



## ***College Court & Coghill Subdivisions Neighborhood Report and Plan (07-01)***



***Prepared by the Community Development Department  
Adopted April 12, 2007***

## **ACKNOWLEDGEMENTS**

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# **College Court & Coghill Subdivisions Neighborhood Report and Plan (07-01) March 20, 2007**

## **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/departments/communitydevelopment/plans](http://www.greenvillenc.gov/departments/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 College Court and Coghill Subdivisions, hereafter referred to collectively as “the neighborhood”, are located in the east central area of the city, and more specifically, south of East Tenth Street, west of Reedy Branch, north of East Fourteenth Street and east of Brownlea Drive. The neighborhood is within the city limits (voting districts 3 and 4), and is located in Vision Area I, as designated in HORIZONS: Greenville’s Community Plan. The neighborhood was platted in 8 subdivision sections in the period, 1954-1965, and collectively contains 245 residential lots and 2 institutional lots on 89 net acres (106 total acres). The neighborhood has 2.9 miles (15,275 linear feet) of paved public streets, excluding Tenth and Fourteenth Streets.

### **3. Index of Attachments**

- Map 1: Voting District and City Limits
- Map 2: Streams and Open Ditches
- Map 3: Topography
- Map 4: Flood Hazard
- Map 5: Aerial Photo
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- Map 7: Topography for Vacant Lot
- Map 8: Hydric Soils
- Map 9: Impervious Surface
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Other Supplemental Attachments:

- 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
- Citizens Survey Form and Results Spread Sheet (see doc. # 678168)

## **4. Current Conditions**

### **A. Natural Environment (see maps 2-6)**

Reedy Branch forms the eastern boundary of the neighborhood. Other significant watercourses in the immediate area are Green Mill Run located to the north and Fornes Run located to the west. Both Fornes Run and Reedy Branch drain directly into Green Mill Run, a major tributary of the Tar River.

The topography (NGVD) of the neighborhood ranges from a high of 66 feet in the southwest (East Fourteenth Street and Ragsdale Road) to 32 feet in the northwest (East Tenth Street and Wright Road). With the exception of the lot areas directly abutting Reedy Branch and East Tenth Street, no lots are impacted by severe slopes. The Reedy Branch canal falls from 48 feet at East Fourteenth Street to 16 feet at East Tenth Street, over a distance of 4,376 feet.

Reedy Branch contains a regulated flood hazard area including a mapped floodway and 100-year floodplain. See also Title 9, Chapter 6, Flood Damage Prevention, of the City Code. No structures were impacted by Hurricane Floyd (1999).

Outside of the Reedy Branch corridor, the neighborhood has little natural growth tree cover. Most tree cover within the area has been as a result of independent residential lot landscaping. Except for the Reedy Branch canal and the vacant lot located at the intersection of East Tenth Street and East Wright Road, there is limited wildlife habitat remaining within the neighborhood.



Reedy Branch is designated as a greenway corridor on the official Greenway Master Plan (2004); however no dedicated greenway easements exist at this time that would restrict encroachment or provide for public access. The current greenway plan does not recommend a pedestrian or bike trail, outside existing street rights-of-way, along or across Reedy Branch within the bounds of the neighborhood.

With the exception of the Reedy Branch canal, there are no known regulated wetlands located within the neighborhood.

#### **B. Land Suitability (see maps 7-8)**

With the exception of the vacant lot located at the northeast intersection of East Tenth Street and East Wright Road, there are no known soil, water table, topological, or other environmental limitations that would prohibit continued residential use of the lots within the neighborhood. The aforementioned 24,000-square foot vacant lot is impacted by the Reedy Branch flood hazard area, severe slopes and its proximity to the East Tenth Street thoroughfare.

Reedy Branch is classified as a regulated stream and is subject to the Tar-Pamlico Buffer Protection Rule and associated stream buffer setback requirements. Pursuant to the Tar-Pamlico buffer rules, no structures or other land-disturbing activity is permitted within 50 feet of the top of the stream bank. This stream buffer area coincides with the proposed greenway referenced under A., above.

Hydric soils (Bb and Ly) are limited to the extreme southwest area near East Fourteenth Street and the eastern Reedy Branch corridor. Interior area soils include Pa, AgB, ExA, LnA, NrB, OcB, Wab and GoA. Neighborhood property soils are suitable for residential development.

### **C. Transportation (see maps 9-12)**

Current ingress and egress to the neighborhood are mainly served by East Tenth Street and East Fourteenth Street, however access to Greenville Boulevard is available via an interconnected street system shared with an adjoining neighborhood to the east. Future access to Brownlea Drive will be via Tyler Lane.

Brownlea Drive is a city-maintained, proposed minor thoroughfare planned for two (2) travel lanes within a 70-foot right-of-way. Brownlea Drive is proposed for extension to the north of its intersection with First Street, thereby connecting the east central area with the Uptown Business District. The Brownlea Drive (Phase II improvements) right-of-way in the area immediately north of East Fourteenth Street (across parcel #15065) has been secured by agreement, and construction must be completed on or before 2024. Future planned improvements include bike lanes and sidewalks in both travel directions.

Fourteenth Street is a state-maintained, existing minor thoroughfare, planned for two (2) travel lanes within a 100-foot right-of-way at its intersection with Ragsdale Road, and provides existing northeast-southwest intra-city access. Future planned improvements include bike lanes and sidewalks in both travel directions.

Tenth Street is a state-maintained, existing major thoroughfare planned for four (4) travel (plus center turn) lanes at its intersection with Wright Road, and provides direct access to the East Carolina University campus/employment center to the west and the community focus area at the intersection of East Tenth Street and Greenville Boulevard. Future planned improvements include sidewalks in both travel directions.

West Wright Road, South Wright Road, East Wright Road, and Ragsdale Road are collector roads for the neighborhood. No neighborhood access points are signalized intersections.

The posted neighborhood speed limit is 25 miles per hour.

All neighborhood roads are public dedicated, city-maintained streets with curb and gutter construction (except for Cotton Road) and a piped storm drainage system. All streets have a 36-foot back-to-back travel lane within a 50-foot right-of-way. Cotton Road has a 22-foot travel lane with no curb and gutter within a 50-foot right-of-way. On-street parking is permitted on all streets, however no through truck traffic, including overnight on-street truck parking, is permitted.

There are sidewalks on the southern side of South Wright Road and eastern side of West Ragsdale Road. Currently, there have been no evaluations of sidewalks to determine if additional sidewalks are needed.

Multiple stop conditions throughout the neighborhood and speed humps on East Wright Road (4), Ragsdale Road (3), and West Wright Road (1) discourage cut-through traffic and excessive speed on collector streets. The speed humps were installed by the City of Greenville Public Works Department in June 2005 as part of a neighborhood traffic calming project for the neighborhood. Several residents who attended the neighborhood information meeting (2/7/07) voiced concerns about the frequent excessive vehicle speeds routinely observed by residents on the section of South Wright Road between West Ragsdale Road and East Wright Road.

There are no GREAT or ECU Student transit system bus stops located within the neighborhood. The nearest GREAT bus stops are located on the southern right-of-way of East Tenth Street approximately 200 feet west of East Wright Road and at Peppermint Park. The current GREAT bus stops do not include any pad, seat, or shelter.

Currently, a paving condition rating survey, including this area, is being conducted by the Public Works Department to determine when and if street resurfacing is needed.

#### **D. Public Utilities: Water, Sanitary Sewer, Gas and Electric (see map 13)**

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 Commission. 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 14)**

The street drainage system and associated out of right-of-way drainage improvements, including subsurface systems and open channels, and Reedy Branch, are maintained by the City of Greenville Public Works Department.

Per the current Stormwater Management and Control ordinance, street catch basins are designed for a 2-year storm and the subsurface stormwater system is designed for a 10-year storm.

There are no frequently flooded road travel-ways within the neighborhood. During severe storms that exceed normal conditions, the intersection of East Wright and Graham Street temporarily floods over the curb in the immediate intersection. No structural flooding has occurred as a result of these temporary conditions.

Due to the limited size of its drainage area and relatively high bank at most locations, Reedy Branch storm flow has impacted only those lots that are closest to the South Wright Road crossing. Currently, there are no bank destabilization projects being undertaken by the city.

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. All subsurface drainage improvements and open channels are adequate for the ordinance specified design storm.

Due to the topography of the neighborhood, some down slope residential lots experience storm water flow across yards during moderate to severe storms.



## **F. Structures and Building Activity (see maps 9, 15, 16)**

The neighborhood is mainly comprised of one-story brick, ranch-style single-family residences. There is one (1) duplex located on the rear portion of 1019 East Wright Road. There are no multi-family dwellings within the neighborhood. With the exception of the Maranatha Baptist Church, there are no non-residential structures within the neighborhood. Most homes were constructed between 1954 and 1972.



In a 30-month period (1/1/04-6/30/06), there were nine (9) building permits issued within the neighborhood for repair, renovation, and expansion. The total recorded permit value of the improvements was \$200,570. In 2005, there was a permit issued for a new single-family residence and a permit issued for fire damage repair in 2006.

In 2006, the total building (excluding land) tax value in this neighborhood is \$22,096,870.00. The combined land and building (total) tax value in this neighborhood is \$28,246,616.00. At the current city tax rate (\$0.56 per \$100) the total property valuation results in \$158,181.00 annual revenue to the city. See Section L. Public Services for a general description of municipal services provided to the neighborhood.

Many neighborhood homes, due to the period of construction (1954–1972), lack updated modern conveniences and energy-efficient systems in comparison to more recently built homes in newer subdivisions. This lack of overall reinvestment in dwelling expansions and upgrades has resulted in a somewhat antiquated neighborhood housing stock. Lack of individual and collective reinvestment in neighborhood housing results in a competitive disadvantage when compared to newer residential developments. This pattern creates an economic phenomenon driven by perceptions of present and long-term value that typically results in disinvestment, out-migration and rental encroachment.

There are no dilapidated or abandoned structures (dwellings) located within the neighborhood at the time of this report.

## **G. Socioeconomic (see maps 17, 18)**

Based on a comparison of physical addresses and mailing addresses, the subject area is approximately 78% owner-occupied and 22% rental property at the time of this report.

According to the U.S. Census Bureau, the 2005 adjusted median household income is \$26,633. The median family income is \$45,254 and median non-family household income is \$17,988.

The median 2006 tax value of homes (excluding lots) in the neighborhood is \$162,660. Excluded from the tax value calculation is the Maranatha Baptist Church property and the residence at 1019 East Wright Road (due to the property containing both a single-family and duplex structure). The median 2006 tax value of residential homes in Greenville is \$90,140 (including condominiums and townhomes) and \$117,120 (excluding condominiums and townhomes).

The neighborhood does not contain a mix of housing options, both price and unit type, for transitional housing purposes.

## **H. Health and Life Safety (see maps 4, 9, 19, 20, 21)**

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

There is a regulatory flood hazard area associated with Reedy Branch. As illustrated by the city's geographical information system (GIS) coverage for structures and the flood hazard area overlay, thirteen (13) dwellings are impacted by the 100-year floodplain. The minimum finished floor elevation requirement for new construction or expansion of a dwelling is base flood (100-year) elevation plus one (1) foot or the 500-year flood elevation, whichever is greater. The minimum flood elevation varies depending on location along the watercourse. No dwellings are located within the floodway of Reedy Branch, wherein no fill or construction is permitted.

There were 162 calls for city police services in the neighborhood in the twelve (12) month period from 1/1/06 - 12/31/06. Personal and property crime recorded over the reporting period include: animal complaints, disturbing the peace, larceny, and breaking and entering. There is an active Neighborhood Watch Program in the neighborhood.

Fire suppression and rescue services for the neighborhood are provided by city Fire Station #6 (East Tenth Street) and Fire Stations #1 and #3 (Downtown and Red Banks Road, respectively), as needed. The Fire/Rescue Department provides Paramedic Service which is a higher level of service compared to basic Emergency Medical Technician (EMT) Service. There are currently three (3) points of emergency access via the existing collector streets, plus an additional access point planned as part of the future Brownlea Drive extension. Fire hydrants are located throughout the neighborhood. Recommended hydrant to single-family dwelling separation is 400 or fewer feet, per the GUC design manual. 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 is 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 pest control spraying 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 are no substandard (under-lighted) areas in the neighborhood. Several residents who attended the neighborhood information meeting (2/7/07) did, however, voice concerns of under-lighted areas on several street sections in proximity to the intersections of East Wright Road – College Court Drive, Graham Street - East Ragsdale Road, and West Ragsdale Road - Slay Drive. The current (standard) street lighting fixtures (utility pole mounted cobra heads), as opposed to other lamp type options, were discussed as a possible contributing factor to under-lighted conditions.

#### **I. Quality of Life (see maps 9, 22, 23, 24)**

The neighborhood has an organized and active property owners association.

The aesthetic quality of public views and the overall general streetscape is good due to well-kept lawns, mature tree cover, paved and adequate driveways, uniformity of dwelling orientation and setbacks, minimal use of on-street parking, and the low-maintenance brick exteriors of most dwellings. There are no existing neighborhood identifiers such as entrance markers or signage at the collector street access points, and there is no public art or public landscape improvements within the neighborhood that further define community character, identity and sense of place. 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.

There are several sections of neighborhood roadsides that are maintained by a limited number of Adopt-A-Street program volunteers.



The neighborhood does not contain any recognized or designated historic structures or mapped archaeological sites. The nearest archaeological site (31PT199) is located north of Reedy Branch on Jaycee Park parcel #07142, in the vicinity of the tennis courts and softball field.

Public accessible green spaces at Jaycee Park, Peppermint Park and Eastern Elementary School are located immediately outside the neighborhood. There are no public or common recreation spaces within the bounds of the neighborhood. With the exception of the vacant lot located at the intersection of East Wright Road and East Tenth Street and the Maranatha Baptist Church property, all lots are built upon and occupied for residential purposes.

Leisure, educational and recreational opportunities within a 1/3-mile radius of the neighborhood center point (Wright Road and Ragsdale Road intersection) include Jaycee Park, Peppermint Park, and the East Branch Library. Jaycee Park provides arts and crafts, tennis courts, ball fields, a skate/bike park with numerous pipes and jumps, public restrooms and year-round administrative and meeting facilities. Peppermint Park provides a variety of child play equipment including swings, slides, etc.; however, the park is separated from the neighborhood by East Fourteenth Street, a minor thoroughfare that restricts pedestrian access during peak travel periods. Both park facilities include public parking areas. There are no plans to physically change/expand Jaycee and Peppermint Parks at the time of this report. The Jaycee Park “extreme park” was recently improved to include the new “kiddy” bike ramp, opened to the public on February 19, 2007. A ball field is currently under construction at Elm Street Park. Eastern Elementary School has open space and outdoor play equipment informally available to neighborhood residents during or after school hours and weekends. The East Branch Library is located within reasonable ambulatory adult walking distance; however, no library bookmobile service is provided to serve neighborhood children, elderly and handicapped neighborhood residents due to the low density population and close proximity of existing library facilities.

The neighborhood is not negatively impacted by any excessive external noise generator such as a railroad line or high-speed thoroughfare street. According to available Police Department records, the total number of residential noise violation complaints received and/or enforcement actions taken within the past twelve (12) months is twenty (20).



The neighborhood center point is in close vicinity of numerous neighborhood, intermediate, and community nodes. The largest retail service node is located at the intersection of East Tenth Street and Greenville Boulevard. There are a variety of commercial uses such as food stores, several fast food restaurants, and commercial service establishments within a 1-mile radius of the neighborhood center point. Pedestrian/bike access to grocery or necessity goods is not convenient due to distance and lack of sidewalks and bike lanes on thoroughfare streets.

The neighborhood center point is located within a 1-mile radius of the East Carolina University (ECU) employment center. Direct access to the ECU campus is via East Tenth Street, and its northern right-of-way sidewalk, and the Green Mill Run greenway pedestrian/bike trail.

