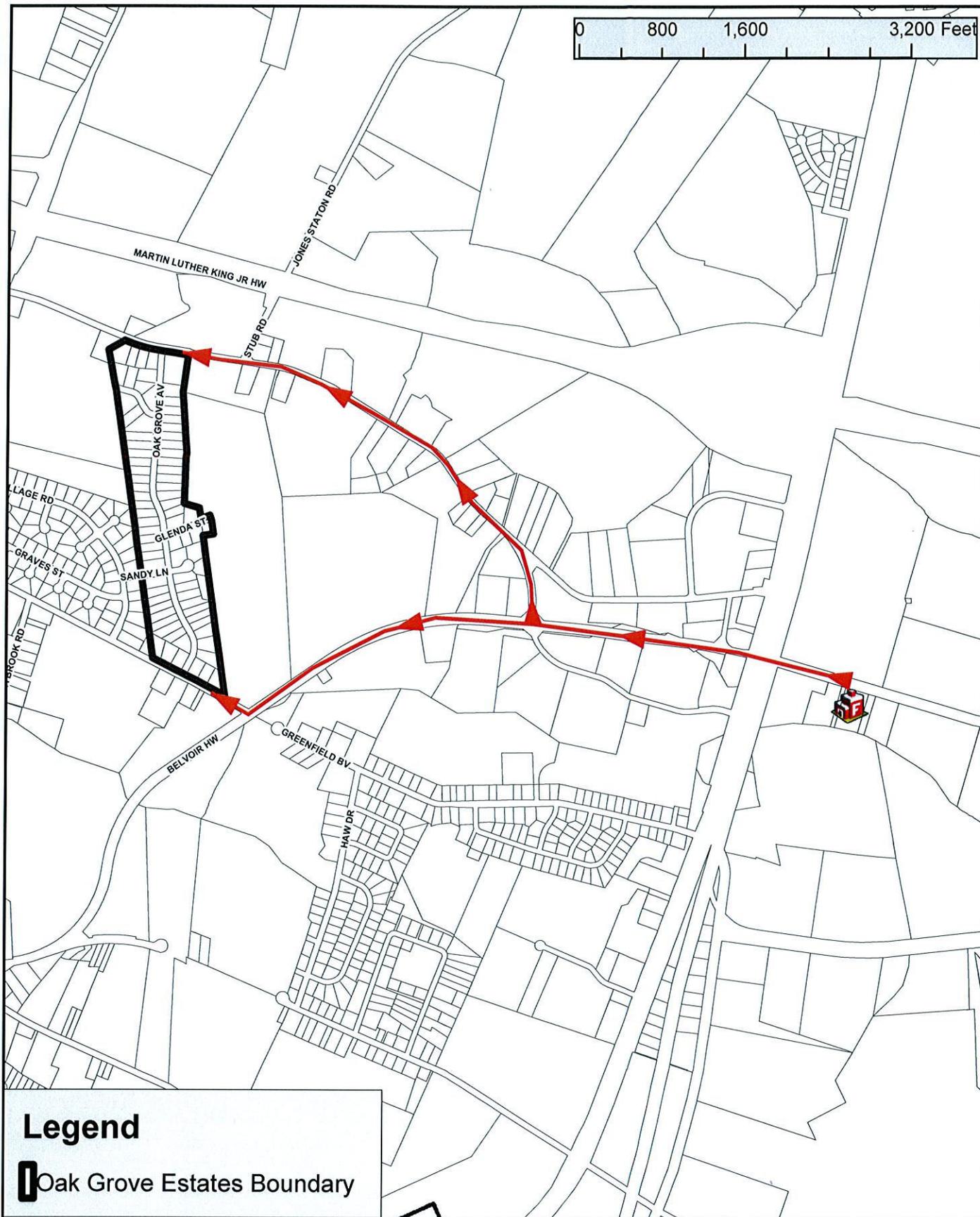
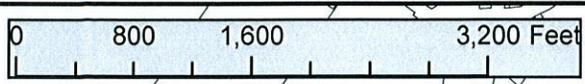
Map 17: Building Tax Value

