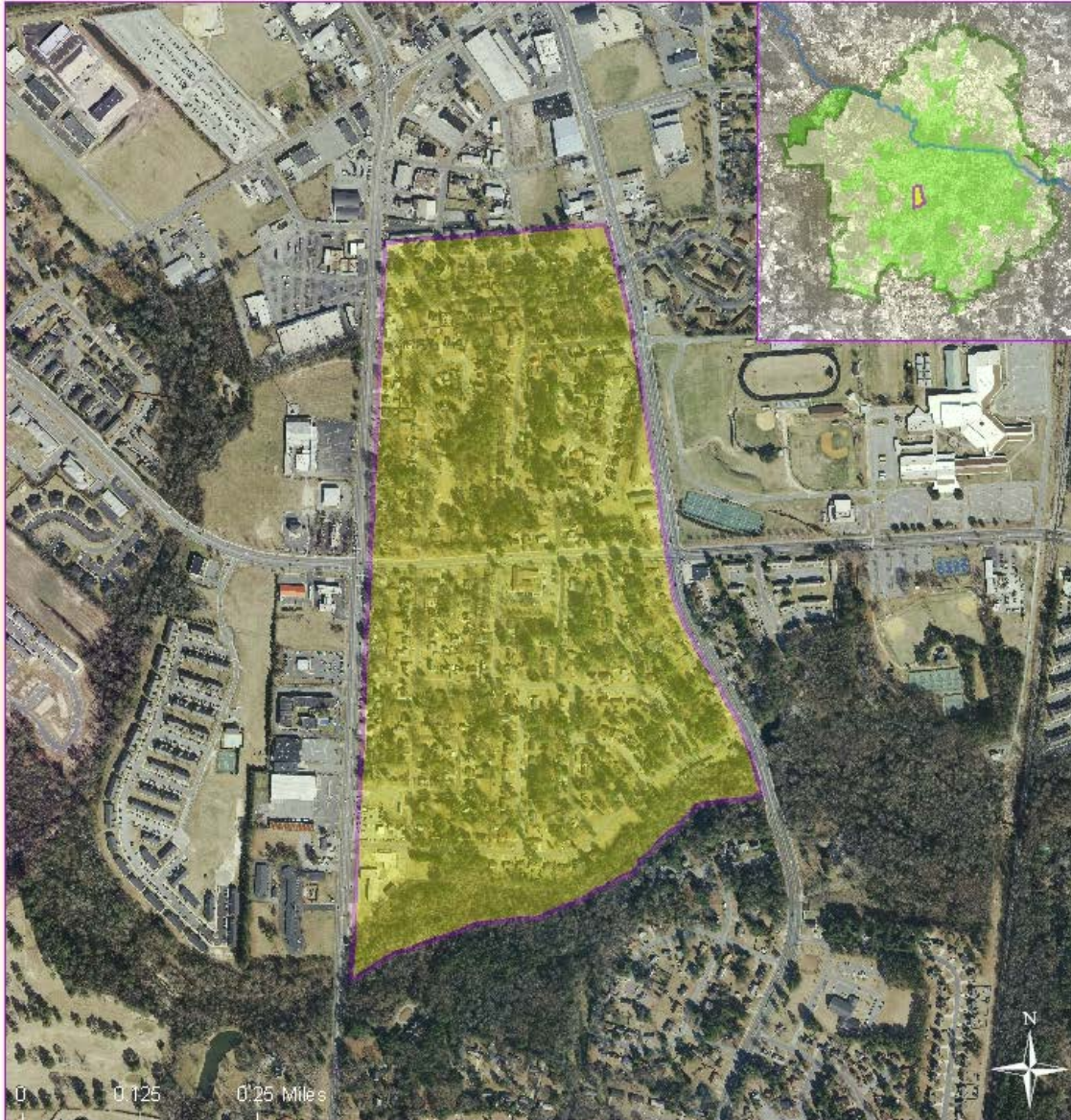




***Carolina Heights, Greenbrier, Hillsdale and
Tucker Circle Subdivisions Neighborhood
Report and Plan (09-01)***



***Prepared by the Community Development Department
December, 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>	7
<i>D. Public Utilities: Water, Sanitary Sewer, Gas and Electric (see map 12)</i>	9
<i>E. Storm Drainage: Public and Private Storm Water Drainage (see map 13)</i>	9
<i>F. Structures and Building Activity (see maps 8, 14, 15)</i>	10
<i>G. Socioeconomic (see maps 16, 17)</i>	10
<i>H. Health and Life Safety (see maps 4, 8, 18, 19, 20, 28)</i>	10
<i>I. Quality of Life (see maps 8, 21, 22, 23 and 29)</i>	12
<i>J. Code Compliance (Code Enforcement unless otherwise noted) (see maps 24, 24a, 24b, 24c, 24d, and 25)</i>	14
<i>K. Current and/or Pending Planned Public Improvements</i>	15
<i>L. Public Services</i>	15
<i>M. Information Technology</i>	16
<i>N. Future Land Use Plan Map Recommendations (HORIZONS) (see map 26)</i>	16
<i>O. Zoning Classification(s) (see maps 27 and 32)</i>	16
5. Current Condition Assessment	19
6. Survey Results Summary	21
7. HORIZONS: Greenville's Community Plan (2004) Recommendations: (see map 27)	24
8. City Council Goals (2006-2007)	25
8a. City Council Goals (2008-2009)	26
9. Public comments received during the public information meeting held at Arlington Boulevard Baptist Church on July 28, 2009	27
Neighborhood Plan for the Carolina Heights, Greenbrier, Hillsdale, and Tucker Circle	31
Supplemental Information	33
Neighborhood Plan Development and Consideration Process Outline	34

Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions Neighborhood Report and Plan (09-01) 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 Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions, hereafter referred to collectively as "the neighborhood", are located in the central section of the city, and more specifically, between Memorial Drive and Hooker Road, north of Green Mill Run and south of Ione Street. The neighborhood is located in Voting District # 2 and within the city limits. As designated in HORIZONS: Greenville's Community Plan, the neighborhood is located in Vision Area G. The neighborhood began developing in the early 1950's. The neighborhood is composed of the Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions and collectively contains a total of 422 lots (381 residential lots, -- non-residential lots, and 24 vacant lots) on 130.16 net acres (152.20 total acres). The neighborhood has 4.37 miles (23,096.19 linear feet) of paved public streets. The average year of construction of single-family dwellings is 1962.

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

Commercial	10
Duplex	3
Institutional	2
Multi-family lots	5
Recreation	1
Single-family dwellings	373
Vacant lots	24
Cemetery	1

Office	3
TOTAL	422

As of 1969, the neighborhood was zoned residential (R6) and commercial (CH).