#### **J. Code Compliance (Code Enforcement unless otherwise noted) (see map 25, 26)**

In the 30-month period, 1/1/04 – 6/30/06, there were 77 code enforcement-related staff investigations and/or actions in the neighborhood. There were seven (7) citations issued as follows from either code enforcement or police investigations/actions as follows:

Animal complaints (stray, domestic animals and nuisance wildlife): **58** (Police)

Parking on unimproved surfaces: **26**

Weeded lots: **22**

Disturbing the peace: **20** (Police)

Public nuisances (other): **10**

Litter/rubbish: **8**

Abandoned/junked vehicles: **7**

Residential occupancy (3 unrelated rule): **2**

Minimum housing code: **2**

Parking violation: **1** (Police)

Zoning and land use: **0**

**Total citations** from all categories issued over the report period: **7** (2 – domestic animal complaints; 1 - parking on unimproved surfaces; 1 – weeded lot; 2 – disturbing the peace; 1 – parking violation)

#### **K. Current and/or Pending Planned Public Improvements**

There are no current and/or pending planned public improvement projects within the neighborhood at the time of this report.

Future Thoroughfare Plan improvements are proposed for Tenth Street, Fourteenth Street and Brownlea 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 districts 3 and 4.
- Sanitation services including residential (curbside/rear yard) 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.

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) connection. Fiber optic service currently is not available in the neighborhood.

#### **N. Future Land Use Plan Map Recommendations (HORIZONS) (see map 27)**

The Future Land Use Plan Map recommends medium density residential for all neighborhood properties. The medium density range includes: R9S, R9, R6S, and R6A zoning districts. The current R9S zoning is the most restrictive option within the recommended medium density range and residential use is restricted to single-family dwellings only.

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

#### **O. Zoning Classification(s) (see map 28)**

The neighborhood properties were rezoned on 1/12/06 from R9 (single-family/duplex) 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."

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 prior zoning (R9) allowed both single-family and duplex dwellings.

The current zoning map designations and future land use plan map recommendations for adjoining and area properties support a sustainable environment for the neighborhood.

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 - 2
- 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 - 4
- M. Information Technology - 3
- N. Future Land Use Plan Map - 5
- O. Zoning - 5

## **Identified Areas for Neighborhood Improvement:**

### **C. Transportation - 3**

- Brownlea Drive thoroughfare plan improvements and the Tyler Drive connection
- Fourteenth Street thoroughfare plan improvements
- Tenth Street thoroughfare plan improvements
- Sidewalks on one side of all neighborhood collector streets
- Pedestrian access to public transportation, including upgraded bus stop facilities
- Excessive vehicle speeds on portions of South Wright Road

### **E. Storm Drainage - 3**

- Localized street intersection flooding

### **F. Structures and Building Activities – 2**

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

### **G. Socioeconomic - 3**

- Comprehensive reinvestment in and continued improvement of the housing stock

### **H. Health and Safety - 3**

- Unsecured underground fuel oil tanks
- Street lighting

### **I. Quality of Life -3**

- Neighborhood identifiers, entrance signs, etc.
- Overhead utility lines and services
- Street lighting
- Pedestrian/bike (sidewalk/bike lane) access to services and parks

### **J. Code Compliance – 3 (CDD Code Enforcement Division unless otherwise noted)**

- Residential occupancy
- Minimum housing code
- Abandoned/junked vehicles
- Parking on unimproved surfaces
- Weeded lots
- Public nuisances
- Residential noise violations
- Animal complaints (Police)
- Disturbing the peace (Police)
- Litter/rubbish

### **K. Current and/or Planned Public Improvements**

- Development of a Sidewalk Plan
- Completion of Thoroughfare Plan improvements

### **M. Information Technology**

- Fiber optic services



## 6. Survey Results Summary

Household surveys were mailed to property owners and residents, utilizing tax parcel information, requesting their opinion of current neighborhood conditions. Below is the average score of those responses. There were 239 owner surveys and 53 renter surveys mailed. In total, 95 surveys were returned (92 – owner, 3 – renter) representing 38% of the properties within the neighborhood. See the Supplemental Information (document # 678168) section for complete survey results.

5 - very satisfied 4 - satisfied 3 - unsatisfied 2 - no interest 1 - N/A or unable to answer

- 4 - Convenience to retail shopping
- 4 - Convenience to personal services (daycare, etc.)
- 4 - Convenience to place of employment
- 4 - Accessibility to and from the neighborhood (turning movements and wait times)
- 4 - Neighborhood appearance (curb appeal, style and character of homes)
- 4 - Neighborhood identification (sense of place)
- 4 - Neighborhood organization (home owners' association effectiveness)
- 3 - Number of rental properties (percent of rental dwellings)
- 3 - Condition of rental properties
- 4 - Sidewalks and pedestrian friendly street crossings
- 4 - Security of investment (anticipated or realized appreciation in home value)
- 4 - Personal safety (personal and property crime)
- 4 - External noise (road noise, adjacent incompatible use)
- 4 - Internal noise (frequent amplified sound and other noise emanating from neighborhood dwellings or adjacent properties)
- 4 - Streetscape appearance (shoulder maintenance, litter and trash)
- 4 - Neighborhood lighting quality (street lights, property/building lighting)
- 4 - Outdoor environmental quality (natural settings, open spaces)
- 4 - Recreational opportunities within or in convenient walking distance of the neighborhood (accessibility to parks, play grounds)
- 4 - Convenient and accessible on-street parking
- 4 - Street drainage conditions (neighborhood streets and neighborhood entrances)
- 4 - Residential lot drainage conditions (your dwelling)
- 4 - Neighborhood public street condition and maintenance
- 2 - Private parking lot condition and maintenance (for apartments, etc.)
- 2 - Convenient access to public (GREAT) transit system stops
- 2 - Convenient access to ECU STUDENT transit system stops

Note – The primary area of neighborhood respondent concern is the number and condition of rental properties.

### **Does your neighborhood have an organized and active Neighborhood Association?**

99% - Yes  
1% - No

### **Do you regularly attend meetings of the neighborhood association?**

73% - Yes  
27% - No

**How many years have you lived in this neighborhood? (92 homeowner respondents)**

47% - over 25 years (43 homes)  
17% - 5 to 10 years (16 homes)  
15% - 1 to 5 years (14 homes)  
10% - 15 to 20 years (9 homes)  
5% - 10 to 15 years (5 homes)  
3% - 20 to 25 years (3 homes)  
2% - less than 1 year (2 homes)

23 years on average

Note - Overall, survey responses would indicate that a significant number of homes may, in the near future, be available for owner occupant or rental occupancy due to demographic shift.

**My previous address located outside this neighborhood was:**

Based on respondents that answered they lived in the neighborhood no more than five (5) years.

17% - another Greenville (in-city) neighborhood  
14% - out-of-state  
7% - in Winterville  
7% - outside of Pitt County (in-state)

**Do you plan on moving out of your current neighborhood in the next 1 to 3 years?**

81% - No  
19% - Yes

**Do you have any of these problems [structural, mechanical, electrical, plumbing, etc.] at your current dwelling?**

Of the 92 homeowner surveys received, 22 surveys indicated some type of problem. Twelve (12) surveys cited poor yard drainage. The responses and windshield survey by staff would indicate that the housing stock is in good physical condition however, due to the period of construction, many houses are in need of upgrades and improvements.

Frequent poor yard drainage: 12  
Plumbing system problems: 5  
Foundation or structural problems: 3  
Heating and cooling: 3  
Leaking Roof: 2  
Mold: 2  
Electrical system problems: 1  
Energy efficiency: 1

**Do you view your current neighborhood as:**

- 44% - stable
- 37% - declining
- 10% - some improvement
- 2% - excellent
- 2% - not applicable
- 0% - substantial improvement

**7. HORIZONS: Greenville's Community Plan (2004) Recommendations: (see also map 27)**

**Vision area**

The neighborhood is located in Vision Area I., East Central.

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

- I1. Expand after-school recreational and educational opportunities at Elm Street and Jaycee Park.
- I4. Widen 14<sup>th</sup> St from Charles Boulevard to Greenville Boulevard.
- I6. Extend Brownlea Drive to connect with 14<sup>th</sup> Street.

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

Completed to date: None

Pending: None

**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 citywide 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

**9. Public comments received during the 2/7/07 public information meeting held at Jaycee Park**

- Need neighborhood identification signage, especially at the intersection of Tenth Street and East Wright Road
- Street lighting – poorly lighted areas in neighborhood (may be due to tree cover) and lamp type
- Sidewalks – need more throughout neighborhood
- Vacant lot and right-of-way maintenance at intersection of Tenth Street and East Wright Road (litter and overgrown lot)
- Brownlea Drive Extension completion will alleviate cut-through vehicle movements
- Rental property assessment strategies: maintenance/upkeep, noise, trash/litter, 3 unrelated



- Need for rental registration program
- Road side trash along Ragsdale Road, 10<sup>th</sup> Street, Wright Road, and Deal Place
- Cotton Road – no curb and gutter
- South Wright Road – school buses driving too fast, excessive passenger vehicle speeds
- Questioned the allowance of covered junk cars in rear yard, consideration of policy change

# **Neighborhood Plan for the College Court & Coghill Subdivisions**

March 20, 2007

## **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 College Court and Coghill Subdivisions 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 current City Council Goals (2006 - 2007), and future goals as may be adopted, in accordance with established schedules.
- City Council will consider creating a Rental Registration Program as recommended by the Task Force on Preservation of Neighborhoods and Housing as per City Council 2006-2007 Goals and Objectives.
- City Staff will investigate options for neighborhood identification signage to be located at neighborhood entrances including easement acquisition and/or in right-of-way location.
- City Staff will increase neighborhood wide code enforcement efforts through the allocation of additional resources.
- City Staff will develop a sidewalk improvement plan.
- 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 College Court & Coghill Neighborhood.

Continued to page 23

### **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 a grant, in accordance with current program/policy, to the neighborhood homeowners association for design and construction of neighborhood entrance signs at the three (3) collector street entrance points.
- The City will install appropriate GREAT system bus stop improvements at the Tenth Street and Peppermint Park locations as determined necessary and appropriate by the Public Works Department.
- The City will install sidewalks per a sidewalk improvement plan.
- The City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps as determined to be necessary by the City Engineer.
- The City will monitor the Reedy Branch drainage canal and institute bank stabilization as necessary to minimize sedimentation/erosion and land (building site) loss as determined to be necessary by the City Engineer.
- The City will assess street drainage facilities including travel-way locations affected by occasional flooding, and shall install improvements as determined to be necessary by the City Engineer.
- The City will consider the feasibility of the completion of the Brownlea Drive Phase II improvements on an accelerated schedule to relieve cut-through vehicle movements.
- The City will evaluate junked/disabled vehicle policies, specifically in reference to allowance of covered vehicles in the rear yard, and amend the current policy as determined appropriate.
- The City will encourage additional neighborhood volunteer participation in the Adopt-A-Street program.

Continued to page24

- The City will investigate citizen reports of excessive school bus and passenger vehicle speeds on South Wight Road, and shall install additional traffic calming devices as determined to be necessary by the City Engineer.
- The City will conduct an inspection and environmental assessment of underground fuel oil storage tanks, and shall require compliance with applicable requirements. Abandoned underground fuel storage tanks shall be secured to reduce groundwater contamination.
- The City will update the GIS-GPS coverage for fire hydrants throughout and adjacent to the neighborhood.
- 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

### Calls for Police Services and Code Enforcement Actions/Investigations

- Police Department Calls for Service 1/1/06 – 12/31/06**

Type	Number of Calls	Number of Citations Issued
Abandoned Vehicle	4	
Alarm - Residential	2	
Animal Complaint (domestic and wild)	58	2
Assault - Aggravated	1	
Auto Larceny, Stolen Vehicle	2	
Breaking and Entering - Residential	6	
Burglary - 1st Degree	1	
Check on Welfare	2	
Damage Personal Property	4	
Dispute	4	
Disturbing the Peace	20	2
Fraud	2	
Fireworks	1	
House Check	6	
Juvenile Complaint	2	
Keep Check	4	
Larceny	3	
Larceny from Vehicle	3	
Missing Person	1	
Panic Alarm - Residential	1	
Parking Violation	6	1
Recovered Property	1	
Recovered Vehicle	1	
Request Officer	6	
Suspicious Activity	3	
Suspicious Person	4	
Suspicious Vehicle	2	
Traffic Complaint	3	
Trespassing	2	
<b>TOTAL</b>	<b>155</b>	

- Code Enforcement Actions/Investigations 1/1/04 - 6/30/06**

	Number	Number of Citations Issued
Junk Cars	7	
Litter/Rubbish	8	
Minimum Housing	2	
Parking on Unimproved Surfaces	26	1
Public Nuisances	10	
Three (3) unrelated	2	
Weeded/Overgrown Lots	22	1
<b>TOTAL</b>	<b>77</b>	

## **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 (time - place TBA), and schedule of the Planning and Zoning Commission meeting.
4. Activate the on-line (city web page) survey option for the particular neighborhood.
5. Compile survey responses received prior to neighborhood meeting and create a data spread sheet for distribution to city departments.
6. Conduct neighborhood information meeting to present current condition assessment and receive input from neighborhood resident/owners, and advise persons of the scheduled Planning and Zoning Commission meeting.
7. Staff to compile public comments collected from the neighborhood input meeting.
8. Staff to prepare a comprehensive neighborhood plan report for presentation to the Planning and Zoning Commission including goals, objectives, and implementation strategies.
9. Advertise Planning and Zoning Commission meeting (newspaper).
10. Planning and Zoning Commission to hold a public meeting to consider the neighborhood plan report and plan 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.
11. Advertise City Council meeting item as a proposed amendment to the comprehensive plan – HORIZONS: Greenville's Community Plan (newspaper).
12. City Council to hold a public hearing to consider adoption of the neighborhood plan report and amendment to the comprehensive plan
13. City Council to consider plan project/improvement funding at the time of annual budget or capital improvement plan adoption.
14. Neighborhood Plan projects to be completed in accordance with program schedule and funding availability.

## **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
- Neighborhood 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**

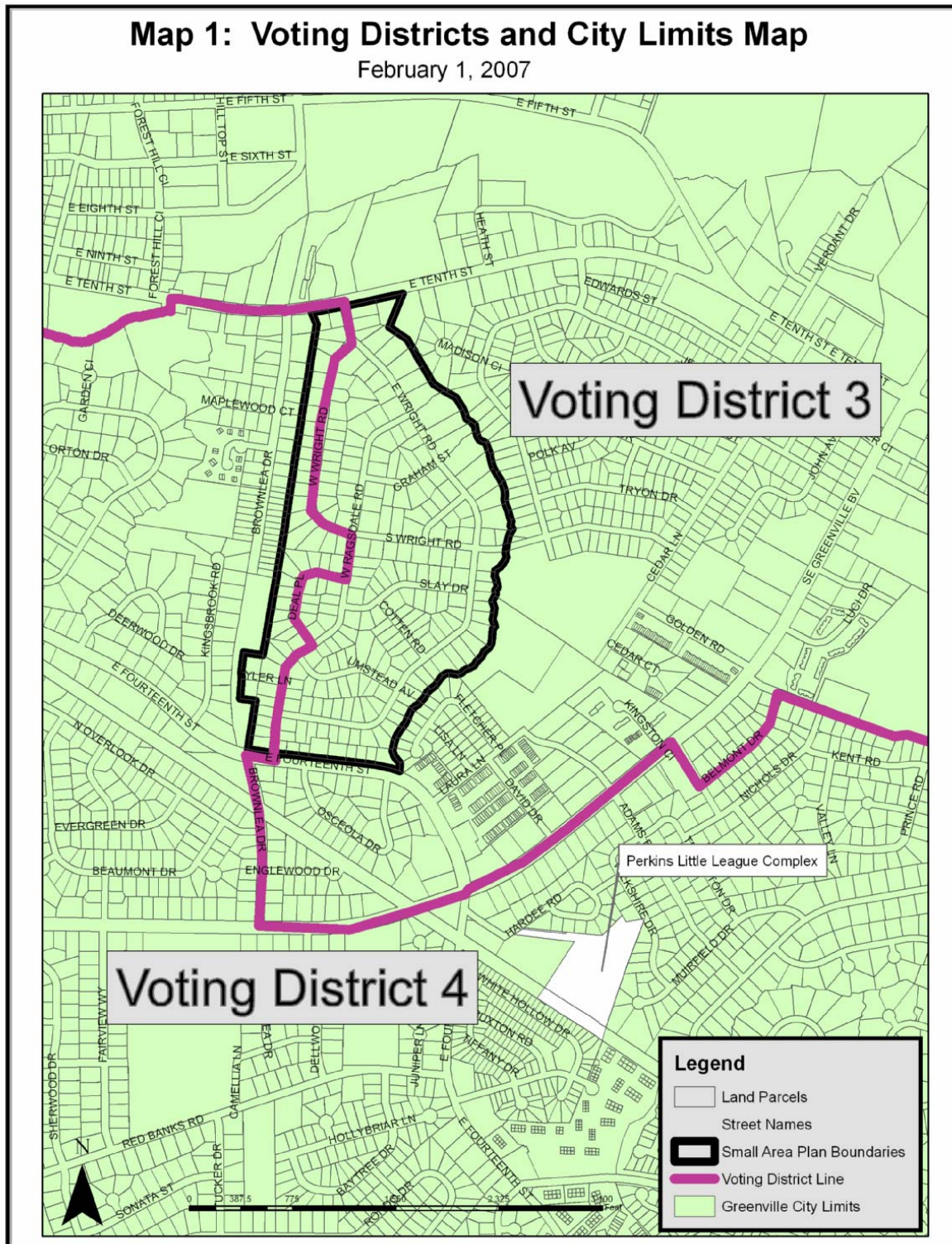
- Public recreational and open space improvements and facilities
- Public recreation programs
- Accessibility of public green spaces
- Condition of public green spaces
- Usability of public green spaces
- Private recreation and open space