September 23, 2013



Map 18: Fire Station and Routes

September 23, 2013

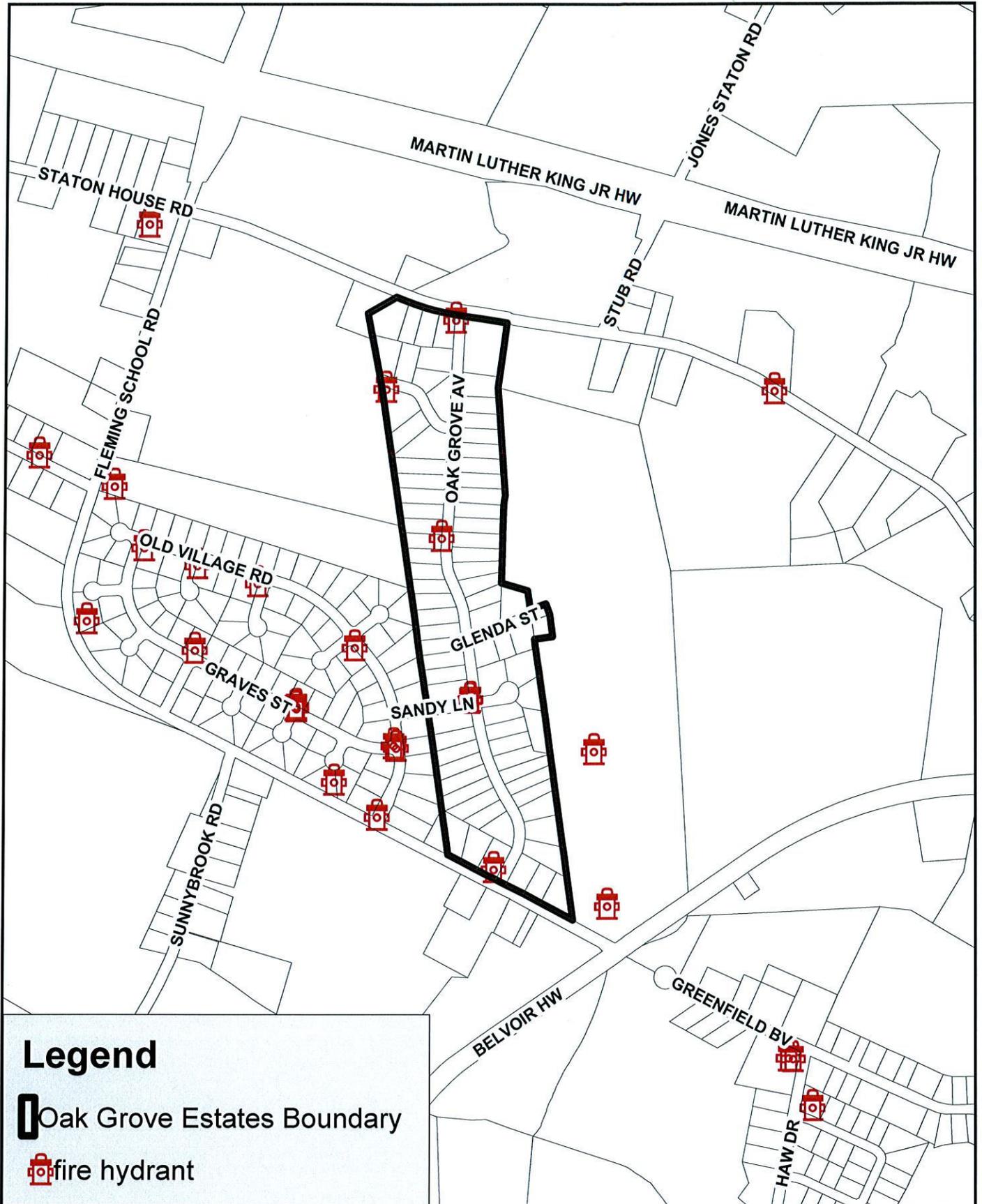


Legend

 Oak Grove Estates Boundary

Map 19: Fire Hydrants

September 23, 2013



Legend

 Oak Grove Estates Boundary

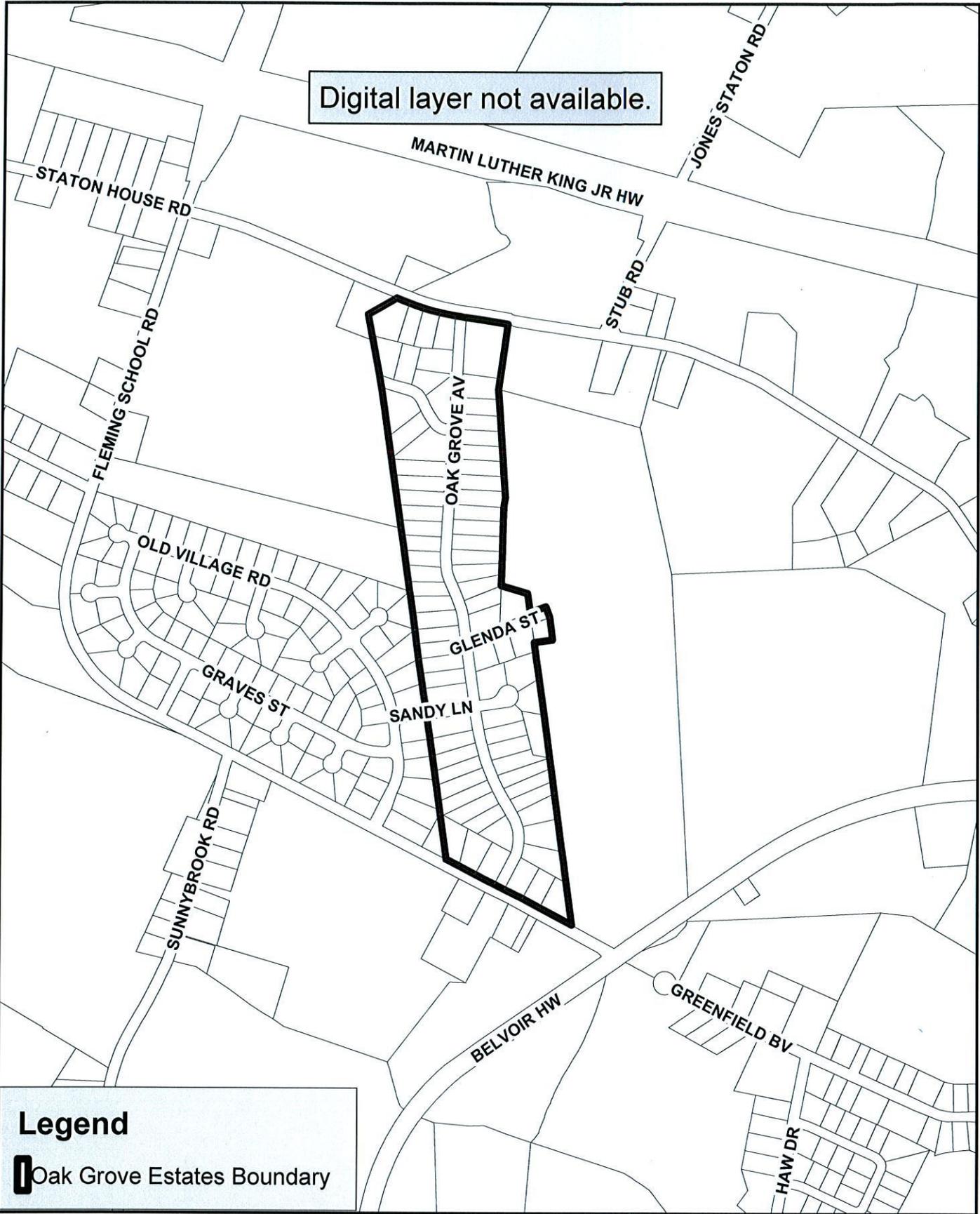
 fire hydrant

Map 20: Street Lights

September 23, 2013



Digital layer not available.

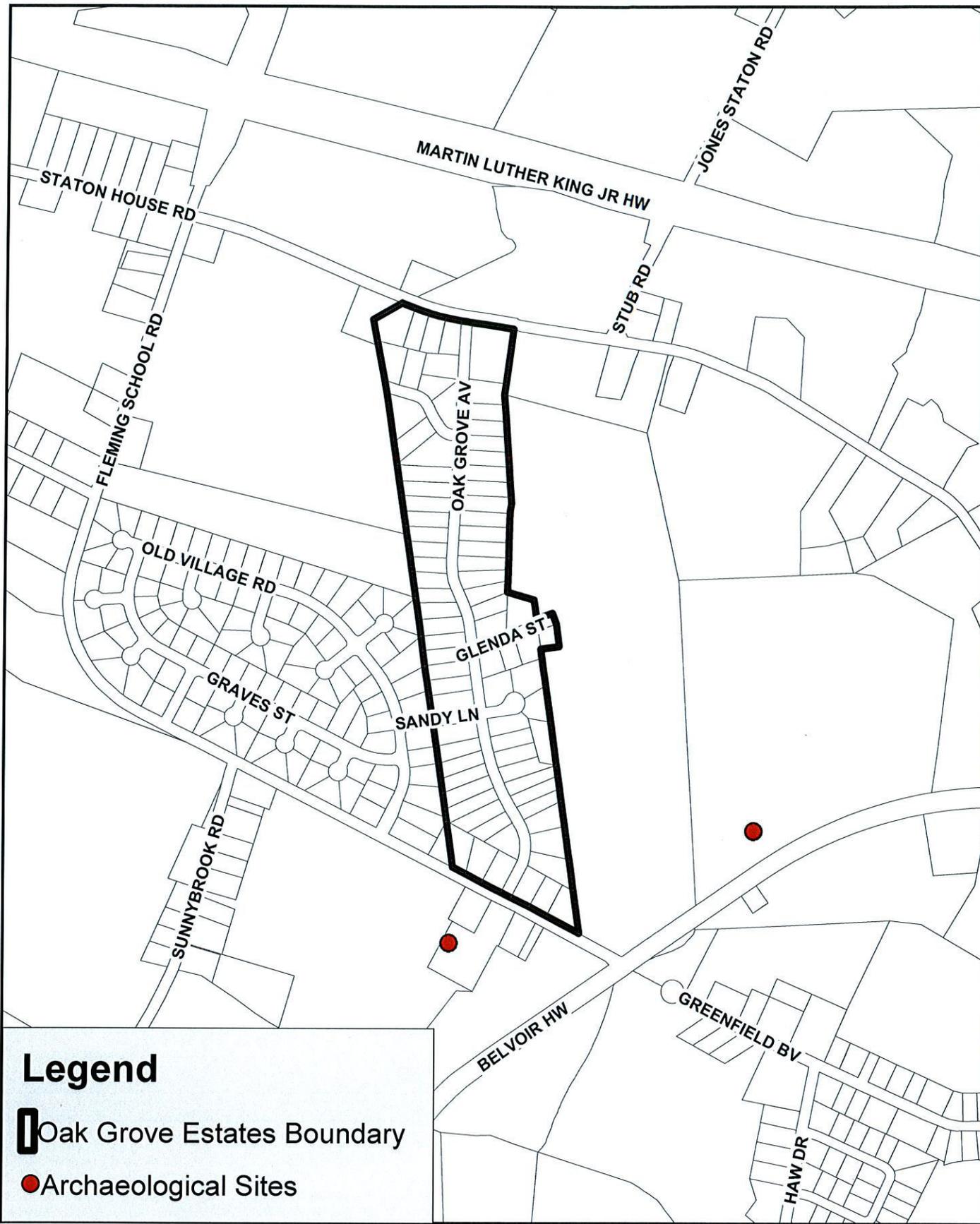


Legend

 Oak Grove Estates Boundary

Map 21: Cultural Resources

September 23, 2013

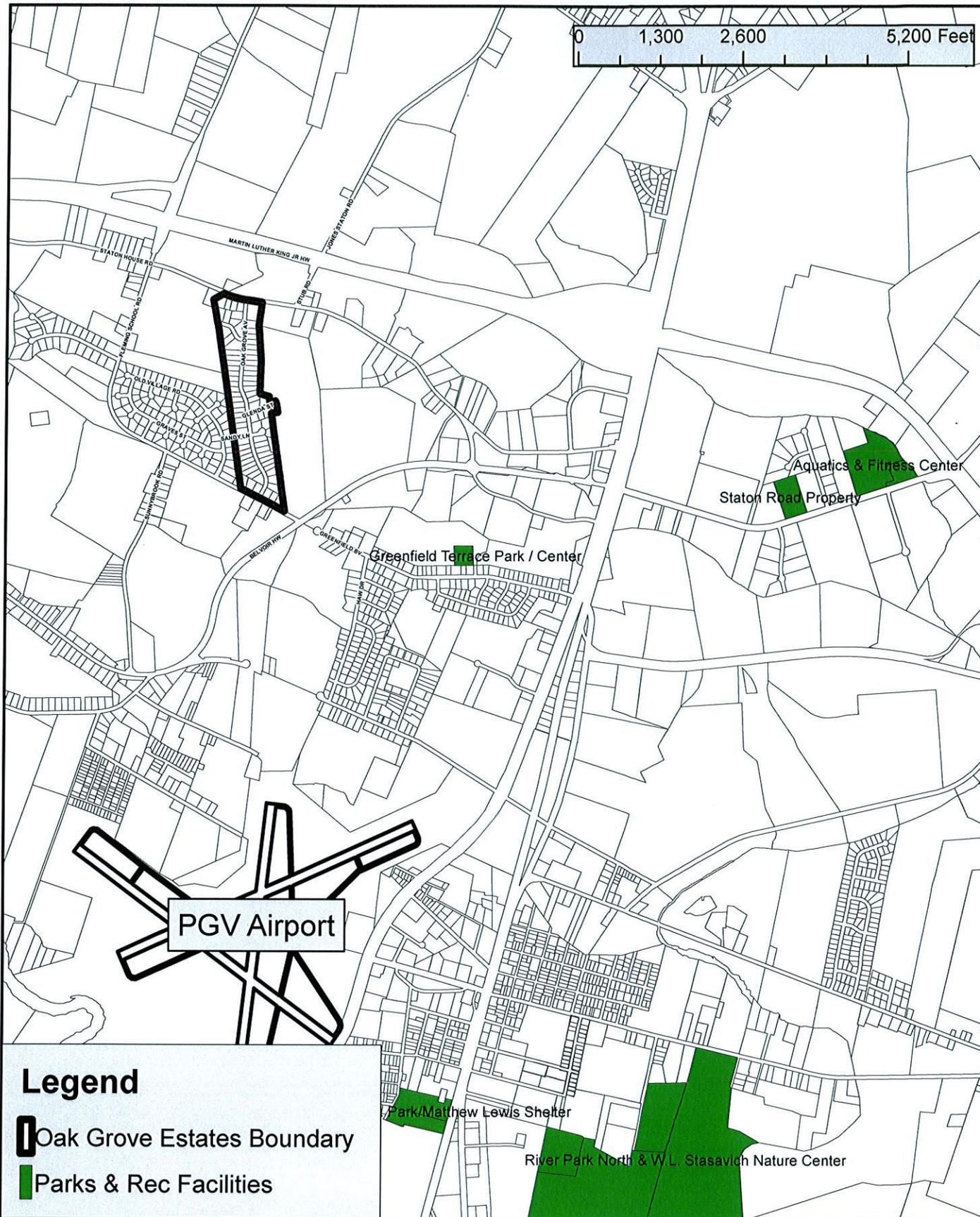
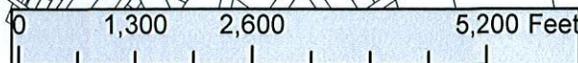


