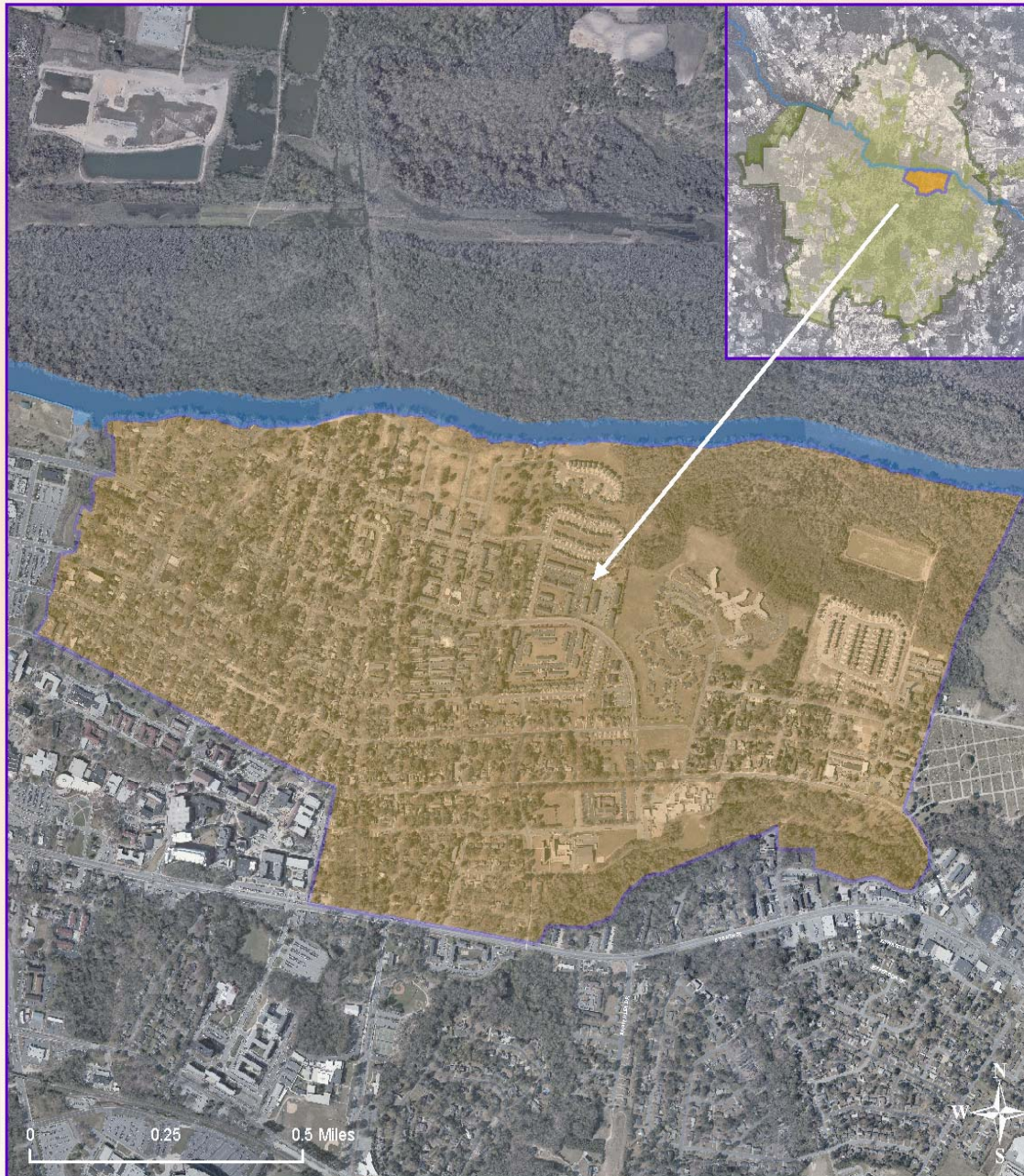




Tar River/University Area Neighborhood Report and Plan (08-01)



***Prepared by the Community Development Department
March, 2009***

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Table of Contents

1. Background/Introduction	4
2. Neighborhood Profile (see map 1)	4
3. Index of Report Attachments	5
4. Current Conditions	6
<i>A. Natural Environment (see maps 2-6)</i>	6
<i>B. Land Suitability (see maps 7-8)</i>	7
<i>C. Transportation (see maps 9-11, 30 and 31)</i>	8
<i>D. Public Utilities: Water, Sanitary Sewer, Gas and Electric (see map 12)</i>	10
<i>E. Storm Drainage: Public and Private Storm Water Drainage (see map 13)</i>	11
<i>F. Structures and Building Activity (see maps 8, 14, 15)</i>	11
<i>G. Socioeconomic (see maps 16, 17)</i>	12
<i>H. Health and Life Safety (see maps 4, 8, 18, 19, 20, 28)</i>	12
<i>I. Quality of Life (see maps 8, 21, 22, 23)</i>	14
<i>J. Code Compliance (Code Enforcement unless otherwise noted) (see maps 24, 24a, 24b, 24c, 24d, and 25)</i>	20
<i>K. Current and/or Pending Planned Public Improvements</i>	20
<i>L. Public Services</i>	21
<i>M. Information Technology</i>	21
<i>N. Future Land Use Plan Map Recommendations (HORIZONS) (see map 26)</i>	21
<i>O. Zoning Classification(s) (see map 27)</i>	22
5. Current Condition Assessment	24
6. Survey Results Summary	26
7. HORIZONS: Greenville's Community Plan (2004) Recommendations: (see also map 27)	32
8. City Council Goals (2006-2007)	34
8a. City Council Goals (2008-2009)	35
9. Public comments received during the public information meeting held at Sheppard Memorial Library on March 5, 2008	37
9a. Tar River/University Area Neighborhood Association Goals and Objectives (provided by TRUNA to the City on June 14, 2008)	38
Neighborhood Plan for the Tar River/University Area	43
Supplemental Information	47
Neighborhood Plan Development and Consideration Process Outline	54

Tar River/University Area Neighborhood Report and Plan (08-01) March, 2009

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. 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 Tar River/University Area, hereafter referred to collectively as “the neighborhood”, is located in the eastern section of the city, and more specifically, south of the Tar River, north of E. 10th Street, east of Uptown and west of Greenwood Cemetery. The neighborhood is located in Voting District # 3 and within the city limits. As designated in HORIZONS: Greenville’s Community Plan, the neighborhood is located in Vision Area I. The neighborhood began developing in the early 1900’s with the creation of East Carolina Teachers Training School (ECTTS) in 1907. The neighborhood is composed of numerous subdivisions that have taken place since 1900 and collectively contains a total of 1,642 lots (1,473 residential lots, 70 non-residential lots, and 99 vacant lots) on 586.62 net acres (707.54 total acres). The neighborhood has 19.83 miles (104,708 linear feet) of paved public streets. There is an unimproved section of River Drive between N. Harding and N. Eastern Streets that is publicly dedicated. The average year of construction of single-family dwellings is 1945.

The neighborhood contains the College View Historic District (National Register and Local) and 3 Locally Designated Landmarks.

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

Commercial	6
Duplex	353
Fraternity/Sorority Houses	8
Institutional	42
Multi-family lots	142
Parking	10
Recreation	11
Single-family dwellings	970
Utility	1
Vacant lots	99
TOTAL	1,642

As of 1969, portions of the neighborhood were zoned residential (RA20, R9, and R6), office and multi-family (OR) and commercial (CN).

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 24a (western section)
- Map 24b (central section)
- Map 24c (eastern section)
- Map 25: Occupancy Investigation

Map 26: Future Land Use Plan Map (HORIZONS)
Map 27: Current Zoning
Map 28: Street Addresses (House Numbers)
Map 29: Buy-out Properties
Map 30: ECU STA
Map 31: GREAT Bus Routes

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 Results

4. Current Conditions

A. Natural Environment (see maps 2-6)

The neighborhood is generally bounded by the Tar River to the north, E. 10th Street to the south, Uptown to the west and Greenwood Cemetery and Green Mill Run to the east. Green Mill Run is a major tributary to the Tar River and is located within the neighborhood north of E. Tenth Street and east of Forest Hill Circle. Green Mill Run feeds into the Tar River just east of Greenwood Cemetery, provides wooded open space, and is designated as part of the City's adopted Greenway system.

The topography (NGVD) of the neighborhood ranges from a high of 62' to a low of 10' along Green Mill Run. The highest areas are located near the intersection of E. 3rd Street and Rotary Avenue and E. 2nd and Summit Streets which are both at 62'. The lowest areas are along the Tar River at 12' and Green Mill Run at 10'. The neighborhood ultimately drains to the Tar River.

The Tar River and Green Mill Run contain 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. Because of its proximity to the Tar River and the topography, the neighborhood was impacted by flood waters where a number of residential structures were severely impacted.

Within the neighborhood, the owners of 48 single-family residences and 8 duplex buildings applied for the Hazard Mitigation Grant Program (Buy-out) with an average of 74.45% damage. Of these, 33 single-family residences and all 8 duplex buildings were purchased by the City. The dwellings/buildings were demolished and the properties are to remain vacant under the Buy-out guidelines.

Through the Buy-out, the City also purchased a portion of the Langston Park Apartment complex that consisted of 2 buildings (16 units) and a portion of Tar River Estates that consisted of 28 buildings (182 units) plus a pool house, three (3) laundry buildings, and a gym. The entire River Oak Apartment complex was purchased that consisted of 2 buildings (24 units) and an apartment building located at 215 Stancill Drive that consisted of 8 units.

There were 45 other residential structures (single-family and duplexes) that were impacted and inspected for storm-related damage. The average damage was 59.36%. These properties were not included in the Buy-out. There may have been other hurricane-related damage reported to private insurance.

There are two (2) large areas with natural growth tree cover in the neighborhood. They are the Green Mill Run corridor and its lateral stream system and along the southern banks of the Tar River just north of Cypress Glen Retirement Center and River Walk Subdivision. These areas also provide limited wildlife habitat. The remaining areas of the neighborhood have little natural growth tree cover. Most tree cover within the area has been as a result of independent residential lot landscaping.

There are numerous opportunities in or within reasonable walking distance for residents in the neighborhood to access greenways. The Tar River and Green Mill Run are designated as a greenway corridor on the official Greenway Master Plan (2004).

There is a trailhead in Greensprings Park for the Green Mill Run Greenway.

The construction of the South Tar River Greenway is slated to begin by March, 2009 with completion within a year of the start of construction. The greenway runs from the Historic Greene Street Bridge, located in the Town Common, to the proposed Beech Street Greenway (which runs south to Green Mill Run). Funding has been secured. At the time of this report, approval of permits and approval by FEMA for an easement across one of the Buy-out properties were lacking. The proposed greenway is 2.9 miles long and will be a paved, multi-use trail that will be handicap-accessible.

There is a planned greenway trail (0.6 miles) along Beech Street to the Tar River consisting of a paved trail. Paved and unpaved portions of the greenway will be 10-12' wide. The greenway is listed a Priority A, which indicates the intended completion of the greenway within 1-2 years. This greenway will provide a connection from the South Tar River Greenway to Greensprings Park where there is a trailhead for the Green Mill Run Greenway. A sewer easement defines the path of the greenway. There are no improvements north of the current terminus of Beech Street at Wildwood Villas.

With the exception of the Green Mill Run corridor, there are no known regulated wetlands located within the neighborhood.

B. Land Suitability (see maps 7-8)

With the exception of the city-owned Buy-out lots, on which development is prohibited, and the pond to the north of River Walk Subdivision, there is 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 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

The Tar River, which is adjacent to the neighborhood on the north, flows generally in a southeast direction to the Pamlico Sound. Tar-Pamlico Buffer Protection Rules apply along the Tar River.

Green Mill Run is classified as a regulated stream and is subject to the Tar-Pamlico Buffer Protection Rules 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. While Green Mill Run is generally located south of the Tar River and traverses the city in a west to east direction, it is located near the neighborhood south of E. 10th Street, east of Forest Hill Circle and travels in an easterly direction until it connects with the Tar River, just east of Greenwood Cemetery.

Hydric soils (Bb, Ro, Tu, Ly and OS) are mainly located near and along the Tar River and Green Mill Run corridors. Remaining soils within the neighborhood include ExB, NrB, OcB, WaB, CrB, WaC, LnC, AgB, Pa, MaB, AlB and Ch. 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 mainly served by E. 10th Street, E. 5th Street, Elm Street and East 1st Street/Brownlea Drive.

First Street/Brownlea Drive, from Reade Street to its current terminus at E. 6th Street, is a city-maintained, existing minor thoroughfare with two (2) travel lanes. First Street becomes Brownlea Drive at the intersection of Warren Street. Future planned improvements include bike lanes, and sidewalks in both travel directions along with inclusion on the GREAT transit system between Woodlawn Avenue and E. 6th Street. The existing and future rights-of-way are between 50' - 80'. The Thoroughfare Plan shows a proposed connection extending to the south from the current terminus of Brownlea Drive at E. 6th Street to E. 10th Street. Due to the environmental constraints and costs associated with any Green Mill Run crossing, most likely this section of Brownlea Drive will not be completed.

Fifth Street, from Evans Street to E. 10th Street, is a city-maintained, existing minor thoroughfare with two (2) travel lanes that provides a direct east to west connection through the neighborhood. The segment from Reade Street to Ash Street contains sidewalks and bike lanes within a 50-foot right-of-way in both travel directions. The segment from Ash Street to Beech Street contains sidewalks and bike lanes within a 70-foot right-of-way. The segment from Beech Street to Greensprings Drive has bike lanes within a 70-foot right-of-way. Fifth Street provides direct access to the Uptown area, GREAT transit system stop (Reade Street) and the medical area.

Fifth Street intersects with Elm Street which provides a north to south connection outside of the neighborhood. At the time of this report, sidewalks are located on both sides of E. 5th Street from the Uptown area to Oak Street and then continue only on the north side to Beech Street. Bike lanes are located along both the east and west-bound travel lanes on E. 5th Street from the Uptown area to Greensprings Park.

Elm Street, from E. 1st Street to E. 10th Street, is a city-maintained, (Albemarle Street to E. 10th Street) existing minor thoroughfare that provides a north to south connection through the neighborhood with two (2) travel lanes within a 50-foot right-of-way recommended for sidewalks and bike lanes in both directions. At the time of this report, there is a sidewalk on the western side of Elm Street between E. 10th Street and E. 4th Street.

Tenth Street is a state-maintained, existing major thoroughfare, paved street that provides ingress and egress to the neighborhood. There are sidewalks on the north side of E. 10th Street from the edge of the ECU campus to Monroe Street and on the south side from Heath Street to Williams Avenue.

The Stantonsburg Road/Tenth Street Connector Project is intended to provide a direct link between PCMH, the medical district, and the Brody School of Medicine and the ECU main campus. At the time of this report, information is still being collected on existing conditions, options suggested by the public, and options based on engineering considerations. Construction is not anticipated prior to 2013 assuming no unexpected delays.

Elm Street, E. 5th Street and E. 1st Street/Brownlea Drive are collector roads for the neighborhood. There are signalized intersections along Elm Street at 1st, 4th, 5th, and 10th Streets and at the Hickory Street and 4th Street intersection.

In the neighborhood, the posted public street speed limits range from 25 to 35 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 streets however there are restrictions pursuant to the updated Controlled Residential Parking Program. There is only on-street parking on the southern side of E. 5th Street between Hilltop Street and the Wahl-Coates Elementary School campus. There is an unimproved section of River Drive between N. Harding and N. Eastern Streets, but will be improved as it is part of the proposed South Tar River Greenway. This section of River Drive will be closed to the vehicular traffic just beyond Woodlawn Avenue Apartments, located at 201 River Drive.

The Tar River/University Neighborhood Association (TRUNA) recently requested the Public Works Department staff to investigate the modification of the City's Controlled Residential Parking Program to provide more on-street parking opportunities for residents in the area near ECU. Residents in this area compete for on-street parking with ECU commuters and visitors.

The modification was adopted by City Council on August 11, 2008. The modification allows residents (owners living in their homes and renters) on certain streets to obtain a parking decal (currently \$5 per year) that allows them to park in an area adjacent to their residences. Residents must provide proof of residency in the designated area. Residents can park their vehicles on designated streets between 8am-5pm Monday-Friday without time constraints. The parking decal does not guarantee a parking space but provides more on-street parking opportunities on a first-come, first-serve basis. The mapped Controlled Residential Parking area is located to the north

and west of the ECU campus. A map of the area is available at the Public Works Department located at 1500 Beatty Street.

Some narrow streets will only have on-street parking on one side to allow for adequate room for the passage of emergency vehicles.

Due to the age of the neighborhood, sidewalks were not required at the time of development but have been added over time. The Public Works Department has not made an evaluation of sidewalks to determine if additional sidewalks are needed in the neighborhood.

There are multiple stop conditions throughout the neighborhood to help discourage cut-through traffic and excessive speed on collector streets. There are speed bumps within the neighborhood between E. 5th and E. 10th Streets, east of the ECU campus, and west of Forest Hill Circle, specifically on E. 6th Street (2), Maple Street (2), and Forest Hill Circle (1).

The main transfer point of the Greenville Area Transit (GREAT) system bus stop is located to the west of the neighborhood along Reade Street between 4th and 3rd Streets. The current GREAT bus stop includes two (2) shelters and two (2) benches. All GREAT transit system buses begin and end their routes at this stop.

In 2003, GREAT, Pitt Area Transit System (PATS), ECUSTA (Student Transit Authority), PCMH and NCDOT launched a Regional Transit Feasibility Study to examine the need and potential of regionalized transportation services in Pitt County. Through extensive study, it was determined that an intermodal bus transportation center was needed in order to better serve the residents of Pitt County and Greenville. The intermodal (bus) transfer facility or transportation center would make it easier for GREAT buses to connect with Trailways/Greyhounds, ECUSTA, PATS, and taxi cabs. The proposed GREAT Passenger Center is bounded by 8th and 9th Streets and Evans and Cotanche Streets. The proposed site is close to the ECU campus and Uptown area and provides access for the proposed Stantonsburg Road/10th Street connector. The proposed center would require that the current main transfer point of the GREAT bus system on Reade Street move from its current location to the new location. On October 6, 2008, City Council authorized staff to begin acquisition of the approved site of the GREAT Passenger Center.

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

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 Greenville Utilities 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 13)

The street drainage system and associated out of right-of-way drainage improvements, including subsurface systems and open channels, and the portions of Green Mill Run located within the city limits, 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. The Tar River is monitored by the Pamlico-Tar Riverkeeper.

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

Due to the limited size of its drainage area at most locations, Green Mill Run storm flow has not impacted any additional structures. 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.

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

The neighborhood is comprised of a variety of uses, including residential, vacant, institutional and commercial. Greenwood Cemetery (city-owned) is located to the east of the neighborhood. The average year of construction of single-family dwellings is 1945.

In a 30-month period (07/1/05 - 12/31/07), there were 39 building permits issued within the neighborhood for alterations and additions. The total recorded permit value of the improvements was \$892,240. There was a permit issued for one new single-family residence. The total 30-month improvements, excluding new construction, were less than 1% of the total 2008 building tax value.

In 2008, the total building (excluding land) tax value in the neighborhood is \$215,189,923.00. The combined land and building (total) tax value in the neighborhood is \$263,128,392.00. At the current city tax rate (\$0.56 per \$100) the total property valuation results in \$1,473,519.00 annual revenue to the city. 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 was one (1) boarded up/dilapidated or abandoned structure (105 North Meade Street) located within the neighborhood.

The 5th Street Inn, located at the corner of E. 5th and Library Streets, is a bed and breakfast that has operated since 2006. Allowing bed and breakfasts in the neighborhood promotes the adaptive

re-use of older homes. Bed and breakfast inns, where homeowners live on-site, are only allowed in the R6S-zoned section of the Local Historic District subject to a special use permit approved by the Board of Adjustment.

In April, 2008, there was a Special Use Permit approved for a Guest House, requested by ECU, located at 601 E. 5th Street. The guest house is for visitors of the university for residential purposes on a short-term basis. There is an additional ECU guest house, Ward Guest House located at 1201 E. 5th Street.

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 35% owner-occupied and 65% rental property at the time of this report.

According to the U.S. Census Bureau, the 2007 adjusted average (mean) household income in Greenville is \$47,433. The average (mean) family income is \$67,883 and average (mean) non-family household income is \$28,929.

The average (mean) 2008 tax value of homes (single-family only - including lots) in the neighborhood is \$102,479. The average (mean) 2008 tax value of residential homes in Greenville is \$144,896 (including condominiums and townhouses) and \$176,896 (excluding condominiums and townhouses).

The neighborhood contains a mix of housing options, both price and unit type, for transitional housing purposes.

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

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.

As illustrated by the City's geographical information system (GIS) coverage for structures and the flood hazard area overlay, 4 single-family dwellings and 17 duplex buildings currently within the neighborhood are located within the floodway of the Tar River, wherein no fill or construction is permitted. Since some structures were purchased via the Buy-out, impact has been minimized as many of the impacted structures have been removed and the property is to remain vacant as required by Buy-out program guidelines. However, there are still residential (single-family, duplex, and multi-family) structures located in the regulatory flood hazard areas.

There are regulatory flood hazard areas (floodway and floodplain) associated with the Tar River and Green Mill Run. As illustrated by the City's geographical information system (GIS) coverage for structures and the flood hazard area overlay, 36 single-family dwellings, 45 duplex buildings and 2 multi-family complexes and 11 multi-family buildings 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.

There were 4,227 calls/actions for the Greenville Police Department and 518 calls/actions for the ECU Police Department in or around the neighborhood in the twelve (12) month period from January, 2007 to December, 2007. There were personal and property crimes recorded during this period including animal complaints (600), disturbing the peace (553), and various parking violations including parking on unimproved surfaces (997). There are additional parking violations (63) through the Code Enforcement Division for parking on unimproved surfaces.