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: (northeast section)
- Map 24b: (southeast section)
- Map 24c: (northwest section)
- Map 24d: (southwest 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: City-owned Properties
- Map 30: GREAT Bus Routes (city-wide)
- Map 31: GREAT Bus Stops (in the neighborhood)
- Map 32: Non-Conforming Uses

Other Supplemental Attachments:

- Citizens Survey Results

- Calls for Police Services and Code Enforcement Actions/Investigations
- Neighborhood Plan Development and Consideration Process Outline
- Issues for Consideration in the Development of Neighborhood Plans
- Report Identifying Issues and Considerations Concerning City-Initiated Rezoning of Lots Fronting the Memorial Drive Corridor

4. Current Conditions

A. Natural Environment (see maps 2-6)

The neighborhood is generally located between Memorial Drive and Hooker Road, north of Green Mill Run and south of Ione Street. Green Mill Run is a major tributary to the Tar River and is located to the south of the neighborhood. Green Mill Run feeds into the Tar River 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 36' along Green Mill Run. The highest area is located near the intersection of Memorial Drive and Arlington Boulevard. 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 Green Mill Run, the neighborhood was impacted by flood waters where several residential structures were severely impacted.

There are six (6) lots that are owned by the City that were purchased for the purpose of revitalization. These lots are located on the south side of Millbrook Street and are vacant. These lots are maintained by the City.

Within the neighborhood, the owners of three (3) single-family residences and four (4) duplex buildings applied for the Hazard Mitigation Grant Program (Buy-out) with an average of 59.36% damage. Of these, 2 single-family residences and 1 duplex building were purchased by the City. The dwellings/buildings were demolished and the properties are to remain vacant under the Buy-out guidelines.

There were nine (9) other single-family residences that were impacted and inspected for storm-related damage. The average damage was 48.36%. These properties were not included in the Buy-out. There may have been other hurricane-related damage reported to private insurance.

Green Mill Run provides a large area of natural growth tree cover in the neighborhood. This area also provides 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 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 greenway corridors on the official Greenway Master Plan (2004). There is a sidewalk along

Hooker Road that connects Guy Smith Park with Greenville Boulevard and is considered part of the greenway system.

There is a planned greenway trail (3.54 miles) from Allen Road to Evans Street along Green Mill Run that would consist of a 10-12-foot wide, multi-use paved trail. The greenway is listed a Priority C, which indicates the intended completion of the greenway within 5-10 years of the adopted plan in 2004. This greenway will provide a connection from Allen Road to Evans Park and to the Central Hub trail (downtown area). This greenway will intersect with the Lake Ellsworth Trail. A sewer easement on the north side of Green Mill Run defines the path of the greenway. The design of the project is listed on City Council's 2009 Goals. The scope of the project depends on the amount of dollars that remain after completing the South Tar River Greenway.

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, 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

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. Green Mill Run is located south of the Tar River and traverses the city in a west to east direction.

Hydric soils (Bb, Ra, Co, and Ly) are mainly located near and along Green Mill Run corridor. Remaining soils within the neighborhood include ExA, OcB, WaB, CrB2, GoA and GoB. 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 Memorial Drive, Hooker Road, and Arlington Boulevard.

Memorial Drive, from Dickinson Avenue to Greenville Boulevard, is a state-maintained, existing major thoroughfare with four (4) travel lanes contained within a 100-foot right-of-way. Future planned improvements include sidewalks in both travel directions. At time of this report, there are no sidewalks along this section of Memorial Drive.

Hooker Road is a city-maintained, existing minor thoroughfare with four (4) travel lanes that provides a direct north to south connection through the neighborhood. Currently, there are sidewalks in both directions and bike lanes are recommended along the entire length of the road. The segment from May Street to Greenville Boulevard contains a raised median. All segments are contained within a 100-foot right-of-way. There are nine (9) Greenville Area Transit (GREAT) bus stops along Hooker Road. All GREAT buses return to the transfer point, in the downtown area, every hour, which allows riders to change buses to reach destinations along all the GREAT bus routes. Only the bus stops at the Wal-Mart Shopping Center and north of Arlington Boulevard have a shelter and bench. An additional bus stop planned on the east side of Hooker Road across the street from the Piggly Wiggly Shopping Center.

Arlington Boulevard, between Memorial Drive and Hooker Road, is a city-maintained, existing major thoroughfare that provides an east to west connection through the neighborhood with four (4) travel lanes. The existing rights-of-way are between 75-80 feet. Future planned improvements include the addition of two (2) travel lanes with sidewalks and bike lanes in both directions contained within a 100-foot right-of-way. At the time of this report, there is a sidewalk along the north side of Arlington Boulevard within the neighborhood.

Sunset Avenue, Millbrook Street, Pittman Drive, and Pine Street are collector roads for the neighborhood. There are signalized intersections at the intersection of Arlington Boulevard and Memorial Drive and at the intersection of Arlington Boulevard and Hooker Road. There are crosswalks at Arlington Boulevard and Hooker Road, Hooker Road and Pendleton Street/Marvin Jarman Road, and on Arlington Boulevard at the entrance to Evans Park/River Birch Tennis Center.

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 except for Arlington Boulevard and Hooker Road.

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 made an evaluation of sidewalks to determine no 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 no speed bumps within the neighborhood. At the neighborhood meeting, there was discussion of the need for speed bumps to discourage cut-thru traffic and reduce excessive speed, especially along Millbrook Street.

In the past, there have been traffic studies done in the neighborhood by the Engineering Division. Based on those studies, those areas did not qualify for any type of mitigation. Currently, there is

a petition with a neighborhood representative for another traffic study. Once the petition is submitted with the required amount of signatures, the Engineering Division can proceed.

There are four (4) Greenville Area Transit (GREAT) system bus stops on Hooker Road that are located in the neighborhood: north of Pendleton Street, at Green Villa Apartments, south of Arlington Boulevard, and at Millbrook Drive. None of the stops have a bench or shelter. All GREAT transit system buses begin and end their routes at the transfer point, located in the downtown area. Patrons can also switch buses at this location to reach destinations on all the bus routes. There is a bus stop at the Piggly Wiggly Supermarket, located to the north of the neighborhood, which is a transfer point for two of the bus routes. An additional bus stop is planned on the east side of Hooker Road across the street from the Piggly Wiggly Shopping 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 GUC. GUC has identified no significant infrastructure concerns, with regard to the aforementioned utilities, that will affect the current or future level of service.

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

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

The street drainage system and associated out of right-of-way drainage improvements, including subsurface systems and open 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.

Using the 2004 Stormwater Drainage Improvement Bond money, there were stormwater drainage improvements made on Sylvan Drive.

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, along the section of Green Mill Run in the neighborhood, 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. The average year of construction of single-family dwellings is 1962.

In a 30-month period (01/1/07 - 7/31/09), there were eight (8) building permits issued within the neighborhood for alterations and additions. The total recorded permit value of the improvements was \$110,540. The total 30-month improvements were less than 1% of the total 2008 building tax value.