Legend

-  Oak Grove Estates Boundary
-  Archaeological Sites

Map 22: Recreation and Park and Government Facilities

September 23, 2013

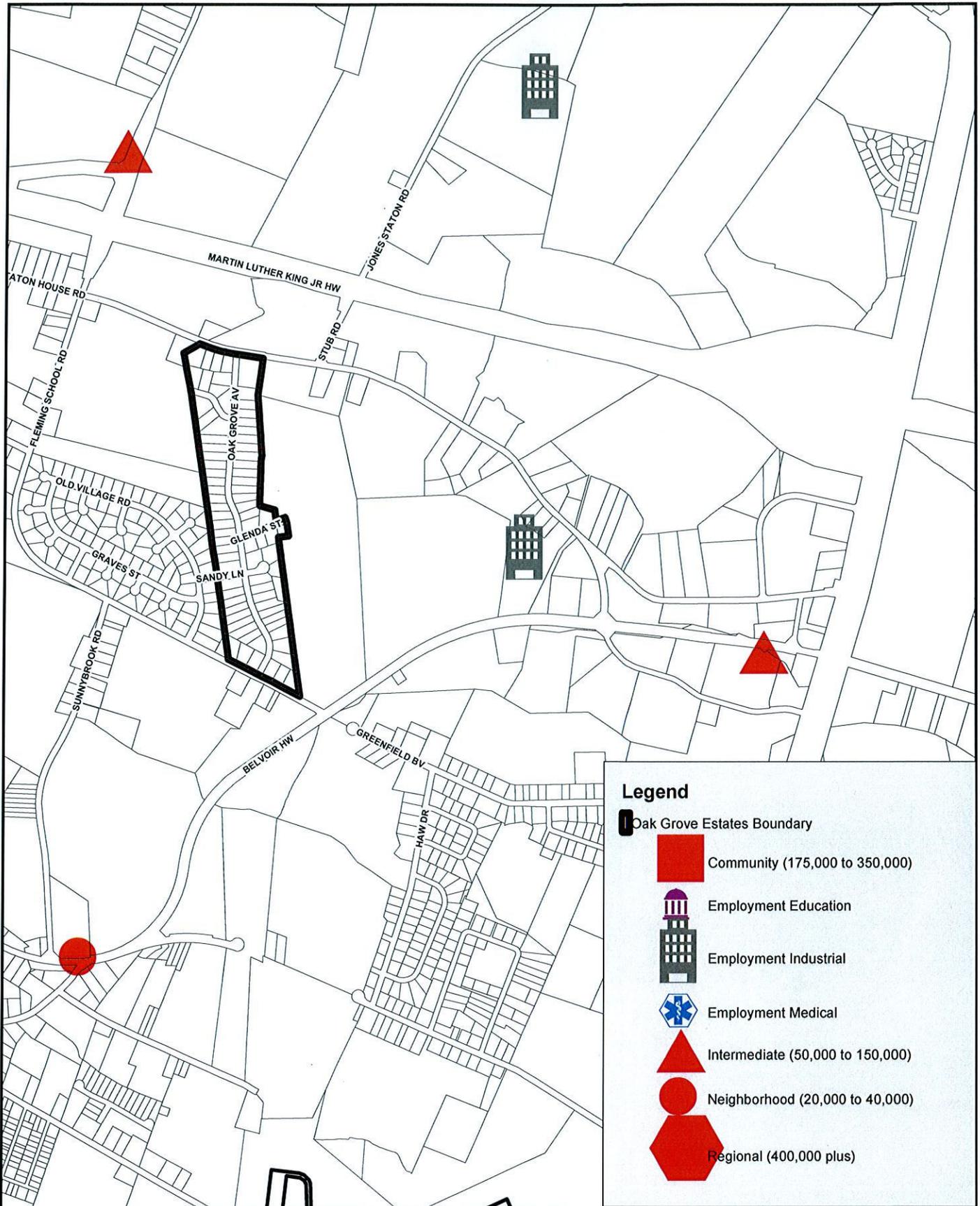


Legend

- Oak Grove Estates Boundary
- Parks & Rec Facilities

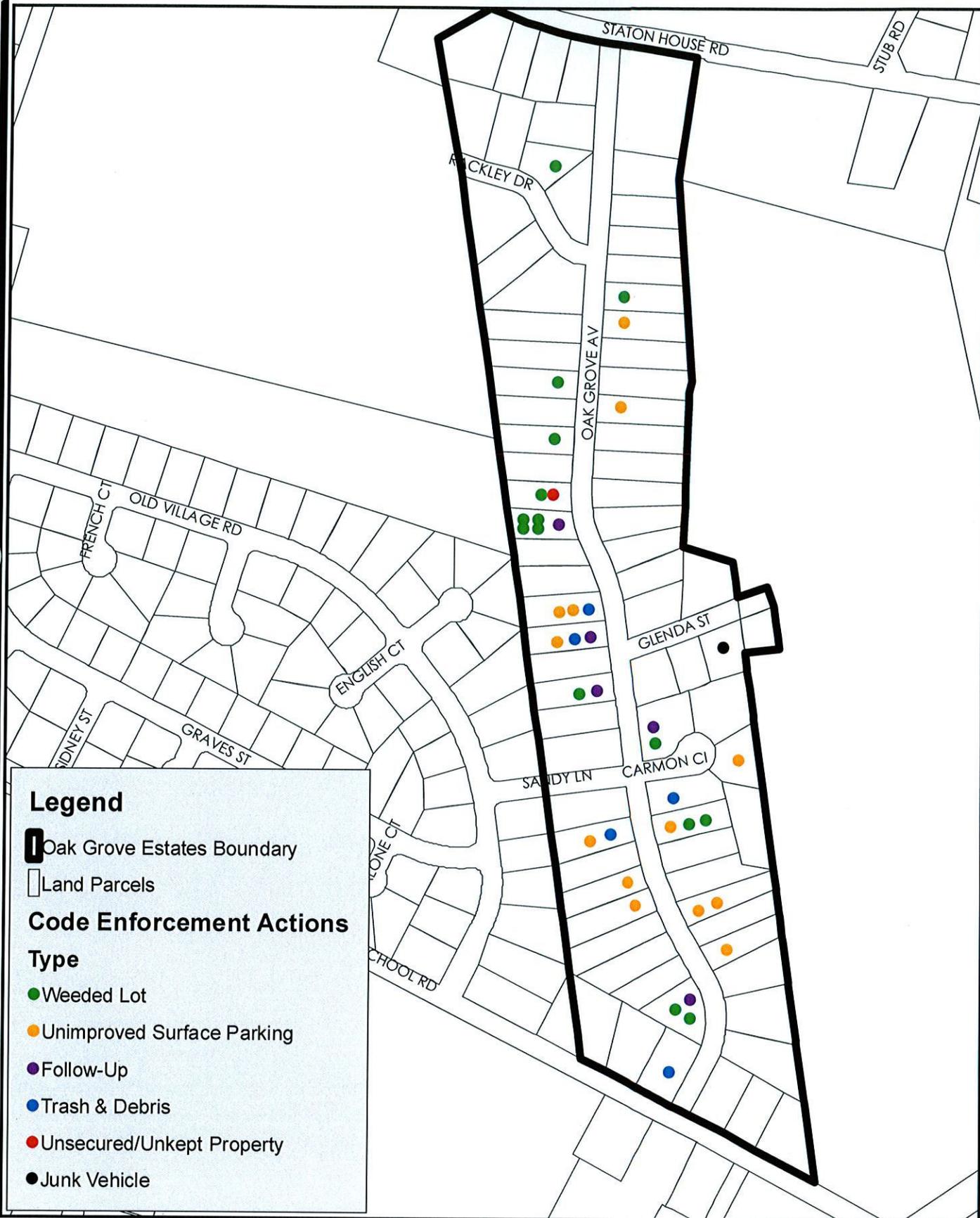
Map 23: Focus Areas (Horizons)