Currently, TRUNA is in the beginning process of re-starting a Community Watch Program.

Fire suppression and rescue services for the neighborhood are primarily provided by City Fire/Rescue Station #1 (Uptown) and City Fire/Rescue Station #6 (E. 10th Street) and City Fire/Rescue Station #3 (Charles Boulevard and Red Banks Road), as needed. Stations #1 and #6 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. While the neighborhood is accessible via an interconnected street system, fire suppression and rescue services mainly use 1st, 5th, Eastern and Elm Streets and Brownlea Drive to access the neighborhood. However, all streets are accessible by emergency vehicles. A modification to the City's Controlled Residential Parking Plan was adopted by City Council in 2008. One of the by-products of the modification was to restrict parking on one side of the certain streets which will allow for easier passage of emergency vehicles.

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.

The NC State Fire Code requires annual inspections of fraternity and sorority houses for life safety systems such as, fire alarms, and sprinkler and smoke detection systems. If any of these systems are out of compliance at any time, it is generally required to be serviced the same day. Generally, non-life threatening violations are required to be corrected within 14 days. Annual inspections are performed as a joint effort of the Greenville Fire/Rescue Department and ECU Greek Life.

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. There is an abandoned landfill adjacent to the northeast of Greenwood Cemetery.

The city conducts periodic 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 have been no substandard (under-lighted) areas identified in the neighborhood based on minimum design standard requirements.

However, there have been complaints from neighborhood residents of under-lighted areas throughout the neighborhood and specifically in and around the City Market Shopping Center. Based on an evaluation by the City Engineer, for this specific area, there is adequate street light coverage, however little to no lighting in and around parking lots and buildings.

At the time of this report a significant number of structures within the neighborhood did 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. Many dwellings are currently reliant on street-side mail box address numbers, curb painted address numbers, and yard sign address numbers in lieu of having 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, 22, 23)

The neighborhood has an organized and active property or homeowners' association, entitled TRUNA (Tar River University Neighborhood Area). It was established circa 1979 and had formal by-laws by 1981. The average membership represents 100 households and is composed of approximately 90% homeowners and 10% rental residents in the neighborhood. The association holds two (2) annual neighborhood parties.

The aesthetic quality of public views and the overall general streetscape in the College View Historic District is good due to mature tree cover, paved and adequate driveways, and uniformity of dwelling orientation and setbacks of most dwellings. There are street identification signs for the College View Historic District, however there are no other neighborhood identifiers, such as entrance markers or signage at the other neighborhood street access points, public art or public/common property 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. College View Historic District identification street signs were installed in early 2008.

Some of the lots purchased via the Buy-out are being used as a community garden and an off-leash dog park. The community garden is sponsored by TRUNA and is located at the terminus of Stancill Drive, south of the Tar River. The off-leash dog park is provided by the City and is located at the 1703 River Drive

The neighborhood contains a variety of land uses including Cypress Glen Retirement Center, Wilkerson's Funeral Home, Landmark Convenience Store, several churches, a private school and a public school.

In 2006, the Homebuyer's Assistance in the University Area program was established with the purpose to increase home ownership in the area surrounding ECU. The program was designed to assist potential homebuyers with down payment and closing costs assistance in the purchase of existing or newly constructed houses. Qualified households are eligible for a grant up to 5% of purchase price, not to exceed \$10,000. Funds can be used for gap financing and closing costs

secured with a 10-year soft second mortgage at 0% interest. No re-payment is required unless the house is sold, leased or rented within the 10 year period.

There are several roadsides in or around the neighborhood that are maintained under the Adopt-A-Street program by individuals, organizations and private entities. At the time of this report, sections of 1st, 3rd, 4th, 5th, Elm, Summit, Jarvis, Meade, Beech, Biltmore, Student, Maple and Oak Streets, Rotary Avenue, Shady Lane and Forest Hill Circle have been adopted. There are sections of 2nd, 3rd, 4th, 6th, Hickory, Willow and Ernul Streets and Stancill Drive that are available for adoption. Many of the adopting organizations are fraternities and sororities.

The neighborhood contains the College View Historic District (local and nationally designated) and three (3) Local Landmarks. These historic properties are protected by overlay zoning which requires any changes to the buildings and/or grounds of these properties to be reviewed by the Greenville Historic Preservation Commission via a Certificate of Appropriateness (COA) application. Generally, repairs and minor changes require a Minor Works Certificate of Appropriateness that can be obtained following staff review without review by the Historic Preservation Commission.

The College View Historic District (256 properties) is an example of well-preserved, primarily residential buildings constructed between 1909 and 1941. The district was established in 1994 by the Greenville City Council. The structures range from modest to more sophisticated house styles. The development of the district was mainly spurred by the creation of East Carolina Teachers Training School (ECTTS) that was created in 1907. Residential development started circa 1910 and quickly became an attractive area for people of all walks of life to live due to its proximity to ECTTS, the central business district and government offices. During many times in history, the district has experienced waves of development dictated by social and economic forces, as well as, expansion of the ECU (formerly ECTTS) campus. Several of the properties within the district are owned by ECU including the ECU Chancellor's Residence. The College View Historic District is also recognized as a National Register Historic District which is an honorary designation and does not regulate the appearance of structures and/or grounds of the properties within the district.

While many property owners enjoy the sense of pride, prestige, and connection to history associated with owning an historic property, there are many tangible benefits of owning an historic property. Owners of properties in National Register Historic Districts may be eligible to apply for federal tax credits for the qualifying rehabilitation of income-producing properties. The State of North Carolina authorizes a 20% credit for those taxpayers who receive the federal credit, which provides investors with a combined 40% credit against eligible project costs. In addition, the state provides a 30% credit for the rehabilitation of non-income producing historic properties, including private residences.

Below are descriptions of representative properties in the College View Historic District:

William H. Dail, Jr. House, 605 E. 5th Street, is the current ECU Chancellor's Residence. The dwelling was originally built for local prominent businessman, William H. Dail, Jr. and was later purchased by East Carolina Teachers College in 1949 for the use as the President's House. The first East Carolina Teachers Training School's President's house is located at 701 E. 5th Street and is now ECU Career Services. The home is a striking example of Renaissance Revival architecture.

Lustron House, 1300 E. 4th Street, is a prefabricated porcelain steel house named after the Lustron Corporation. Lustron houses were originally designed to be post World War II mass-produced, pre-fabricated single-family dwellings made of low-maintenance porcelain steel that were geared for “wage workers”. However, due to production issues and higher than expected sales prices only 2,680 units were produced before the company declared bankruptcy in 1950. Currently, there are around 1,500 units that still survive today. The Lustron House located at 1300 E. 4th Street is the only house of its type in Greenville.

The neighborhood also contains three (3) local landmarks which are designated by City Council. These properties have the same protection as local historic districts and are subject to the same regulation. These properties are eligible for a 50% deferral of property taxes. Local landmarks can be designated for their significance in history, architecture or cultural importance as well as other aspects.

Below are descriptions of the Local Landmarks in the neighborhood:

Dr. William I. Wooten House, 403 Maple Street, was built circa 1934 as a private residence for Dr. William I. Wooten and is representative of one of the finest 1930's Colonial Revival residences.

Skinner House, 803 E. 5th Street, was built in 1927 as a private residence for Dr. L. C. Skinner and now houses the Sigma Sigma Sigma Sorority and is representative of one of the finest examples of Colonial Revival architecture in the City and in the College View Historic District.

Rotary Club, 809 Johnston Street, was built in 1920 and was the first Rotary-owned club in the world. The Club afforded Greenville's business and civic leaders a place to meet and share common concerns and a place from which to sponsor and direct their service projects. The building is an architecturally significant example of an early 20th century large club buildings.

The neighborhood also contains three (3) mapped archaeological sites. Two (2) archaeological sites (31PT31 and 31PT32) are located east of Warren Street just south of the Tar River. Archaeological site 31PT36 is located along Green Mill Run near Greensprings Park and Wahl-Coates Elementary School.

There are numerous public or common leisure, educational or recreational opportunities within the bounds of the neighborhood or within reasonable walking distance. The closest public leisure, educational, or recreational opportunities are Greensprings Park, Green Mill Run Greenway, the off-leash dog park, the open space area near River Drive and Ash Street that is city-owned, and Woodlawn Park, which are located within the neighborhood. The Town Common, Elm Street Park and Gym, and the main campus of ECU are in reasonable walking distance for most residents.

The Rotary Club of Greenville Noon is a business and service-based organization that has its meeting facility in the neighborhood located at 809 Johnston Street.

Wahl-Coates Elementary School (public) and St. Peter's Catholic School (private) are located within the neighborhood. St. Peter's Catholic Church, St. Paul's Episcopal Church, and St.

James' United Methodist Church are located within the neighborhood and offer various services such as, preschool, afterschool, art classes, and girl scouts.

While River Park North is directly across the Tar River from the neighborhood, it is currently only accessible by vehicle or boat.

The Comprehensive Recreation and Park's Master Plan was adopted by City Council on November 6, 2008. The Plan recommends an additional mini park in the general area between the Tar River and Greensprings Park just west of Greenwood Cemetery and an additional neighborhood park in the general area of the neighborhood.

There is a pond north of the River Walk Subdivision but there are no dedicated easements or rights-of-way that would allow for public access.

As previously mentioned, there is a planned South Tar River Greenway, a proposed Beech Street Greenway and the existing Green Mill Run Greenway.

The main campus of ECU offers several leisure, educational, and recreational opportunities that are within walking distance of most of the neighborhood. A few examples are:

Wright Auditorium is home of the S. Rudolph Alexander Performing Art Series which offers professional performing arts events and regularly hosts concerts by the School of Music and non-campus groups. The S. Rudolph Alexander Performing Art Series offers the Family Fare Series which provides professional theatre for family audiences.

Joyner Library is the largest library on the ECU campus.

Music Library, a branch of Joyner Library, contains the largest collection of music-related materials in eastern North Carolina.

Wellington B. Gray Gallery, is an art gallery located on the ECU campus that is part of the School of Art and Design.

The Uptown Area is located to the west of the neighborhood and is within reasonable walking distance of most of the neighborhood. This area offers a variety of services and entertainment opportunities including banks, restaurants, retail shops, salons/barber shops, and local/federal government offices. Some of the attractions are:

Emerge Art Gallery, 404 Evans Street, is a non-profit arts organization. It has several galleries, a full art center including a pottery facility, a metalsmithing studio, photography classroom, general classrooms, community and student exhibitions. Also, Emerge offers adult and children classes, workshops, and special events and a full children's summer program.

Greenville Museum of Art, 802 Evans Street, is a local attraction for the citizens of Greenville and Pitt County. The museum offers gallery talks and openings, tours, art classes and numerous outreach programs.

Sheppard Memorial Library, 503 Evans Street, is the main location of the library system serving Greenville and Pitt County. There is also a Children's Library on-site.

City-Owned Recreation and Parking Facilities located within or in reasonable walking distance in the neighborhood

Elm Street Park – 2 playgrounds, 6 lighted tennis courts, 1 lighted youth baseball field, 4 picnic shelters with grills, lawn games areas, gymnasium, community center and portions of the Green Mill Run Greenway.

Greensprings Park – picnic shelter and provides a trailhead for the Green Mill Run Greenway.

Green Mill Run Greenway – beginning at Greensprings Park, runs along Green Mill Run Creek, through the Wahl-Coates Elementary School property, across 10th Street and through Elm Street Park. This 1.5 mile paved walkway provides a scenic and environmentally friendly walkway and bike path along Green Mill Run for the enjoyment of walkers, runners, bicyclists, and nature enthusiasts.

Greenville Off-Leash Dog Park, 1703 River Drive, opened in August, 2007 and is funded by the City of Greenville. This 2 acre park is located on City property that was purchased via the Buy-out program.

Woodlawn Park – ADA accessible playground, picnic shelter, volleyball court and outdoor basketball goal.

Town Common – Greenville Toyota Amphitheater, Historic Greene Street Bridge (Town Creek Bridge), 1,500' esplanade along the Tar River, South Tar River Greenway (under construction), boat access, walking trails, veteran's memorial, and millennium sundial.

Historic Greene Street Bridge – relocated and installed at the Town Common in 2005. This project was funded with NCDOT Enhancement Grant and city funds. This bridge originally provided a link from the south side of Greenville to the north across the Tar River and was originally dedicated to the veterans of WWI by the Ladies Auxiliary. It serves as the western trail head for the South Tar River Greenway.

South Tar River Greenway, Phase I – from the Historic Greene Street Bridge to the Beech Street Greenway. Construction is slated to begin by no sooner than March, 2009. The greenway is 2.9 miles of 10' wide-paved, multi-use trail that will be handicap-accessible.

Buy-out lots - maintained by the Public Works Department unless leased by outside individuals/entities. The City purchased 33 single-family and 8 duplex lots in the neighborhood. Of these, 44 lots are maintained by the City of Greenville and 8 lots are leased to individuals and TRUNA. At the time of this report, some of these lots are being used for the TRUNA-sponsored community garden and the off-leash dog park.

Buy-out Property Statistics (within neighborhood only)

Multi-family

Langston Park Apartments (2 buildings [16 units])

Tar River Estates Apartments (28 buildings [182 units], pool house, 3 laundry buildings, and gym)

River Oak Apartments (2 buildings [24 units])
Stancill Street Apartments (8 units – entire complex)

Single-family and duplex dwellings

Total: 93 (single-family and duplex that were inspected for storm-related damage)
74.45%-average damage of properties that applied for the Buy-out
48 applied for the Buy-out (single-family& duplex)
41 purchased via the Buy-out
7 withdrawn (owner elected not to participate in Buy-out Program
45 (single-family and duplex) inspected for damage that did not apply for the Buy-out
59.36% average damage

There may have been other hurricane-related damage reported to private insurance.

ECU-owned properties within the neighborhood (all of these properties are located in the College View Historic District):

Chancellor's Residence, 605 E. 5th Street, is the current residence of the ECU Chancellor.
Career Services, 701 E. 5th Street, primary purpose is to assist and guide students and alumni in their career quest.

Taylor-Slaughter Alumni Center, 901 E. 5th Street, location of the offices of Alumni Relations and Institutional Advancement.

Howard House, 1001 E. 5th Street, location of the ECU News Bureau and the Public Relations Office.

Facilities Administration, 1001 E. 4th Street, location of the main office of Campus Operations which is responsible for maintaining an aesthetically pleasing and safe campus environment.

Facilities Annex, 1004 E. 4th Street, is the former dentist office of Dr. O. R. Pearce.

Ward Guest House, 1201 E. 5th Street, offers a place for special campus visitors to stay for a short period of time.

University Guest House, 601 E. 5th Street, adjacent to the Chancellor's Residence and was recently approved (April, 2008) as a guest house for university visitors.

There are eight (8) sorority/fraternity houses located in the neighborhood.

The Newman Catholic Campus Ministry, 953 E. 10th Street, and The Wesley Foundation, 501 E. 5th Street, are both located within the neighborhood. Both offer a spiritual home away from home for ECU students, providing services and fellowship through weekly dinners, service projects, spiritual retreats and leadership opportunities. The Wesley Foundation offers apartments for up to 13 students.

While there are no specific external noise generator, there have been complaints about internal noise such as, amplified south and other noise emanating from neighborhood dwelling or adjacent properties. According to available Police Department records, the total number of residential noise violation complaints within the neighborhood received and/or enforcement actions taken within the 13 month period from January, 2007 to February, 2008 were 553 with 2-arrests, 64-unrelated citations, and 48-noises ordinance citations.

The closest commercial/service focus area for residents in the neighborhood is located at the intersection of Jarvis and E.3rd Streets. This focus area consists of a grocery store, two (2) restaurants, and a laundromat that provide necessary and convenience services.

The Central Business District (Uptown) is a regional focus area that is located to the west of the neighborhood.

There are two (2) legal non-conforming commercial uses within the neighborhood. The Landmark Store, a convenience store with gasoline sales, is located at E. 5th and Ash Street and University Auto Care, a service station, is located at E. 5th and Harding Streets are non-conforming uses under the current single-family only zoning.

J. Code Compliance (Code Enforcement unless otherwise noted) (see maps 24, 24a, 24b, 24c, 24d, and 25)

In the 13-month period, 1/1/07 - 2/1/08, there were 614 code enforcement-related staff investigations and/or actions in the neighborhood, and there were 140 citations issued during that period.

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

Animal complaints (stray, domestic animals and nuisance wildlife): 600 (21-warnings; 25-citations)*

Parking on unimproved surfaces: 63 (31-citations; 18-warnings) (13%-owner; 87%-rental)

Weeded lots: 261 (22-citations) (15%-owner; 84%-rental; 1%-other)

Disturbing the peace: 553 (2-arrests; 48-citations (noise ordinance); 64-citations (other violations)*)

Public nuisances: 85 (4-citations) (12%-owner; 88%-rental)

Litter/rubbish: 115 (4-citations) (6%-owner; 91%-rental; 3%-other)

Abandoned/junked vehicles: 17 (5-towed) (24%-owner; 70%-rental; 4%-other)

Residential occupancy (3 unrelated rule): 43-complaints (79-citations) (100%-rental)

Minimum housing code: 31 (6%-owner; 94%-rental)

Parking violation (GPD): 997 (566-citations; 463-towed - some calls resulted in multiple citations/tows*)

Zoning and land use: 1 (illegal sports ramp – in compliance)

Abandoned structure: 1

Void/Unfounded: 26

* Information provided for GPD is for the time period from January 2007 to December 2007. These investigations/calls are included in the 4,227 GPD service calls.

Total citations from the above categories issued over the report period: 835 (some investigations/calls resulted in multiple citations/tows)

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.

The Greenville Urban Area Thoroughfare Plan proposes the extension of Brownlea Drive from its current terminus at E. 6th Street to connect to E. 10th Street. However, due to environmental constraints, this portion will most likely not be constructed.

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 3.
- 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.

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. Wireless internet service is provided in the adjacent Uptown area.

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

The Future Land Use Plan recommends several types of land uses within the neighborhood. The described recommendations are only for the area within the boundary of the neighborhood. Conservation/open space (COS) is recommended along the southern banks of the Tar River, along Green Mill Run (within the neighborhood) and at the locations of Greensprings Park and Woodlawn Park. Commercial (C) is recommended for the general area of the intersection of E. 3rd and S. Jarvis Streets – Neighborhood Commercial (CN) recommended. High Density Residential (HDR) is recommended for the area between E. 1st and 5th Streets, east of the

drainage canal that runs parallel to Reade Street and just west of South Summit Street and for the area south of Brownlea Drive, east of Elm Street and generally north of E. 3rd Street. Office/institutional/multi-family (OIMF) is recommended for the area south of E. 5th Street, east of Hilltop Street, west of Greensprings Park and north of Green Mill Run. Low density residential (LDR) is recommended south of the Tar River, north of E. 1st Street/Brownlea Drive. Medium density residential (MDR) is recommended for the remaining areas in the neighborhood, which is generally south of E. 1st Street, north of E. 5th Street (until just beyond the ECU main campus and 10th Street).

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

O. Zoning Classification(s) (see map 27)

As the neighborhood has evolved, many of the single-family dwellings have been converted to duplex and multi-family buildings. In an attempt to minimize non-single-family intrusion into a select three hundred-ninety (390)-lot area at the core of the Tar River Neighborhood, the city created the R6N (neighborhood revitalization) district in the early 1980's. The new district limited the total number of duplex and multi-family lots (uses) to not more than fourteen (14%) percent of the total number of lots in the district. Although proven to be problematic over time, this new district served to stem the tide of multi-unit conversion. While the total number of non-single-family uses remained constant, at or near the maximum, the location of multi-occupancy dwellings were allowed to shift within the district. As historically built single-family dwellings, previously converted to duplex use, were rehabilitated and returned to single occupancy, the percentage rule allowed reverse conversion of other dwellings to occur.

In 2005, a significant portion of the neighborhood was rezoned from R6 and R6N (single-family/duplex/multi-family) to R6S (single-family only) and 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 current R6S and R9S zones are restricted to single-family dwellings only. However, there are existing duplexes, multi-family and 2 commercial uses that existed prior to the single-family rezoning and have been "grandfathered". "Grandfathered" uses may remain provided such uses are not abandoned for more than 6 months.

The remaining sections of the neighborhood are zoned: R9, R6, OR, CN, PUD.

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 R6 and R6N zoning allowed single-family and duplex dwellings, and multifamily development and the prior R9 zoning allowed single-family and duplex dwellings. The remaining portions of the neighborhood are zoned R6 (single-family/duplex/multi-family) that contains Tar River Estates, Wilson Acres, Cypress Glen Retirement Center, PUD that contains Wesley Commons, CN that contains the City Market Center and Unk's Restaurant, and OR that contains Wahl-Coates Elementary School, Greensprings Park, and Wilkerson's Funeral Home.

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

Zoning District Standards for R6S, R9S, and R9 zoning districts.

Select R6S Zoning Standards (minimums per Title 9, Chapter 4, Article F of the City Code)

Lot size: 6,000 square feet

Front setback: 25 feet

Side setback: 8 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

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

Select R9 Zoning Standards (minimums per Title 9, Chapter 4, Article F of the City Code)

Lot size: 13,500 square feet (duplex); 9,000 square feet (single-family)

Front setback: 25 feet (both)

Side setback: 14 feet; 10 feet (single-family)

Rear setback: 15 feet (both)

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

Because the R6, CN, OR, and PUD district standards are so varied, those standards are not specifically listed. See Title 9, Chapter 4. Zoning of the City Code.