In 2008, the total building (excluding land) tax value in the neighborhood is \$24,895,969.00. The combined land and building (total) tax value in the neighborhood is \$30,661,332.00. At the current city tax rate (\$0.56 per \$100) the total property valuation results in \$171,703.00 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 are no boarded up/dilapidated or abandoned structures located within the neighborhood.

G. Socioeconomic (see maps 16, 17)

Based on a comparison of physical addresses and tax mailing addresses of single-family dwellings, the subject area is approximately 64% owner-occupied and 36% 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 does 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.

There are regulatory flood hazard areas (floodway and floodplain) associated with Green Mill Run. As illustrated by the City's geographical information system (GIS) coverage for structures and the flood hazard area overlay, there are no dwellings or buildings, within the neighborhood, located within the floodway of Green Mill Run, wherein no fill or construction is permitted. There are 21 single-family dwellings, 3 duplex buildings and the former Carolina Dairy property that 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. 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.

There were 656 calls/actions for the Greenville Police Department in the twelve (12) month period from January, 2008 to December, 2008. There were personal and property crimes recorded during this period including animal complaints (129), breaking and enterings (11), and various parking violations including parking on unimproved surfaces (17). There are additional parking violations (32) issued through the Code Enforcement Division for parking on unimproved surfaces.

There is an official Community Watch Program in the Hillsdale Subdivision only.

Fire suppression and rescue services for the neighborhood are primarily provided by City Fire/Rescue Station #2 (Hemby Lane) and City Fire/Rescue Station #1 (Downtown), as needed. Stations #2 and #1 can be dispatched separately or simultaneously depending on the type of call. The Fire/Rescue Department provides Paramedic Service which is a higher level of service compared to basic Emergency Medical Technician (EMT) Service. While the neighborhood is accessible via an interconnected street system, fire suppression and rescue services mainly use Memorial Drive, Arlington Boulevard, and Hooker Road to access the neighborhood. However, all streets are accessible by 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.

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

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

Overhead street lights are maintained by GUC on standard (wood) transmission line poles. Currently, there are no plans to place utility lines underground. Changes or additions of street lights are performed by GUC at the City Engineer's request. Street light placement is done in accordance with applicable neighborhood GUC lighting manual standards. Based on the type,

power, and location of the current street lights there have been no substandard (under-lighted) areas identified in the neighborhood based on minimum design standard requirements.

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

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

I. Quality of Life (see maps 8, 21, 22, 23, and 29)

At the time of this report, the neighborhood does not have an organized and active property or homeowners' association. At the neighborhood meeting, there was interest expressed in starting an association. The neighborhood was informed of the benefits of organizing an association, which would include access to funds through the Neighborhood Advisory Board. A few residents stated, at the neighborhood meeting, that there was an unofficial neighborhood association composed of a few of the homeowners.

The neighborhood is bisected by Arlington Boulevard in an east to west direction. At the neighborhood meeting, there were concerns voiced about the difficulty of crossing Arlington Boulevard, especially for residents trying to reach Hillsdale Park. The commercial to the north can be difficult for pedestrian traffic to reach due to lack of sidewalks along Memorial Drive. There is a pedestrian crossing at the intersection of Hooker Road and Arlington Boulevard. Hooker Road has sidewalks in both directions.

The aesthetic quality of public views and the overall general streetscape is good due to mature tree cover, paved and adequate driveways, and uniformity of dwelling orientation and setbacks of most dwellings. There are no neighborhood identifiers, such as entrance markers or signage at street access points, public art or public/common property landscape improvements within the neighborhood that further define community character, identity and sense of place. However, with the formation of a neighborhood association, there are funds available that could be used by the neighborhood association to purchase signage/entrance markers.

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.

Some of the lots purchased via the Buy-out are leased by adjoining property owners and others are maintained by the City.

The neighborhood contains a variety of land uses including Arlington Boulevard Baptist Church, child care centers, former Carolina Dairy property, office uses, two (2) car dealerships, the Hope Station Wellness Center, beauty salon, and a cleaning agency.

At the time of the report, the roadsides along Arlington Boulevard, that are located within the neighborhood, are maintained under the Adopt-A-Street program by the Phi Kappa Tau Fraternity. Millbrook Street, between Memorial Drive and Hooker Road, is available for adoption.

The neighborhood does not contain any mapped archaeological sites.

There are several public or common leisure, educational or recreational opportunities within the bounds of the neighborhood or within reasonable walking distance of some of the neighborhood. The closest public leisure, educational, or recreational opportunities are Hillsdale Park and the vacant city-owned lots along Millbrook Drive that are located within the neighborhood. Evans Park/River Birch Tennis Center, South Greenville Park/Center, and J. H. Rose High school are in reasonable walking distance of some of the neighborhood. Guy Smith Park and the city pool are within a short driving distance of the neighborhood. It should be noted that Arlington Boulevard bisects the neighborhood in an east and west direction. Therefore, residents in the southern section of the neighborhood have to cross Arlington Boulevard to reach Hillsdale Park, J. H. Rose High School and South Greenville Park/Center. All residents in the area have to cross Hooker Road to reach Evans Park/River Birch Tennis Center, J. H. Rose High School and South Greenville Park/Center. There are crosswalks at Arlington Boulevard and Hooker Road, Hooker Road and Pendleton Street/Marvin Jarman Road, and on Arlington Boulevard at the entrance to Evans Park/River Birch Tennis Center.

The Comprehensive Recreation and Park's Master Plan was adopted by City Council on November 6, 2008. The Plan recommends an additional neighborhood park in the vicinity of Fairlane Road, which is located south of the neighborhood.

As previously mentioned, there is a planned greenway that includes a section of Green Mill Run within the neighborhood.

City-Owned Recreation and Parking Facilities located within or in reasonable walking distance of some of the neighborhood (see map 22):

Evans Park and River Birch Tennis Center – four (4) lighted tennis courts, two (2) lighted softball fields, archery range, restrooms and the River Birch Tennis Center. The tennis center contains eight (8) lighted tennis courts, and The Rotary Club picnic shelter.

Hillsdale Park – swing sets, jungle gym, slides, and picnic shelter.

J.H. Rose High School – open space available to neighborhood residents during and after school hours and weekends.

South Greenville Park/Center - gymnasium/recreation center, youth baseball field, multi-purpose field, playground, and picnic shelter.

Green Mill Run Greenway (proposed) – from Allen Road to Evans Street along Green Mill Run. This 3.54 mile greenway would consist of a 10-12 foot wide, multi-use paved trail. This 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.

Buy-out lots – these lots are maintained by the Public Works Department unless leased by outside individuals/entities. The City purchased two (2) single-family and one (1) duplex lots in the neighborhood. Of these, two (2) lots are maintained by the City of Greenville and one (1) lot is leased to an individual.