September 23, 2013



Map 24: Code Enforcement Actions

September 23, 2013



Legend

Oak Grove Estates Boundary

Land Parcels

Code Enforcement Actions

Type

Weeded Lot

Unimproved Surface Parking

Follow-Up

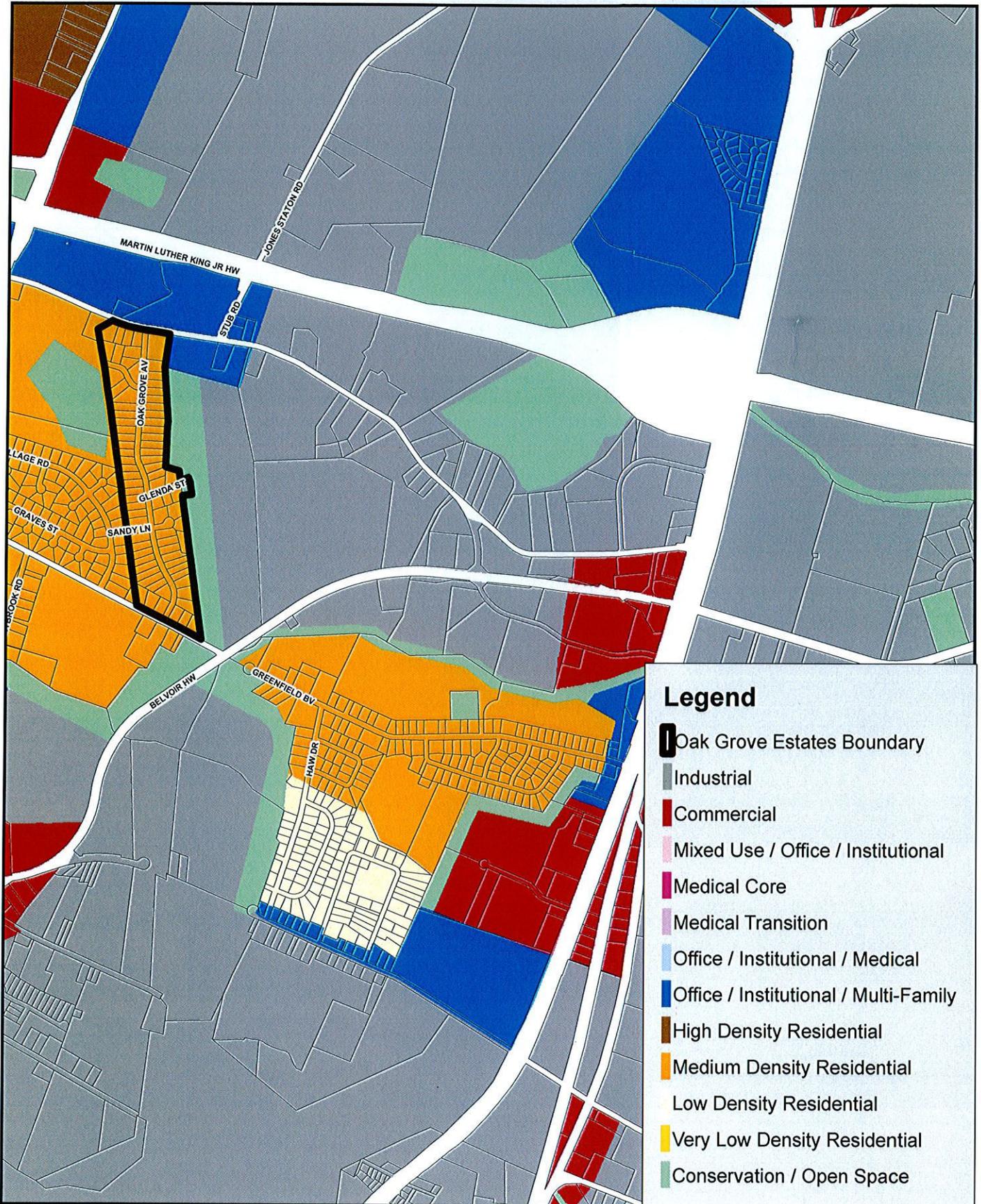
Trash & Debris

Unsecured/Unkept Property

Junk Vehicle

Map 25: Future Land Use Plan Map (Horizons)

September 23, 2013

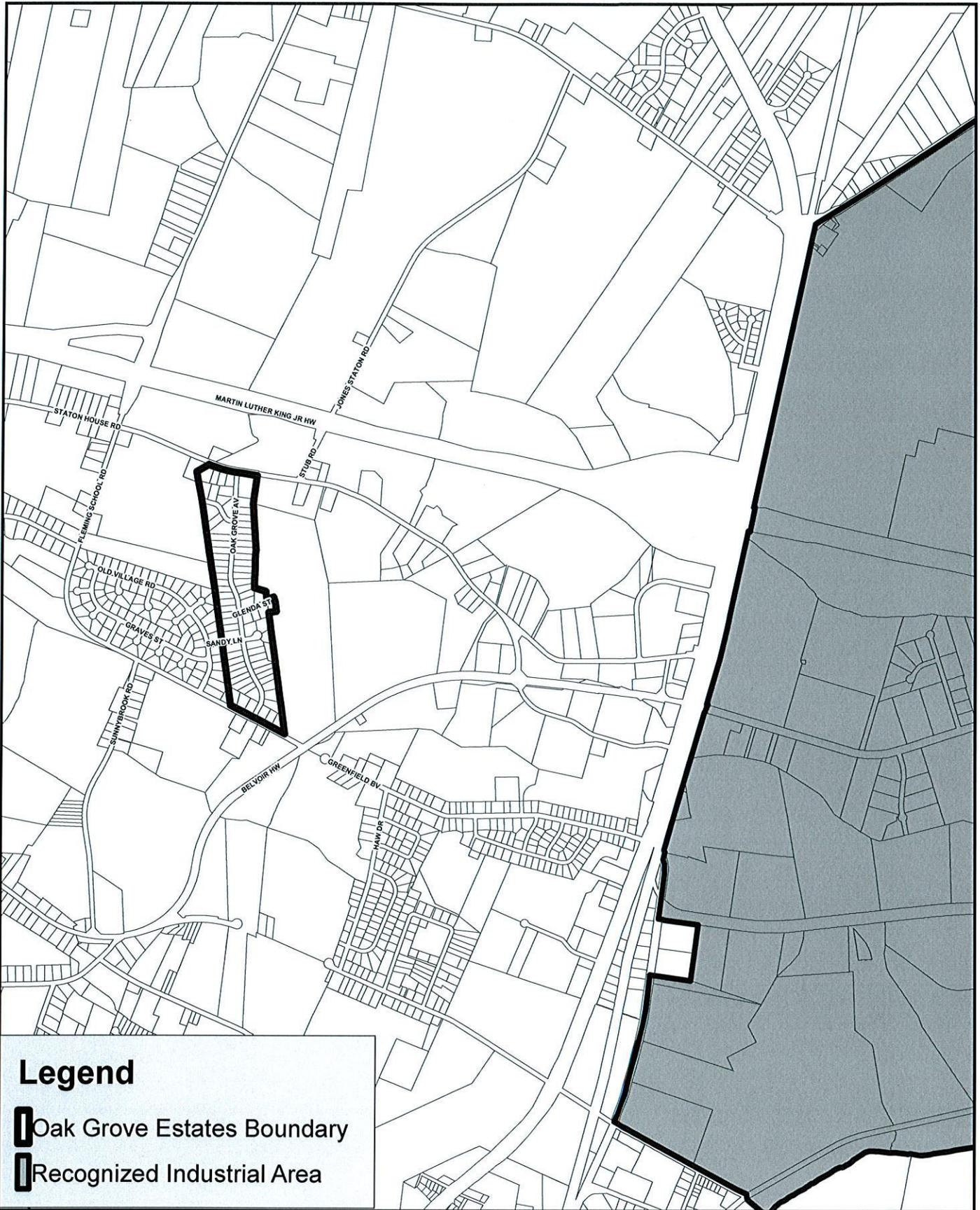


Legend

- Oak Grove Estates Boundary
- Industrial
- Commercial
- Mixed Use / Office / Institutional
- Medical Core
- Medical Transition
- Office / Institutional / Medical
- Office / Institutional / Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Conservation / Open Space