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 - 2
- J. Code Compliance - 2
- K. Current and/or Planned Public Improvements - 3
- L. Public Services - 4
- M. Information Technology - 3
- N. Future Land Use Plan Map - 4
- O. Zoning - 4

Identified Areas for Consideration of Neighborhood Improvement:

C. Transportation – 3

- First Street thoroughfare plan improvements
- Fifth Street thoroughfare plan improvements
- Tenth Street thoroughfare plan improvements
- Brownlea Drive thoroughfare plan improvements
- Elm Street thoroughfare plan improvements
- Sidewalks on one side of all neighborhood collector streets
- Pedestrian access to public transportation

E. Storm Drainage - 3

- Localized street intersection 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 reinvestment in and continued improvement of the housing stock

H. Health and Safety - 3

- Unsecured underground fuel oil tanks
- Street Lighting
- Posted street addresses
- Park safety (additional lighting)
- Under-lighted areas (specifically near the City Market Shopping Center)

I. Quality of Life - 2

- Neighborhood identifiers, entrance signs, etc.
- Overhead utility lines and services
- Street lighting
- Pedestrian/bike (sidewalk/bike lane) access to services and parks
- Lack of Community Watch Program
- Participation in Adopt-A-Street Program

J. Code Compliance - (CDD Code Enforcement Division unless otherwise noted) - 2

- 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- 3

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

M. Information Technology- 3

- Fiber optic services
- Wireless internet

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. In total, 449 surveys (233-owners, 165-renters, 32-Cypress Glen Retirement Center and 19-miscellaneous) were returned.

OWNERS

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

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

Note – The primary area of concerns are convenience to personal services and employment, neighborhood organization, number and condition of rental properties, sidewalk and pedestrian-friendly street crossings, security of investment, personal safety, internal noise, and convenient, on-street parking.

Does your neighborhood have an organized and active Neighborhood Association?

- 60% - Yes
- 30% - No
- 10% - No answer

Do you regularly attend meetings of the neighborhood association?

- 47% - Yes
- 45% - No
- 8% - No answer

How many years have you lived in this neighborhood?

- 27% - over 25 years
- 20% - 1 to 5 years
- 14% - 10 to 15 years
- 13% - 5 to 10 years
- 9% - 15 to 20 years
- 8% - 20 to 25 years
- 8% - no answer
- 1% - less than 1 year

17 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:

- 34% - a Greenville in-city neighborhood
- 22% - a State other than North Carolina
- 21% - a County in North Carolina other than Pitt County
- 9 % - no answer
- 7% - a Pitt County out-of-city area (rural subdivision or stand alone rural lot)
- 3 % - a Winterville in-city neighborhood
- 3 % - a Pitt County city other than Greenville or Winterville
- 1% - a Country other than the United States

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

- 67% - No
- 24% - Yes
- 9% - No answer

If yes, check all that apply (consideration or reasons for moving):

Represents the number of time issue was marked as a reason. Some surveys indicated multiple reasons.

- 31 - Security issues (personal or property crime)
- 19 - Quality of life issues (quiet enjoyment, recreational, open spaces, etc...)
- 14 - Employment opportunity in another area
- 11 - Need larger dwelling (bedrooms, bathrooms, yard area, etc.)
- 10 - School system issues
- 7 - Retirement
- 5 - Other

- 4 - Physical condition of current dwelling
- 4 - Prefer a smaller dwelling/yard (less space, less maintenance)
- 3 - Graduation

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

Of the homeowner surveys received, 45 surveys indicated some type of problem. 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: 16
 Plumbing system problems: 11
 Electrical system problems: 10
 Foundation or structural problems: 8
 Heating and cooling: 8
 Leaking Roof: 7
 Street drainage: 2
 Sewer: 2
 Insects: 1
 Structural: 1

Do you view your current neighborhood as:

40% - declining
 33% - stable
 14% - some improvement
 6% - nothing
 3.5% - excellent
 3.5% - substantial improvement

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

39% -60 and over
 34% - 45 – 60 years old
 19% - 25 – 45 years old
 5% - 18 – 25 years old
 3% - No answer

Which of the following best describes your household?

Family = 2 or more adults living together (married couple, roommates, etc...)

34% - Single occupant (an adult living alone)
 33% - Family with no children in the household
 14% - Family with a young child(ren) (infant – 13 years old)
 10% - No answer
 8% - Family with an older child(ren) (14 – 18 years old)
 1% - Family with young and older children

RENTERS

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

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

Note – The primary area of neighborhood respondent concerns are convenience to personal services, number of condition of rental properties, personal safety, private parking lot condition and maintenance, convenient access to public and ECU Student Transit system stops.

Does your neighborhood have an organized and active Neighborhood Association?

67% - No
15% - Yes
18% - No answer

Do you regularly attend meetings of the neighborhood association?

86% - No
4 % -Yes
10% - No answer

How many years have you lived in this neighborhood?

73% - 1 to 5 years
9% - 5 to 10 years
5% - 10 to 15 years
4% - less than 1 year
1% - 20 to 25 years
1% - over 25 years
>1% - 15 to 20 years
3.3 years on average

7% - no answer

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:

47% - a Greenville in-city neighborhood
27% - a County in North Carolina other than Pitt County
19% - a State other than North Carolina
2.5% - a Pitt County out-of-city area (rural subdivision or stand alone rural lot)
1% - a Winterville in-city neighborhood
>1 % - a Pitt County city other than Greenville or Winterville
2.5% - no answer

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

64% - No
35% - Yes
1% - No answer

If yes, check all that apply (consideration or reasons for moving):

Represents the number of time issue was marked as a reason. Some surveys indicated multiple reasons.

54 - Employment opportunity in another area
33 - Security issues (personal or property crime)
27 - Quality of life issues (quiet enjoyment, recreational, open spaces, etc...)
26 - Need larger dwelling (bedrooms, bathrooms, yard area, etc.)
26 - Graduation
20 - Physical condition of current dwelling
8 - School system issues
3 - Prefer a smaller dwelling/yard (less space, less maintenance)

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

Of the renters surveys received, 73 surveys indicated some type of problem. 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.

Heating and cooling: 30
Plumbing system problems: 25
Frequent poor yard drainage: 17
Foundation or structural problems: 15
Leaking Roof: 15
Electrical system problems: 14
New renovations: 4
Insects: 2
Energy efficiency: 2

Would you consider purchasing a dwelling in this neighborhood?

55% - No
37% - Yes
8% - No answer

Do you view your current neighborhood as:

47% - stable
30% - declining
16% - some improvement
3.5% - excellent
2.5% - substantial improvement
1% - no answer

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

44% - 18 – 25 years old
31% - 25 – 45 years old
11% - 60 and over
10% - 45 – 60 years old
1% - Under 18 years old
3% - No answer

Which of the following best describes your household?

Family = 2 or more adults living together (married couple, roommates, etc...)

- 47% - Single occupant (an adult living alone)
- 43% - Family with no children in the household
- 5% - Family with a young child(ren) (infant – 13 years old)
- 2% - Family with an older child(ren) (14 – 18 years old)
- 3% - No answer

Most survey responses from Cypress Glen Retirement Center stated that their comments pertained to Cypress Glen. Therefore, these survey responses were not included.

Due to the limited numbers of surveys received from miscellaneous sources (sororities, churches, etc) no meaningful statistics could be derived.

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 F, which are related to this specific neighborhood:

- I2. Preserve the historical, architectural, and single-family character of the College View and University neighborhood.
- I5. Develop and implement a tree planting plan – College View neighborhood, 10th Street, and Charles Boulevard.
- I8. Extend Green Mill Run greenway improvements to Tar River.
- I9. Preserve tree canopy appearance of Fifth Street.

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

Objectives

Housing

- H4. To encourage the restoration and preservation of historic residential properties.
- H5. To improve and revitalize existing neighborhoods.

Mobility

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

Recreation and Parks

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

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

Implementation Strategies

Environmental Quality

EQ11. To reserve areas of floodplain for open space corridors and wildlife corridors.

Community Character

CC1. To preserve and protect canopy trees.

CC7. To encourage preservation of historic buildings and areas.

CC9. To increase neighborhood vitality and property values by preserving and enhancing historic areas.

CC10. To encourage participation in historic preservation efforts.

Urban Form

UF6. To preserve neighborhood livability.

UF12. To preserve historical and cultural properties, landmarks, and districts.

Land Use

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.

Growth and Development

1(c) Support the ECU Master Plan consistent with the policies of this plan and review development proposals to ensure compatibility with the plan.

2(b). Implement the Greenway Master Plan.

2(c) Develop a Historic Preservation Plan which sets out a comprehensive strategy for protecting the City's historic resources.

2 (e). Continue to nominate historic properties and districts to the National Register of Historic Places and continue to designate local historic properties and districts.

2 (x). Maintain neighborhood character and identity.

2 (y) Create walkable communities/neighborhoods.

2 (z) Encourage citizen involvement within neighborhoods.

Transportation

- 1(i). Discuss Tenth Street corridor concept plan.
- 1(j). Implement the following projects using local sources if state assistance is not available.
 - Link Farmville Boulevard to Tenth Street.
 - Acquire property and participate in the design and construction of the Tenth Street/Farmville Boulevard connector between Uptown, ECU Core Campus, and medical area.
- 1(m). Develop a sidewalk map of the City; consider adopting a sidewalk plan which assesses the need for sidewalks and describes specific sidewalk projects to be completed.

Economic Development

- 2(c). Market and promote historic areas as a part of Greenville's economic strategy.

Natural Environment

- 5(a). Through implementation of the Greenville Zoning Ordinance, limit land uses in the vicinity of historic sites and natural heritage areas to compatible land uses.

Implementation Strategies (completed to date)

- General planning principles supported
- South Tar River Greenway project funded and construction schedule established
- Rezoning of neighborhood to single-family only
- Home-buyer down payment assistance program funded
- Greenway Master Plan adopted
- Recreation and Parks, Master Plan adopted
- Thoroughfare Plan adopted
- Amended City Code relating to placement of garbage and trash containers following pick-up service

Implementation Strategies (pending)

- Tenth Street/Farmville Boulevard Connector project

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

8a. City Council Goals (2008-2009)

Pending

3. Goal: Promote Sustainability and Livability of Both Old and New Neighborhoods
 - A. Objective: Create walkable/bikeable communities
 - Action Item# 2: Develop a sidewalk master plan to create interconnectivity with neighborhoods, parks, and mixed-use developments

B. Objective: Expand the greenway system

Action Item #3: Complete construction of South Tar River Greenway

4. Goal: Develop Transportation Initiatives

B. Objective: Improve pedestrian mobility

Action Item#2: Construct sidewalks in areas presently not served based on availability of right-of-way with priority to areas with larger amounts of traffic.

9. Public comments received during the public information meeting held at Sheppard Memorial Library on March 5, 2008

- Amount of Section 8 housing in neighborhood
- Personnel needs in Code Enforcement – need more staff?
- Compare code enforcement actions versus rental dwellings
- Types of code enforcement violations
- Amount of rental signs posting in multiple locations
- Rental registration program needed
- Pilot rental registration program in the neighborhood
- Number of code enforcement versus other neighborhoods in Greenville
- Identify ways to modify behavior of individual (renters) problems
- Garbage pick-up - leaving garbage cans at street instead of rolling back away from curb
- Call center/action line for calls to be directed to appropriate staff
- Need for a code enforcement amendment to require garbage cans to be rolled back away from curb (further back than current city code)
- More than 3-Unrelated persons investigations in neighborhood
- Need ordinance for removal of trees on private property
- Sidewalk gaps – trying to fill-in sidewalk gaps
- Street lights – increase in number and more pedestrian style lighting
- Age diversity in neighborhood – need for families with young children to live in neighborhood
- Ways to improve safety in parks
- ECU crime stats
- Future plans from ECU that involve the neighborhood

9a. Tar River/University Area Neighborhood Association Goals and Objectives (provided by TRUNA to the City on June 14, 2008)

Vision:

Our neighborhood is:

- safe, clean, family oriented, and visually appealing;
- friendly, walkable, economically stable;
- historically and architecturally unique;
- a balance of owner and rental occupancy; and,
- green, sustainable and environmentally sound, promoting a healthy, high quality lifestyle with a small carbon foot print.

Goals and Objectives:

(not prioritized or defined as short- or long-term)

- Increase percentage of family-owned and occupied dwellings
- Proactive code enforcement
- Creation of rental property registry
- Sidewalk expansion and repair, sidewalk connections to parks and Greenway
- Lobby for immediate construction of the planned and funded Greenway
- Create “River Park South” adjacent to Greenway
- Create “pocket parks”
- Expand bikeways
- Promote the return to neighborhood schools
- Traffic calming and one-way streets
- Enhanced street lighting
- Wireless internet access
- Street resurfacing
- Buried utilities
- Community gardens
- Renovation of historic properties with tax credit programs
- Promote creation of performing arts center

Strategies:

- Advocate for implementation of parking plan (before fall 2008 semester begins)
- Develop and sustain partnerships with UpTown Greenville
- Support elections of and sustain relationships with City Council representatives who advocate for TRUNA interests
- Work closely with city staff, particularly Neighborhood Liaison Officer/ Ombudsman
- Conduct regular walking tours with Code Enforcement staff
- Maintain Community Watch Program and close relationships with Greenville Police Department
- Partnerships with ECU
- Partnerships with other neighborhood associations
- Partnerships with selected realtors who promote sales of homes for home ownership
- Partnerships with rental property owners who support our goals and objectives
- Seek historic preservation grants
- Seek Community Appearance Grants from City

- Promote City's Home Owner Assistance Program
- Incorporate as a not-for-profit corporation
- Maintain an active website – www.trunaliving.com
- Advertising campaign promoting neighborhood's assets, especially those valuable to employees of ECU and city government to lure these people back and reclaim properties that have been rental
- Support UpTown restaurants with a regular social/dining night "Eat Uptown Nigh

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) [update adopted by CC November 6, 2008]
- Greenville Urban Area Thoroughfare Plan (2004)
- Transportation Improvement Program (2006)
- Greenway Master Plan (2004)
- Hazard Mitigation Plan (2004)

Neighborhood Plan for the Tar River/University Area

March, 2009

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 Tar River/University Area 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.
- Completion of current City Council Goals (2008 - 2009) 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 and 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 and staff directed patrols.
- City Staff will develop a Sidewalk Master Plan for City Council consideration.
- 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 Tar River University Area.

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 the neighborhood homeowners associations for design and construction of neighborhood (subdivision) entrance signs.
- 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 install sidewalks per an adopted Sidewalk Master Plan.
- The City will assess street drainage facilities, including travel-way locations reported to be affected by occasional flooding and will install improvements as determined to be necessary by the City Engineer.
- 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.
- The City will consider the feasibility of the completion of the Brownlea Drive extension to provide a connection from E. 6th Street to E. 10th Street.
- The City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps as determined necessary by the City Engineer. Use of period street lighting fixtures will be considered in and adjacent to the historic district.
- The City will monitor Green Mill Run 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 assist neighborhood and area residents in the establishment of a Neighborhood Watch Program.
- The City will evaluate passenger vehicle speeds on neighborhood streets and shall install additional traffic calming devices as determined to be necessary by the City Engineer.

- 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.
- The City will consider the development of “residential rental sign” regulations concerning the size, number and location of on-site rental signs in single-family areas.
- The City will explore methods to better inform residents on the use of the online Intouch (complaint/question) action line system.
- The City will prohibit expansion of the neighborhood commercial focus area at Jarvis and E. 3rd Streets.
- The City will encourage the installation of additional lighting in and around parking lots and buildings at the neighborhood commercial focus area at Jarvis and E. 3rd Streets.
- The City will consider partnering with Re-Leaf to plant canopy trees in the neighborhood.
- The City will investigate enhancing existing crosswalks and suitability of additional crosswalks in the neighborhood.
- The City will investigate a partnership with ECU to prepare a Gateway and Streetscape Plan in the neighborhood to create a sense of place and enhance the connection between the neighborhood, Uptown and ECU.
- The City will investigate the feasibility of an amendment to the Greenway Master Plan to include a portion of Town Creek and potential pedestrian crossing.
- The City will consider the adoption of a city-wide policy on lighting standards to limit light pollution.
- The City will investigate ways to publicize the positive attributes and changing conditions in the neighborhood as a result of the neighborhood planning initiatives.
- The City will consider the funding for filling in gaps in existing sidewalks to facilitate a more continuous sidewalk network.
- The City will consider the dissemination of code enforcement activities in the neighborhood on a bi-annual basis.
- The City will consider the adoption of a policy that reflects the City’s commitment to replant right-of-way street trees when they are removed either by damage, disease, public right-of-way improvements or other natural causes.

- The City will investigate the possibility of providing wireless internet access to the neighborhood.
- The City will investigate the creation of a home improvement grant program for the rehabilitation of dwellings in the local historic district.

Supplemental Information

Greenville Police Department and ECU Police Department calls for service are for the period of January 1, 2007 – December 31, 2007 for the neighborhood and the immediate area.

	GPD		ECUPD	
Type	Number of Calls	Disposition	Number of Calls	Disposition
Abandoned Vehicle	14	1-citation	0	0
ABC Violation	79	75-citations (2-citations disturbing the peace)	0	0
Aid/abet alcohol possession	0	0	1	1-citation
Aid/abet DUI	0	0	1	1-citation
Alarm - Vehicle	9	0	0	0
Animal Complaint	600	21-warnings; 25-citations	0	0
Armed Robbery	10	3-arrests	0	0
Arson	1	0	0	0
Assault - Aggravated	4	0	0	0
Assault by pointing Gun	2	0	0	0
Assault- Deadly Weapon	5	4-arrests	0	0
Assault- Female	13	3-arrests	0	0
Assault Inflict Serious Injury	1	0	1	1-arrest
Assault - Juvenile	1	0	0	0

Assault - simple	34	1-arrest	2	0
Auto Collision	0	0	7	1-citation
Auto Larceny, Stolen Vehicle	33	0	0	0
Breaking & Entering	0	0	3	3-arrests
Breaking & Entering & Larceny - Residential	19	0	0	0
Breaking and Entering - Commercial	1	0	0	0
Breaking and Entering - Residential	101	8-arrests	0	0
Breaking & Entering / Larceny of MV	150	2-arrests; 3-citations	5	0
Burglary - 1st degree	18	1-arrest; 2-citations	0	0
Burglary - 2nd degree	5	0	0	0
Careless/reckless driving	0	0	3	1-arrest
Check on Welfare	23	0	0	0
Communicating Threats	25	0	0	0
Consuming alcohol in public	0	0	2	
Consumption of alcohol in motor vehicle	0	0	1	1-citation
Crowd Control	2	0	0	0
Damage to property	0	0	14	2-arrests; 2-citations
Damage-City Property	5	0	0	0
Damage - motor vehicle	0	0	2	2-citations

Damage - Personal Property	103	2-arrests; 2-citations	0	0
Damage - Real Property	21	0	10	0
Defraud an Innkeeper	4	1-arrest	0	0
Dispute	97	2-citations; 1-citation (noise ordinance)	0	0
Dispute with Weapons	1	0	0	0
Disturbance	15	1-citation (noise ordinance)	0	0
Disturbing the Peace	553	2-arrests; 64-citations; 40-citation (noise ord.)	0	0
Domestic Violence	63	8-arrests; 1-citation	0	0
DUI	13	2-arrests	41	40-arrests; 1-citation
Driving with license revoked	0	0	14	9-arrests; 3-citations
Expired registration	0	0	1	0
Failure to burn headlights	0	0	1	0
Failure to carry driver's license	0	0	1	0
Failure to give information	0	0	1	0
Failure to move for police	0	0	1	0
Failure to stop at stop sign	0	0	1	0
Fake identification	0	0	9	6-citations

False police report/false info to police officer	0	0	4	1-citation
Fight	46	4-arrests; 4-citations	0	0
Fight with Weapons	2	0	0	0
Firearm on educational property	0	0	3	3-arrests
Fireworks	51	1-citation (noise ordinance)	0	0
Fleeing to allude arrest	0	0	1	0
Following too closely	0	0	1	0
Graffiti	0	0	1	0
Gun Shots	45	0	0	0
Hit and run	0	0	3	0
House Checks	77	0	0	0
Improper lane change	0	0	1	0
Indecent Exposure	7	0	2	2-arrests
Intoxicated and disruptive	26	1-arrest; 1-citation	11	4-arrests; 2-citations
Juvenile Complaint	19	0	0	0
Keep Check	74	0	0	0
Larceny	112	3-arrests	2	1-arrest
Larceny of state property	0	0	1	0
Littering	1	0	3	2-citations

Maintain vehicle for controlled substances	0	0	1	0
Man Down	10	0	0	0
Man with Weapon	7	0	0	0
Missing Person	23	0	0	0
No operator's license	0	0	6	2-arrests; 1-citation
One-way street violation	0	0	3	0
Open door, window, etc	28	0	0	0
Panic Alarm - Residential	6	0	0	0
Parking Violation	997	566-citations / tickets; 463-towed	0	0
Possession of open container	0	0	15	14-citations
Possession marijuana	0	0	12	5-arrests
Possession of drug paraphernalia	0	0	9	0
Possession of marijuana with intent to sell	0	0	1	0
Possession of open container in vehicle	0	0	16	12-citations
Provisional DUI	0	0	7	1-arrest; 4-citations
Prowler	4	0	0	0
Public consumption	0	0	14	14-citations
Public urination	0	0	40	35-citations