City-owned lots – these six (6) lots were purchased by the City in 2000 for the purpose of revitalization. Currently, these lots are vacant and are maintained by the Public Works Department.

Buy-out Property Statistics (within neighborhood only)

Single-family and duplex dwellings only

Total: 16 inspected for storm-related damage

7 applied for the Buy-out (single-family& duplex)

3 purchased via the Buy-out

4 withdrawn (owner elected not to participate in Buy-out Program)

59.36% - average damage of properties that applied for the Buy-out

9 inspected for damage that did not apply for the Buy-out

48.36% - average damage

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

The east side of the neighborhood is near the Seaboard Coastline Railroad which is east of J. H. Rose High School. The west side of the neighborhood is bordered by Memorial Drive. The proximity of the railroad and Memorial Drive to the neighborhood are external noise generators.

There are two (2) commercial/service focus areas for residents of the neighborhood: centered at the intersection of Memorial Drive and Dickinson Avenue Extension and along the western right-of-way of Memorial Drive south of Arlington Boulevard. These commercial areas are within reasonable walking distance of most of the neighborhood, but due to the lack of a pedestrian crossing at Memorial Drive and Arlington Boulevard and lack of sidewalks along Memorial Drive, these areas can be difficult to reach on foot. These areas contain the Piggly Wiggly Shopping Center, Greenville Buyer's Market, retail shops, convenience stores, restaurants (conventional and fast food), post office, motels, car dealerships, a furniture store and other establishments that provide necessary and convenience services.

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

In the 30-month period, January, 2007 – June, 2009, there were 327 code enforcement-related staff investigations and/or actions in the neighborhood.

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

Animal complaints (stray, domestic animals and nuisance wildlife): 129*

Parking on unimproved surfaces: 32

Weeded lots: 94

Public nuisances: 81

Litter/rubbish: 0

Abandoned/junked vehicles: 78

Residential occupancy (3 unrelated rule): 0
Minimum housing code: 3
Zoning and land use: 0
Abandoned structure: 2
Structure Numbering: 32
Voided: 2

* Information provided for GPD is for the time period from January, 2008 to December, 2008. These investigations/calls are included in the 656 GPD service calls.

K. Current and/or Pending Planned Public Improvements

The Greenway Master Plan proposes the Green Mill Run Greenway from Allen Road to Evans Street. At the time of this report, the design of the project is listed as one as an action item on City Council's 2009 Goals.

The Greenville Urban Area Thoroughfare Plan proposes widening Arlington Boulevard, between Memorial Drive and Hooker Road, to six (6) travel lanes within a 100 foot right-of-way and bike lanes and sidewalks. This section of Arlington Boulevard currently has a right-of-way of 75-80 feet and four (4) travel lanes. At the time of this report, this project is not on the Metropolitan Planning Organization (MPO) Priority List.

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 2.
- 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 Embarras, respectively.

M. Information Technology

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

N. Future Land Use Plan Map Recommendations (HORIZONS) (see map 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. The majority of the neighborhood is recommended for medium density residential (MDR). Conservation/open space (COS) is recommended along Green Mill Run, Hillsdale Park, and south of the commercial area that abuts property along North Sylvan Drive. Commercial (C) is recommended at the northeast corner of the intersection of Memorial Drive and Sylvan Drive, and at the southeast corner of the intersection of Memorial Drive and Millbrook Street. Office/institutional/multi-family (OIMF) is recommended along the eastern right-of-way of Memorial Drive between Sylvan Drive and Millbrook Street and along the right-of-way of Hooker Road in the general area of Glendale Drive and Pendleton Street. Office (O) zoning is the preferred in this area due to the restriction of multi-family and due to diminished long-term liveability of the dwellings that front along Memorial Drive due to roadway impacts.

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

O. Zoning Classification(s) (see maps 27 and 32)

In 2007, a significant portion of the neighborhood was rezoned from R6 (multifamily, duplex and single-family) to R6S (single-family only) as part of the Task Force on Preservation of Neighborhoods and Housing Strategy # 6: "Identify neighborhoods that are predominantly single-family in character, but are zoned in a manner that would permit intrusion of duplex and multi-family uses. Rezone such neighborhoods to prohibit further intrusion."

At the time of the rezoning, a majority of the neighborhood was zoned R6 which allowed single-family, duplex and multi-family development. Lots that were zoned O, OR, CDF and CH (in the neighborhood along Memorial Drive) were not included in the rezoning. There is a small section of R6-zoned property, which is part of the Carolina Dairy property, that was excluded from the rezoning. This section of the property is not developable as it doesn't meet minimum lot requirements.

As noted above, the Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the eastern right-of-way of Memorial Drive between Sylvan Drive and Millbrook Street with office (O) zoned being preferred.

In 2007, the Community Development Department staff (at the request of City Council) prepared a report that identified issues and considerations concerning the lots that front along Memorial Drive between. The report addressed the possibility of a city-initiated zoning on the lots fronting Memorial Drive between Sylvan Drive and Millbrook Drive.

As stated in the report, there are inherent problems with rezoning the subject lots to office to be considered. The issues, as stated in the report, are:

1. Rezoning of the subject residential (dwelling) lots to O (office-only) will create non-conforming use situation due to the fact that the existing residential use is not a permitted or special use option in the O district. The non-conforming provision of the zoning regulation would allow continuation of the existing single-family use including maintenance and routine repair; however, the rezoning to O would prevent the construction of a new dwelling on a vacant lot or the residential reconstruction, repair and/or use of a dwelling willfully abandoned for a period of 6 months. A dwelling destroyed by fire, wind, flood or other natural disaster may be repaired and reoccupied regardless of the extent of damage provided such reconstruction is begun within 6 months of the date of destruction.
2. Residential mortgage lenders may be concerned with the rezoning of residential property to a non-residential use category due to the resultant application of the non-conforming use provisions mentioned under 1 above.
3. City-initiated zoning of the subject lots may galvanize opposition from other area property owners concerned that they may be targeted by similar ad hoc city-initiated rezoning. Other-area property owners may believe the city has a “hidden agenda” or undisclosed list of other sites targeted for additional city-initiated rezoning. A city-initiated rezoning program may also jeopardize property owner cooperation in future land use planning efforts.
4. Several property owners have assembled contiguous parcels, likely in anticipation of acquiring additional properties for a future consolidated development, and rezoning from residential to office may increase future acquisition expenses. Due to the fact that the subject lots are already impacted by development limitations, including physical location, expense of house removal or adaptive reuse improvement of the dwelling structure, and limited lot dimensions, the redevelopment of the subject “hard-to-build” lots may not then be cost effective when coupled with increased acquisition costs.
5. Rezoning related value increase may benefit the current residential owner; however, the anticipated or actual value increase due to rezoning may create a “cost avoidance” effect resulting in a prospective developer’s decision not to purchase a “hard-to-build” lot due to the homeowner’s zoning inflated sales price expectation. Inflated sales prices may be a disincentive to further investment and redevelopment in this area.
6. A property owner rezoning petition is subject to a filing fee of \$500.00 (flat fee) plus \$50.00 per acre or additional fraction thereof. The filing fee is specified in the city’s manual of fees and is designed to recoup the processing cost of a rezoning application. Typical filing fee for an individual single-family lot is \$500.00. A city initiated rezoning of property does relieve the affected property owner of typical rezoning application expenses including the required filing fee. The monetary cost of processing a city-initiated rezoning request including legal advertisement, property owner and adjacent owner mailed notice, as well as nonmonetary administrative costs, including interagency analysis and report preparation, printing expenses, etc. would then be absorbed by the city.