Map 26: Recognized Industrial Area

September 23, 2013

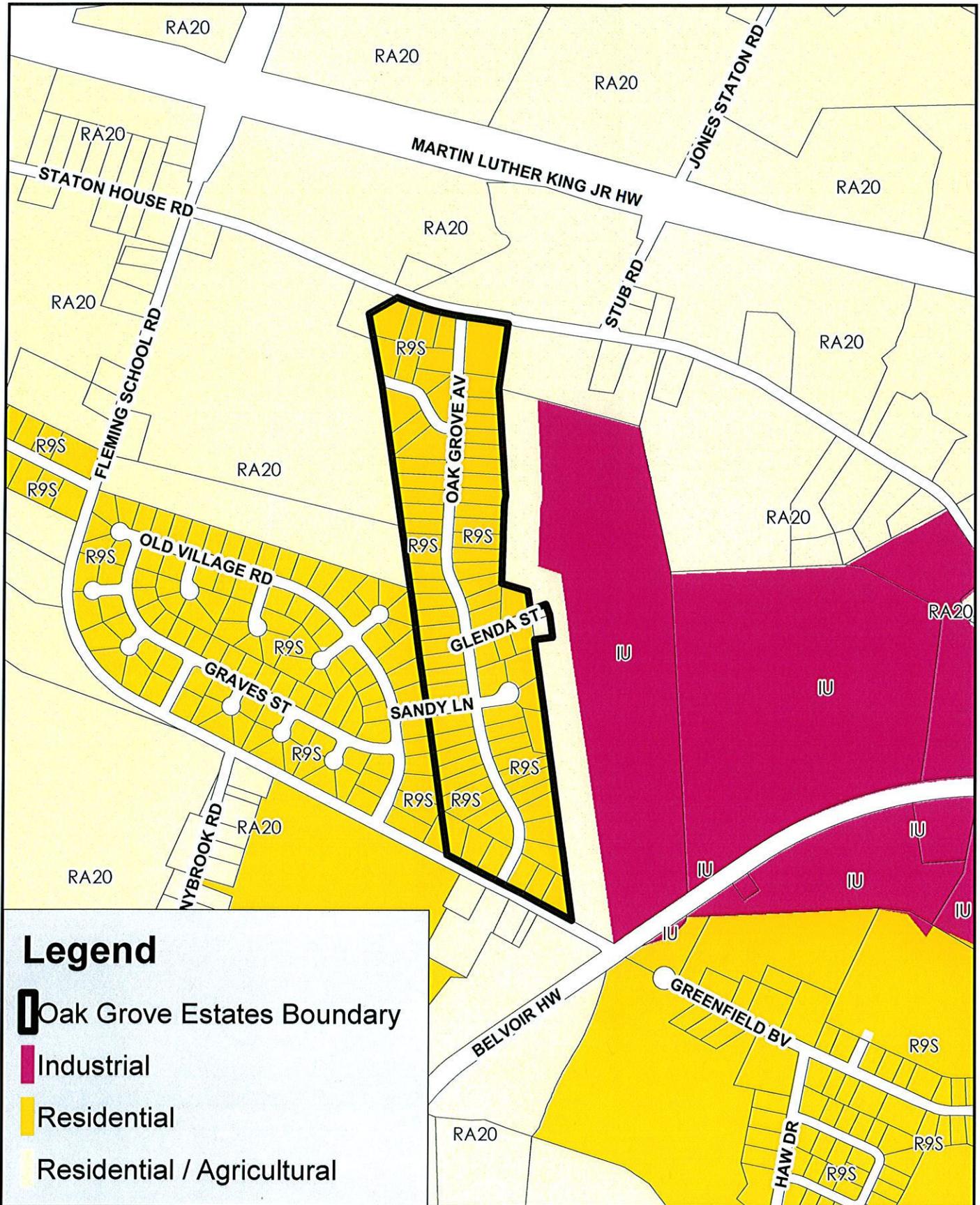


Legend

-  Oak Grove Estates Boundary
-  Recognized Industrial Area

Map 27: Current Zoning

September 23, 2013



Legend

Oak Grove Estates Boundary

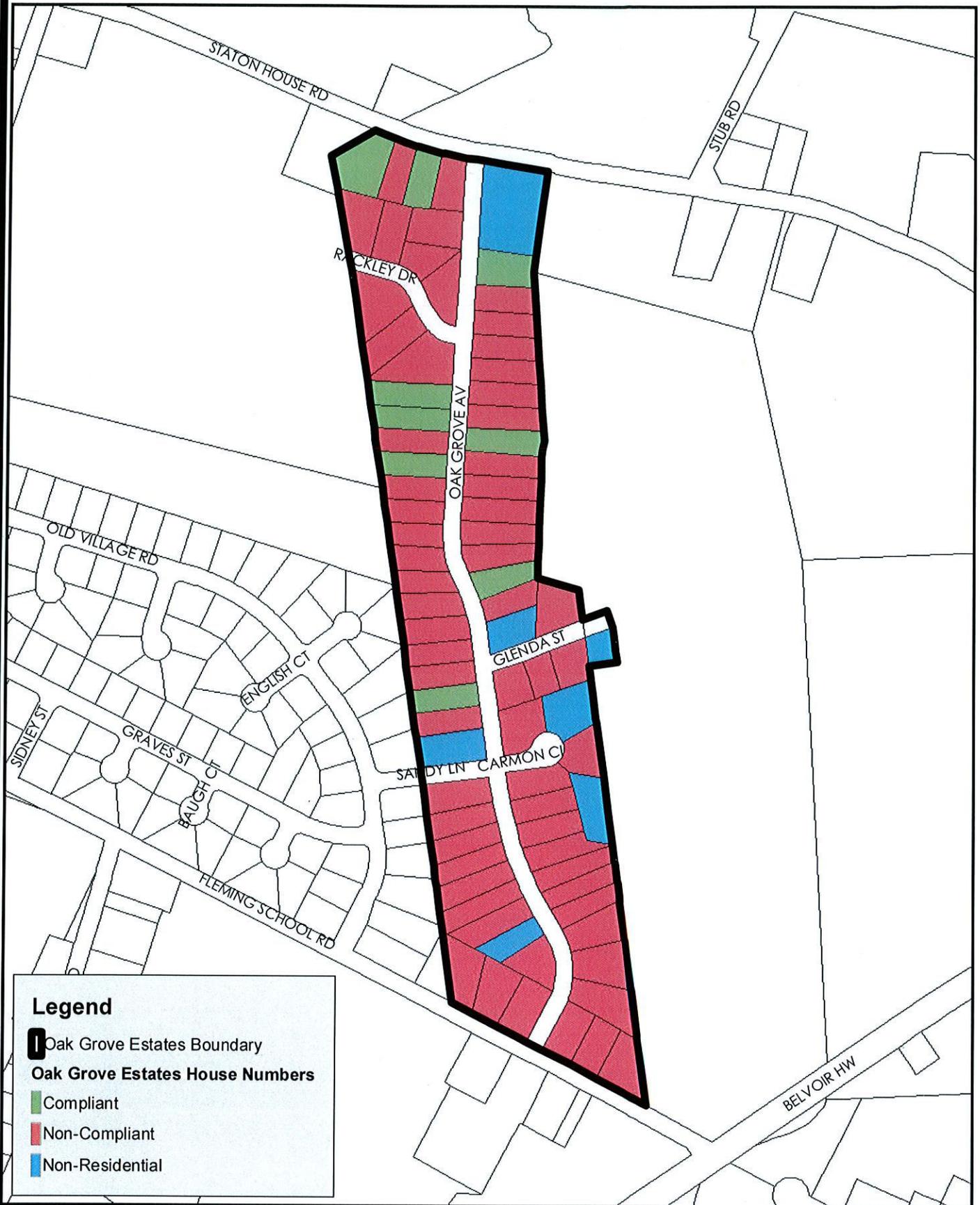
Industrial

Residential

Residential / Agricultural

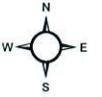
Map 28: Street Addresses (House Numbers)