Rape	1	0	0	0
Recovered Property / Vehicle	29	2-arrests	0	0
Request Officer	134	1-parking ticket; 1-citation; 1-citation (noise ord.)	0	0
Resist, delay, obstruct officer	0	0	28	16-arrests; 2-citations
Sexual Assault	3	0	0	0
Simple affray	0	0	6	6-arrests
Speeding	0	0	6	
Speeding in school zone	0	0	1	0
Speeding to allude arrest	0	0	2	0
Strong Armed Robbery	7	0	0	0
Suspicious Activity	112	1-citation	1	0
Suspicious Person	199	10-arrests; 9-citations; 1-citation (noise ord.)	0	0
Suspicious Vehicle	94	6-citations; 3-arrests; 1-citation (noise ord.); 2-parking tickets; 2-towed	0	0
Trespassing	47	1-arrest	2	1-arrest
Underage consumption of alcohol	0	0	56	42-citations; 5-arrests
Underage possession of alcohol	0	0	132	3-arrests; 105-citations;

Violation of Controlled Substance	41	12-arrests; 9-citations	1	1-arrest
Warrant	0	0	4	3-arrests
TOTAL	4227		518	

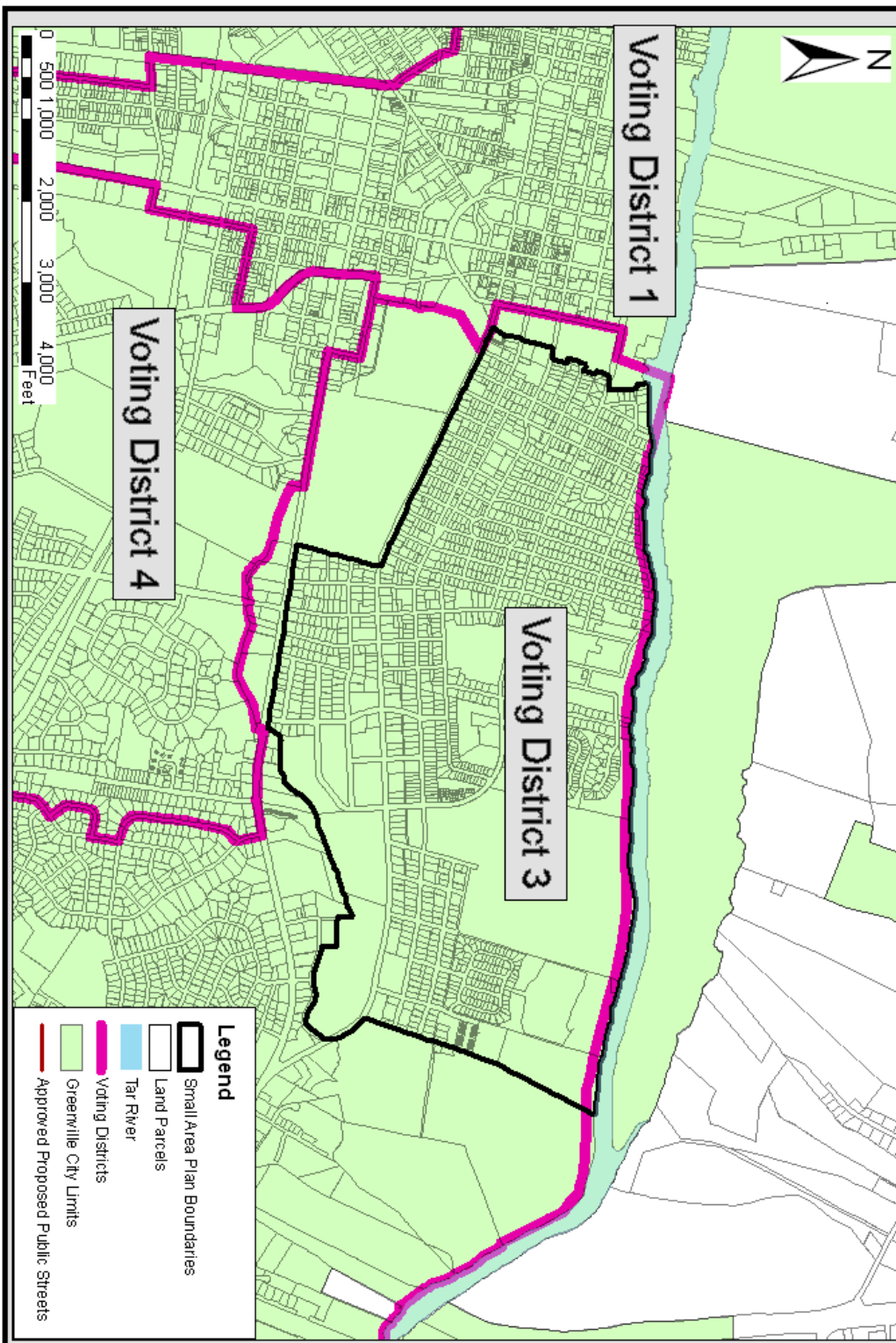
Neighborhood Plan Development and Consideration Process Outline

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 draft 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 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.
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.



Map 1: Voting Districts and City Limits Map

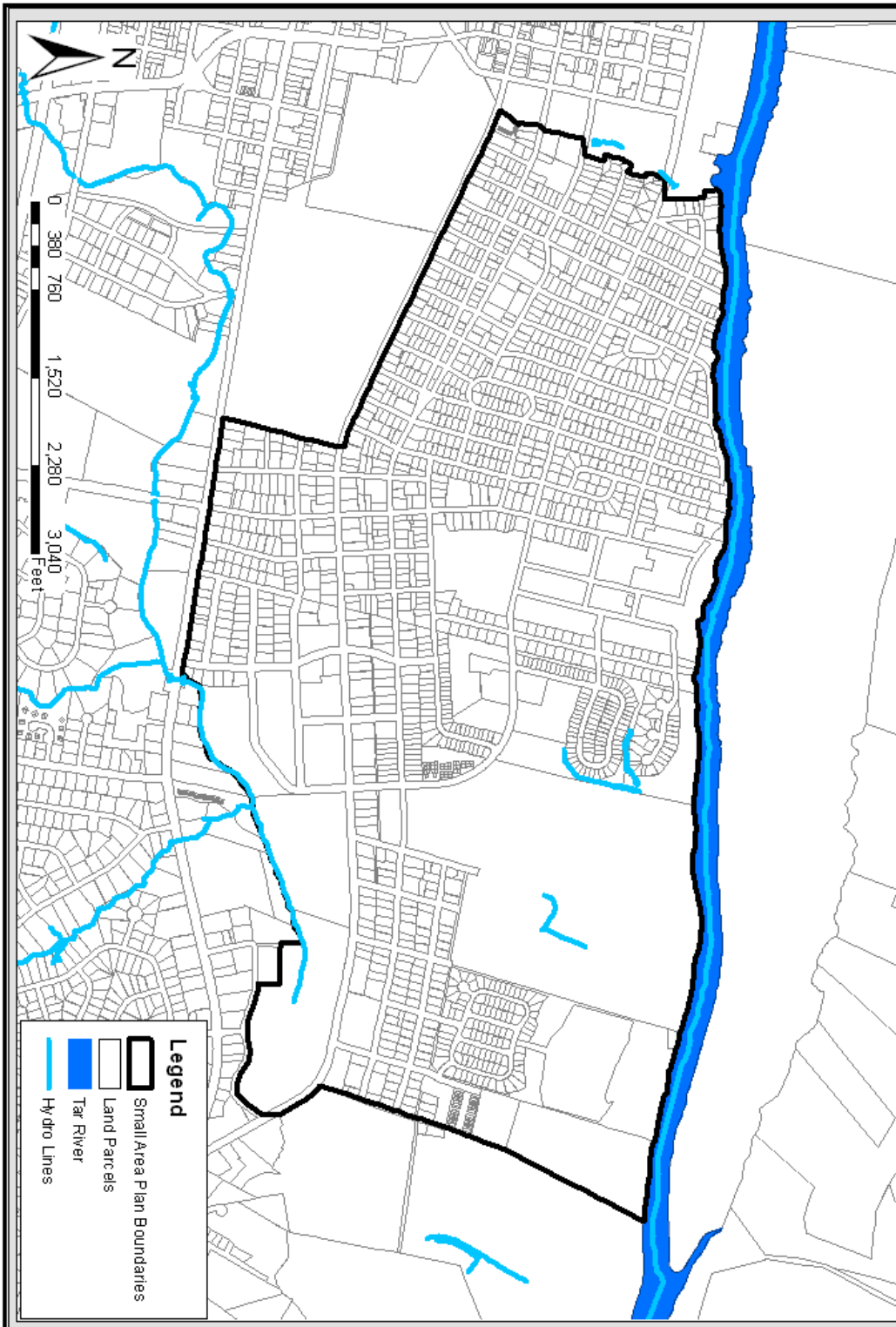
November 3, 2008





Map 2: Streams and Open Ditches Map

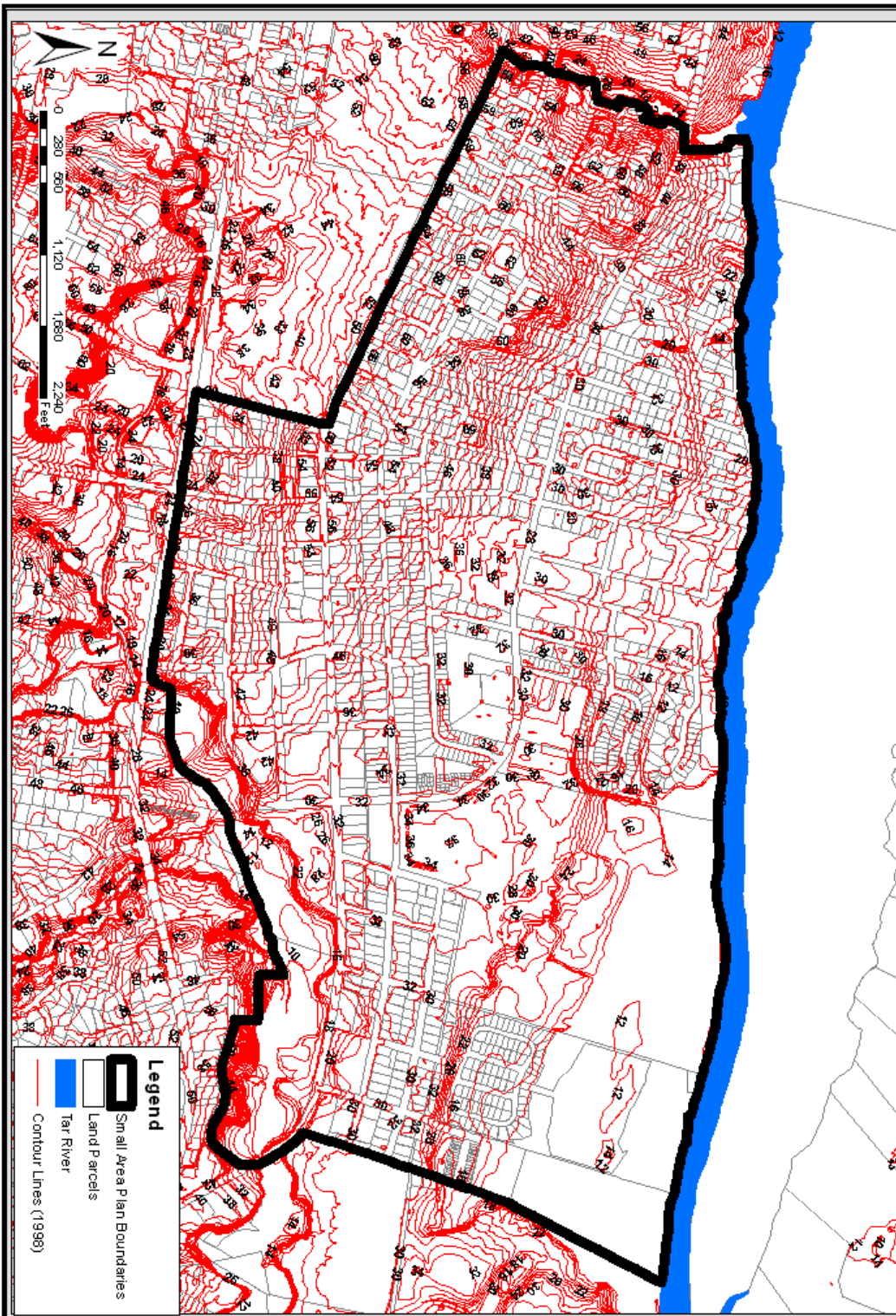
November 3, 2008

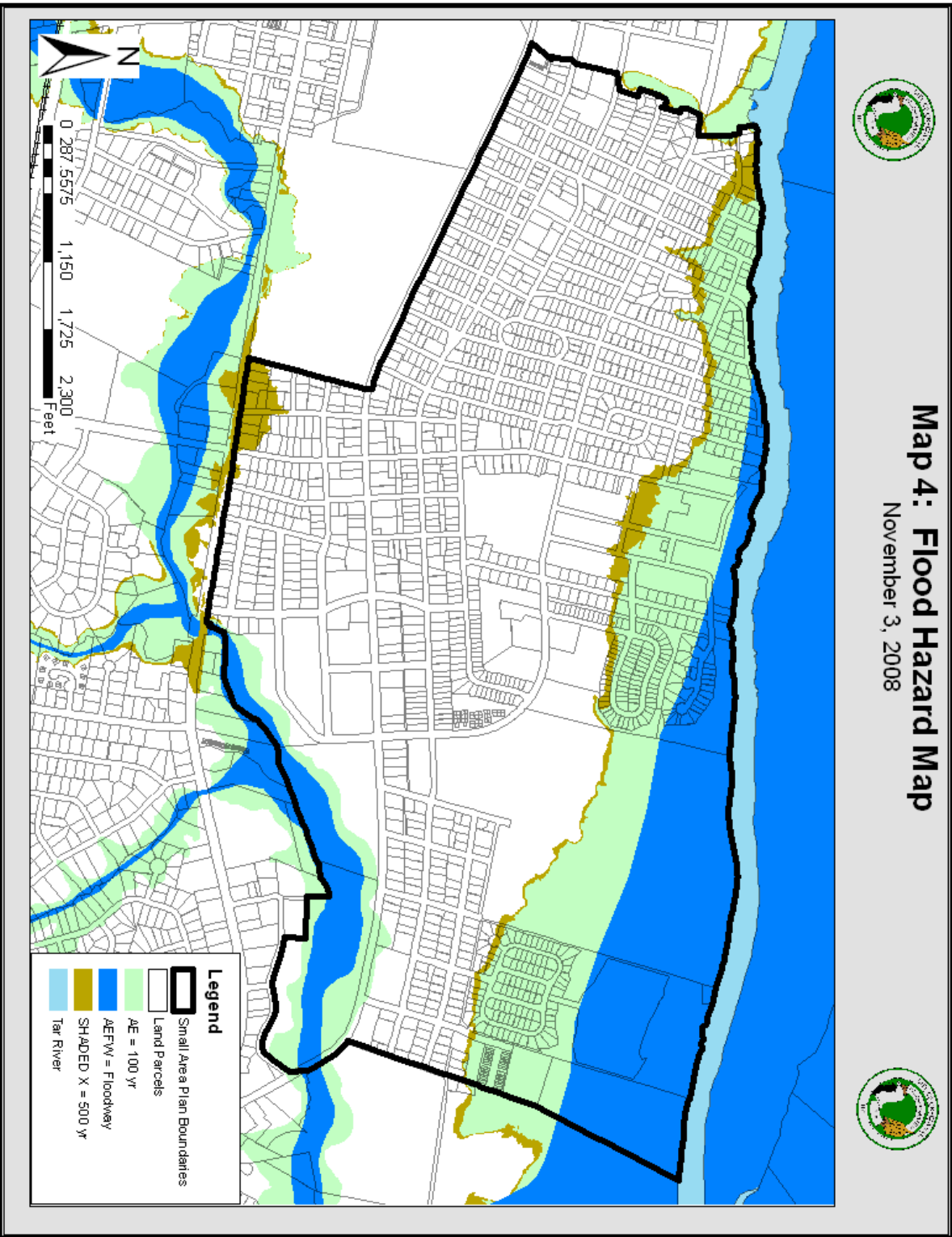




Map 3: Topography Map

November 3, 2008

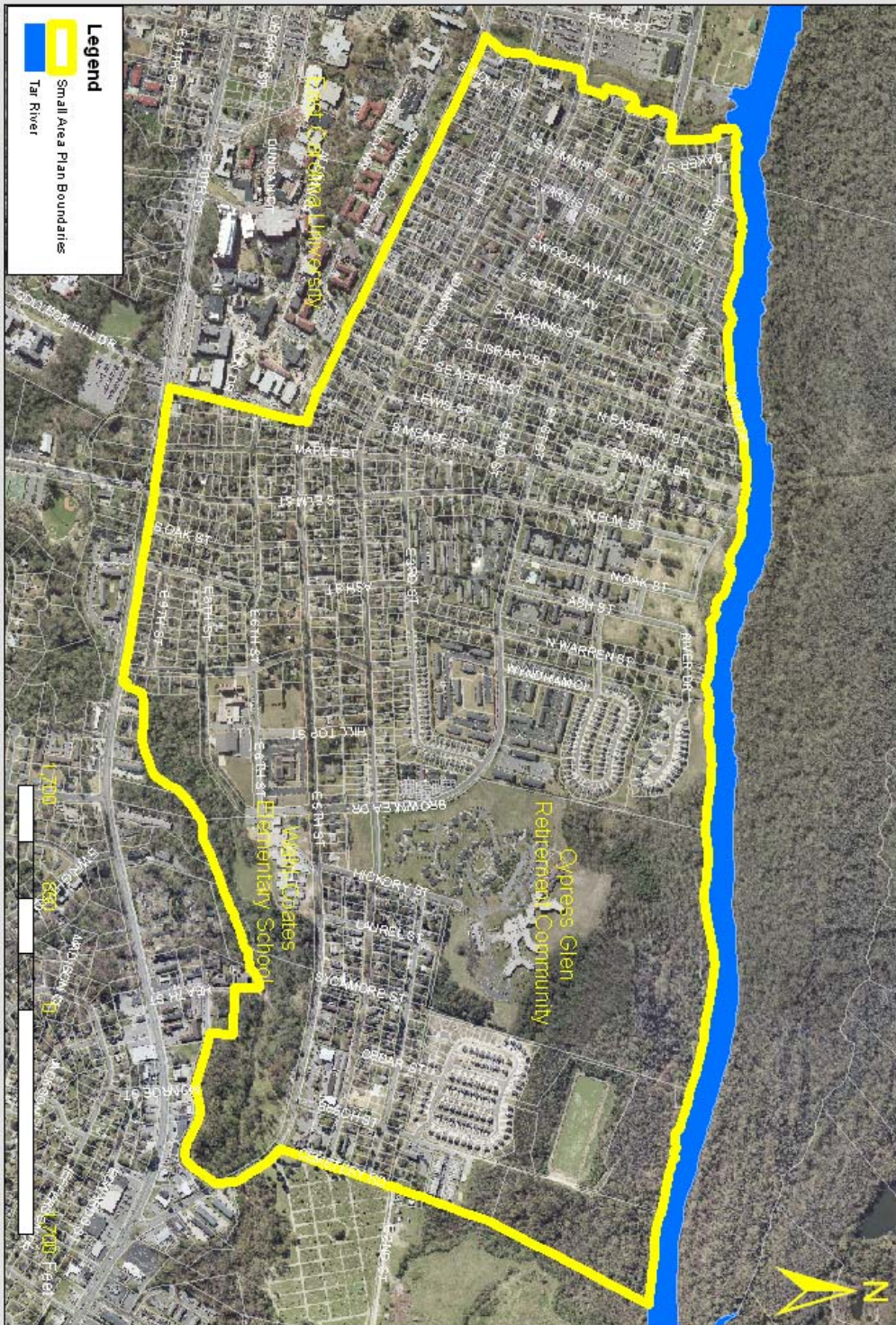






Map 5: Aerial Photo Map (2004)