### **Adopted Plans Affecting Neighborhoods – All Departments**

- HORIZONS, Greenville's Community Plan (2004)
- West Greenville Revitalization Plan (2005)
- Center City-West Greenville Streetscape Master Plan (2006)
- Recreation and Parks Comprehensive Master Plan (2000)
- Greenville Urban Area Thoroughfare Plan (2004)
- Transportation Improvement Program (2006)
- Greenway Master Plan (2004)
- Hazard Mitigation Plan (2004)
- ECU Campus Master Plan (2000)

# Map 1: Voting Districts and City Limits Map

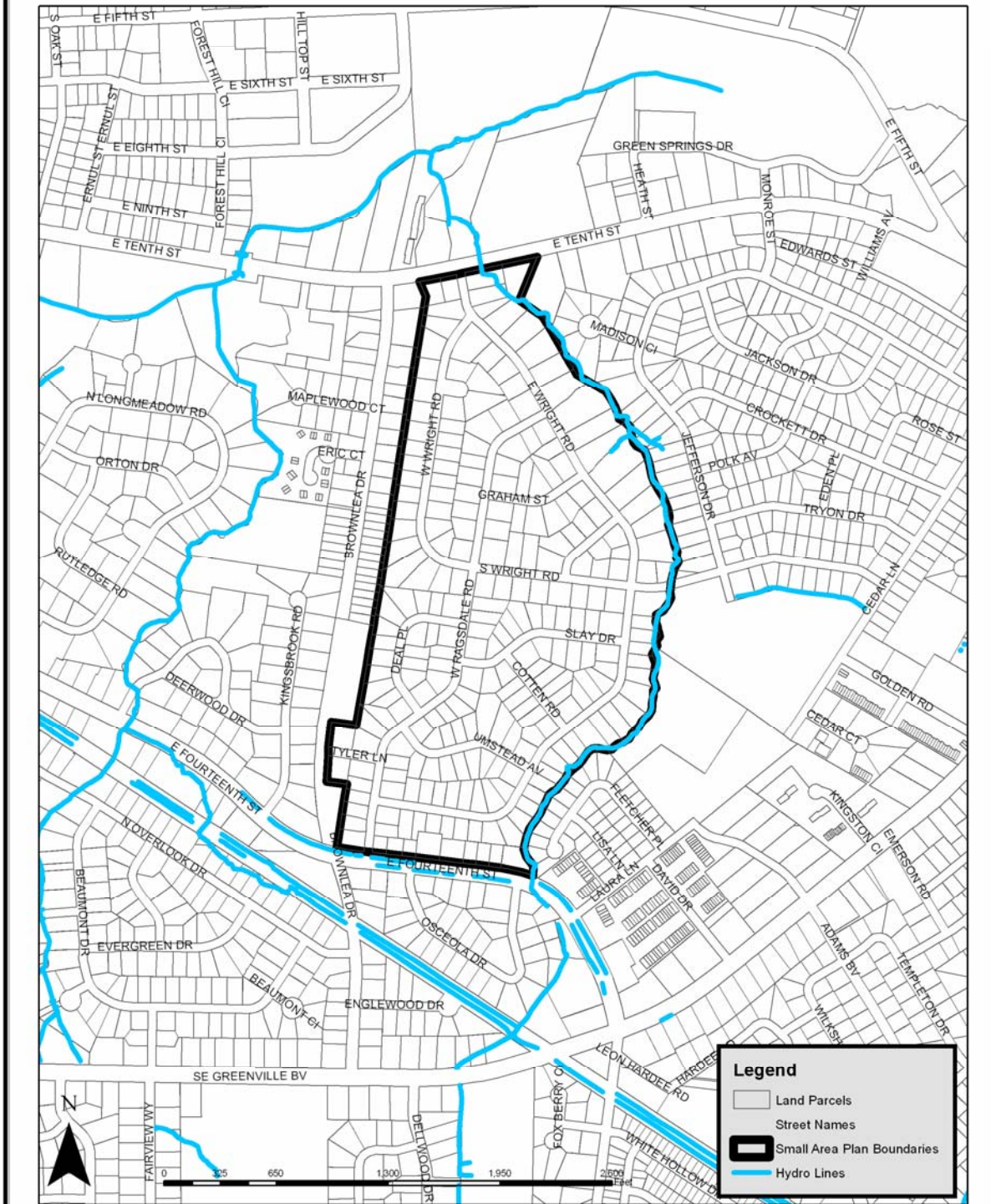
February 1, 2007





## Map 2: Streams and Open Ditches Map

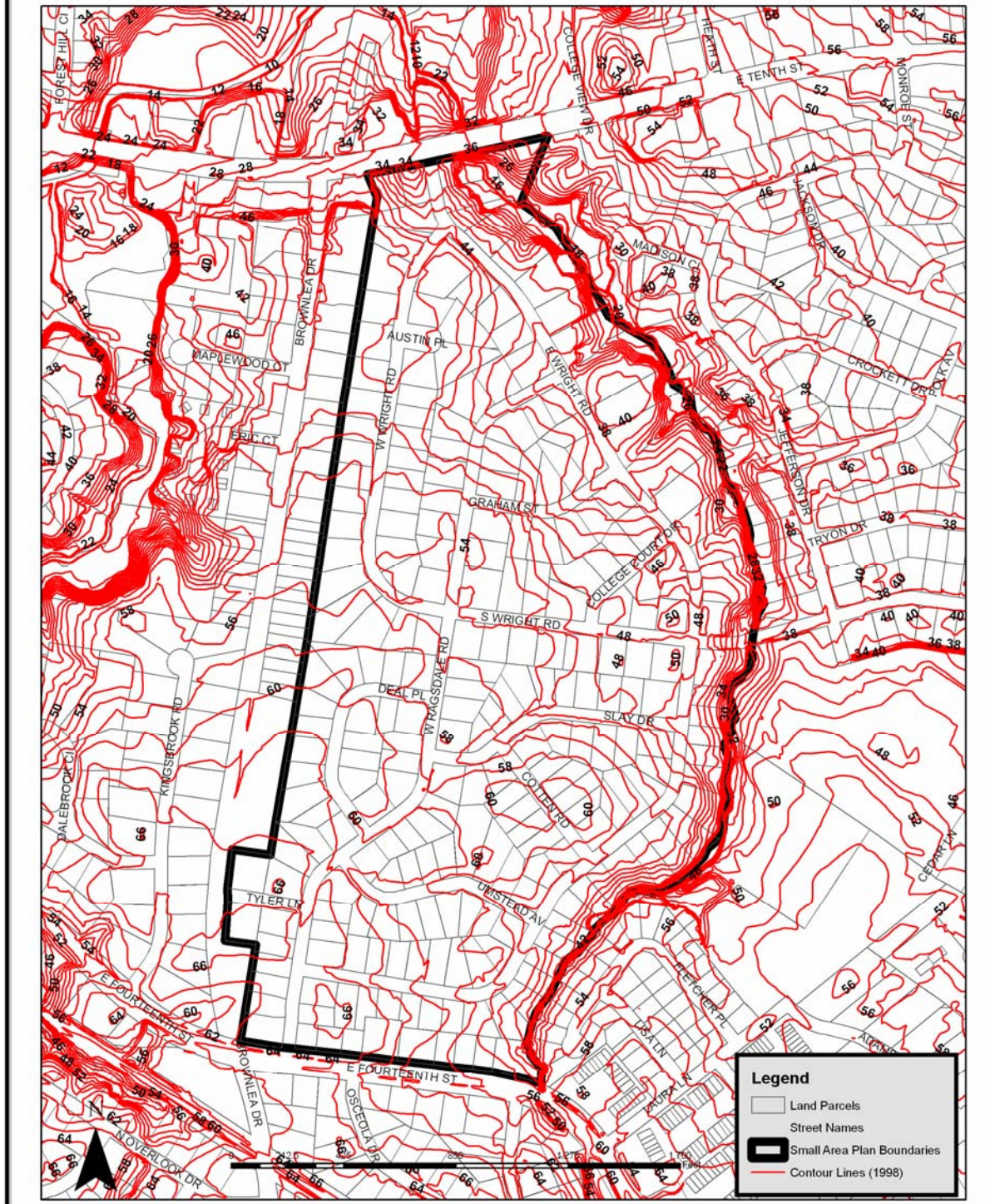
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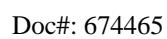
### Map 3: Topography Map