September 23, 2013



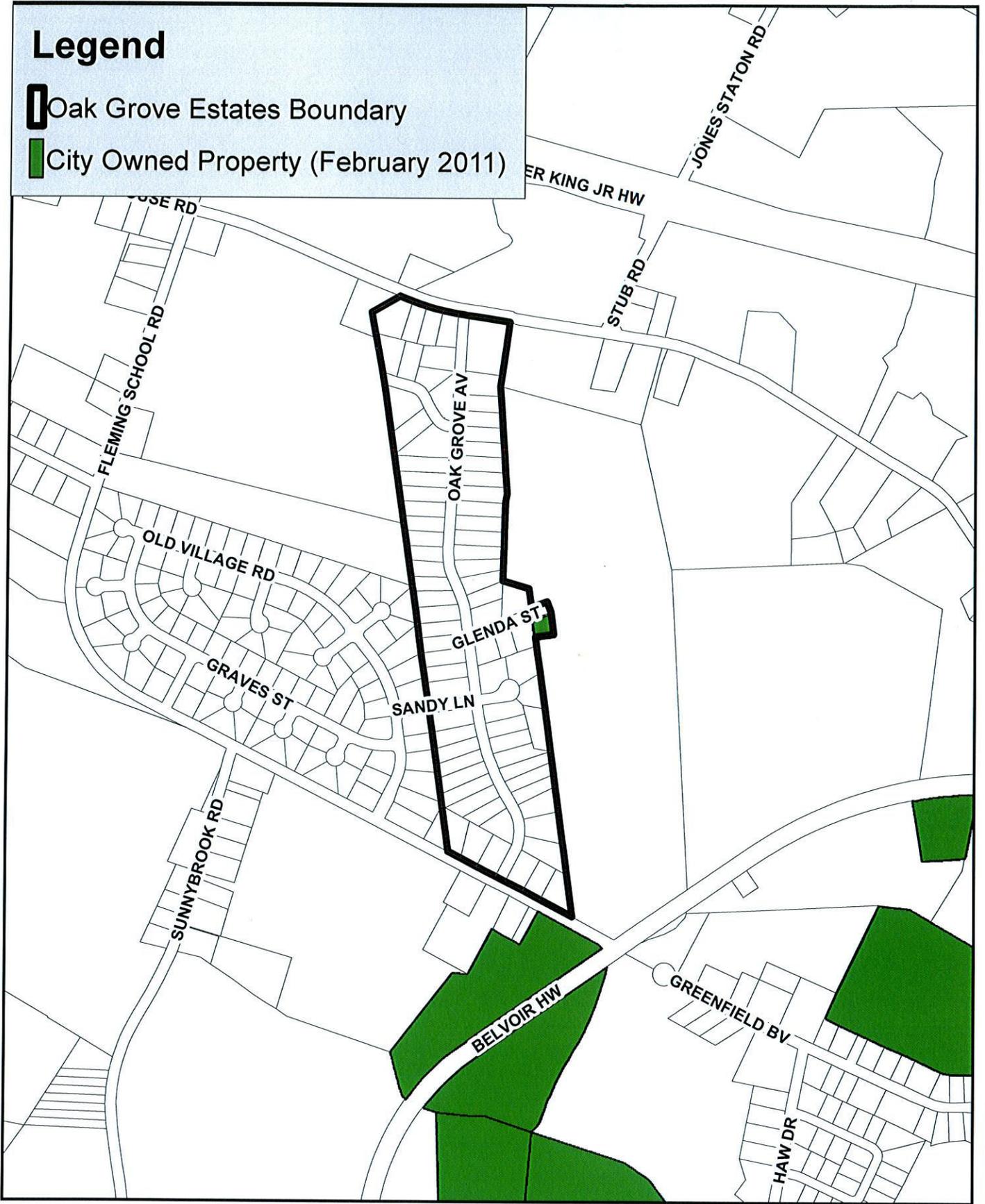
Map 29: City-Owned Properties (February, 2011)

September 23, 2013



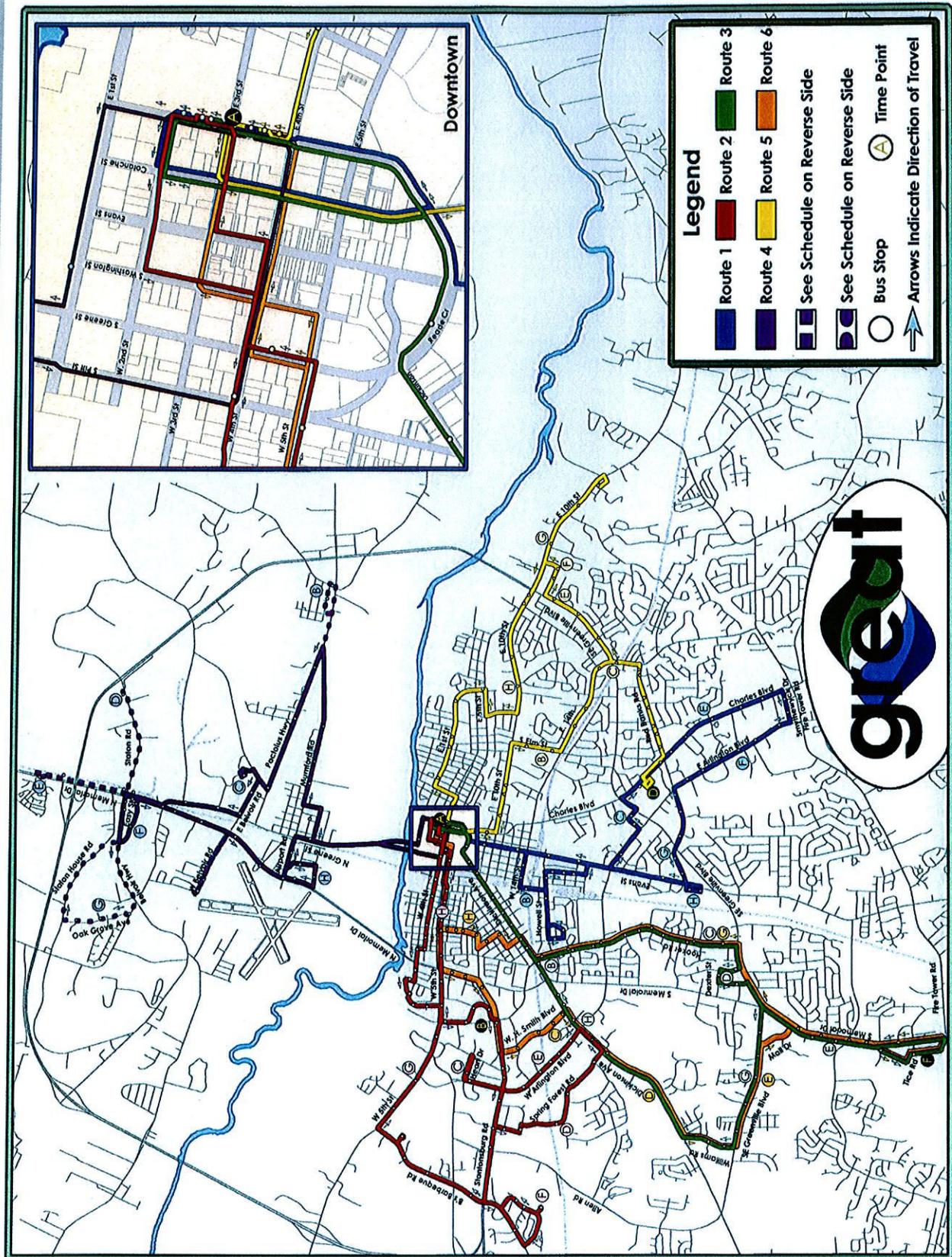
Legend

-  Oak Grove Estates Boundary
-  City Owned Property (February 2011)



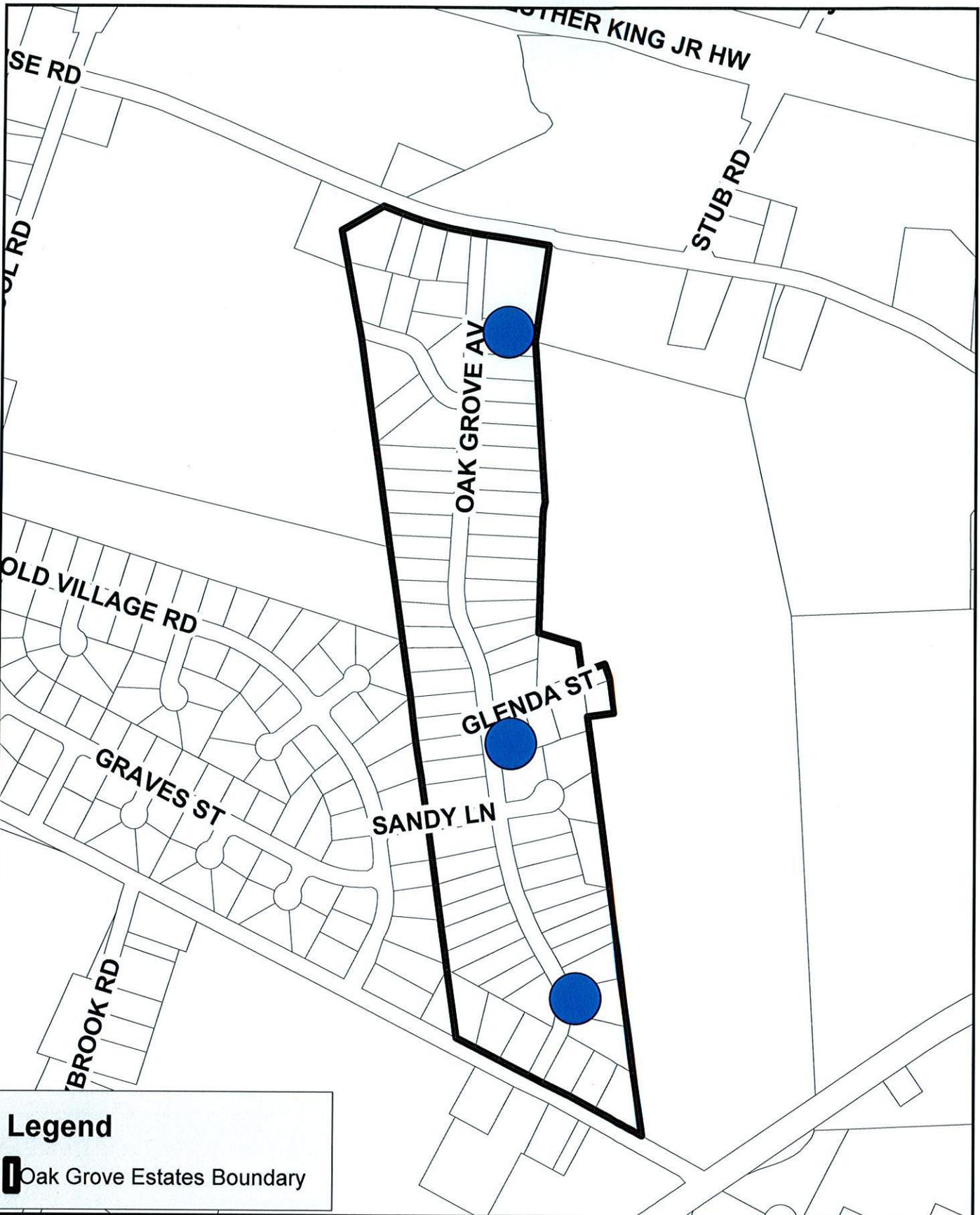
Map 30: GREAT Bus Routes (city-wide)