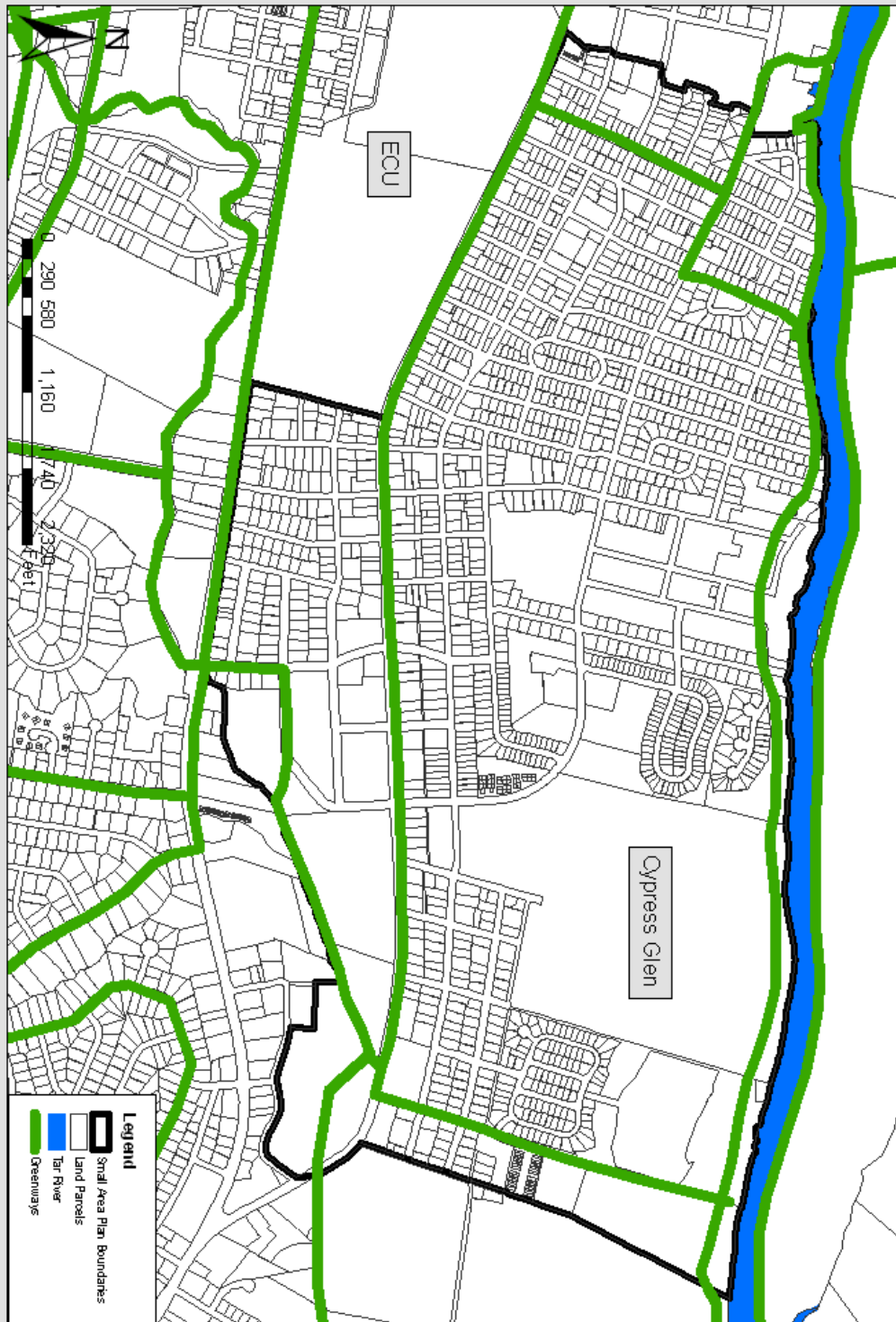
November 3, 2008





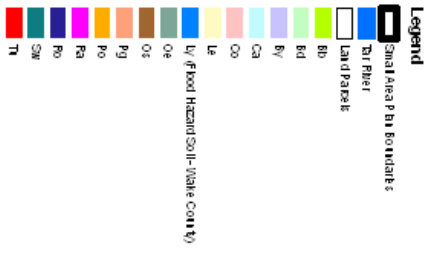
Map 6: Greenway Plan Map

November 3, 2008





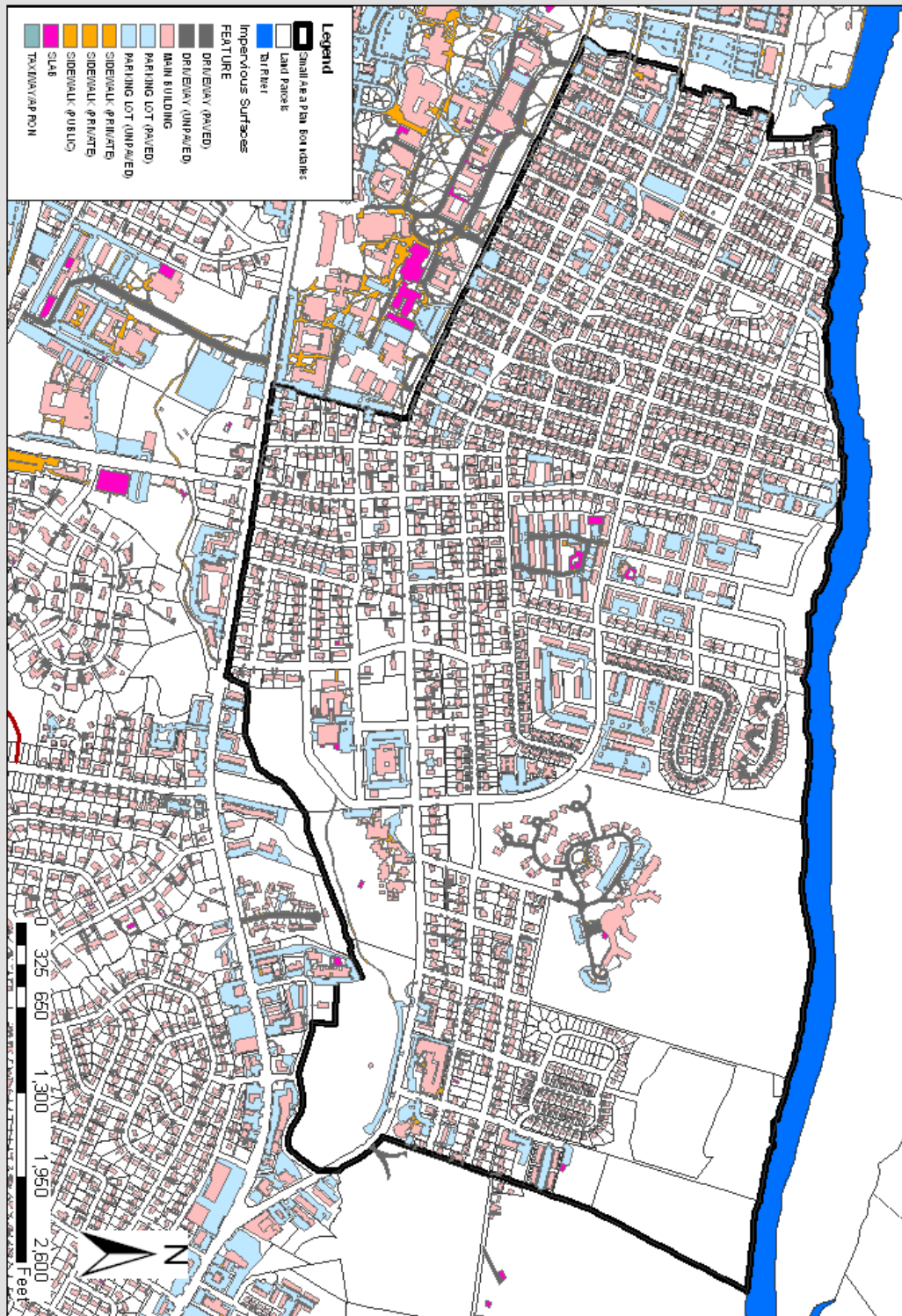
November 3, 2008





Map 8: Impervious Surfaces Map

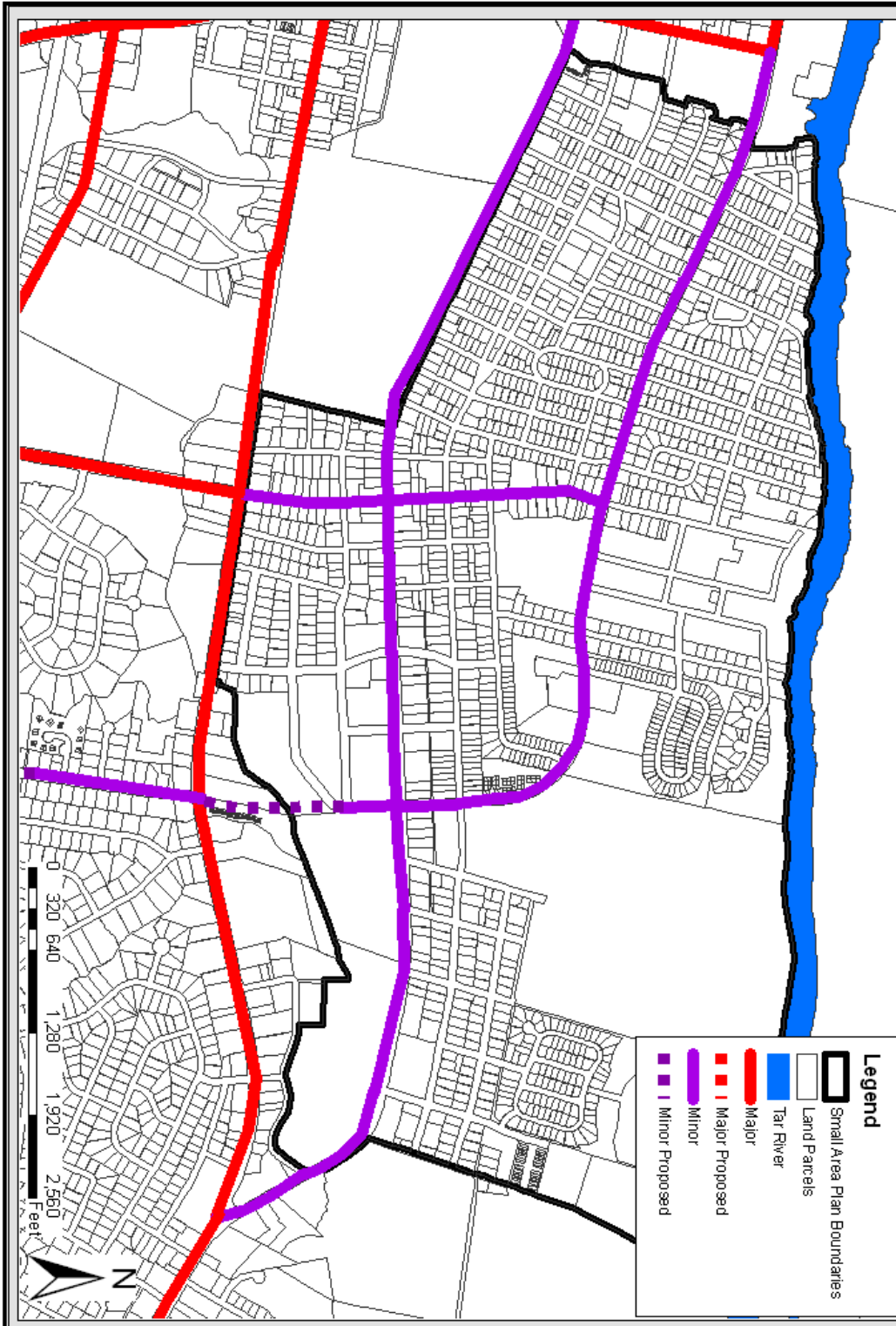
November 3, 2008

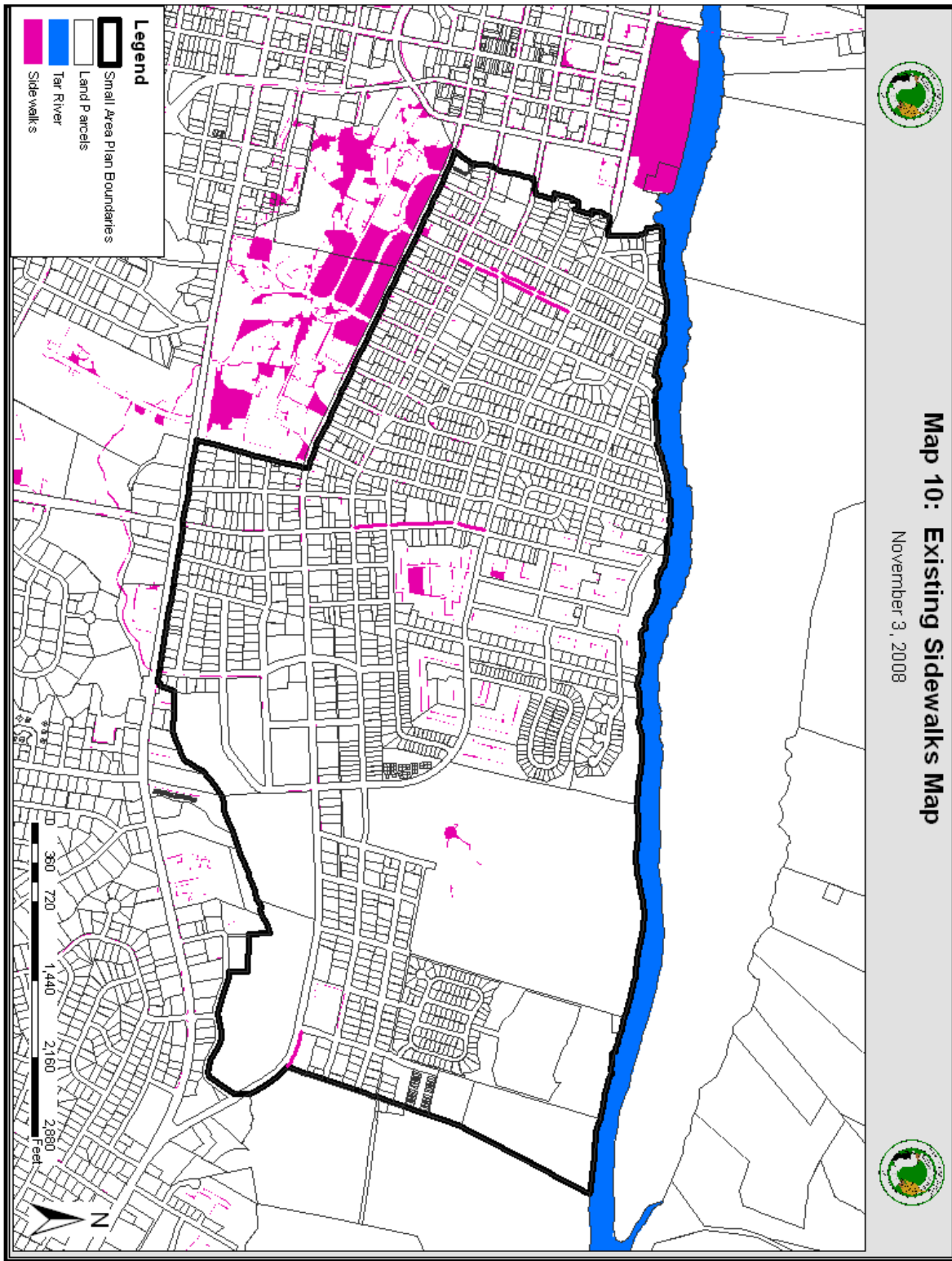




Map 9: Thoroughfare Plan Map

November 3, 2008

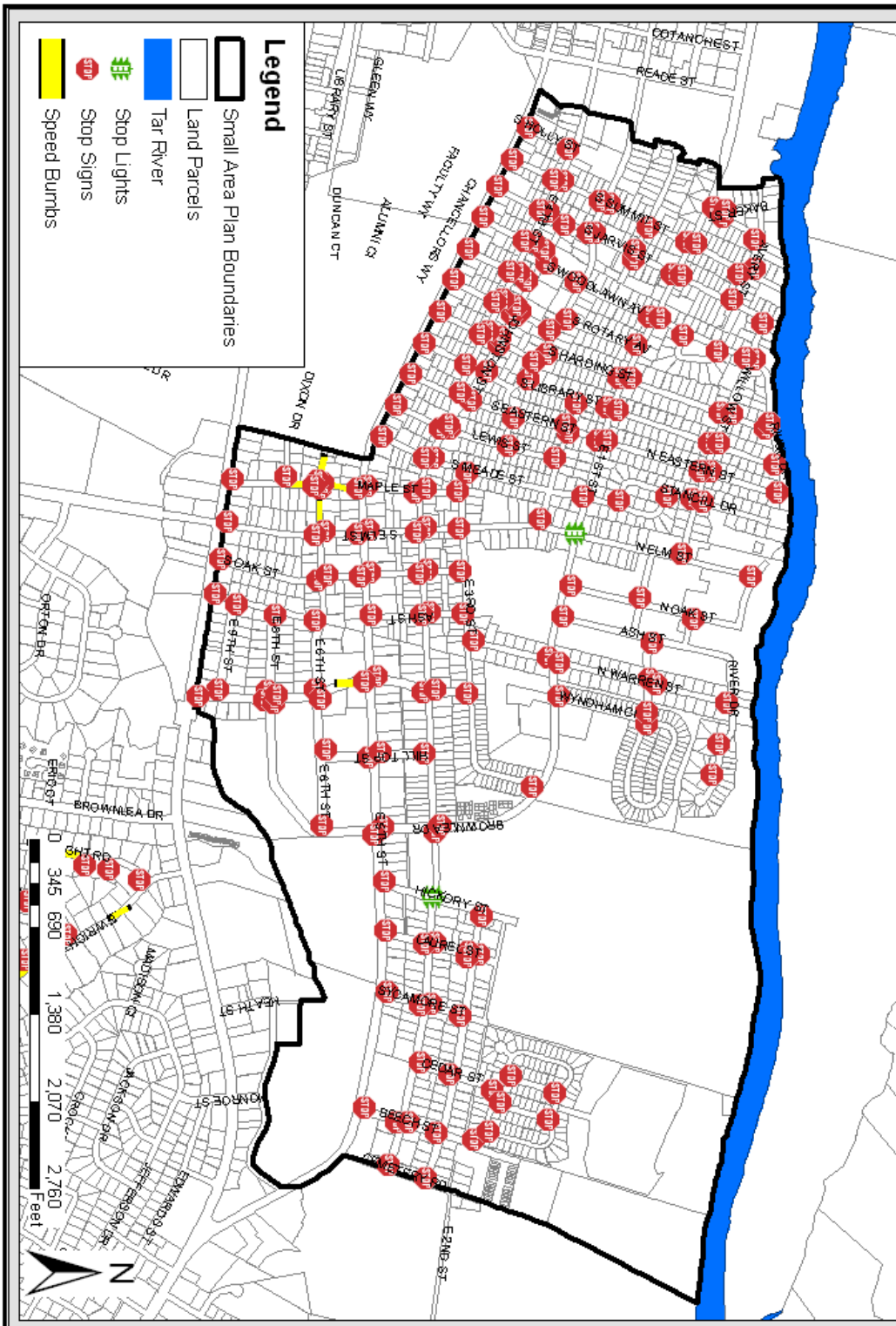






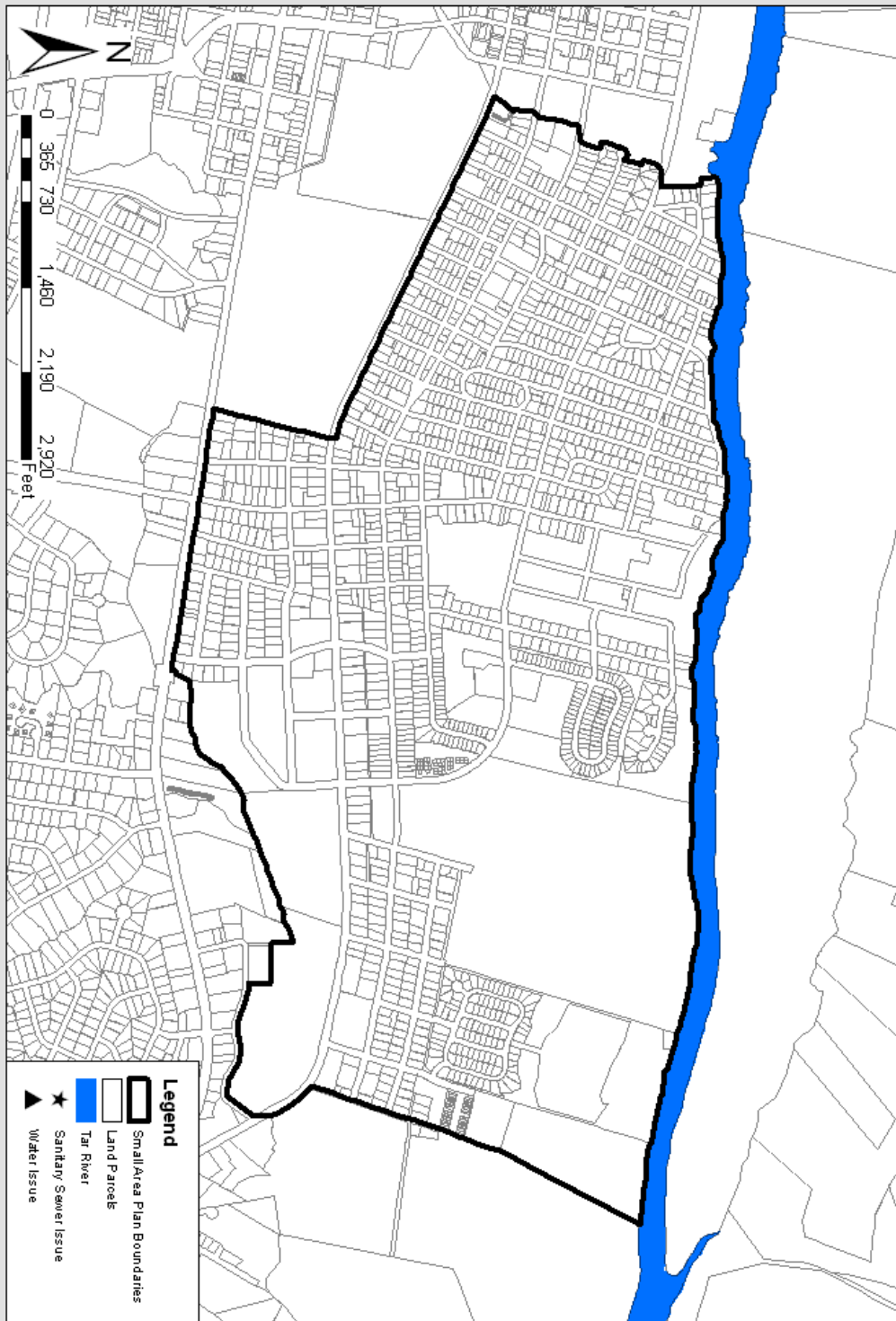
Map 11: Traffic Calming Map

November 3, 2008





Map 12: Water and Sanitary Sewer Service Issues (Public) Map November 3, 2008