February 1, 2007





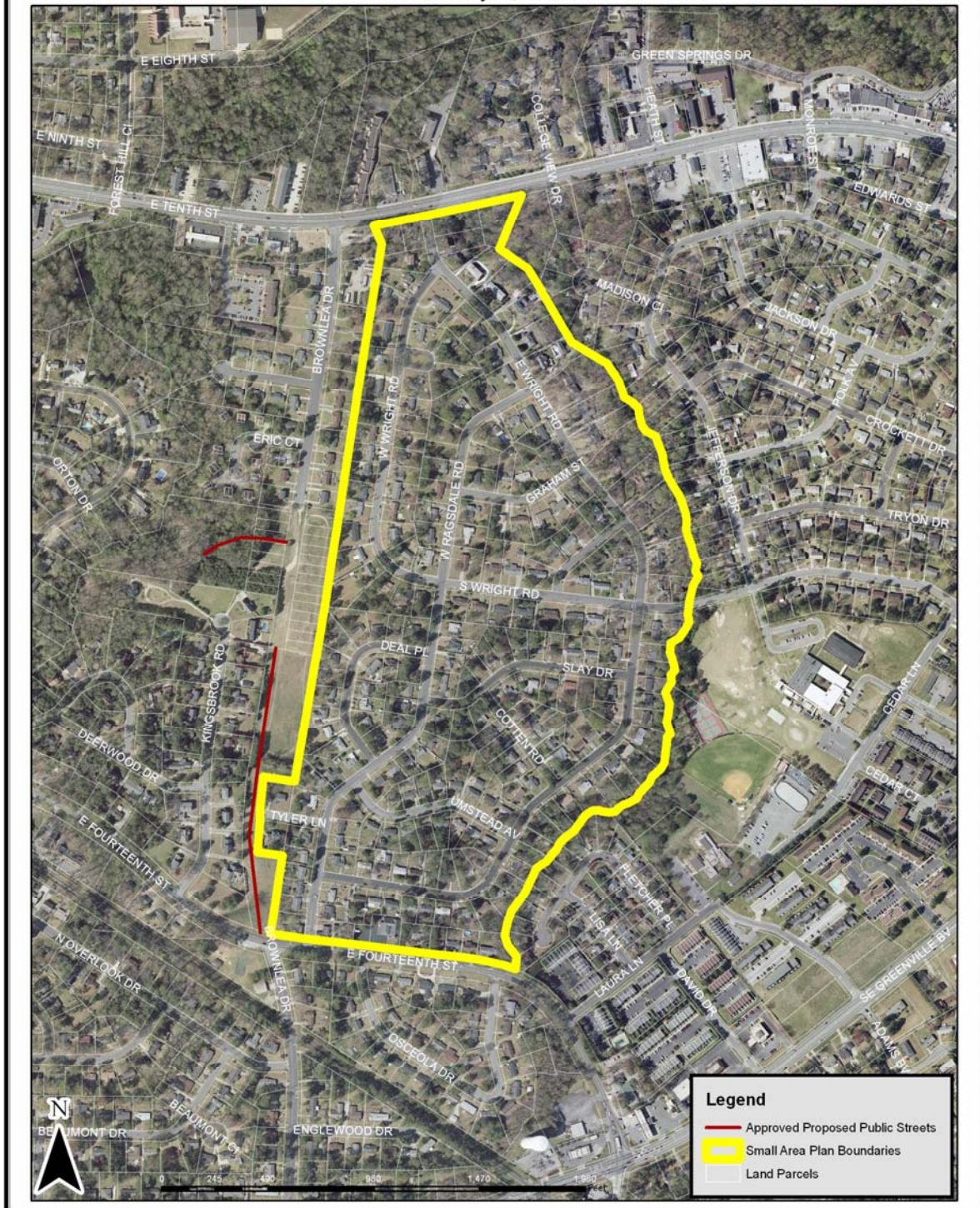
February 1, 2007





### Map 5: Aerial Photo Map (2004)

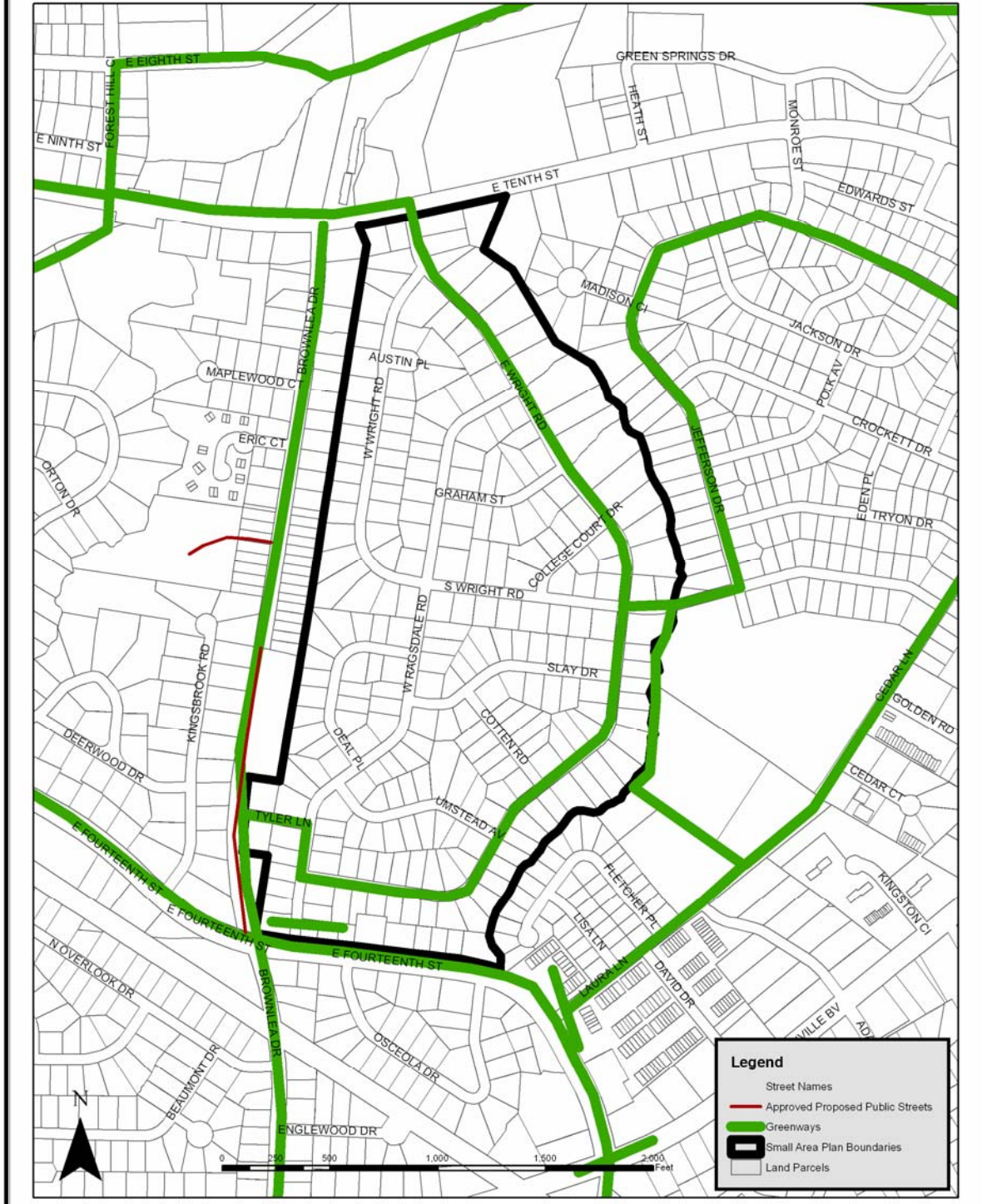
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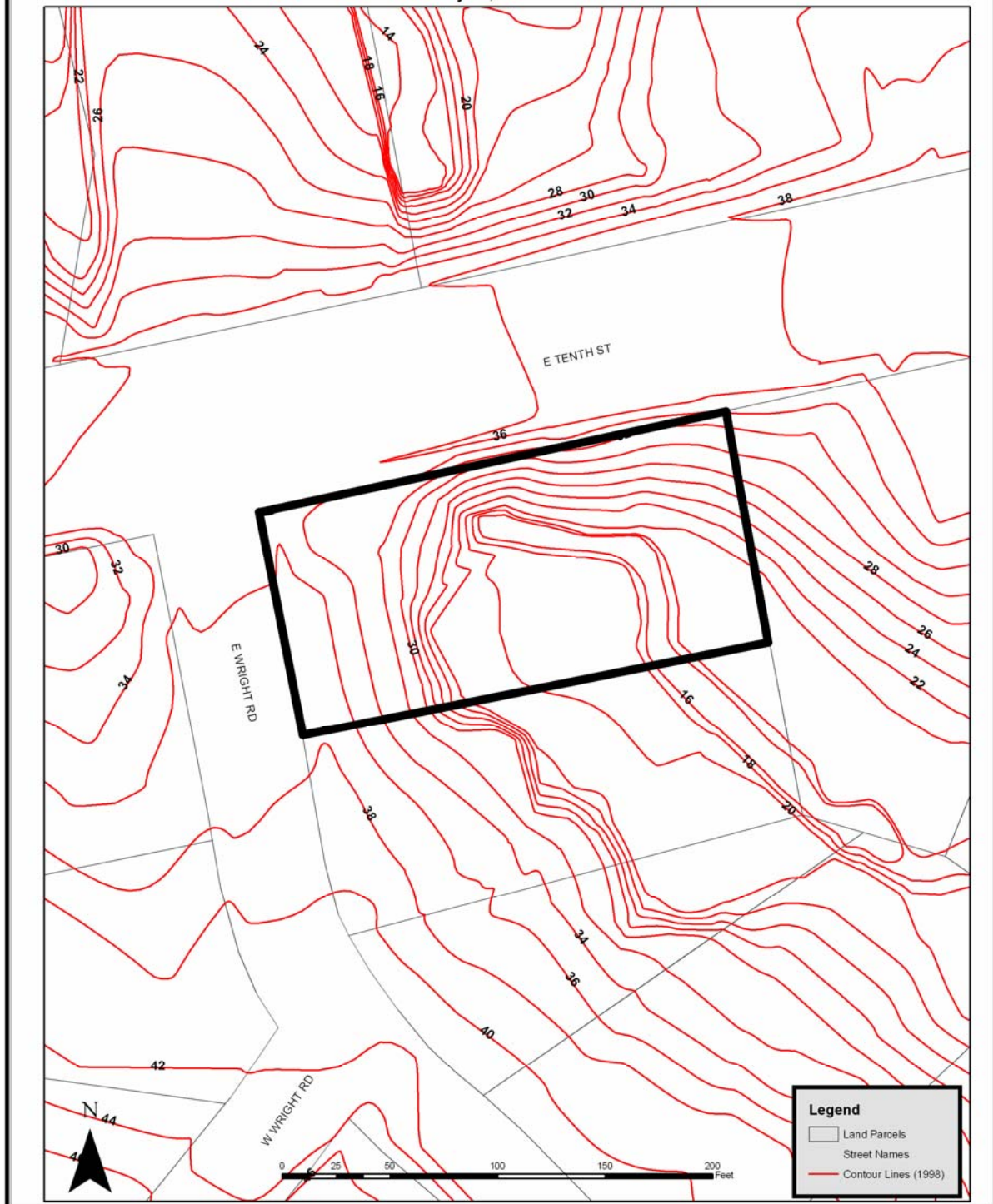
## Map 6: Greenway Plan Map

February 1, 2007



# Map 7: Topography Map for Lot at East Tenth Street & East Wright Road

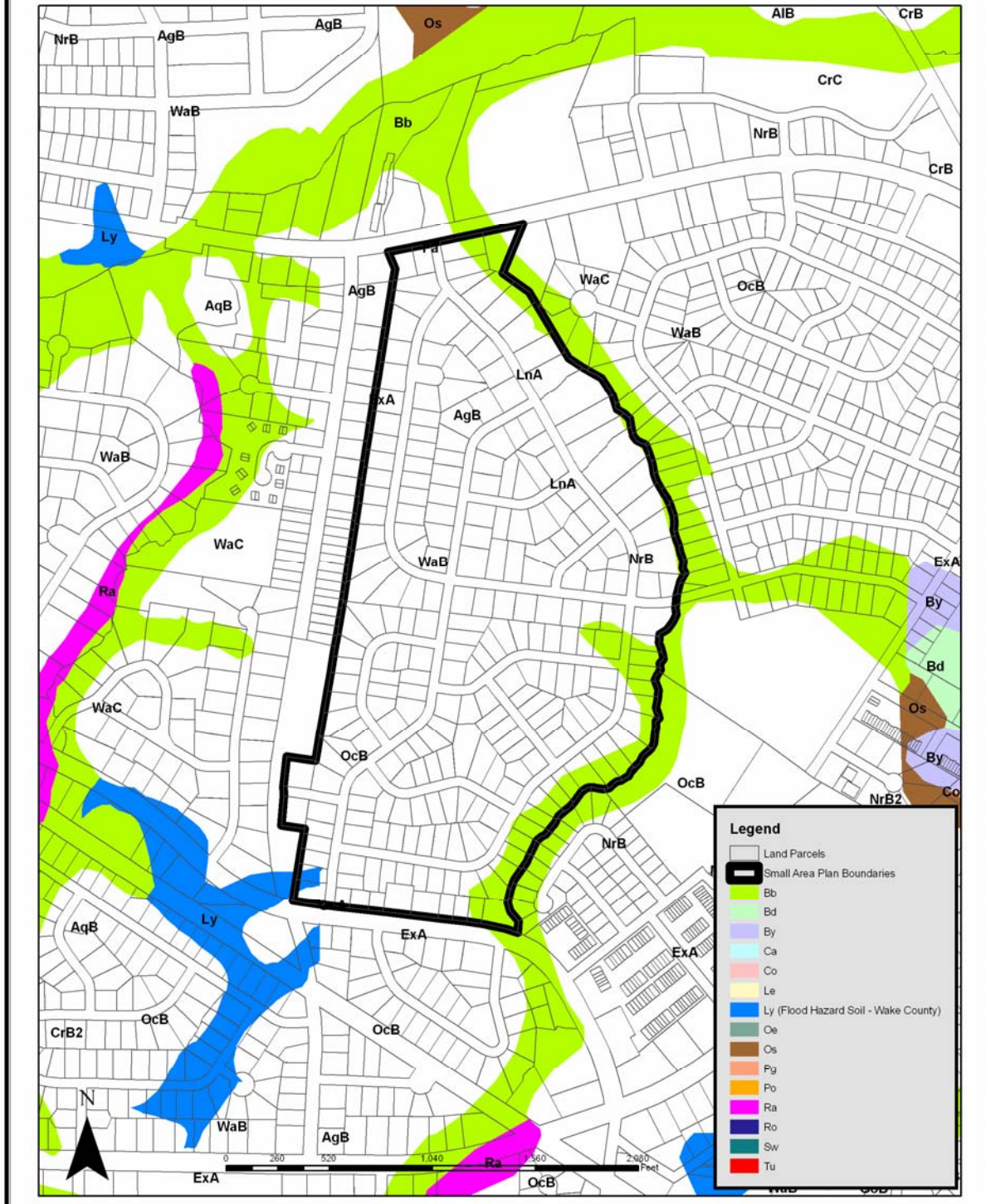
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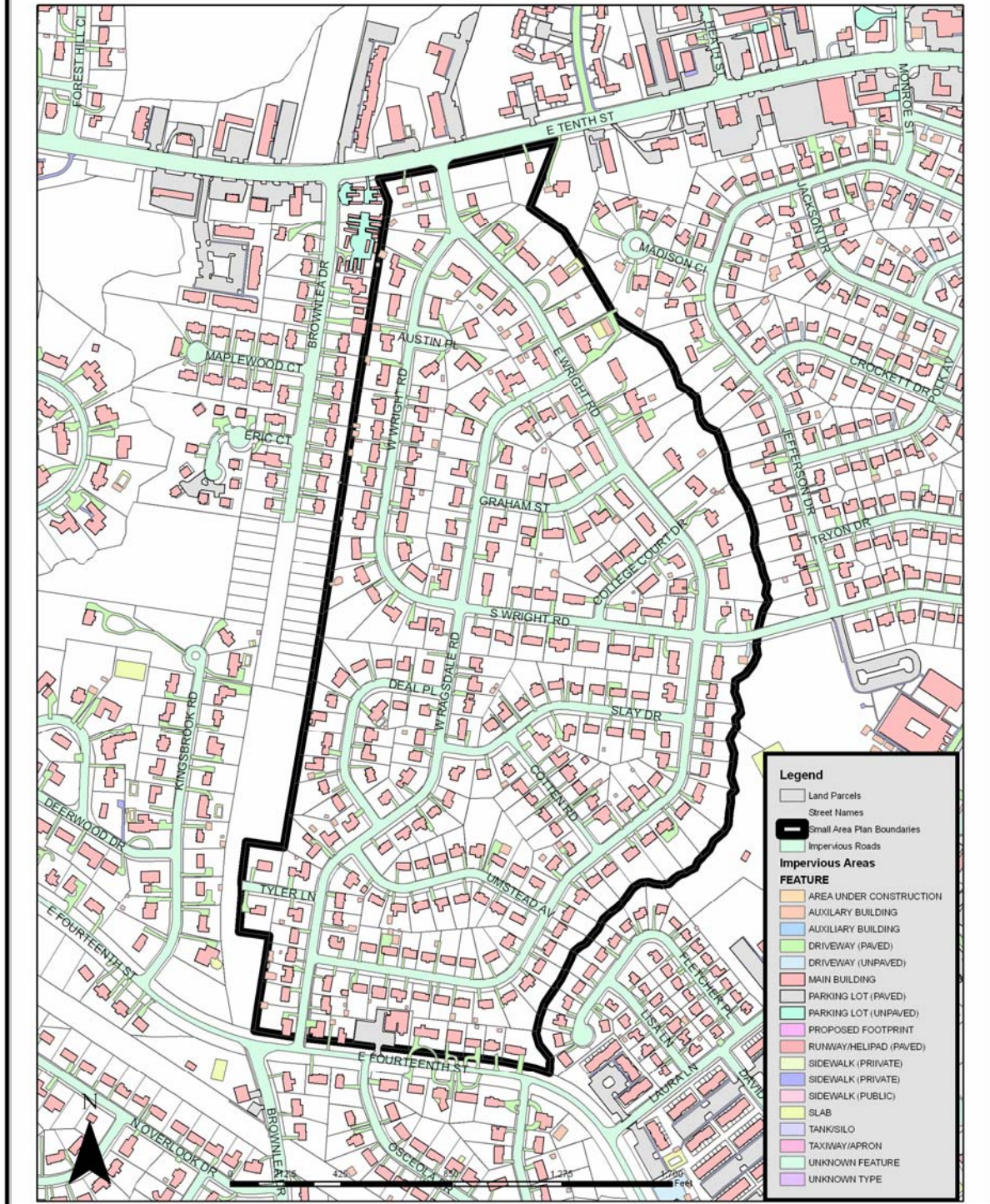
# Map 8: Hydric Soils Map

February 1, 2007





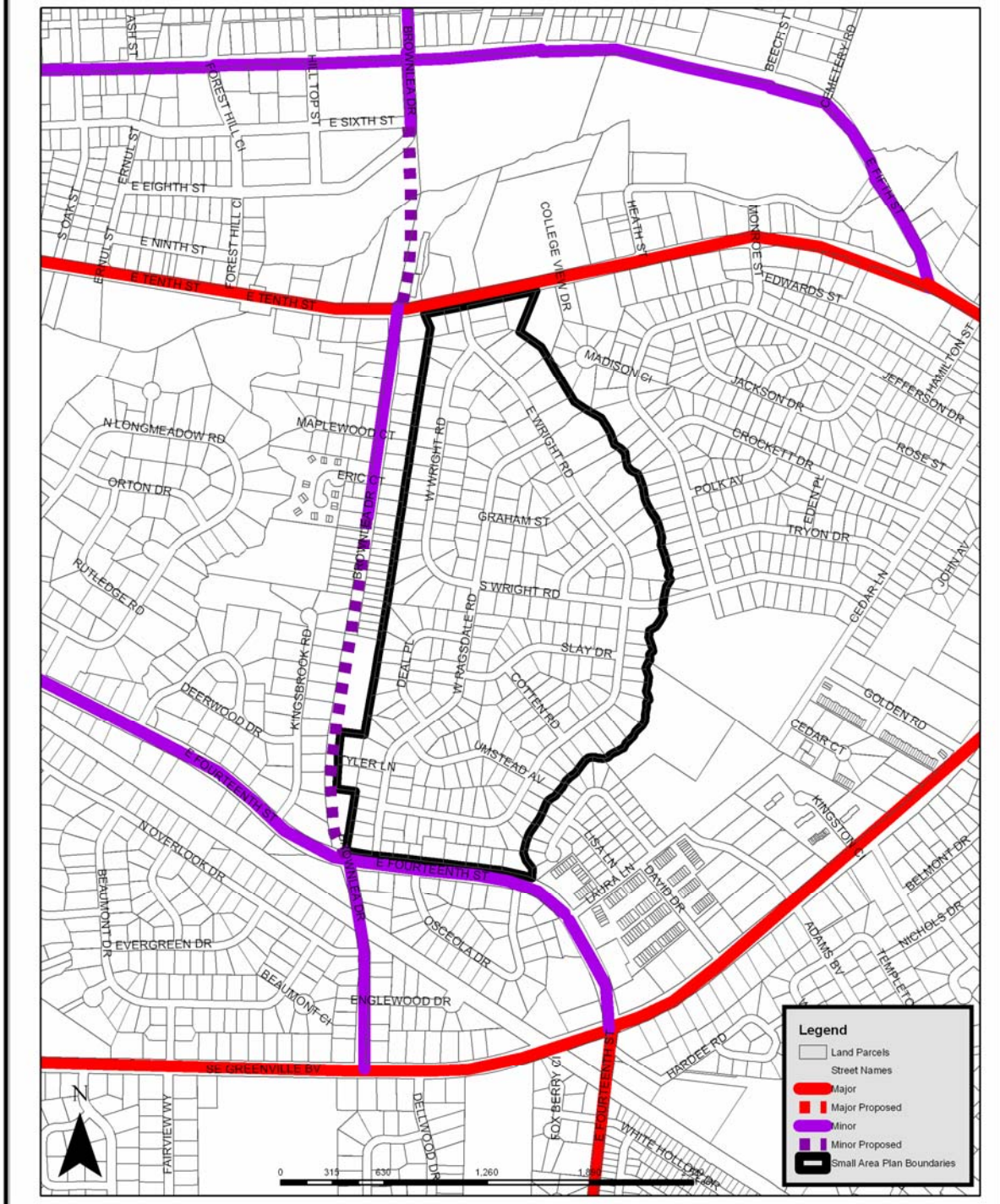
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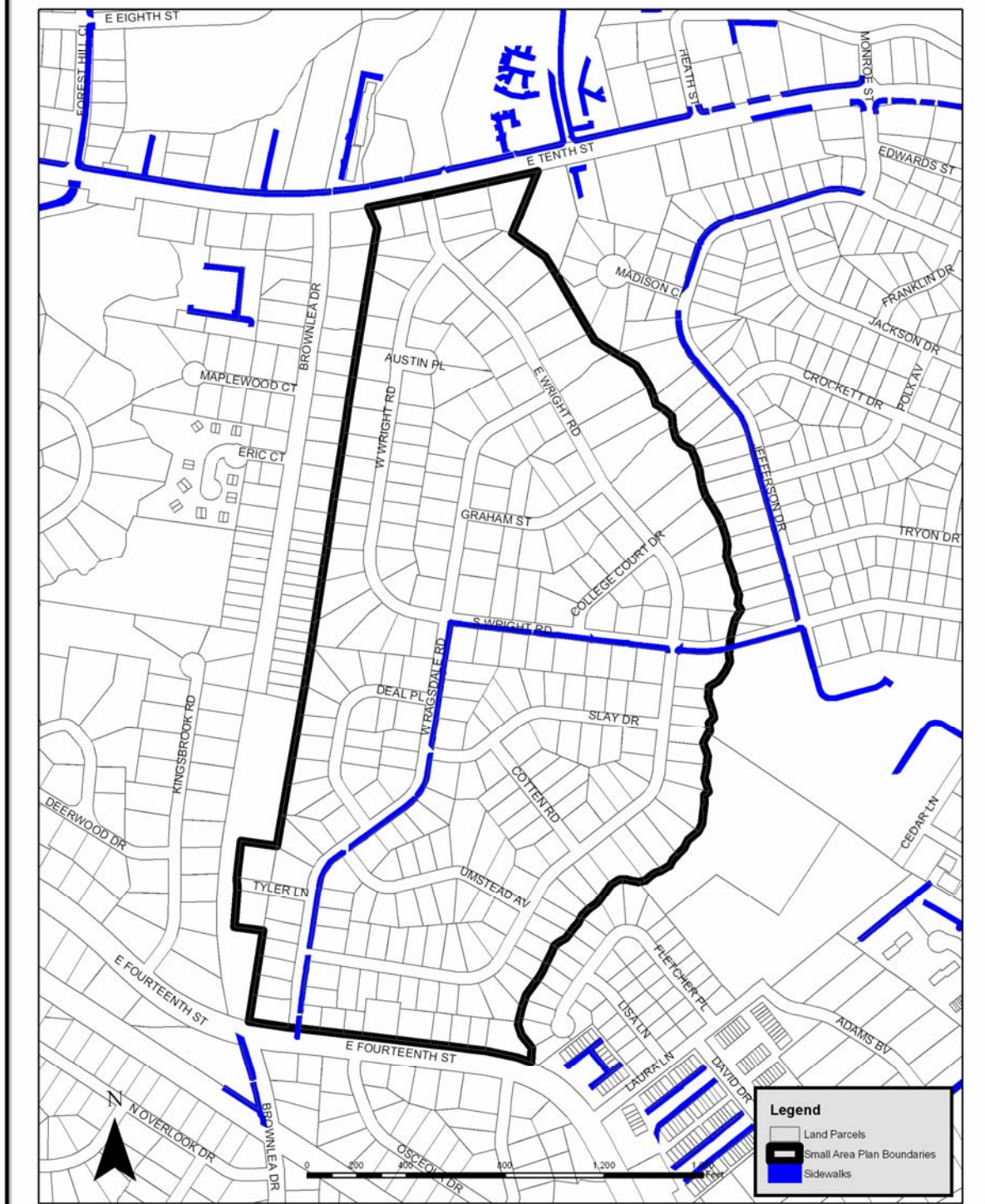
## Map 10: Thoroughfare Plan Map