7. The Pitt County Tax Appraiser has advised the planning staff that the rezoning from R6S to O may increase the tax liability of the affected properties. Specifically with respect to the subject lots (i) the appraised value of the “land” is higher as office property than as residential property, and (ii) the value of the dwelling structure may also be considered as contributing to the “office” value if the dwelling can reasonably be anticipated to be adaptable for office use. If the dwelling structure can not be adapted for office use, the value of the dwelling structure would be deleted from the calculation and the total “office value” would therefore be reduced. If the value of the office lot, absent the dwelling structure (potential office) value, is less than the current total residential (dwelling and lot) value no additional tax liability would apply. The Pitt County Tax Office would have to determine the applicable after-rezoning tax value of each lot on a case by case basis.

The current R6S zone is restricted to single-family dwellings only. However, there are three (3) existing duplex buildings and Green Villa Apartments 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: R6, O, OR, CDF, CH.

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 zoning allowed single-family and duplex dwellings, and multifamily development. The remaining portions of the neighborhood are zoned R6 (single-family/duplex/multi-family) which is part of the Carolina Dairy property, O which contains a salon/beauty shop, two (2) office buildings, OR that contains a cleaning service, one (1) day care center, the Hope Station Wellness Center and one (1) single-family residence, CDF that contains three (3) day care centers, one (1) single-family residence, and CH that contains two (2) vacant lots, and insurance office, two (2) car dealerships, and the vacant Carolina Dairy building.

There are seven (7) legal non-conforming uses within the neighborhood. Three (3) duplex buildings along Millbrook Street and four (4) multi-family buildings along Hooker Road are non-conforming uses under the current single-family only zoning.

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

Zoning District Standards for R6S zoning district.

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

Because the O, OR, CDF and CH 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 - 2
- I. Quality of Life - 2
- J. Code Compliance - 3
- K. Current and/or Planned Public Improvements - 3
- L. Public Services - 4
- M. Information Technology - 3
- N. Future Land Use Plan Map - 4
- O. Zoning - 2

Identified Areas for Consideration of Neighborhood Improvement:

C. Transportation – 3

- Arlington Boulevard thoroughfare improvements
- Sidewalks on one side of all neighborhood collector streets
- Sidewalks along Memorial Drive
- Cut-thru traffic from Memorial Drive to Hooker Road on neighborhood streets

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 - 2

- Unsecured underground fuel oil tanks
- Street Lighting
- Posted street addresses
- Park safety
- Under-lighted areas
- Lack of pedestrian-friendly crossing at Arlington Boulevard and Memorial Drive

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 Homeowner's Association
- Lack of Community Watch Program (except in Hillsdale Subdivision)
- Participation in Adopt-A-Street Program
- Lack of recreational opportunities (all subdivisions) within reasonable walking distance
- Crime

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

- Minimum housing code
- Abandoned/junked vehicles
- Parking on unimproved surfaces
- Weeded lots
- Public nuisances
- Abandoned Structures
- Animal complaints (Police)

K. Current and/or Planned Public Improvements- 3

- Completion of Thoroughfare Plan improvements
- Greenway along Green Mill Run

M. Information Technology- 3

- Fiber optic services
- Wireless internet

O. Zoning - 2

- Residential lots fronting along Memorial Drive

6. Survey Results Summary

Surveys were mailed to property owners and residents, utilizing tax parcel information, requesting their opinion of current neighborhood conditions. In total, 104 surveys (93-owners, 11-renters) were returned. Due to the small number of surveys from renters, no meaningful statistics could be derived. Therefore, the survey results have been combined from owners and renters. Below is the average score of those responses.

OWNERS & RENTERS (combined)

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

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

Note – The primary area of concerns expressed on surveys were lack of recreational opportunities, personal safety, condition of rental properties, the need for more police presence, loitering, lack of sidewalks, and noise and foot traffic along Memorial Drive.

Does your neighborhood have an organized and active Neighborhood Association?

- 73% - No
- 13.5% - Yes
- 13.5% - No answer

At the neighborhood meeting, it was mentioned that a few of the homeowners have an unofficial association that meets occasionally.

Do you regularly attend meetings of the neighborhood association?

75 % - No
20% - No answer
5% - Yes

How many years have you lived in this neighborhood?

27% - over 25 years
13% - 1 to 5 years
14% - 10 to 15 years
12.5% - 5 to 10 years
12.5% - 15 to 20 years
11% - 20 to 25 years
8% - no answer
2% - less than 1 year

20 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:

57% - a Greenville in-city neighborhood
14% - a Pitt County out-of-city area (rural subdivision or stand alone rural lot)
12% - a State other than North Carolina
12% - no answer
2% - a Country other than the United States
2% - a County in North Carolina other than Pitt County
1% - a Winterville in-city neighborhood
1% - a Pitt County city other than Greenville or Winterville

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

82% - No
10% - Yes
8% - No answer

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

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

4 - Security issues (personal or property crime)
4 - Other
3 - Need larger dwelling (bedrooms, bathrooms, yard area, etc.)
3 - Physical condition of current dwelling

- 2 - Quality of life issues (quiet enjoyment, recreational, open spaces, etc...)
- 2 - Employment opportunity in another area
- 1 - Retirement
- 1 - 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 homeowner surveys received, 43 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: 21
- Electrical system problems: 12
- Foundation or structural problems: 12
- Heating and cooling: 21
- Leaking Roof: 10
- Weatherization: 3
- Sewer: 1
- Insects: 1

Do you view your current neighborhood as:

- 40% - stable
- 33% - declining
- 16% - some improvement
- 5% - no answer
- 4% - excellent
- 3% - substantial improvement

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

- 49% - 60 and over
- 32% - 45 – 60 years old
- 14% - 25 – 45 years old
- 3% - 18 – 25 years old
- 2% - 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)
- 34 % - Family with no children in the household
- 13% - Family with a young child(ren) (infant – 13 years old)
- 3.5 % - No answer
- 12% - Family with an older child(ren) (14 – 18 years old)
- 3.5% - Family with young and older children

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

Vision area

The neighborhood is located in Vision Area G, West Central.

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

G3. Develop a greenway along Green Mill Run.