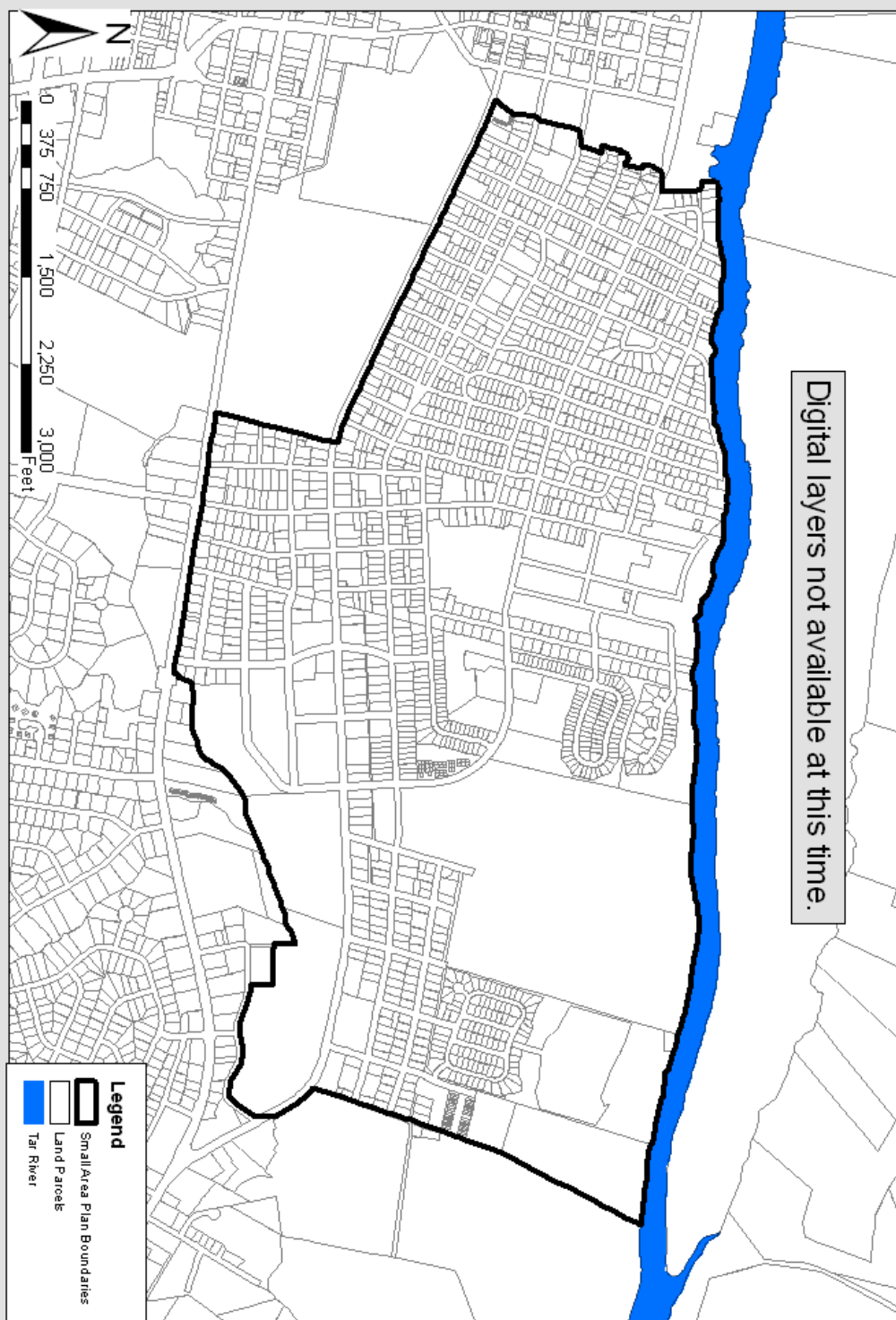


Map 13: Drainage System Map (Public)

November 3, 2008

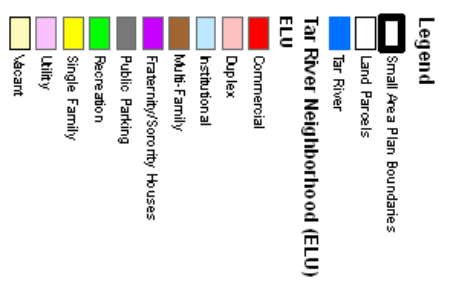


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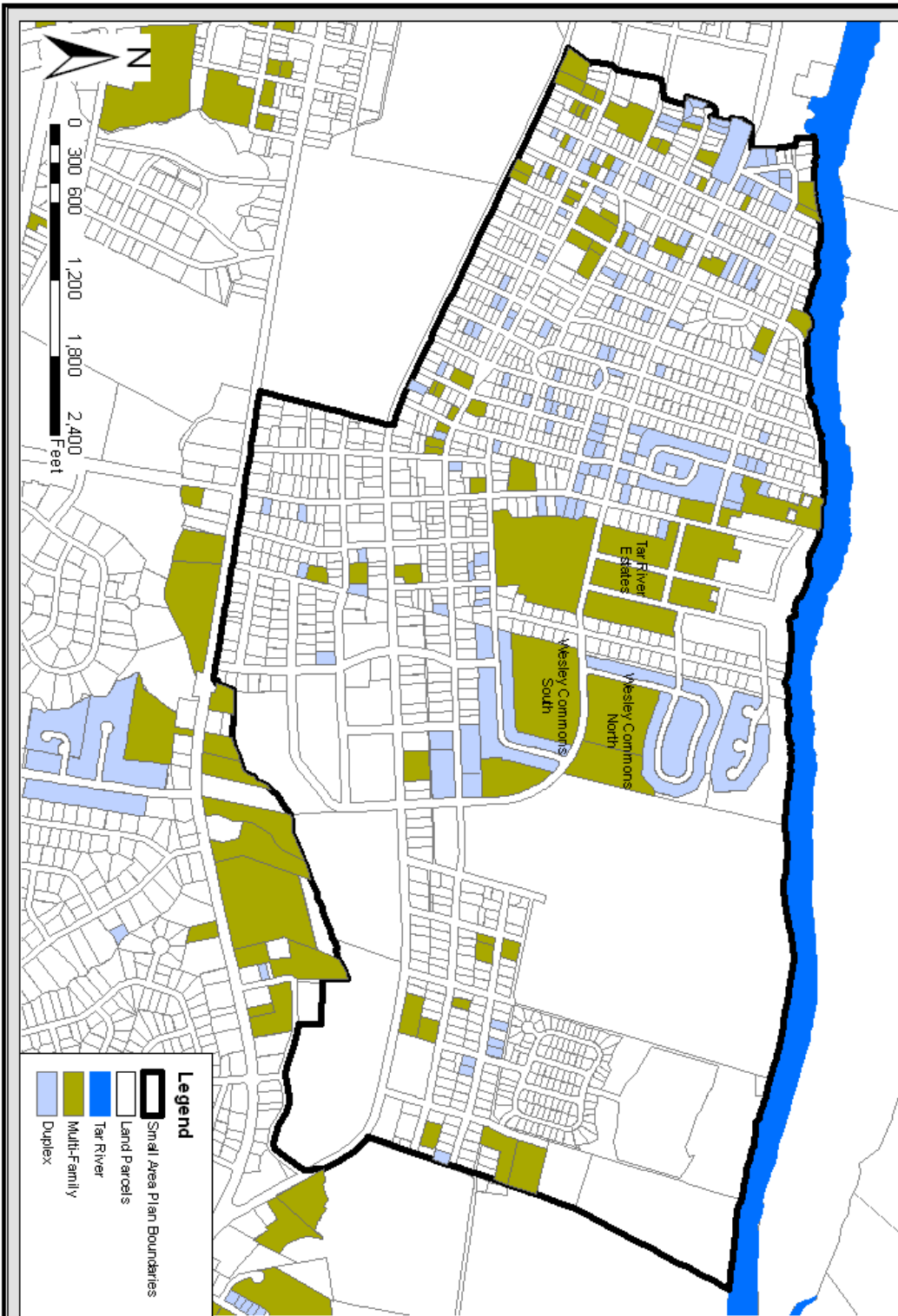
November 3, 2008





Map 15: Multi-Family & Duplex Developments Map

November 3, 2008



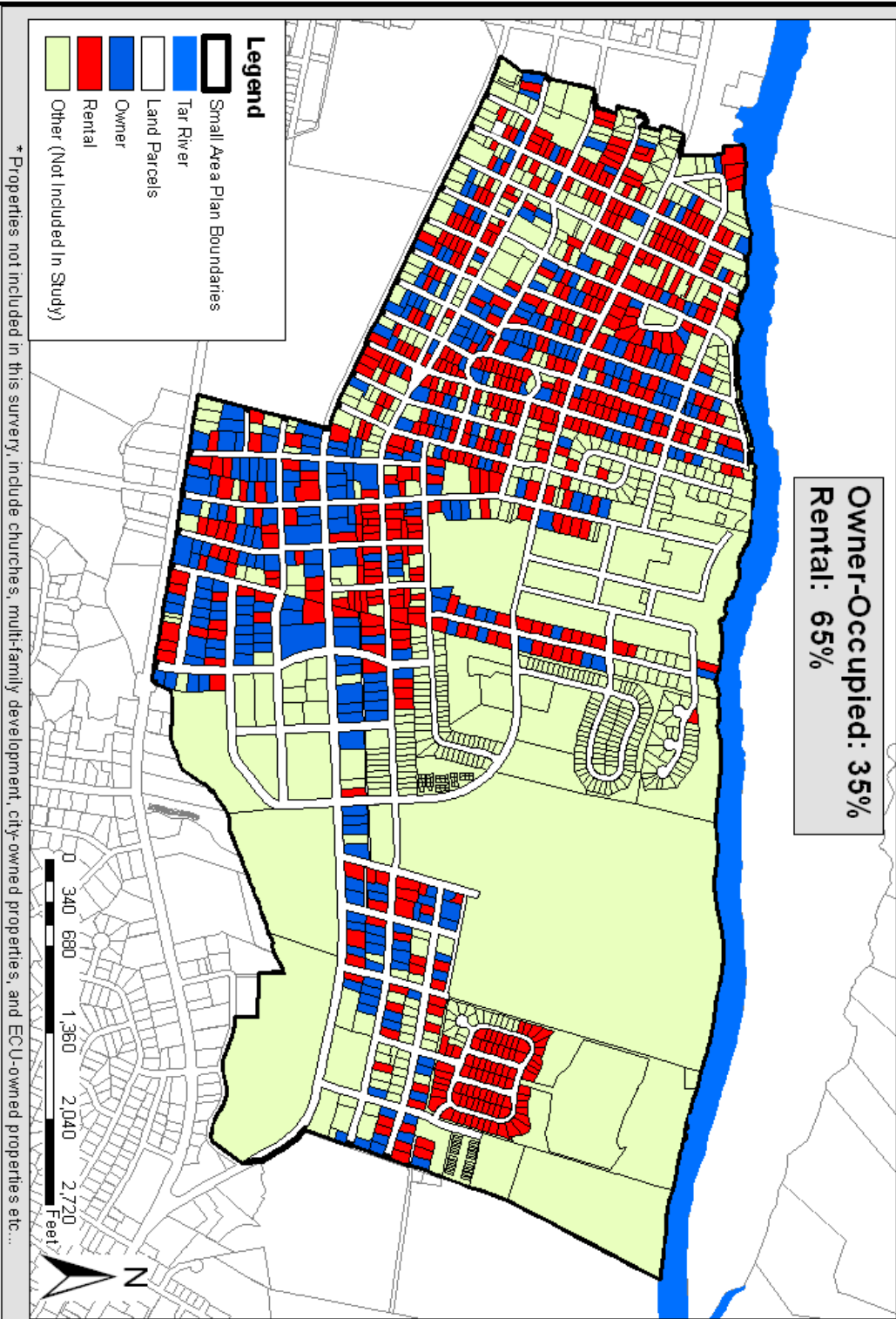


Map 16: Owner Units Versus Rental Units Map (Single-Family Detached Dwelling)

November 3 2008



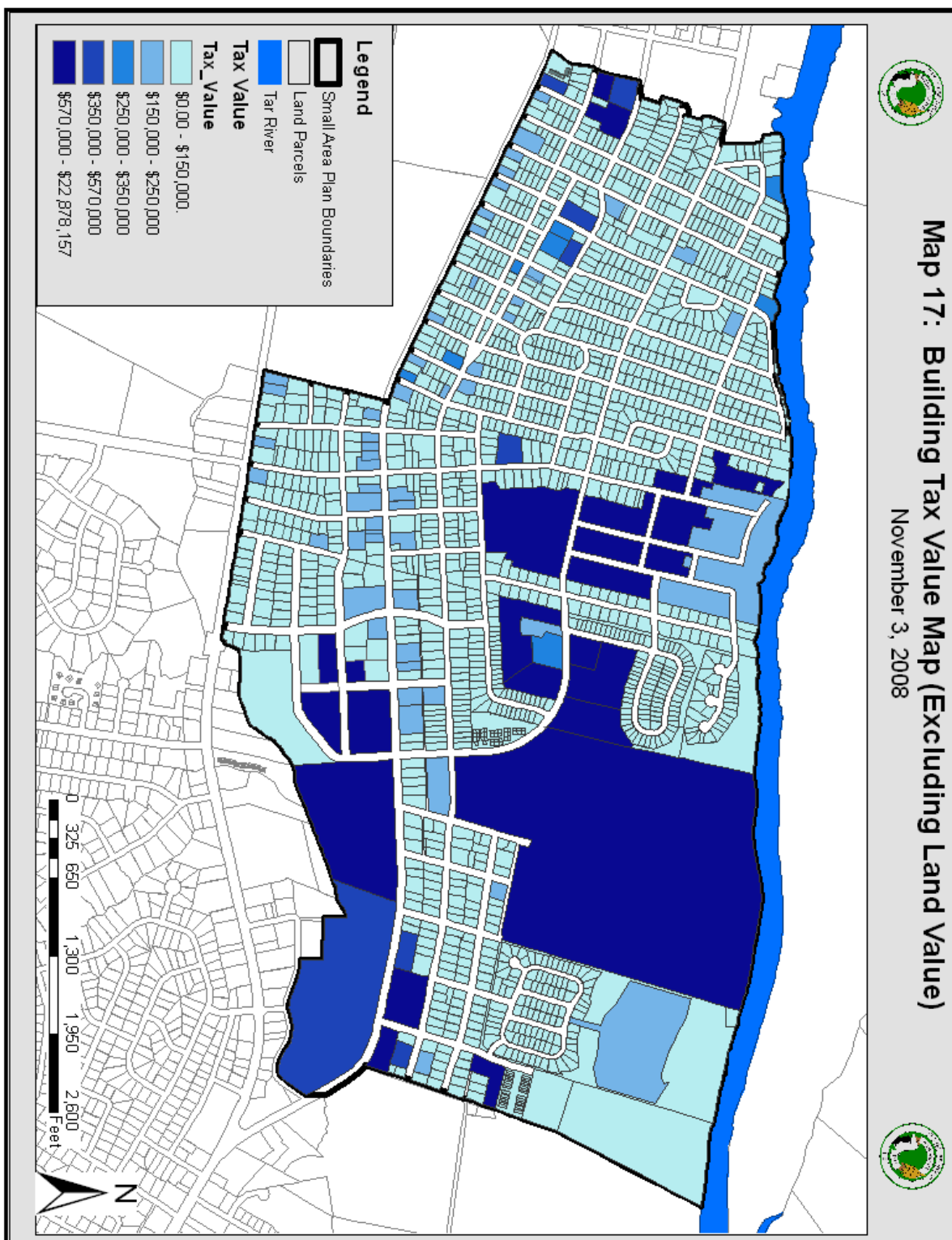
Owner-Occupied: 35%
Rental: 65%





Map 17: Building Tax Value Map (Excluding Land Value)