February 1, 2007



### Map 11: Existing Sidewalks Map

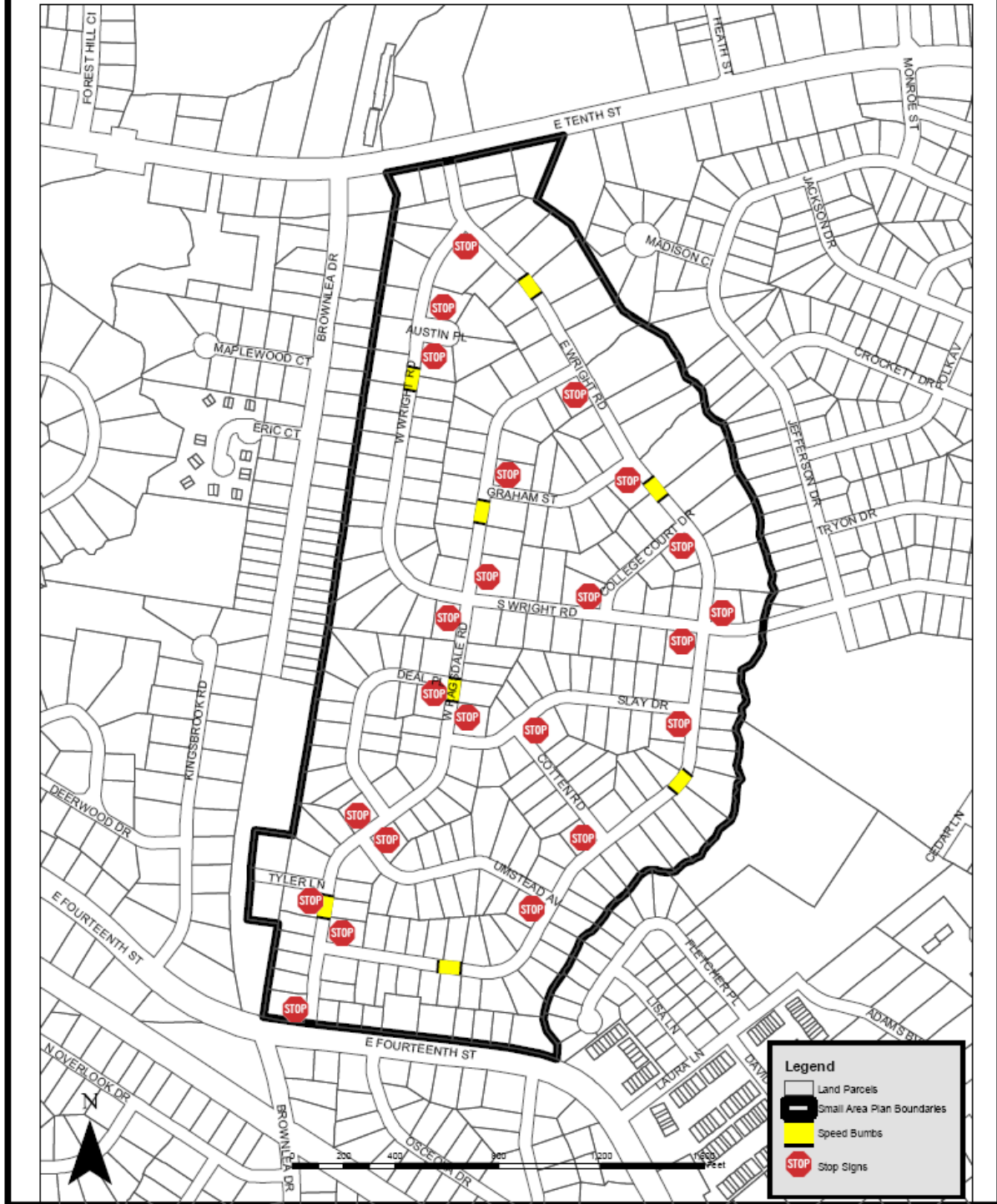
February 1, 2007





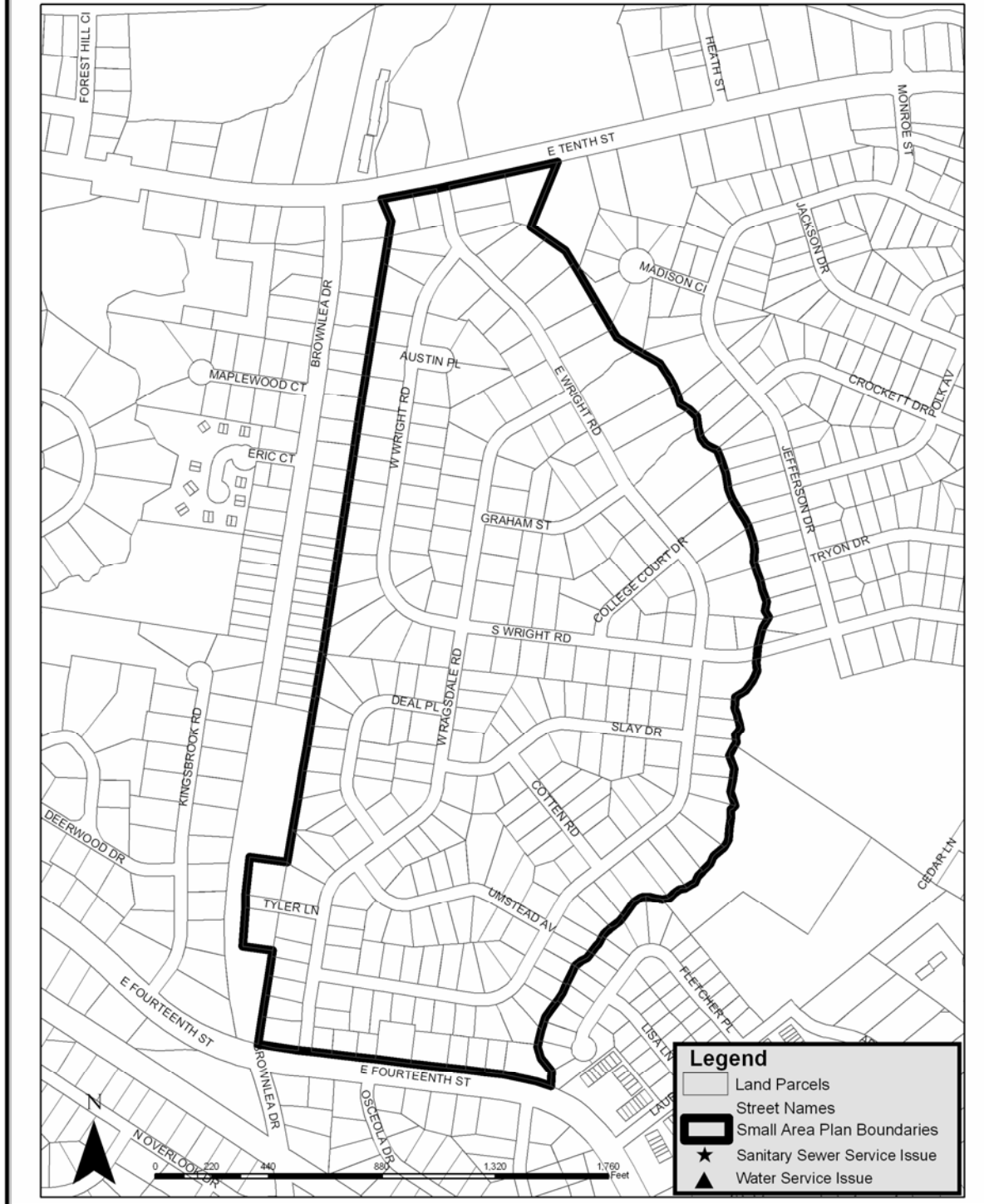
# Map 12: Traffic Calming Map

February 2, 2007



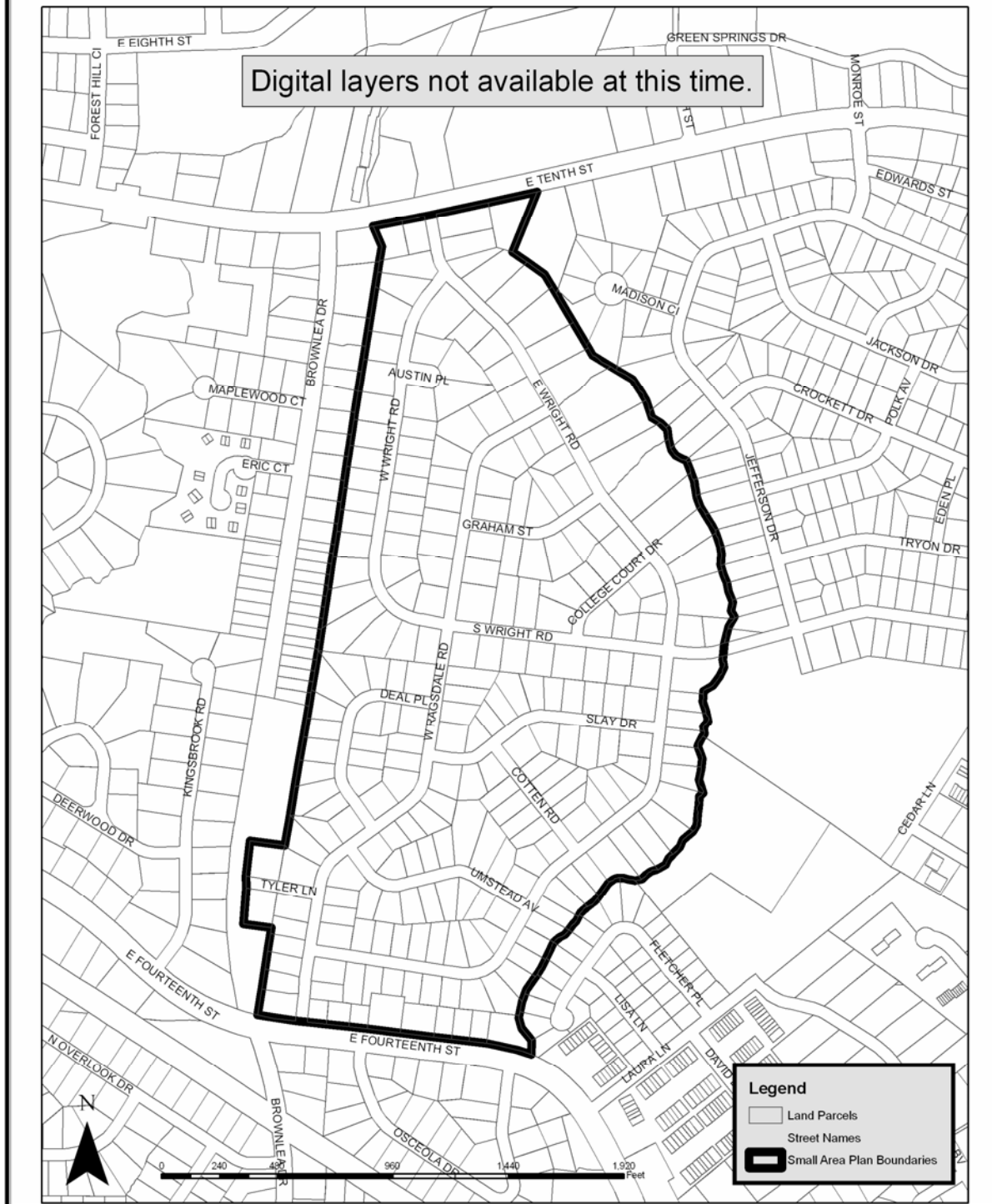
## Map 13: Water and Sanitary Sewer Services (public) Map