G8. Implement more police protection.

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

Objectives

Housing

H5. To improve and revitalize existing neighborhoods.

Mobility

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

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

Recreation and Parks

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

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

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

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

Environmental Quality

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

Urban Form

UF6. To preserve neighborhood livability.

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

UF30. To discourage undesirable "cut through" traffic in subdivisions and developments by the use of circuitous street routes, multiple stop conditions, and other design options.

Implementation Strategies

Land Use

- 2 (i). Office/institutional/multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.
- 4 (e). Implement programs to increase home ownership.

Growth and Development

- 2(b). Implement the Greenway Master Plan.
- 2 (x). Maintain neighborhood character and identity.
- 2 (y). Create walkable communities/neighborhoods.
- 2 (z). Encourage citizen involvement within neighborhoods.

Implementation Strategies (completed to date)

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

Implementation Strategies (pending)

- Green Mill Run Greenway Extension

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)

Completed

6. Goal: Enhance Cultural and Recreational Opportunities
- A. Objective: Provide better and improved park/recreation facilities in underserved neighborhoods
- Action Item: Replace outdated playground equipment at South Greenville Park with new play structures and two new swings sets

Pending

3. Goal: Promote Sustainability and Livability of Both Old and New Neighborhoods
- B. Objective: Expand the greenway system
- Action Item # 4: Complete design of the Green Mill Run Greenway Extension to Evans Park.

9. Public comments received during the public information meeting held at Arlington Boulevard Baptist Church on July 28, 2009

- City-owned lot maintenance (brush is taking over more of lot)
- Code enforcement
- Access to parks and recreation – difficulty of crossing Arlington Boulevard to reach Hillsdale Park
- Former Carolina Dairy property – neglect of site/lack of maintenance and safety
- Sidewalks – especially for crime prevention and safety
- Fire safety -
- Sylvan Drive signage (street signs and speed limit)
- Speed bumps – especially on Millbrook to slow traffic and deter cut-through traffic
- Signage – not to block intersection specifically at Cherokee Drive, mainly due to proximity to traffic signal at intersection of Arlington Boulevard and Hooker Road
- Neighborhood Association (trying to establish one)
- Yard debris in streets (leaves, lawn clippings that clog up catch basins)
- Animal control
- Tree roots damaging streets and driveways
- Trash pick-up rules and regulations
- Security issues – crime, personal safety, and loitering

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 Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions

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 Carolina Heights, Greenbrier, Hillsdale, and Tucker Circle 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 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 Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions.

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 encourage additional neighborhood volunteer participation in the Adopt-A-Street program.
- The City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps as determined necessary by the City Engineer.
- 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 Association and 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, especially on Millbrook Drive and Sunset Avenue.
- 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 investigate enhancing existing crosswalks and suitability of additional crosswalks in the neighborhood.

Supplemental Information

Greenville Police Department calls for service are for the period of January 1, 2008 – December 31, 2008 for the neighborhood.

Type	Number of Calls	Disposition
Abandoned Vehicle	9	1-citation
Alarm	28	0
Animal Complaint	129	3-warnings; 7-citations; 1-arrest
Arrest	3	3-arrests
Assault	20	6-arrests
Auto Larceny	7	0
Breaking & Entering	11	0
Burglary	1	0
Chase	2	1-arrest
Check on Welfare	10	0
Communicating Threats	9	0
Damage to property	16	2-arrests
Directed Patrol	94	0
Dispute	35	1-arrest
Disturbance	13	2-verbal warnings
Domestic	11	1-arrests
Escort	4	1-arrest
Fight	6	0
Fireworks	2	0
Fraud	8	0
Harassment	3	0
Hit and Run Injury	3	3-citations
Hit and Run- Property Damage	3	0
Juvenile Complaint	20	0
Larceny	23	0
Missing Person	6	0
Open door, window, etc	4	0
Parking Violation	17	1-citation; 2-verbal warnings
Recovered Property / Vehicle	6	0
Request Officer	41	1-arrest
Sexual Assault	1	1-arrest
Shots Fired	3	0
Suspicious Activity/Person/Vehicle	60	1-citation; 1-arrest
Traffic Complaint	14	1-citation
Trespassing	20	0
Vehicle Crash – Property Damage	14	9-citations
TOTAL	656	

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.

Report Identifying Issues and Considerations Concerning City-Initiated Rezoning Of Lots Fronting the Memorial Drive Corridor

This report specifically concerns the 30 lots fronting the eastern right-of-way of Memorial Drive, being those lots located south of Sylvan Drive and north of Millbrook Street, which are currently zoned either O (office-only), OR (office-residential) or R6S(single-family residential).

Background information concerning the subject lots

- The subject lots are owned by 23 separate property owners, 6 of whom own multiple and contiguous properties.
- The residentially-zoned lots were rezoned from R6 (Multi-family residential) to R6S (single-family residential) in March 2007, pursuant to the Task Force on Preservation of Neighborhoods and Housing Report and zoning recommendations. The rezoning from R6 to R6S was for the purpose of prohibiting dwelling conversion from single-family to duplex and/or multi-family use, and such action does not prohibit further rezoning in accordance with comprehensive plan recommendations.
- The Future Land Use Plan Map recommends OIMF (office/institutional/multifamily) for the subject lots, with O (office-only) preferred due to the multi-family restriction. Low intensity non-residential use is recommended due to the fact that the long-term livability of the single-family dwellings fronting Memorial Drive is expected to diminish over time as a result of roadway impacts.
- To date, 8 of the subject lots have been rezoned from the previous residential category to O (3 lots) and OR (5 lots) for adaptive reuse purposes. The OR lots were rezoned prior to the Housing Task Force Report.
- Rezoning to O (office-only) would be recommended by staff, for both the existing OR and R6S properties.
- Pitt County owns 2 contiguous OR zoned lots (former city fire station site). The existing social services use is permitted under both the existing OR and recommended O zoning districts.
- Typical lot area of the subject (individual) lots is 10,000 + square feet. Minimum lot size of non-residential use lots is: 7,500 sq. ft. in the OR district and 12,000 sq. ft. in the O district. If an individual lot is rezoned to O and the dwelling is removed for redevelopment, the new building site must meet the minimum area requirement of 12,000 sq. ft. individually or in combination with other lots to qualify for zoning purposes. Adaptive reuse of an existing dwelling would be permitted on a substandard lot provided all other zoning requirements are met.