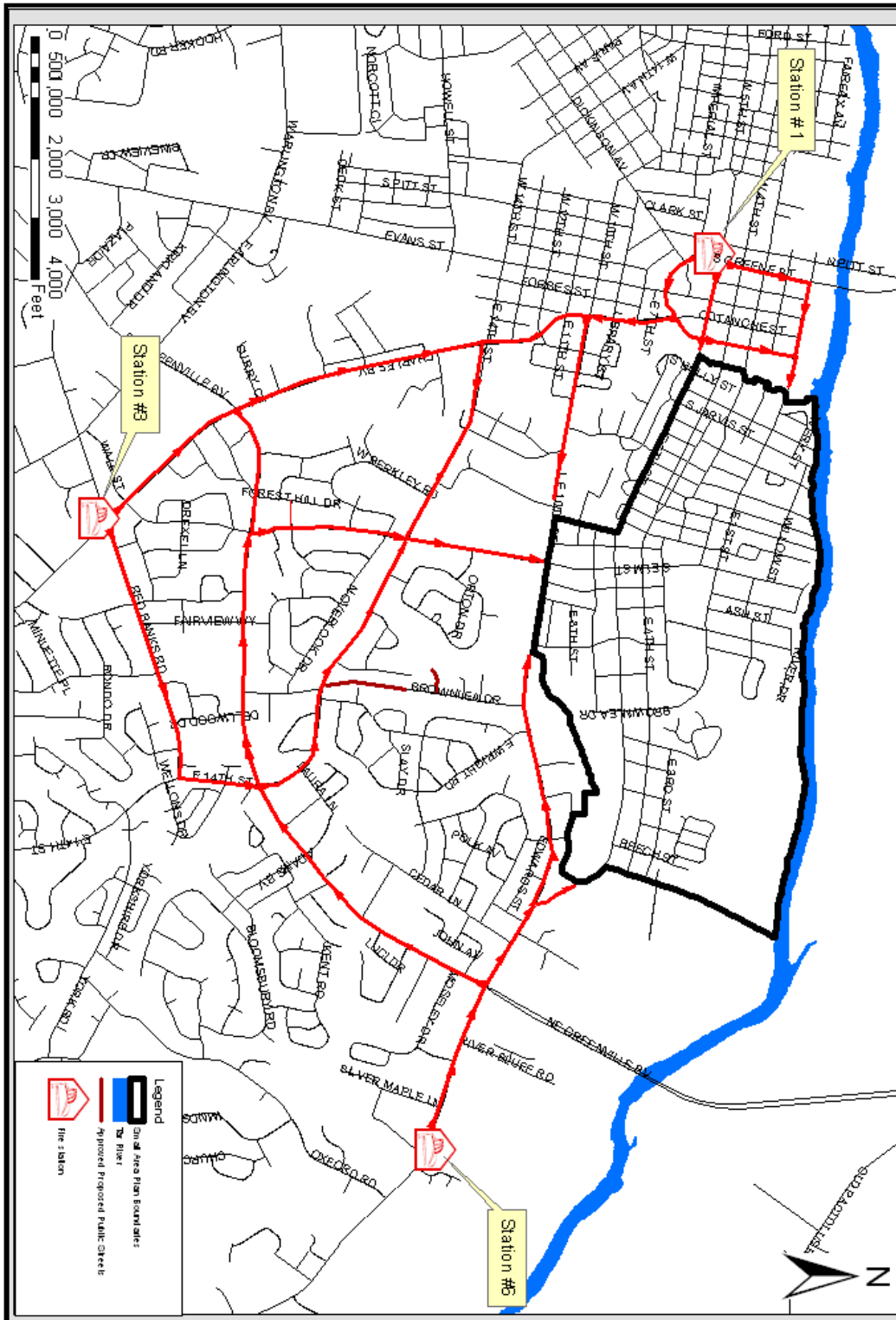
November 3, 2008





Map 18: Fire Station and Routes Map

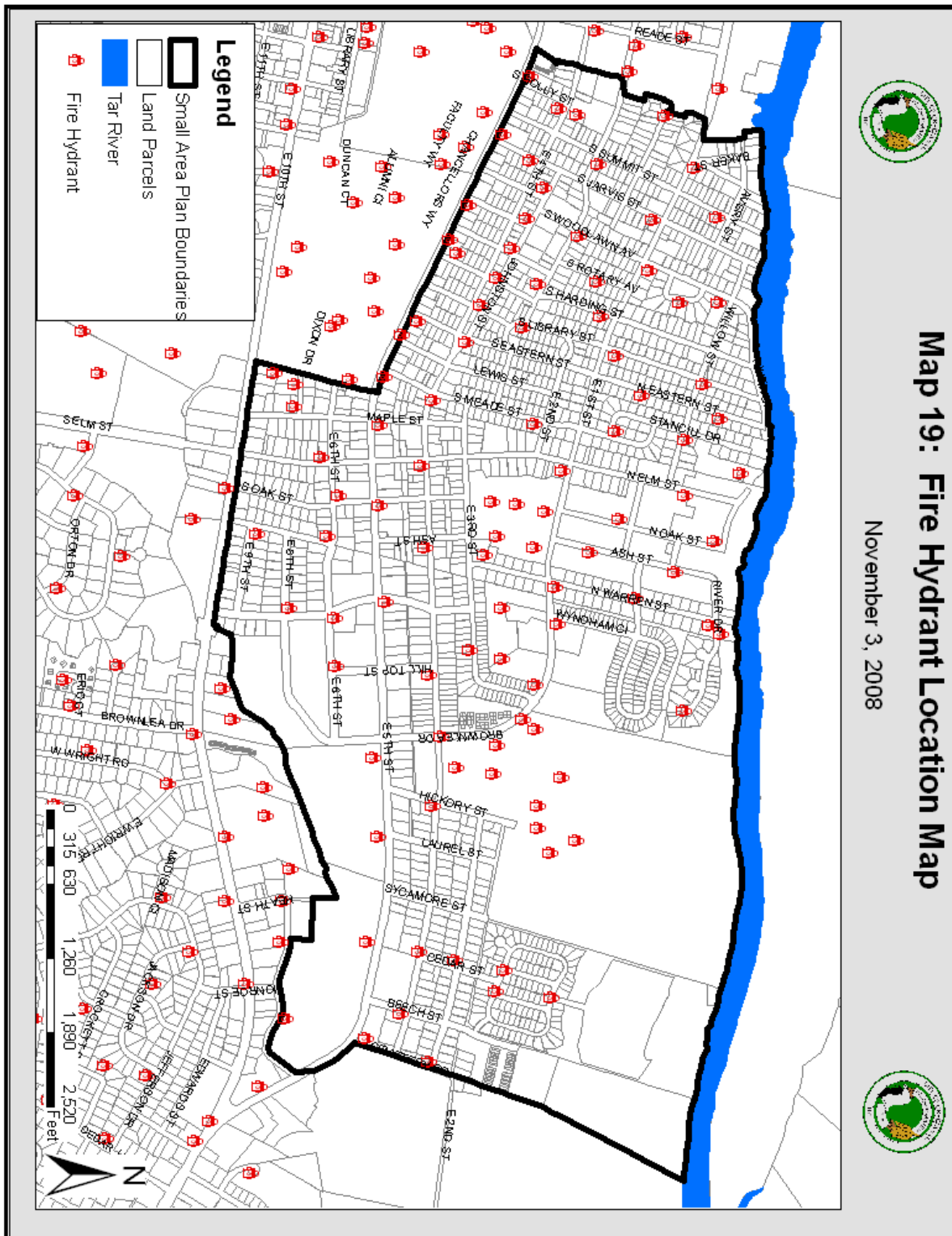
November 3, 2008





Map 19: Fire Hydrant Location Map

November 3, 2008



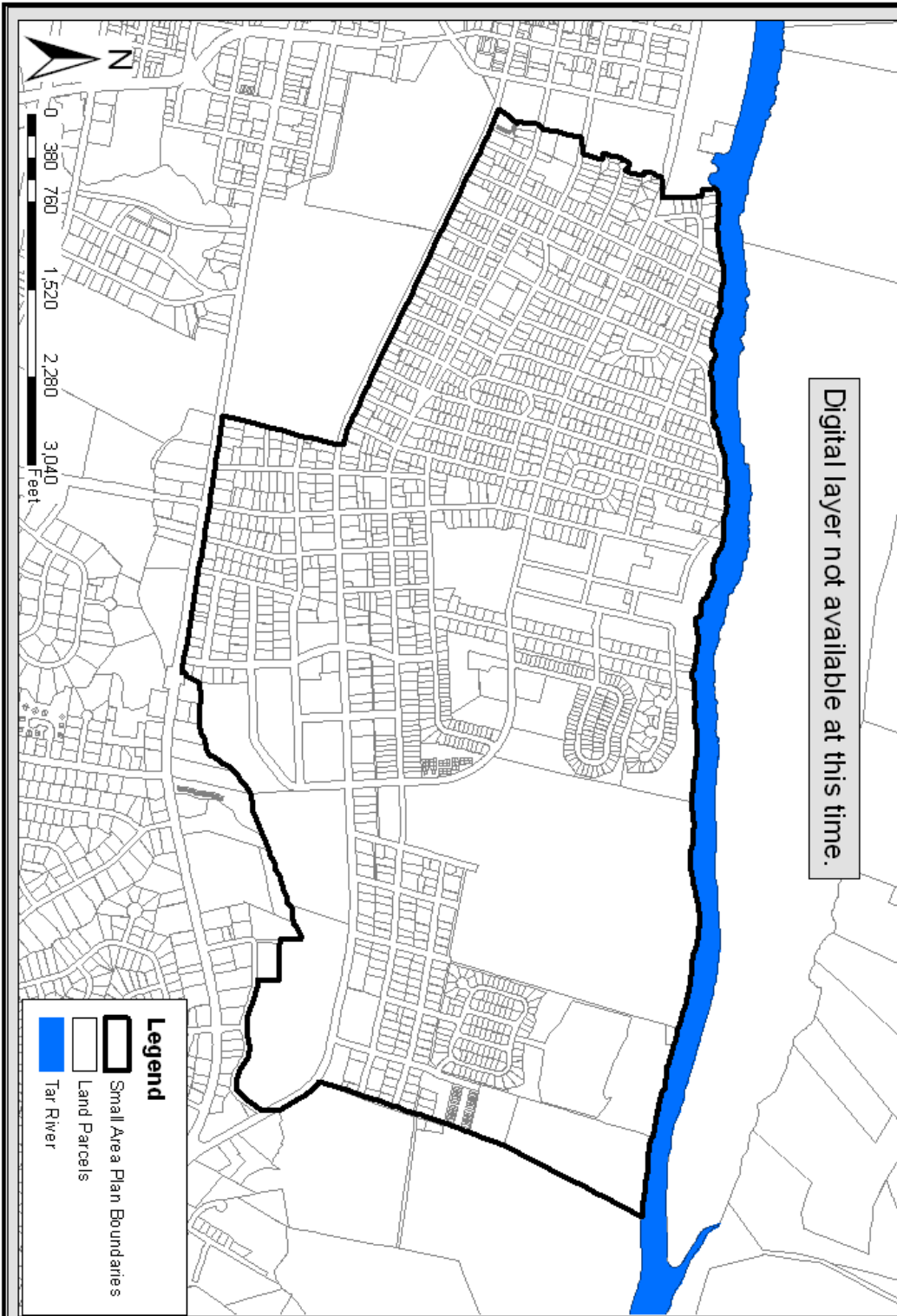


Map 20: Street Light Location Map

November 3, 2008

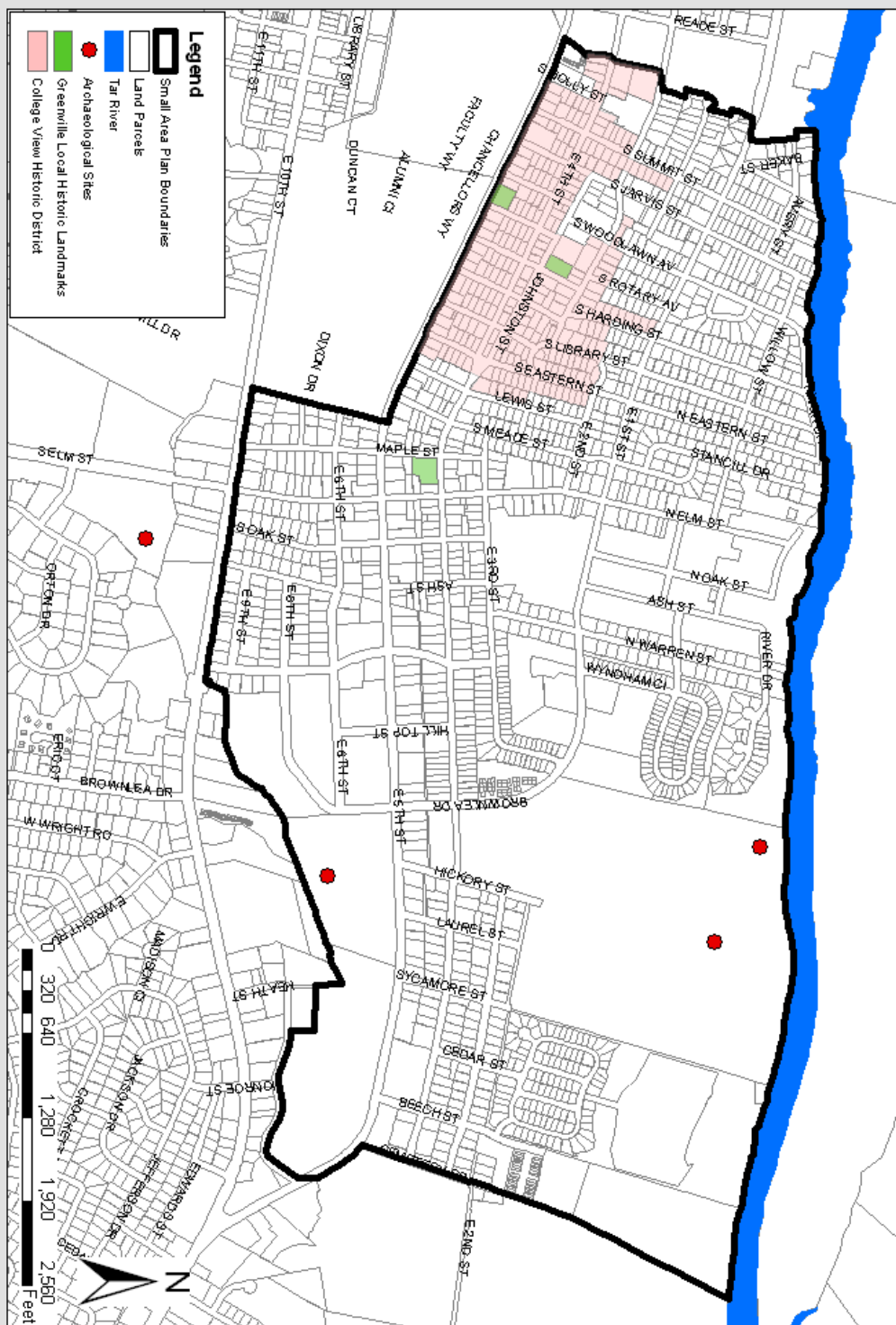


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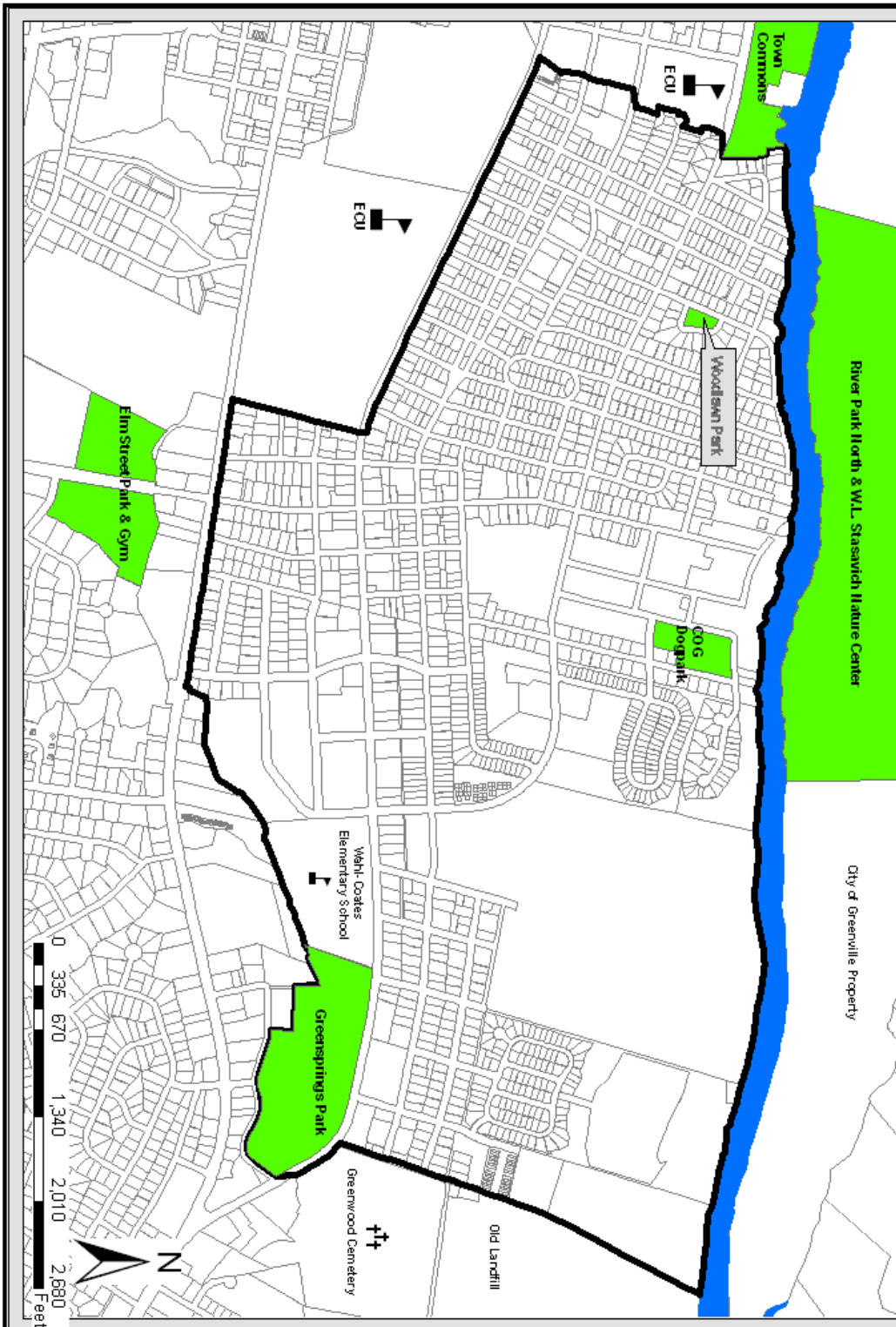
November 3, 2008





Map 22: Recreation and Parks and Government Facilities Map

November 3, 2008





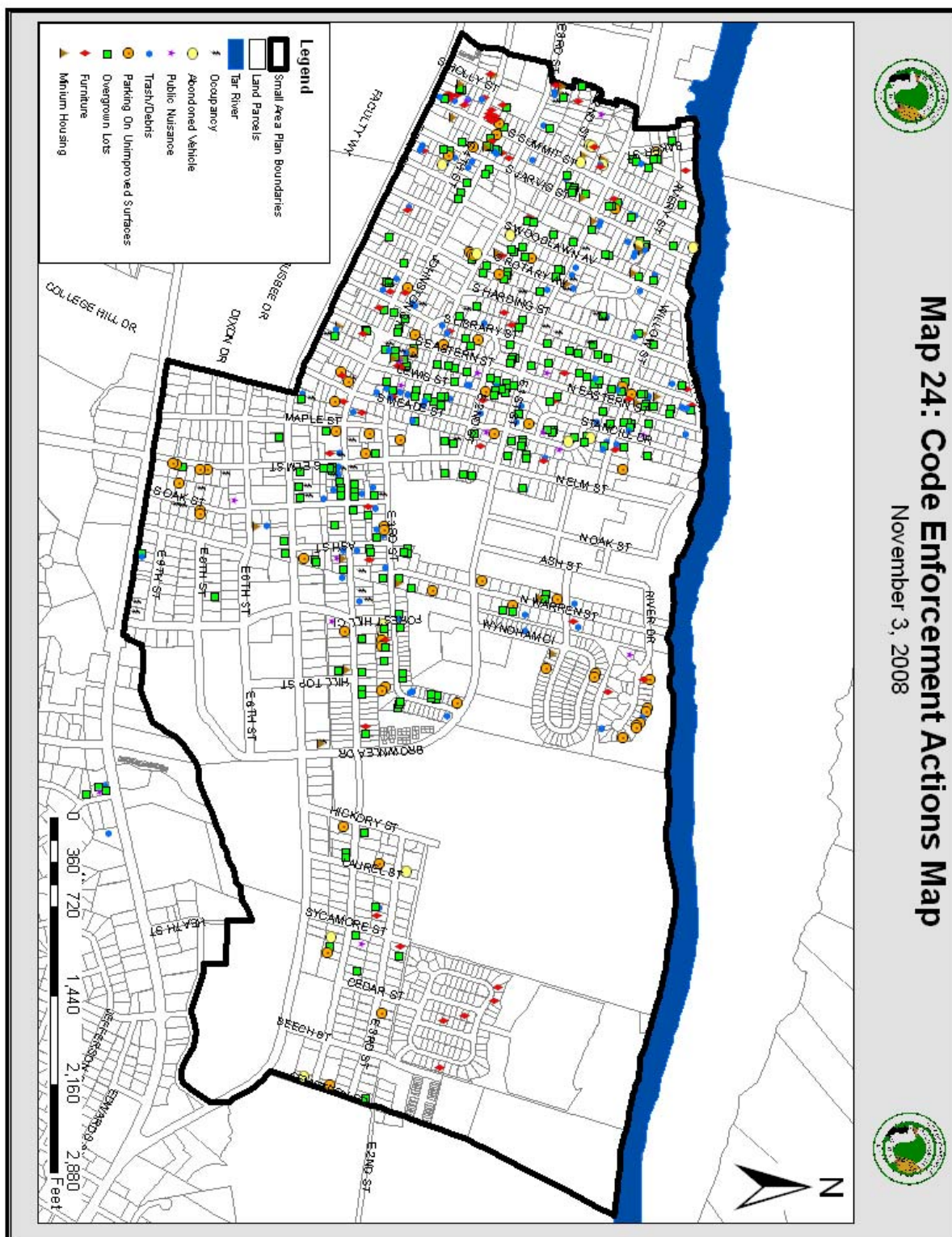
November 3, 2008





Map 24: Code Enforcement Actions Map

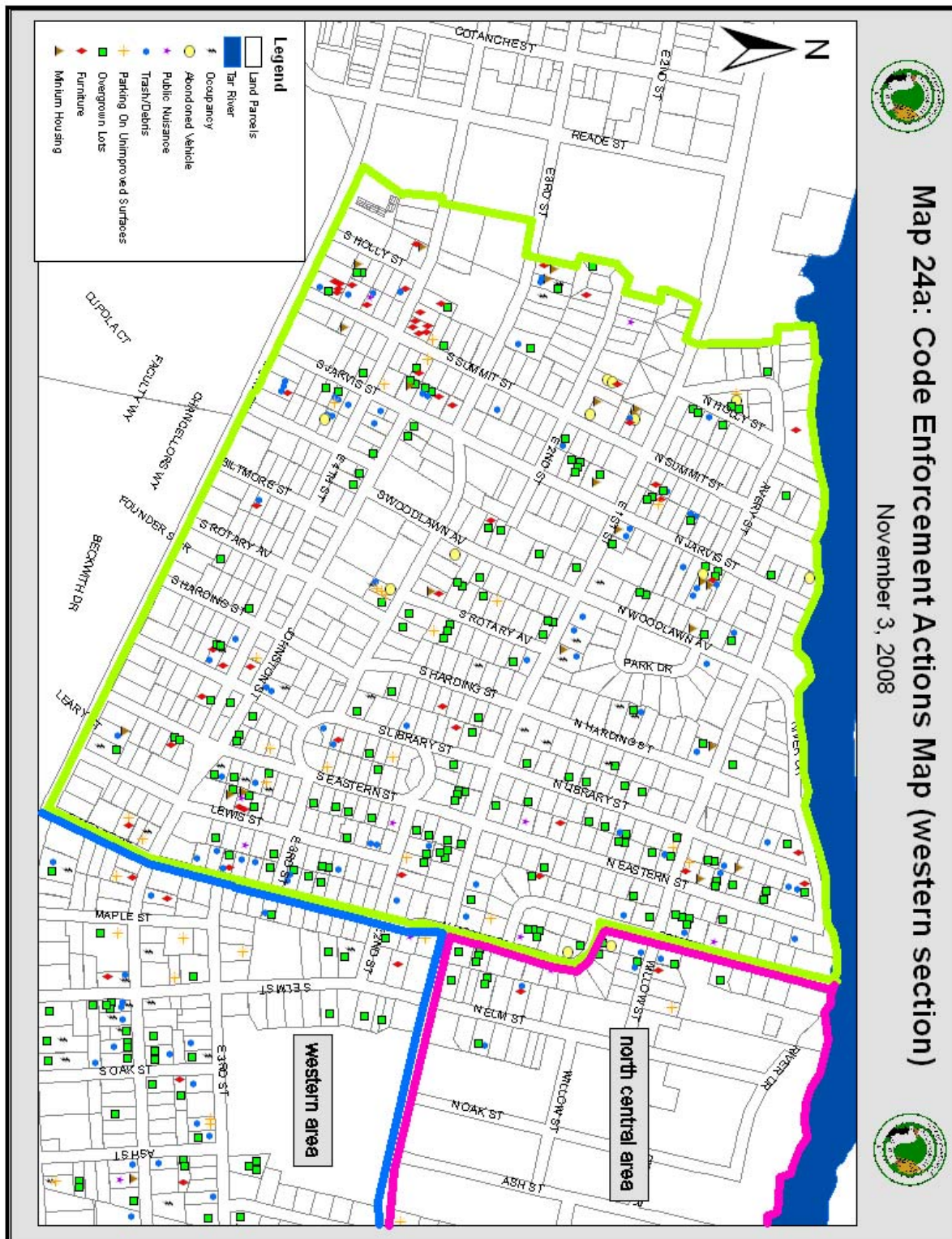
November 3, 2008





Map 24a: Code Enforcement Actions Map (western section)

November 3, 2008





Map 24b: Code Enforcement Actions Map (north central section)