February 2, 2006



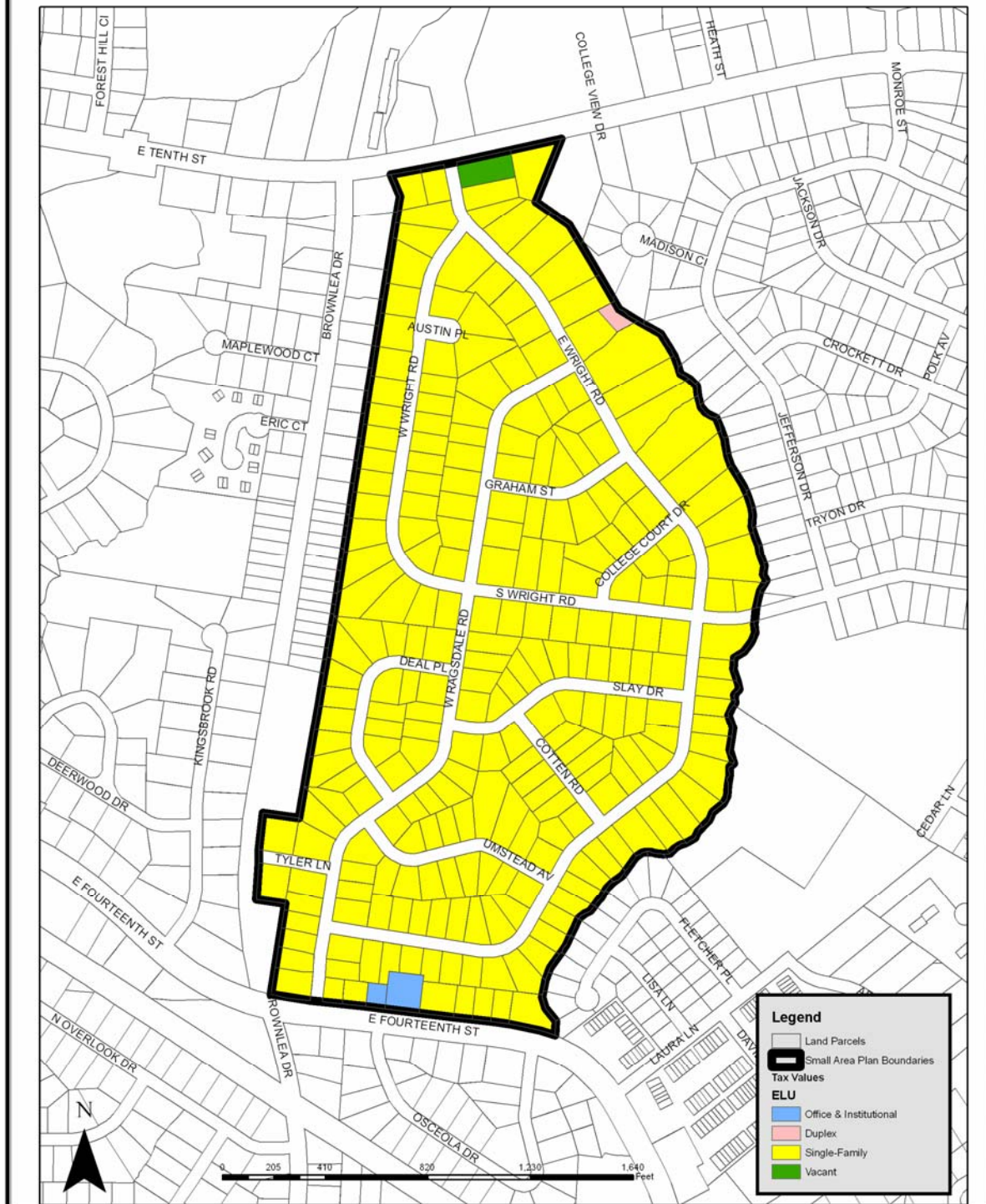
## Map 14: Drainage System Map (public)

February 2, 2007



# Map 15: Existing Land Uses

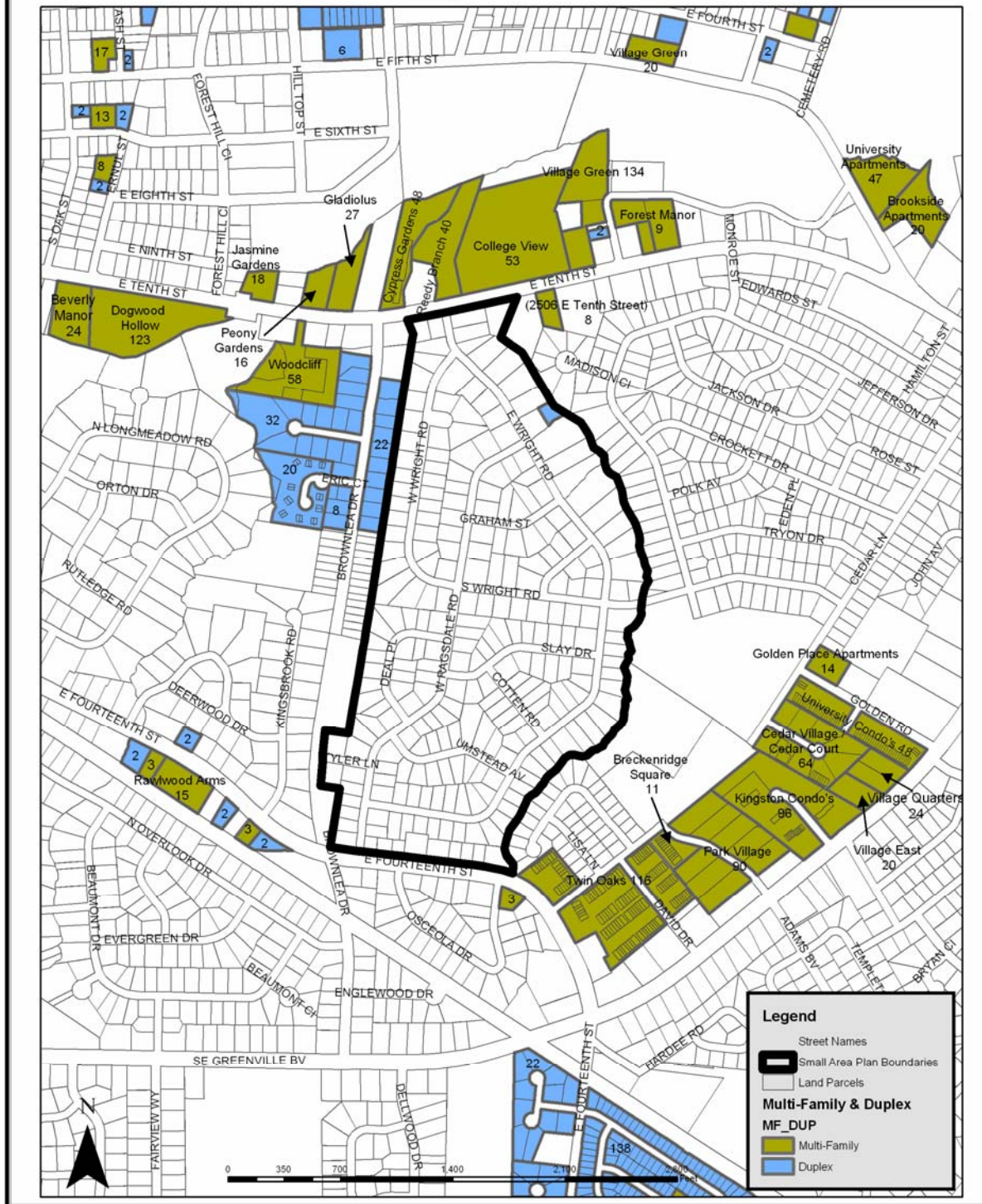
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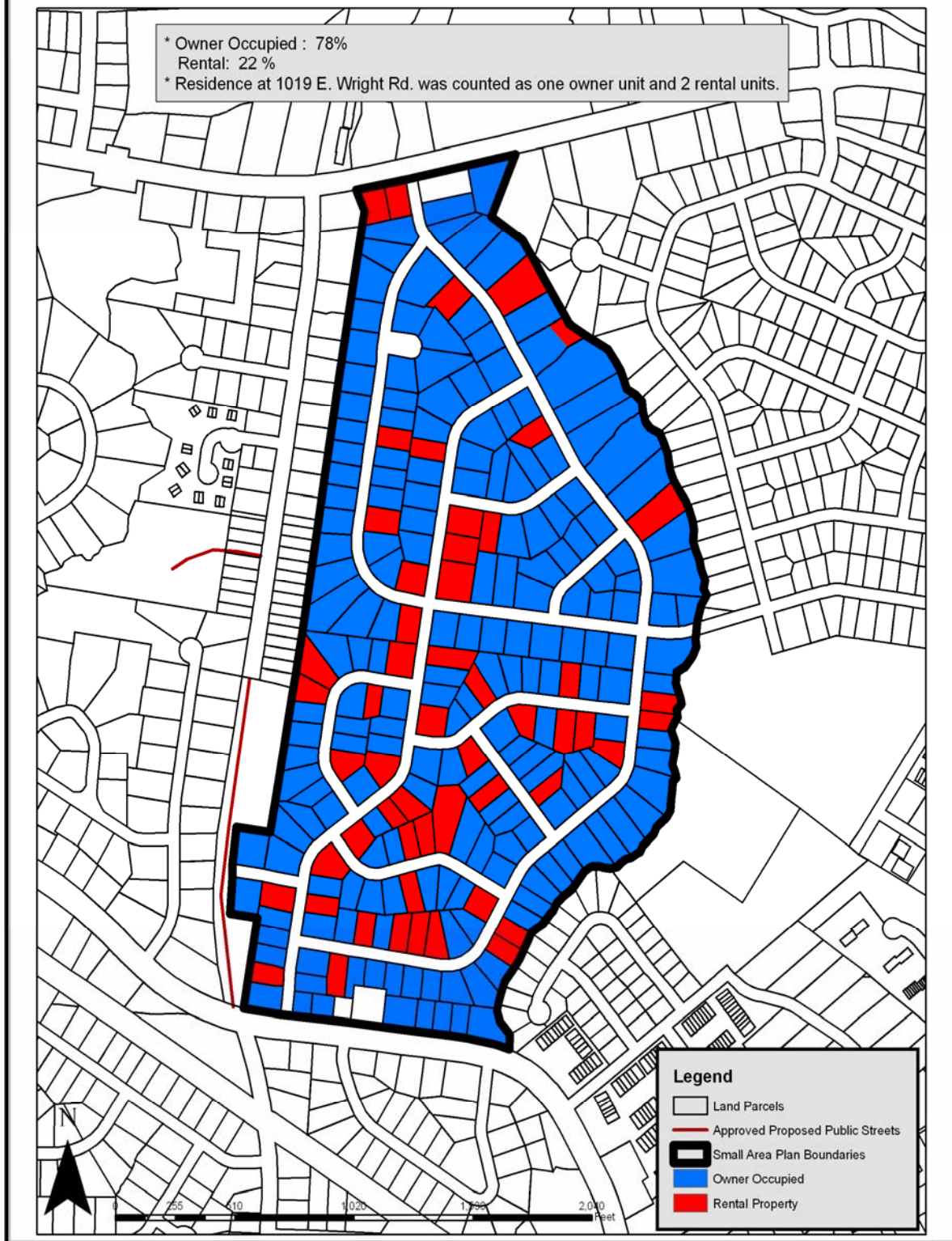
# Map 16: Multi-Family and Duplex Developments Map

February 1, 2007



## Map 17: Owner Units Versus Rental Units Map

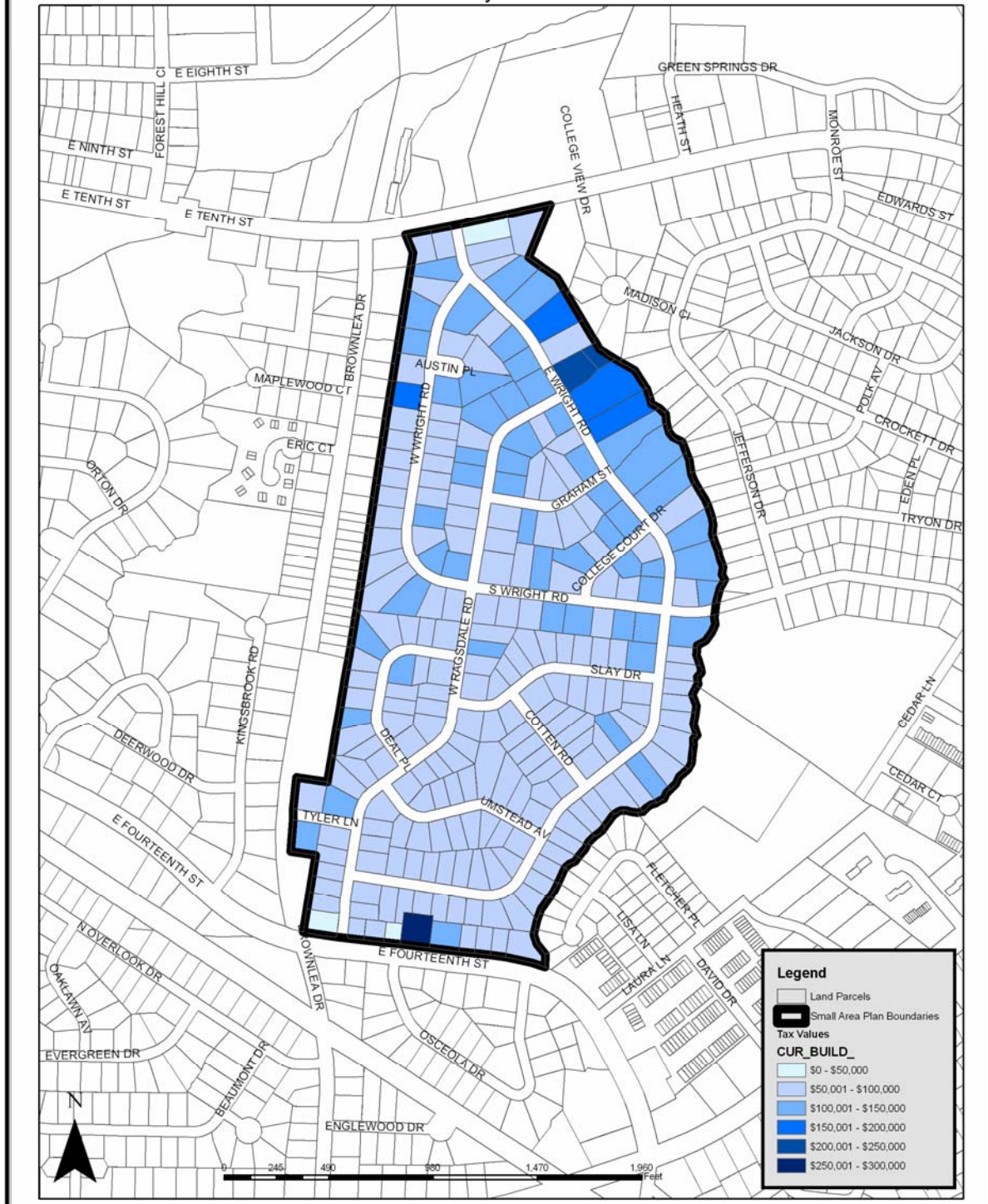
February 2, 2007





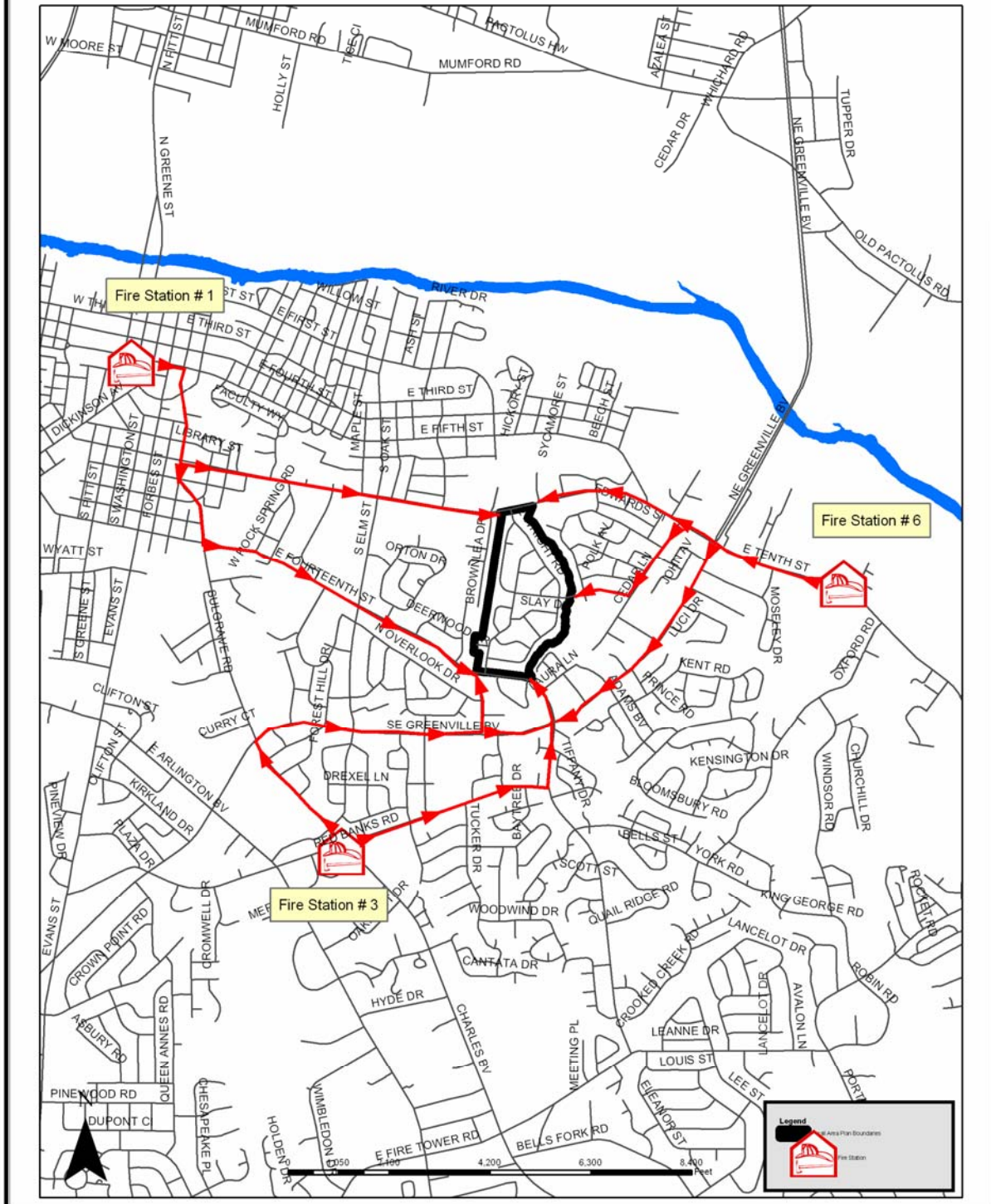
## Map 18: Building Tax Value Map (excluding land value)