Rezoning issues for consideration concerning the subject lots

1. Rezoning of the subject residential (dwelling) lots to O (office-only) will create a non-conforming use situation due to the fact that the existing residential use is not a permitted or special use option in the O district. The non-conforming provision of the zoning regulation would allow continuation of the existing single-family use including maintenance and routine repair; however, the rezoning to O would prevent the construction of a new dwelling on a vacant lot or the residential reconstruction, repair and/or use of a dwelling willfully abandoned for a period of 6 months. A dwelling destroyed by fire, wind, flood or other natural disaster may be repaired and reoccupied regardless of the extent of damage provided such reconstruction is begun within 6 months of the date of destruction.
2. Residential mortgage lenders may be concerned with the rezoning of residential property to a non-residential use category due to the resultant application of the non-conforming use provisions mentioned under 1 above.
3. City-initiated zoning of the subject lots may galvanize opposition from other area property owners concerned that they may be targeted by similar ad hoc city-initiated rezoning. Other-area property owners may believe the city has a “hidden agenda” or undisclosed list of other sites targeted for additional city-initiated rezoning. A city-initiated rezoning program may also jeopardize property owner cooperation in future land use planning efforts.
4. Several property owners have assembled contiguous parcels, likely in anticipation of acquiring additional properties for a future consolidated development, and rezoning from residential to office may increase future acquisition expenses. Due to the fact that the subject lots are already impacted by development limitations, including physical location, expense of house removal or adaptive reuse improvement of the dwelling structure, and limited lot dimensions, the redevelopment of the subject “hard-to-build” lots may not then be cost effective when coupled with increased acquisition costs.
5. Rezoning related value increase may benefit the current residential owner; however, the anticipated or actual value increase due to rezoning may create a “cost avoidance” effect resulting in a prospective developer’s decision not to purchase a “hard-to-build” lot due to the homeowner’s zoning inflated sales price expectation. Inflated sales prices may be a disincentive to further investment and redevelopment in this area.
6. A property owner rezoning petition is subject to a filing fee of \$500.00 (flat fee) plus \$50.00 per acre or additional fraction thereof. The filing fee is specified in the city’s manual of fees and is designed to recoup the processing cost of a rezoning application. Typical filing fee for an individual single-family lot is \$500.00. A city initiated rezoning of property does relieve the affected property owner of typical rezoning application expenses including the required filing fee. The monetary cost of processing a city-initiated rezoning request including legal advertisement, property owner and adjacent owner mailed notice, as well as nonmonetary administrative costs, including interagency analysis and report preparation, printing expenses, etc. would then be absorbed by the city.

7. The Pitt County Tax Appraiser has advised the planning staff that the rezoning from R6S to O may increase the tax liability of the affected properties. Specifically with respect to the subject lots (i) the appraised value of the “land” is higher as office property than as residential property, and (ii) the value of the dwelling structure may also be considered as contributing to the “office” value if the dwelling can reasonably be anticipated to be adaptable for office use. If the dwelling structure can not be adapted for office use, the value of the dwelling structure would be deleted from the calculation and the total “office value” would therefore be reduced. If the value of the office lot, absent the dwelling structure (potential office) value, is less than the current total residential (dwelling and lot) value no additional tax liability would apply. The Pitt County Tax Office would have to determine the applicable after-rezoning tax value of each lot on a case by case basis.

Attached is supplemental information concerning city-initiated zoning in general.

Supplemental information concerning city initiated zoning in general

- Zoning map amendments are, in most cases, at the request of the property owner. In the past 20 years (1987 through 2007) there have been 579 property owner-initiated rezoning petitions and 48 city-initiated petitions. (627 total petitions of which 7.5+ % were city-initiated)
- Zoning actions should be reasonable and in the public interest and should promote the public health, safety, morals, and general welfare, regardless of the initiating party.
- All zoning actions should be supported by the comprehensive plan. This is a basic requirement of state law and does support desirable community goals, which are the product of a lengthy public process, involving large numbers of citizens and compromises among competing interests.
- Zoning actions do not have to insure the most profitable use of each tract – there is no “highest and best use” standard. A “reasonable use” approach is appropriate in administration of zoning.
- The city has initiated rezoning of property in the past – e.g., the Medical District Plan (1986) and the more recent Housing Task Force Plan (2005 – 2007). Rezoning in those and similar cases was pursuant to specific planning efforts and had the general support of the majority of property owners and/or major stake holders in the affected areas. In these and other special plan based cases, the plan objectives could not have been accomplished if dependent on the individual rezoning petition of the affected owners. City-initiated rezoning is often the only effective implementation strategy where multiple property owners are involved.
- The rezoning of property is typically viewed as either increasing the use options (up-zoning) or decreasing the use options (down-zoning). Involuntary change of land use options (up or down) may be viewed by the affected property owner as detrimental for various reasons including:
 - (a) non-conforming issues created by the change, although pre-zoning use is allowed to continue under certain conditions,

- (b) perceived and/or actual real estate value change, and the fear of additional tax liability in the case of “up-zoned” properties, and
- (c) the change may reduce use options in the case of “down-zoning” or create other conditions that adversely impact the owner’s investment-backed expectations under the current zoning.