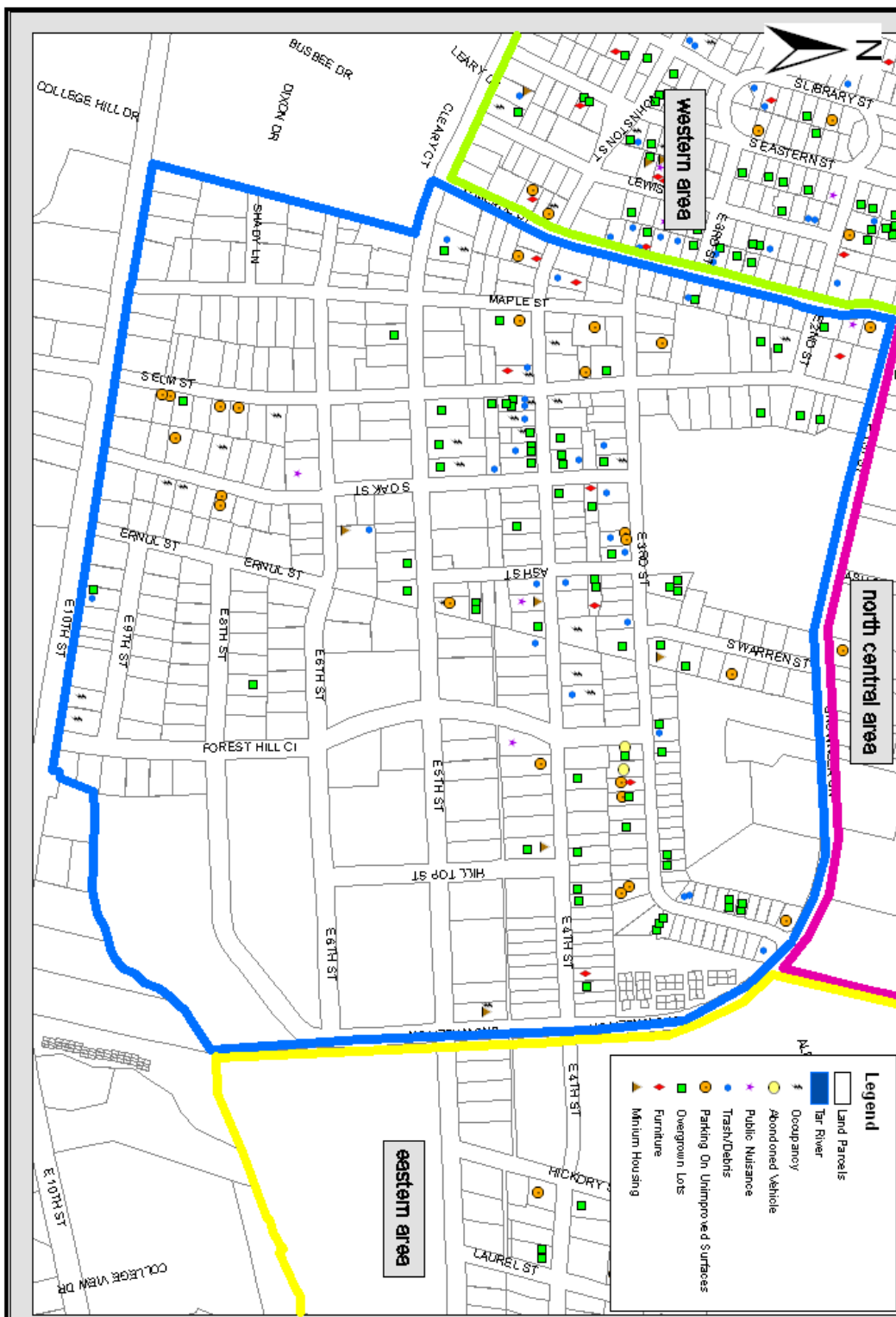
November 3, 2008





Map 24c: Code Enforcement Actions Map (south central area)

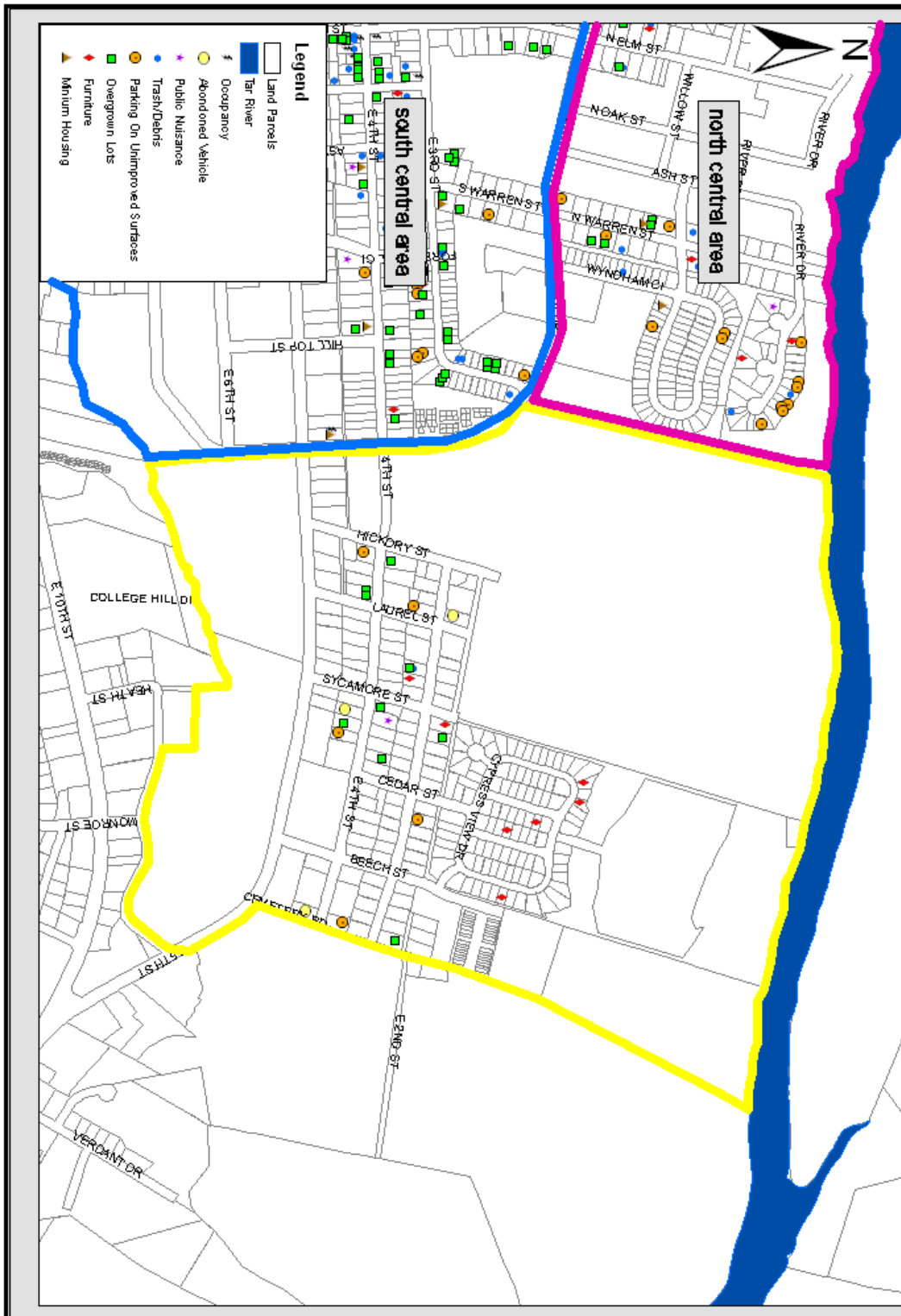
November 3, 2008





Map 24d: Code Enforcement Actions Map (eastern section)

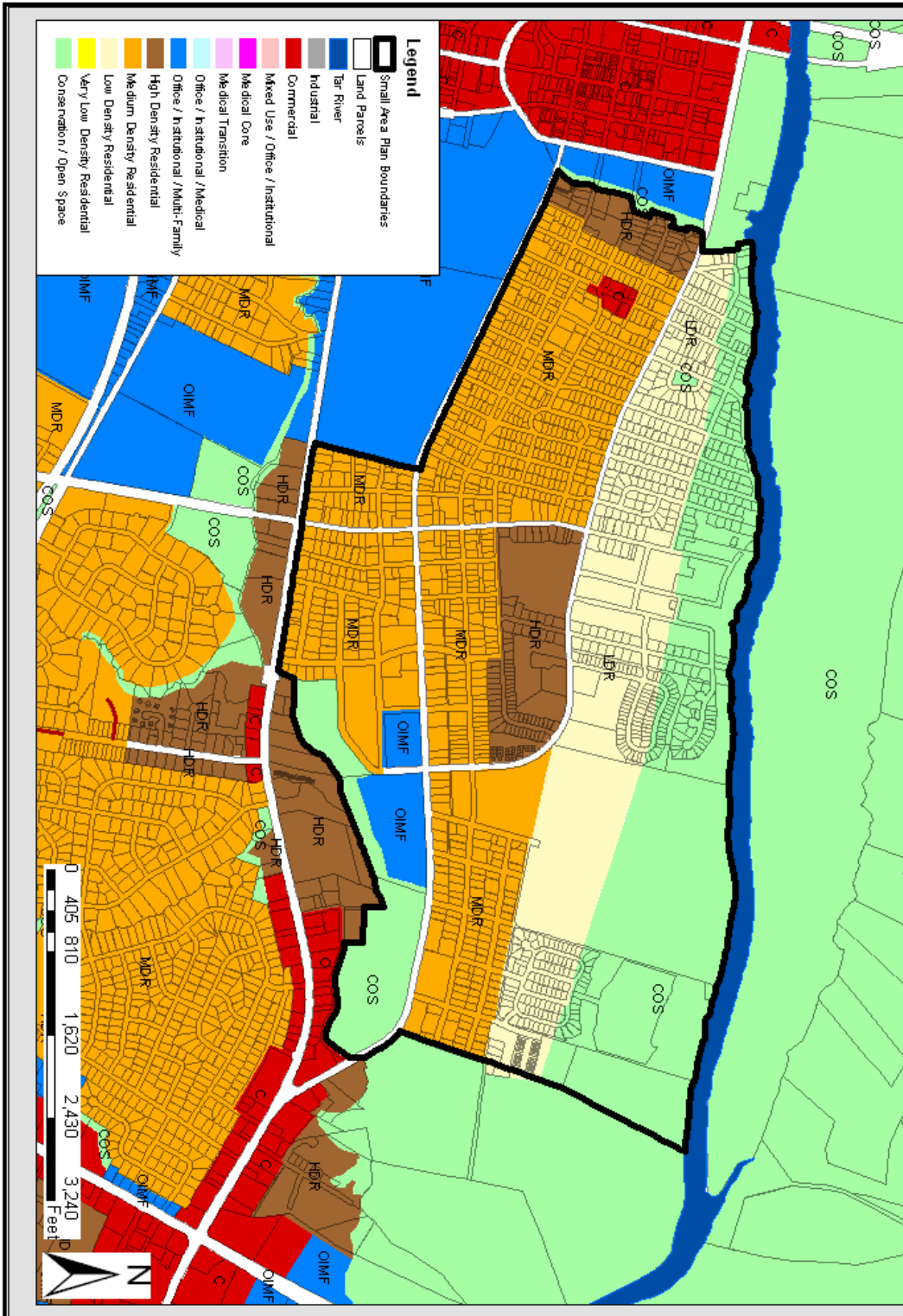
November 3, 2008





Map 26: Future Land Use Plan Map (HORIZONS)

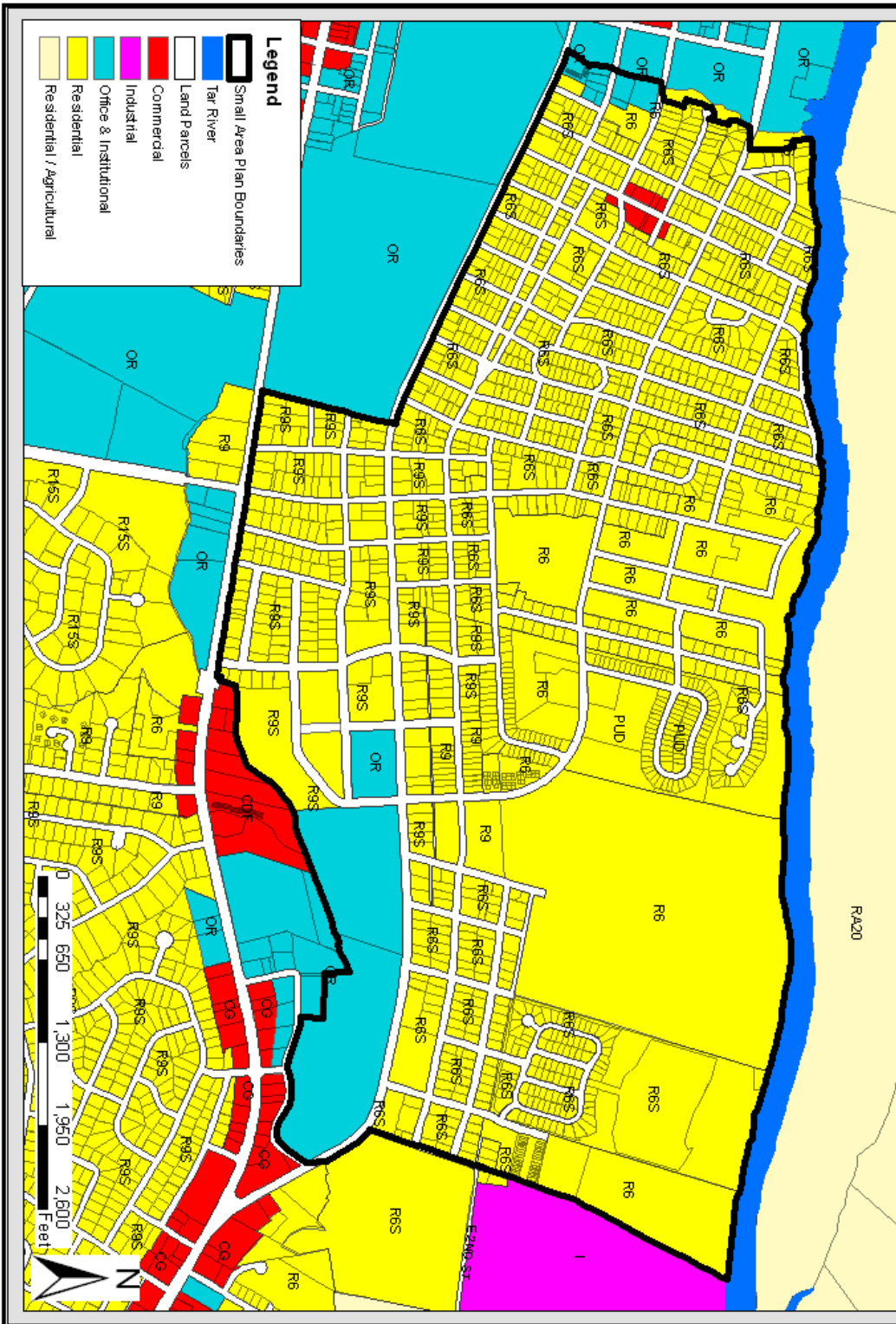
November 3, 2008





Map 27: Current Zoning Districts Map

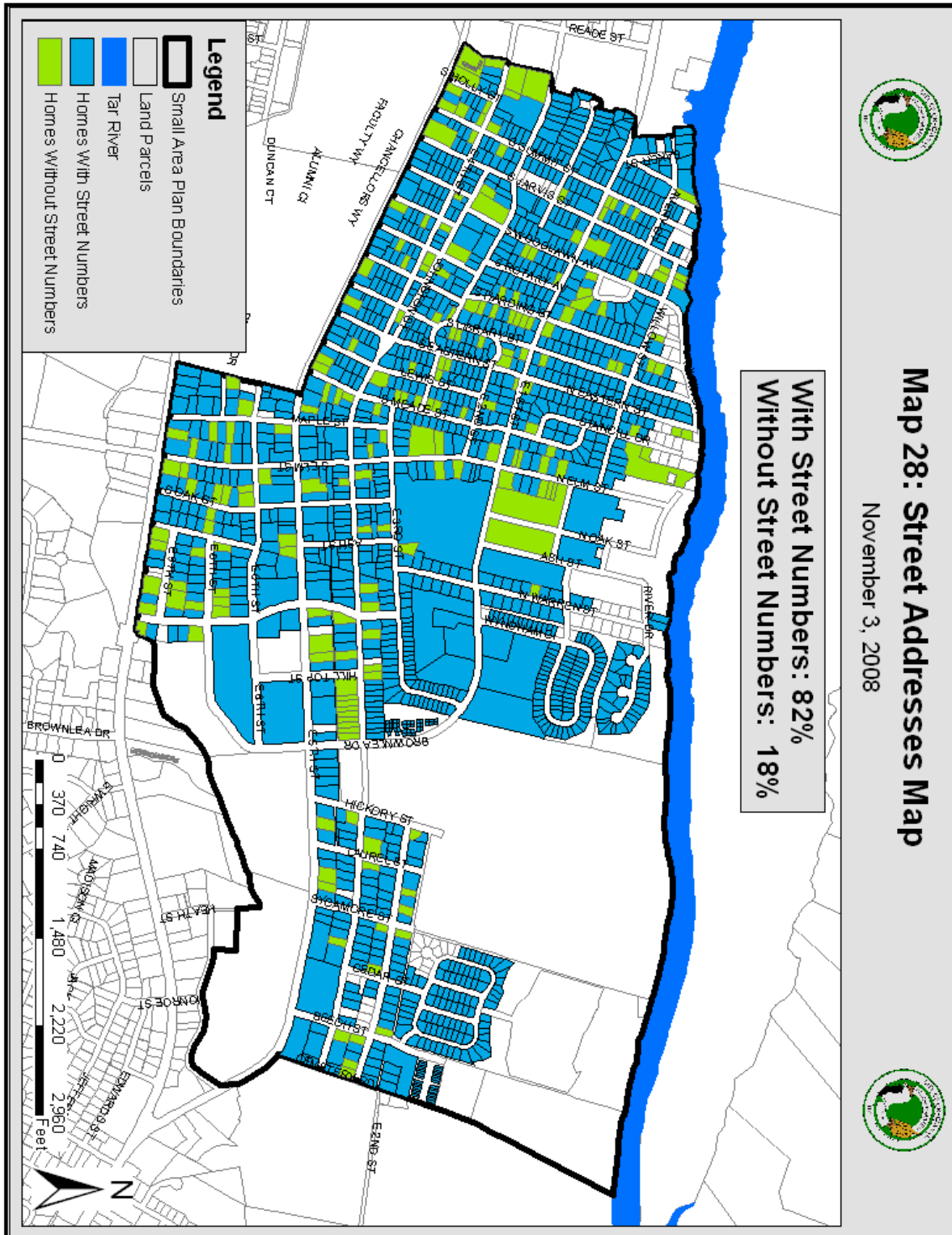
November 3, 2008

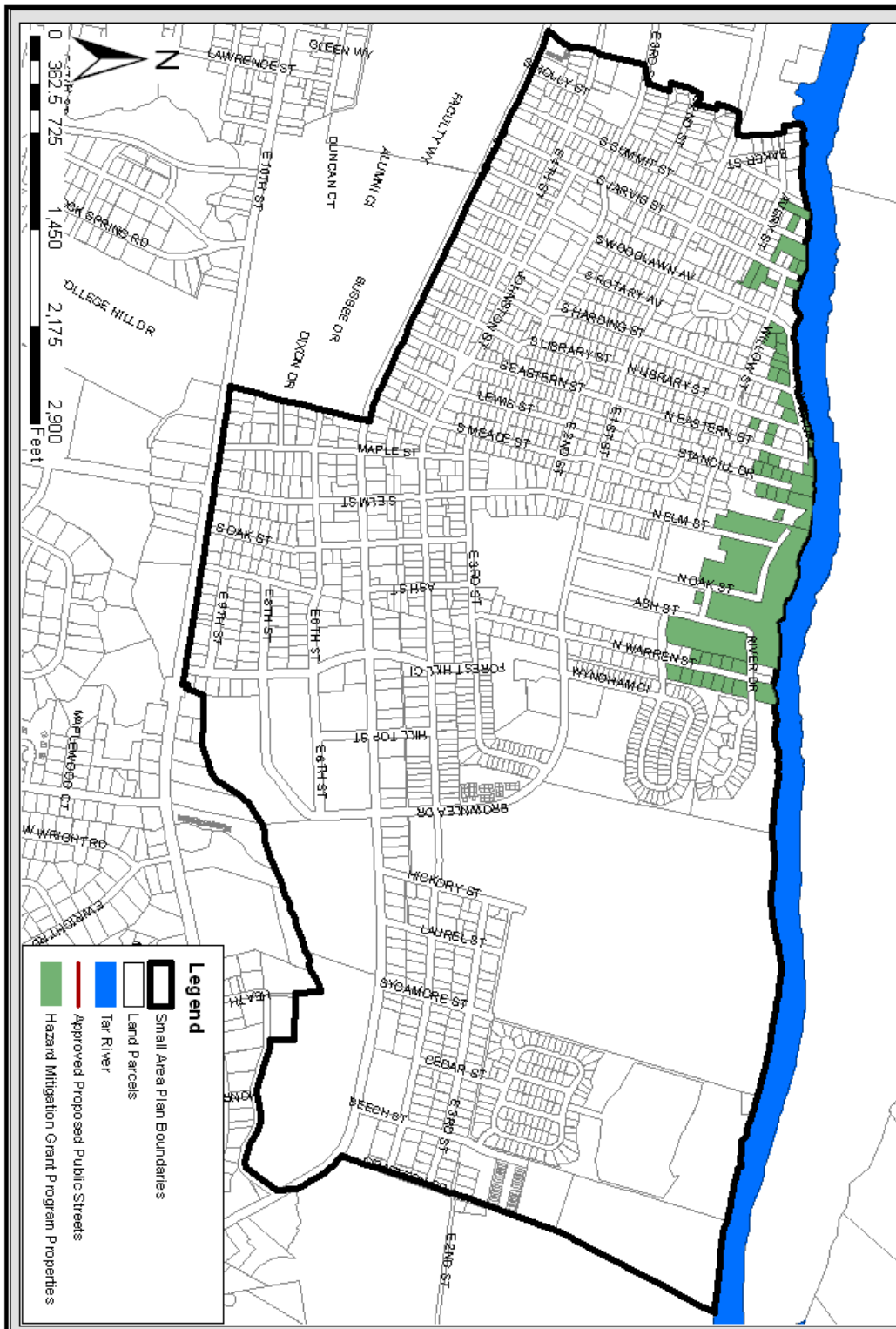




Map 28: Street Addresses Map

November 3, 2008





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Map 30: GREAT (Greenville Area Transit) Routes Map
November 3, 2008