February 2 2007



# Map 19: Fire Station Location and Routes Map

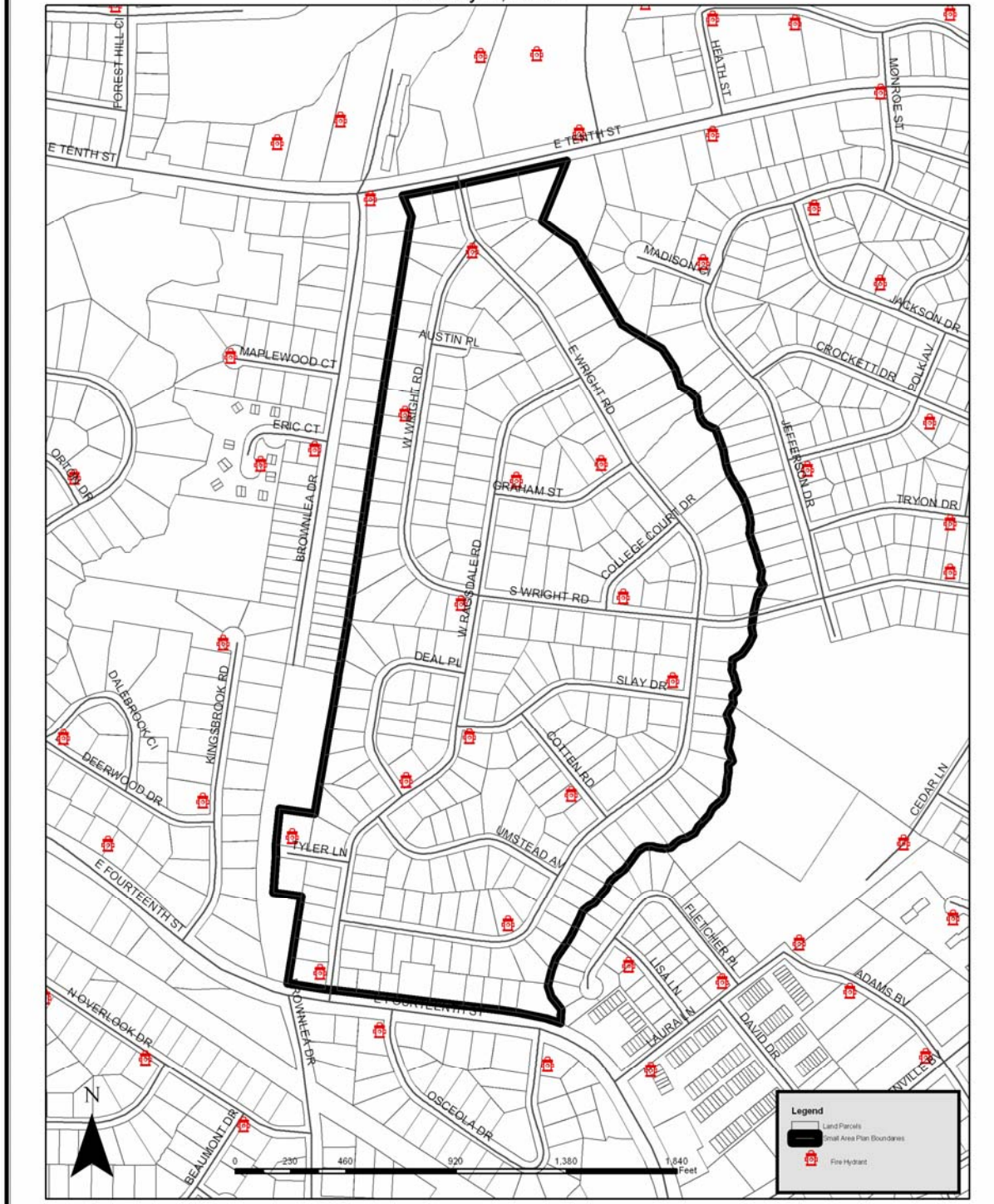
February 2, 2007





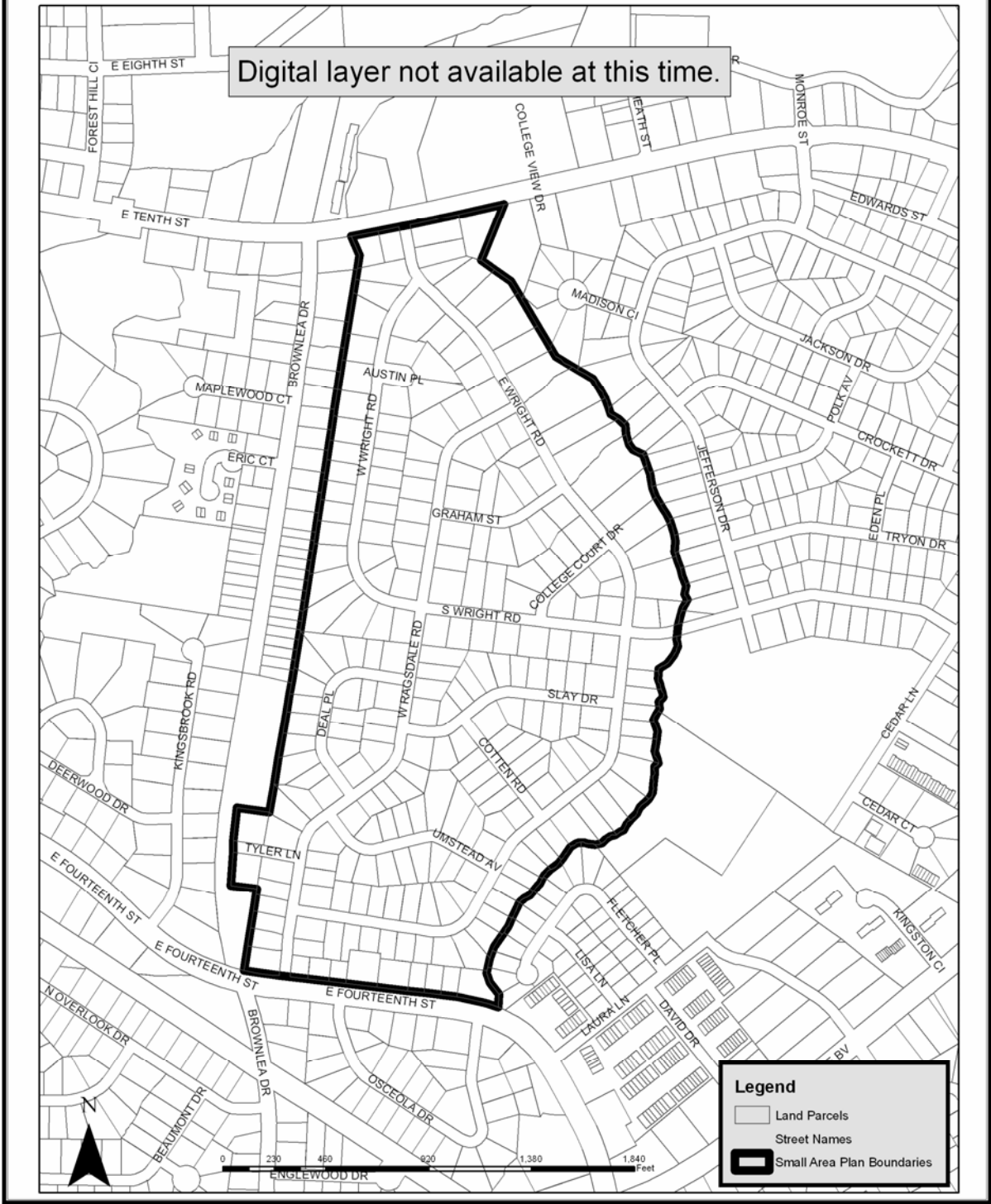
## Map 20: Fire Hydrant Location Map

February 2, 2007



# Map 21: Street Light Location Map

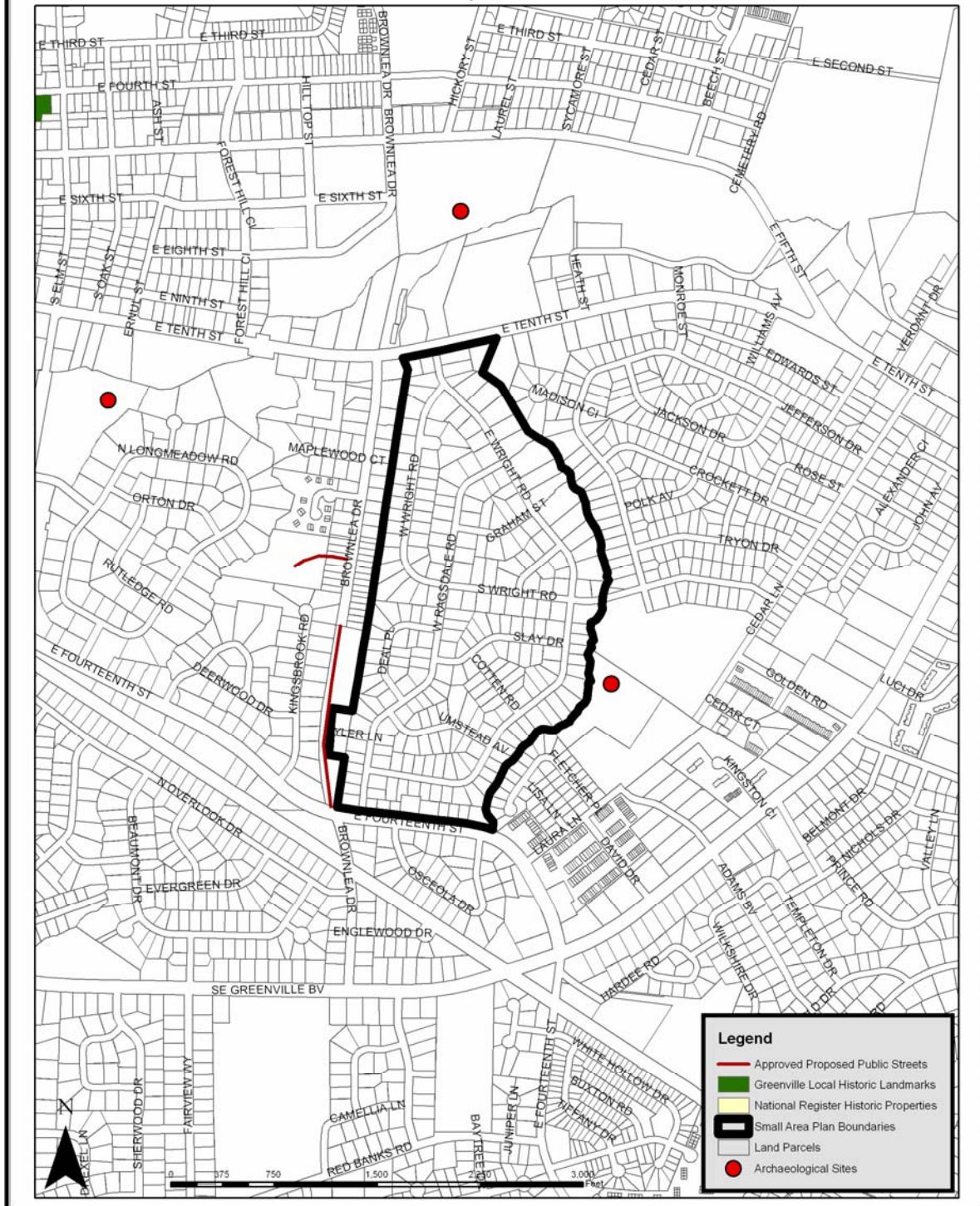
February 2, 2006





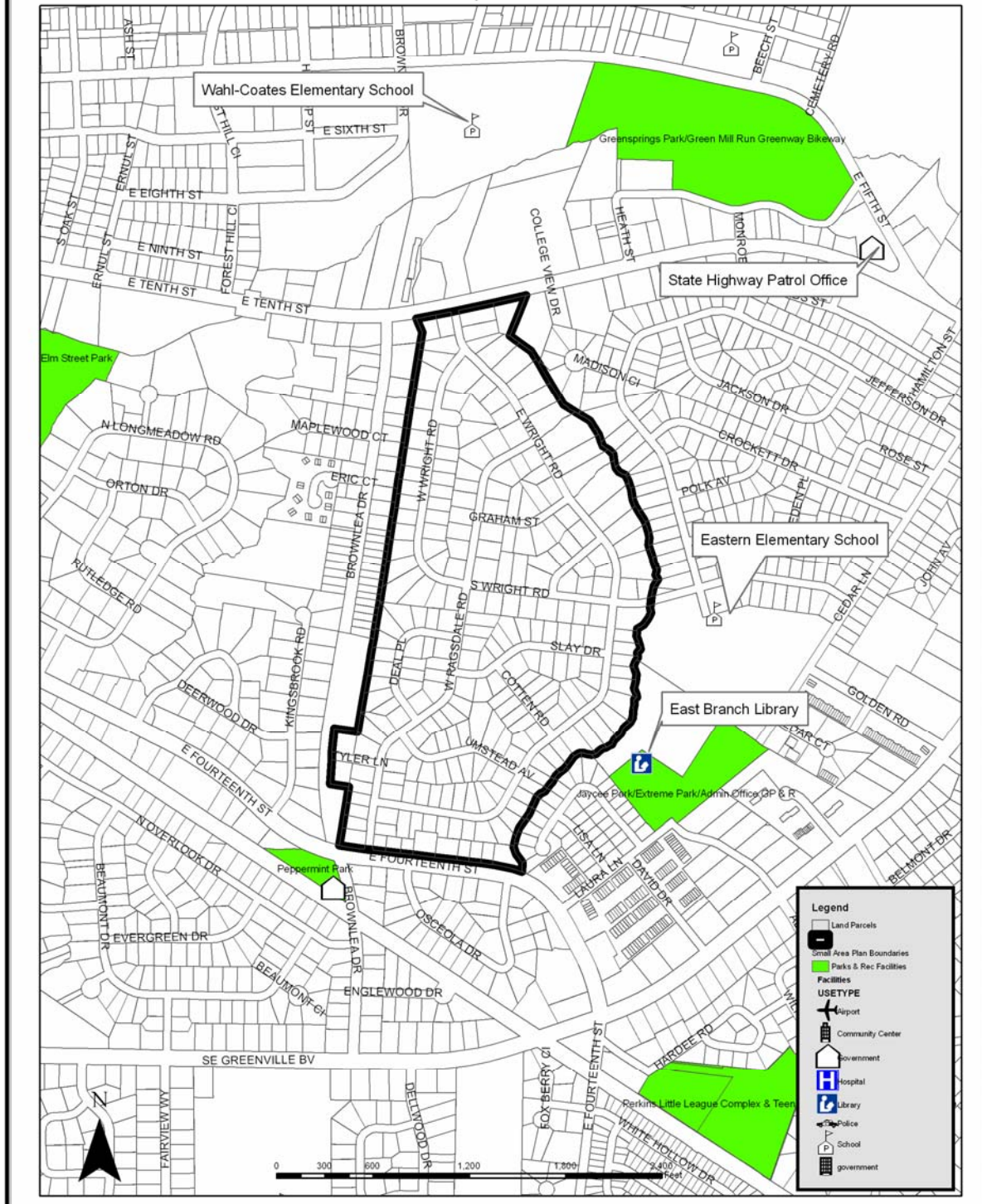
# Map 22: Cultural Resources Map

February 2, 2007