September 23, 2013



Map 31: GREAT Bus Stops (in the neighborhood)

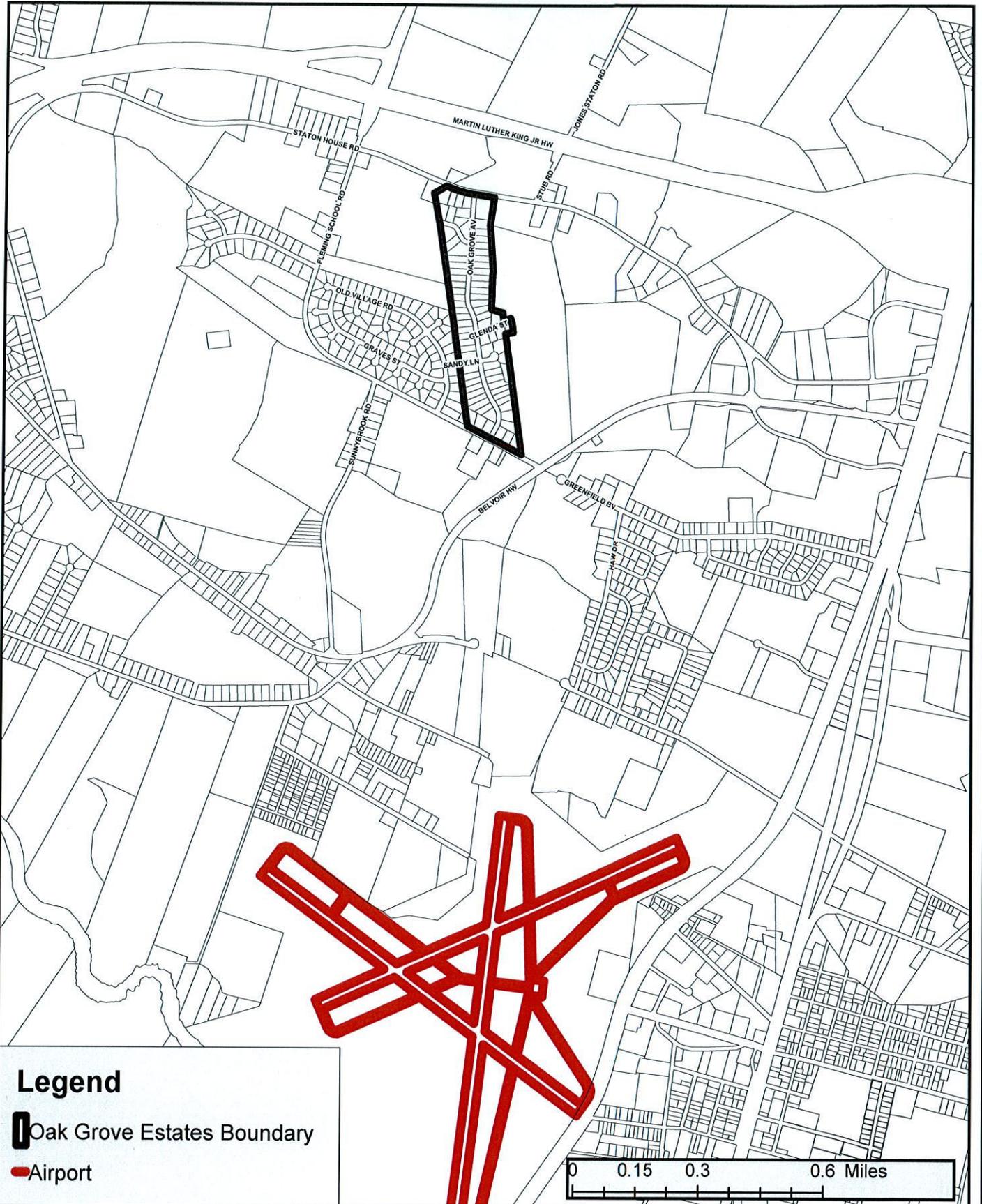
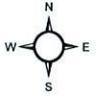
September 23, 2013



Legend
[Thick black line symbol] Oak Grove Estates Boundary

Map 32: Airport

September 23, 2013



Legend

-  Oak Grove Estates Boundary
-  Airport



Oak Grove Estates Questionnaire



1. What is your overall satisfaction level with the following neighborhood issues:

| | 5 - very satisfied | 4 - satisfied | 3 - unsatisfied | 2 - no interest | 1 - N/A or unable to answer | Rating Count |
|---|--------------------|---------------|-----------------|-----------------|-----------------------------|--------------|
| Convenience to retail shopping | 15.4% (2) | 15.4% (2) | 69.2% (9) | 0.0% (0) | 0.0% (0) | 13 |
| Convenience to personal services (daycare, etc.) | 0.0% (0) | 38.5% (5) | 15.4% (2) | 7.7% (1) | 38.5% (5) | 13 |
| Convenience to place of employment | 15.4% (2) | 23.1% (3) | 15.4% (2) | 15.4% (2) | 30.8% (4) | 13 |
| Accessibility to and from the neighborhood (turning movements and wait times) | 7.7% (1) | 76.9% (10) | 7.7% (1) | 0.0% (0) | 7.7% (1) | 13 |
| Neighborhood appearance (curb appeal, style and character of homes) | 7.7% (1) | 46.2% (6) | 46.2% (6) | 0.0% (0) | 0.0% (0) | 13 |
| Neighborhood identification (sense of place) | 8.3% (1) | 50.0% (6) | 16.7% (2) | 0.0% (0) | 25.0% (3) | 12 |
| Neighborhood organization (home owners' association effectiveness) | 0.0% (0) | 7.7% (1) | 46.2% (6) | 7.7% (1) | 38.5% (5) | 13 |
| Number of rental properties (percent of rental dwellings) | 0.0% (0) | 28.6% (4) | 14.3% (2) | 0.0% (0) | 57.1% (8) | 14 |
| Condition of rental properties | 0.0% (0) | 16.7% (2) | 25.0% (3) | 0.0% (0) | 58.3% (7) | 12 |
| Sidewalks and pedestrian friendly | 14.3% (2) | 14.3% (2) | 50.0% (7) | 7.1% (1) | 14.3% (2) | 14 |

| | | | | | | |
|---|-----------|------------|-----------|----------|-----------|----|
| Security of investment (anticipated or realized appreciation in home value) | 0.0% (0) | 28.6% (4) | 57.1% (8) | 0.0% (0) | 14.3% (2) | 14 |
| Personal safety (personal and property crime) | 7.7% (1) | 84.6% (11) | 7.7% (1) | 0.0% (0) | 0.0% (0) | 13 |
| External noise (road noise, adjacent incompatible use) | 0.0% (0) | 61.5% (8) | 38.5% (5) | 0.0% (0) | 0.0% (0) | 13 |
| Internal noise (frequent amplified sound and other noise emanating from neighborhood dwellings or adjacent properties) | 7.7% (1) | 53.8% (7) | 30.8% (4) | 0.0% (0) | 7.7% (1) | 13 |
| Streetscape appearance (shoulder maintenance, litter and trash) | 8.3% (1) | 58.3% (7) | 25.0% (3) | 0.0% (0) | 8.3% (1) | 12 |
| Neighborhood lighting quality (street lights, property/building lighting) | 7.7% (1) | 53.8% (7) | 30.8% (4) | 0.0% (0) | 7.7% (1) | 13 |
| Outdoor environmental quality (natural settings, open spaces) | 14.3% (2) | 50.0% (7) | 35.7% (5) | 0.0% (0) | 0.0% (0) | 14 |
| Recreational opportunities within or convenient walking distance of the neighborhood (accessibility to parks, play grounds) | 7.7% (1) | 53.8% (7) | 30.8% (4) | 0.0% (0) | 7.7% (1) | 13 |
| Convenient and accessible on-street parking | 7.1% (1) | 28.6% (4) | 57.1% (8) | 0.0% (0) | 7.1% (1) | 14 |
| Street drainage conditions (neighborhood streets and neighborhood entrances) | 0.0% (0) | 76.9% (10) | 15.4% (2) | 7.7% (1) | 0.0% (0) | 13 |
| | 7.1% (1) | 28.6% (4) | 64.3% (9) | 0.0% (0) | 0.0% (0) | 14 |