# Map 23: Recreation and Parks and Government Facilities Map

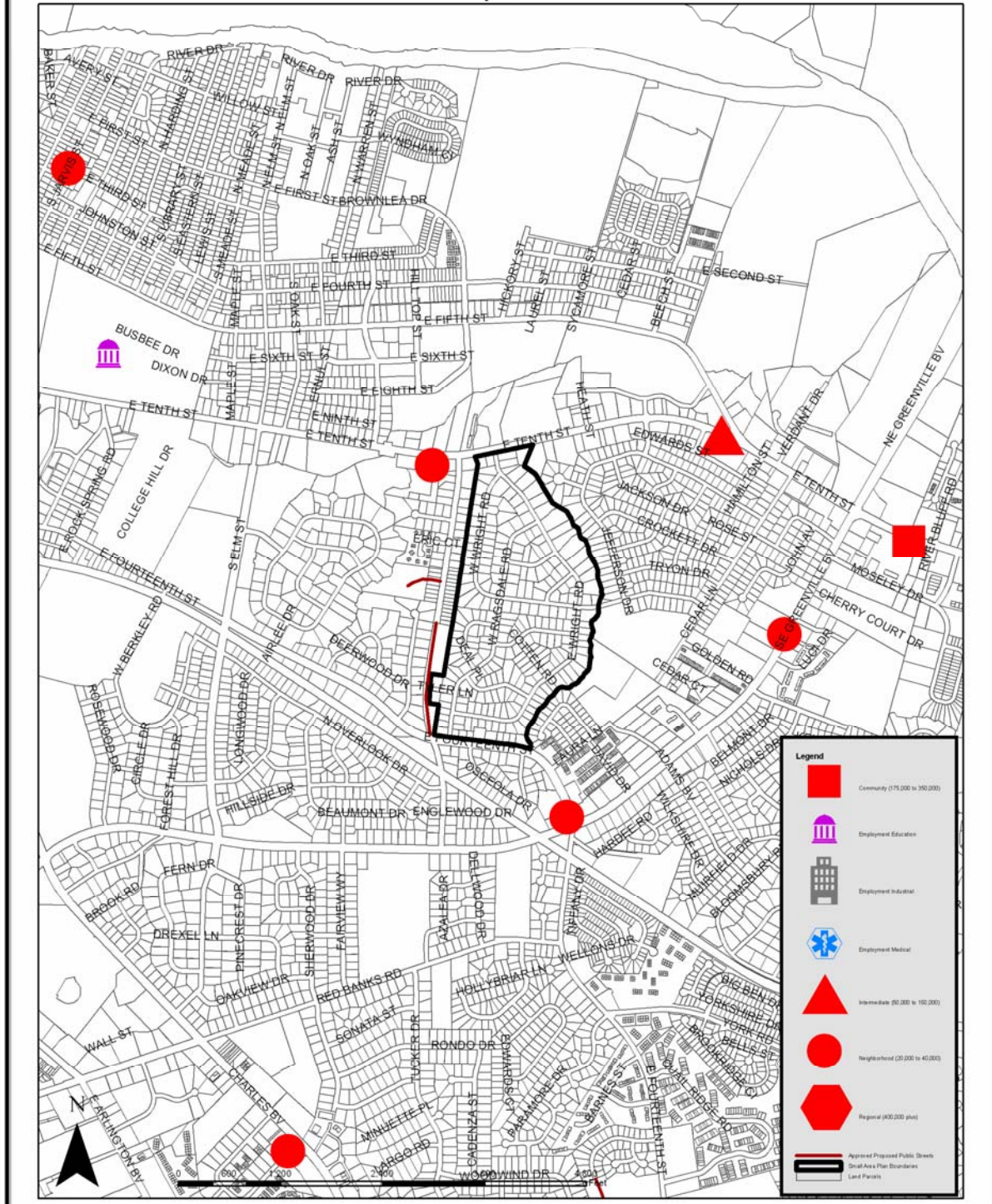
February 1, 2007





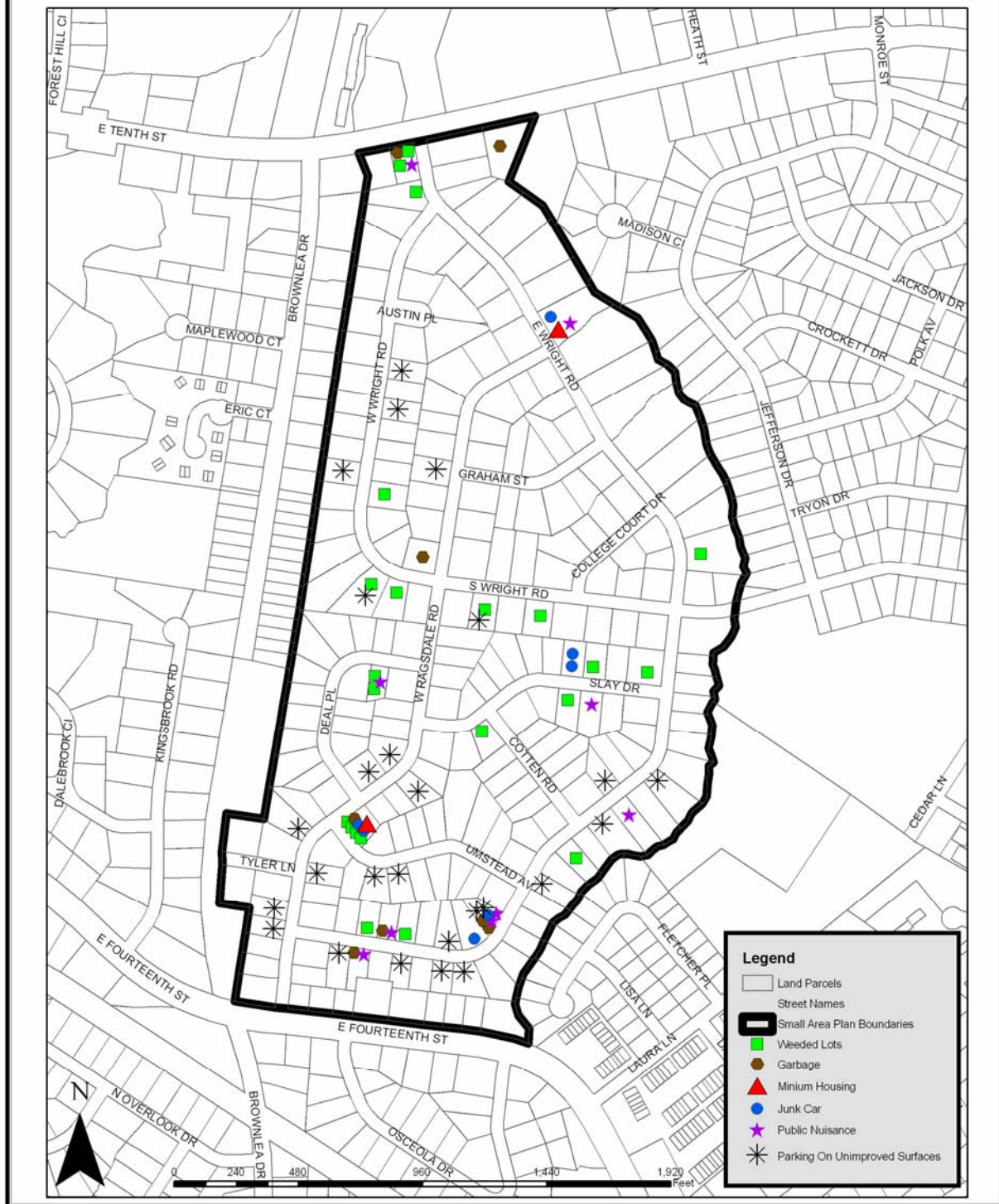
# Map 24: Focus Area Map

February 1, 2007



## Map 25: Code Enforcement Action Map

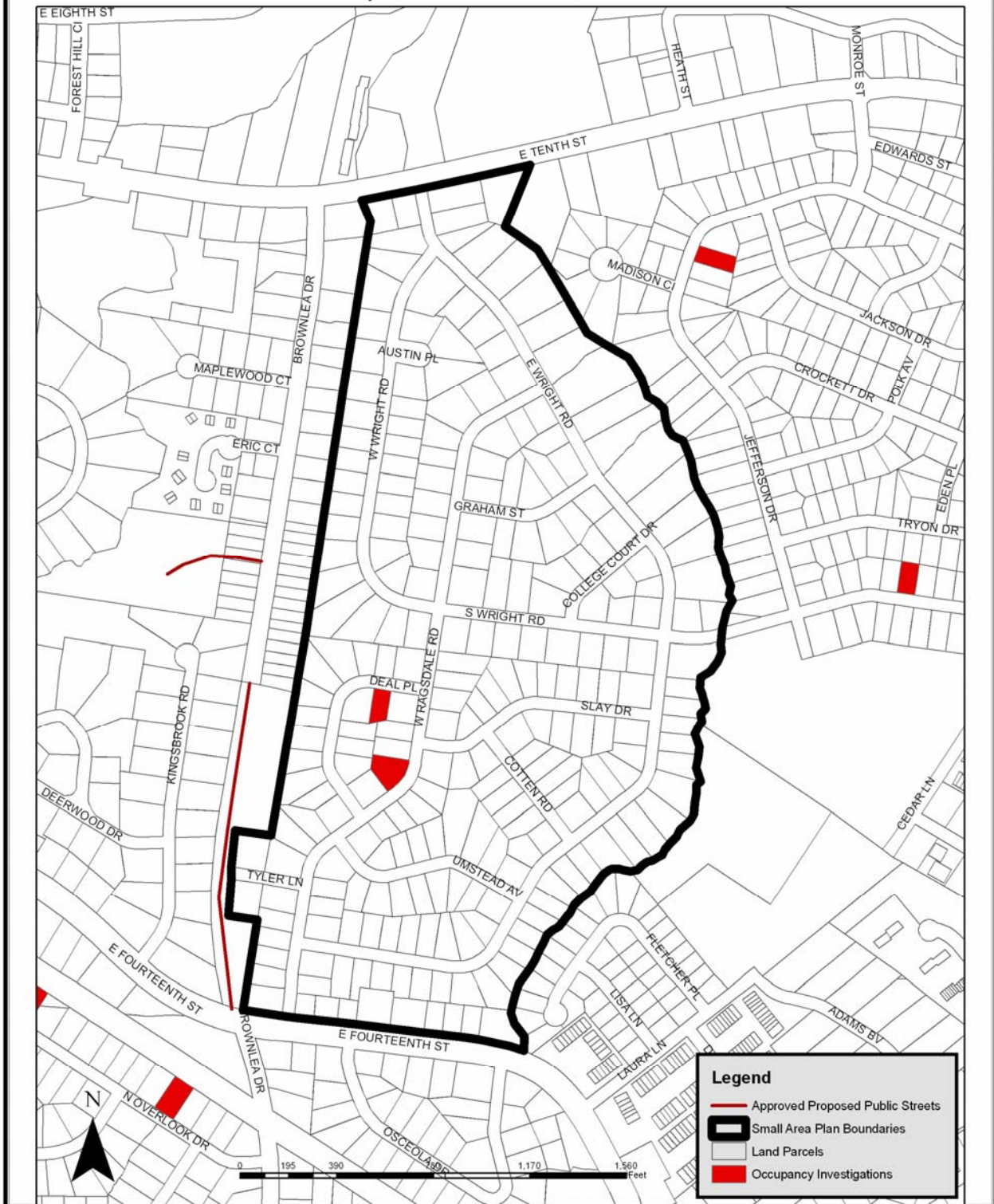
January 1, 2004 - June 30, 2006



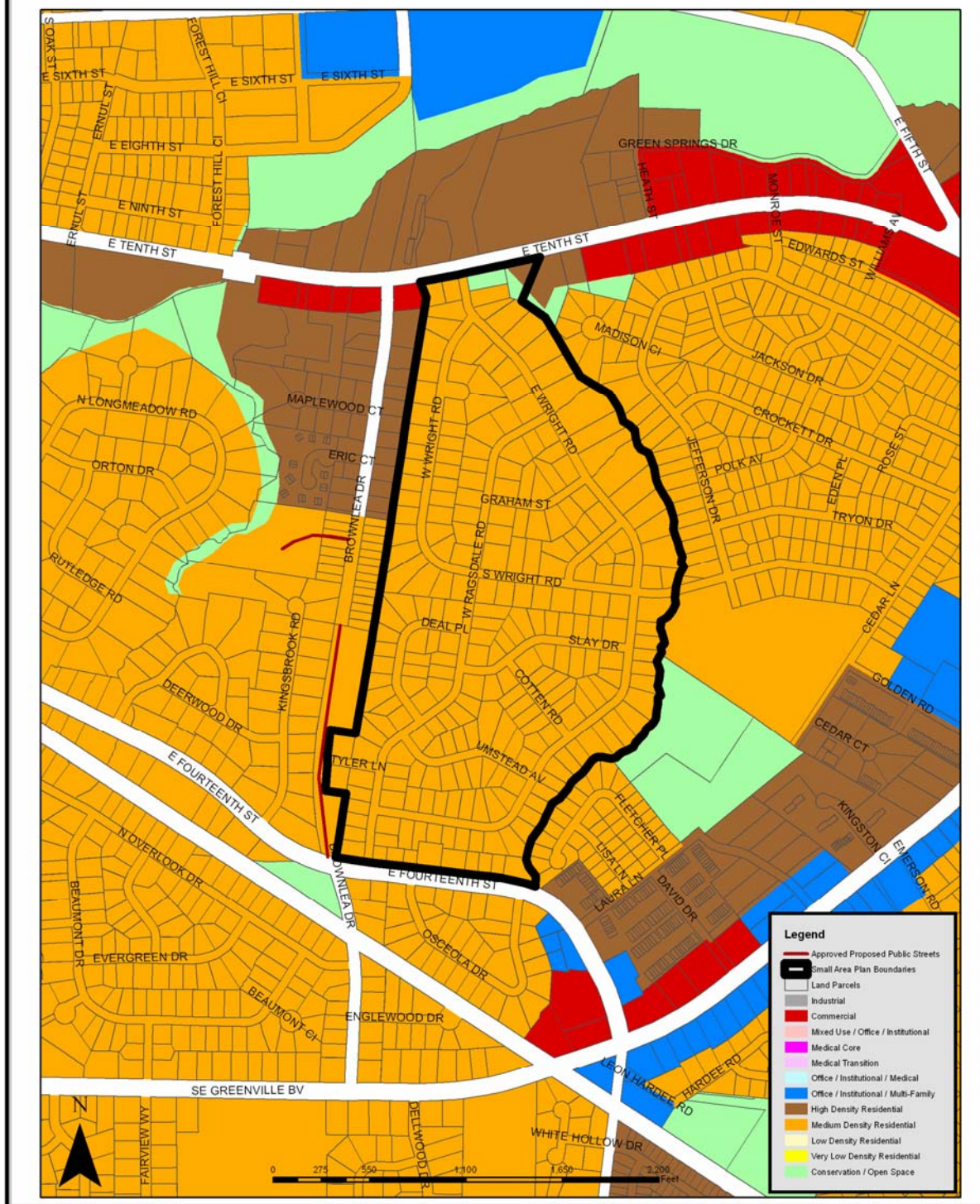


## Map 26: Occupancy Investigation Map

January 1, 2004 - June 30, 2006



February 1, 2007





## Map 28: Current Zoning Patterns

February 1, 2007