| | | | | | | |
|---|-----------|-----------|-----------|----------|-----------|-----------|
| Residential lot drainage conditions (your dwelling) | 0.0% (0) | 38.5% (5) | 61.5% (8) | 0.0% (0) | 0.0% (0) | 13 |
| Neighborhood public street condition and maintenance | 0.0% (0) | 53.8% (7) | 46.2% (6) | 0.0% (0) | 0.0% (0) | 13 |
| Private parking lot condition and maintenance (for apartments, etc.) | 0.0% (0) | 23.1% (3) | 0.0% (0) | 7.7% (1) | 69.2% (9) | 13 |
| Convenient access to public (GREAT) transit system stops | 15.4% (2) | 69.2% (9) | 7.7% (1) | 7.7% (1) | 0.0% (0) | 13 |
| Convenient access to ECU STUDENT transit system stops | 0.0% (0) | 23.1% (3) | 15.4% (2) | 7.7% (1) | 53.8% (7) | 13 |
| Other (please specify) | | | | | | |
| | | | | | | 7 |
| answered question | | | | | | 15 |
| skipped question | | | | | | 0 |

2. My previous address located outside this neighborhood was (check one):

| | Response Percent | Response Count |
|---|---------------------|-------------------|
| a Greenville in-city neighborhood: | 64.3% | 9 |
| a Winterville in-city neighborhood | 0.0% | 0 |
| a Pitt County city other than Greenville or Winterville: | 7.1% | 1 |
| a Pitt County out-of-city area (rural subdivision or stand alone rural lot) | 14.3% | 2 |
| a County in North Carolina other than Pitt County: | 7.1% | 1 |
| a State other than North Carolina: | 7.1% | 1 |
| a Country other than the United States | 0.0% | 0 |
| answered question | | 14 |
| skipped question | | 1 |

3. How many years have you lived in this neighborhood? (round up to next highest year. Examples: 6 to 12 months, round to 1 year; 1 year and 6 months = 2 years, etc., less than 6 months = 0)

| | Response Percent | Response Count |
|---------------------|------------------|----------------|
| Less than 1 Year | 0.0% | 0 |
| 1 year to 5 years | 6.7% | 1 |
| 5 years to 15 years | 26.7% | 4 |
| 15 + | 66.7% | 10 |
| answered question | | 15 |
| skipped question | | 0 |

4. Does your neighborhood have an organized and active Neighborhood Association? (check one)

| | Response Percent | Response Count |
|-------------------|------------------|----------------|
| Yes | 6.7% | 1 |
| No | 93.3% | 14 |
| answered question | | 15 |
| skipped question | | 0 |

5. Do you regularly attend meetings of the neighborhood association? (check one)

| | Response Percent | Response Count |
|---------------------|---------------------|-------------------|
| Yes | 0.0% | 0 |
| No | 100.0% | 1 |
| answered question 1 | | |
| skipped question 14 | | |

6. Do you plan on moving out of your current neighborhood in the next 1 to 3 years? (check one)

| | Response Percent | Response Count |
|----------------------|---------------------|-------------------|
| Yes | 0.0% | 0 |
| No | 100.0% | 14 |
| answered question 14 | | |
| skipped question 1 | | |

7. If yes to previous question, check all that apply (consideration or reasons for moving):

| | Response Percent | Response Count |
|---|---------------------|-------------------|
| Physical condition of current dwelling | 0.0% | 0 |
| Need larger dwelling (bedrooms, bathrooms, yard area, etc.) | 0.0% | 0 |
| Prefer a smaller dwelling/yard (less space, less maintenance) | 0.0% | 0 |
| Security issues (personal or property crime) | 0.0% | 0 |
| Quality of life issues (quiet enjoyment, recreational, open spaces, etc...) | 0.0% | 0 |
| School system issues | 0.0% | 0 |
| Employment opportunity in another area | 0.0% | 0 |
| Retirement | 0.0% | 0 |
| Other (please specify) | | 0 |
| answered question | | 0 |
| skipped question | | 15 |

8. Occupancy of current dwelling; do you: (check one)

| Response | Response Percent | Response Count |
|----------|------------------|----------------|
|----------|------------------|----------------|

| | | |
|--|-------|----|
| own the dwelling within which you reside (homeowner) | 93.3% | 14 |
|--|-------|----|

| | | |
|---|------|---|
| rent (if renter, would you consider purchasing a dwelling in this neighborhood) | 6.7% | 1 |
|---|------|---|

| | |
|-------------------|----|
| answered question | 15 |
| skipped question | 0 |

9. If renting, would you consider purchasing a dwelling in this neighborhood? (check one)

| Response | Response Percent | Response Count |
|----------|------------------|----------------|
|----------|------------------|----------------|

| | | |
|-----|--------|---|
| Yes | 100.0% | 1 |
|-----|--------|---|

| | | |
|----|------|---|
| No | 0.0% | 0 |
|----|------|---|

| | |
|-------------------|----|
| answered question | 1 |
| skipped question | 14 |

10. Do you have any of these problems at your current dwelling? (check all that apply)

| | Response Percent | Response Count |
|-----------------------------------|---------------------|-------------------|
| Frequent poor yard drainage | 66.7% | 6 |
| Leaking roof | 11.1% | 1 |
| Electrical system problems | 22.2% | 2 |
| Cooling system problems | 22.2% | 2 |
| Heating system problems | 11.1% | 1 |
| Plumbing system problems | 11.1% | 1 |
| Foundation or structural problems | 22.2% | 2 |
| Other (please specify) | | 2 |

| | |
|-------------------|---|
| answered question | 9 |
| skipped question | 6 |

11. How do you view your current neighborhood condition?

| | Response Percent | Response Count |
|-------------------------|---------------------|-------------------|
| declining | 13.3% | 2 |
| some improvement | 6.7% | 1 |
| stable | 60.0% | 9 |
| substantial improvement | 13.3% | 2 |
| excellent | 6.7% | 1 |

| | |
|-------------------|----|
| answered question | 15 |
| skipped question | 0 |

12. Please check the appropriate age range for the person(s) completing this survey.

| | Response Percent | Response Count |
|--------------------------|---------------------|-------------------|
| Under 18 years old | 0.0% | 0 |
| 18 – 25 years old | 0.0% | 0 |
| 25 – 45 years old | 13.3% | 2 |
| 45 – 60 years old | 26.7% | 4 |
| 60 and over | 66.7% | 10 |
| answered question | | 15 |
| skipped question | | 0 |

13. Which of the following best describes your household? Family = 2 or more adults living together (married couple, roommates, etc...)

| | Response Percent | Response Count |
|--|---------------------|-------------------|
| Single occupant (an adult living alone) | 40.0% | 6 |
| Family with no children in the household | 40.0% | 6 |
| Family with a young child(ren) (infant – 13 years old) | 6.7% | 1 |
| Family with an older child(ren) (14 – 18 years old) | 20.0% | 3 |
| answered question | | 15 |
| skipped question | | 0 |

Page 1, Q1. What is your overall satisfaction level with the following neighborhood issues:

| | | |
|---|--|----------------------|
| 1 | Convenient access to public (GREAT) transit system stops: Not shelter when rain/cold | Jul 25, 2013 9:37 AM |
| 2 | Need to keep their property more updated (paint, roofing, lawn) | Jul 25, 2013 9:30 AM |
| 3 | Need park rec for the neighborhood. Residents need to stop test driving their vehicles in the block!! Sometimes they drive 50+ miles PH in the block. Neighbors need to stop playing loud music in their vehicles while washing & waxing & cleaning them!! | Jul 25, 2013 9:26 AM |
| 4 | Need trees removed off property, no HUD Renters | Jul 25, 2013 9:16 AM |
| 5 | Teens hanging on corner problem near and on my lot | Jul 25, 2013 9:14 AM |
| 6 | We would love to see Oak Grove improve in an overall manner. A sign on the Staton House Rd entrance would be great. We also need some speed bumps vehicles come through here as if it was the highway. Also the condition of Staton House Road is ridiculous. I would not be surprised to find that the road was at least partially responsible for my back problems. Oak Grove can be a great place to live and we welcome any interest and or help we can get. | Jul 25, 2013 8:52 AM |
| 7 | As far as I can see some neighbors keep their trash cans out at the front all week and their surroundings disgusted with all the children toys laying around. | Jul 25, 2013 8:46 AM |

Page 9, Q10. Do you have any of these problems at your current dwelling? (check all that apply)

| | | |
|---|--|----------------------|
| 1 | Plumbing System Problems: hot water need kitchen | Jul 25, 2013 9:15 AM |
| 2 | All is well, thankfully. | Jul 16, 2013 9:17 AM |