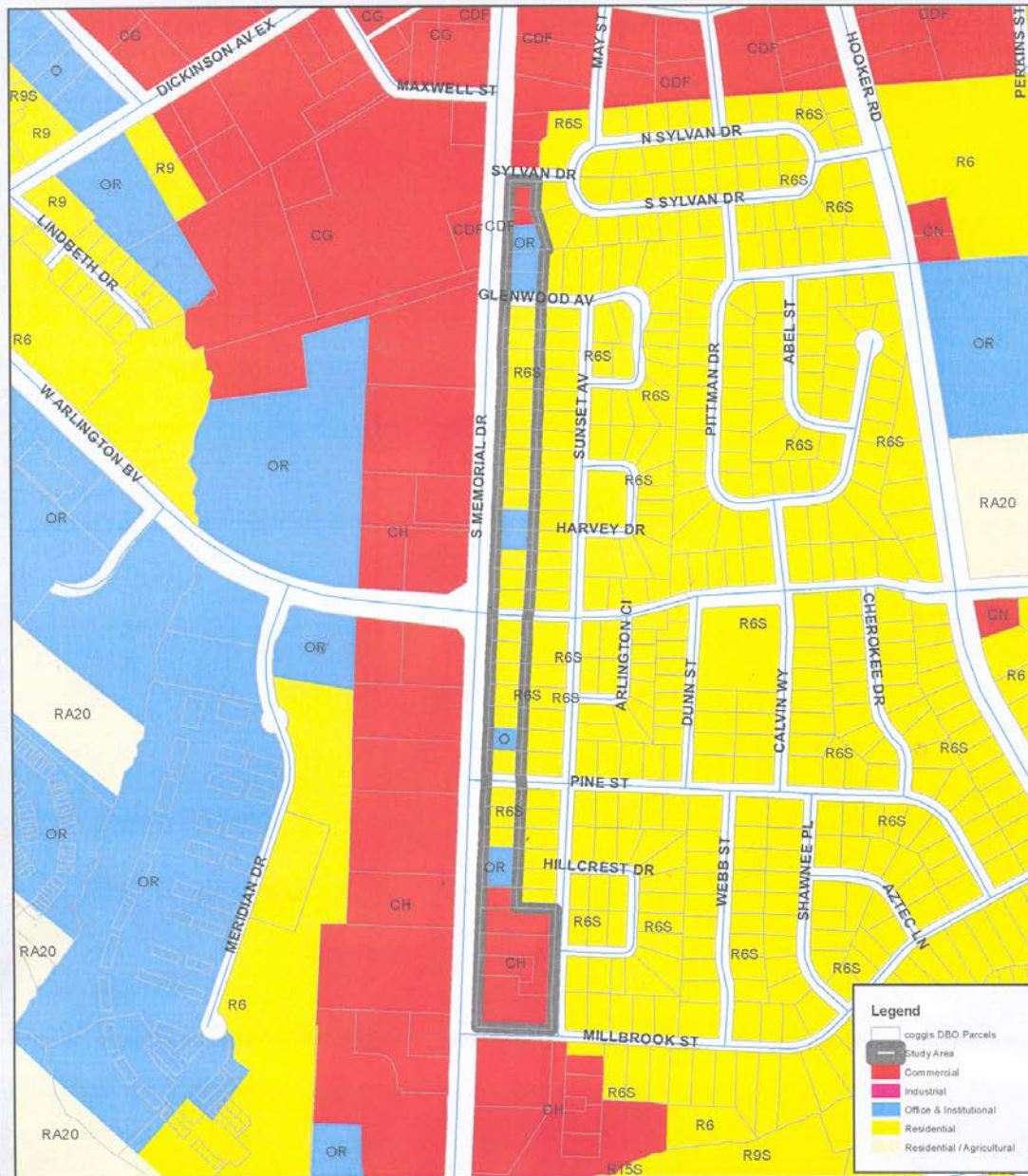
- In addition to the property owners’ concerns noted above (a-c), various lending institutions have in the past expressed concerns with respect to the potential effect of city-initiated rezoning of secured (deed-of-trust, etc.) properties. The zoning of developed, and particularly undeveloped property, may affect the market value of a note held as security for an outstanding loan. This typically would not be an issue with respect to “up-zoning” of a property.
- There are 12 separate land use categories illustrated on the Future Land Use Plan Map. Each of these categories is associated with 1 or more of the 28 zoning districts, or as conservation/open space. Therefore, the Future Land Use Plan Map, in many cases, represents a range of available land use options to be evaluated on a site-specific, case-by-case basis at the time of zoning consideration. Due to this range of options, and in the absence of a more detailed neighborhood, corridor or area plan, such as the Medical District Plan, or other immediate comprehensive plan based objective, rezoning initiation is generally left to the discretion of the individual owner.
- As part of the ongoing city-wide neighborhood, corridor, and area planning efforts, staff will be preparing detailed plans to supplement the current comprehensive plan. Those detailed plans will include implementation strategies that may involve rezoning recommendations, and may result in city-initiated rezoning.



Zoning Map

Greenville, NC

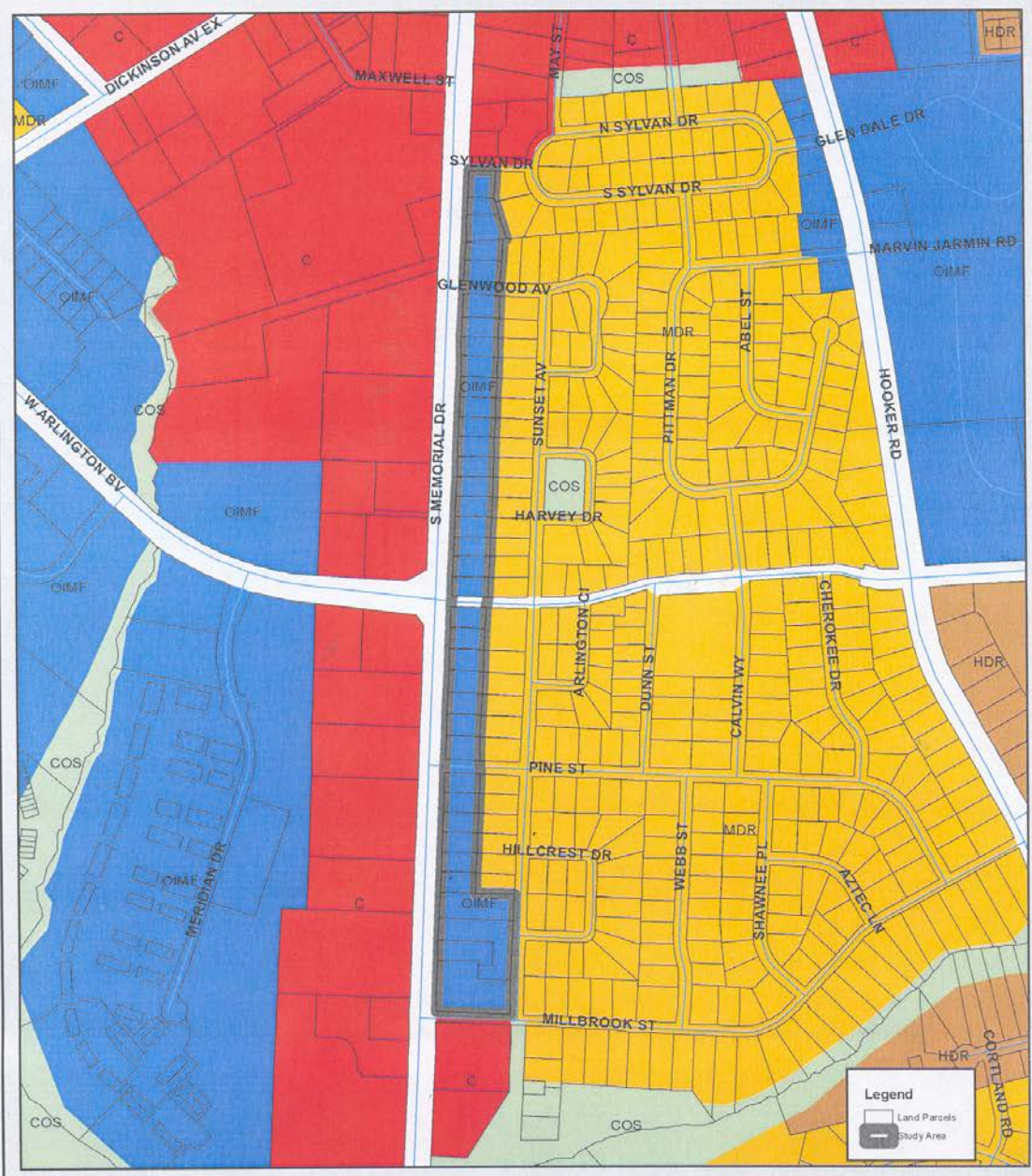
As of January 17, 2007





Future Land Use Plan Map Greenville, NC

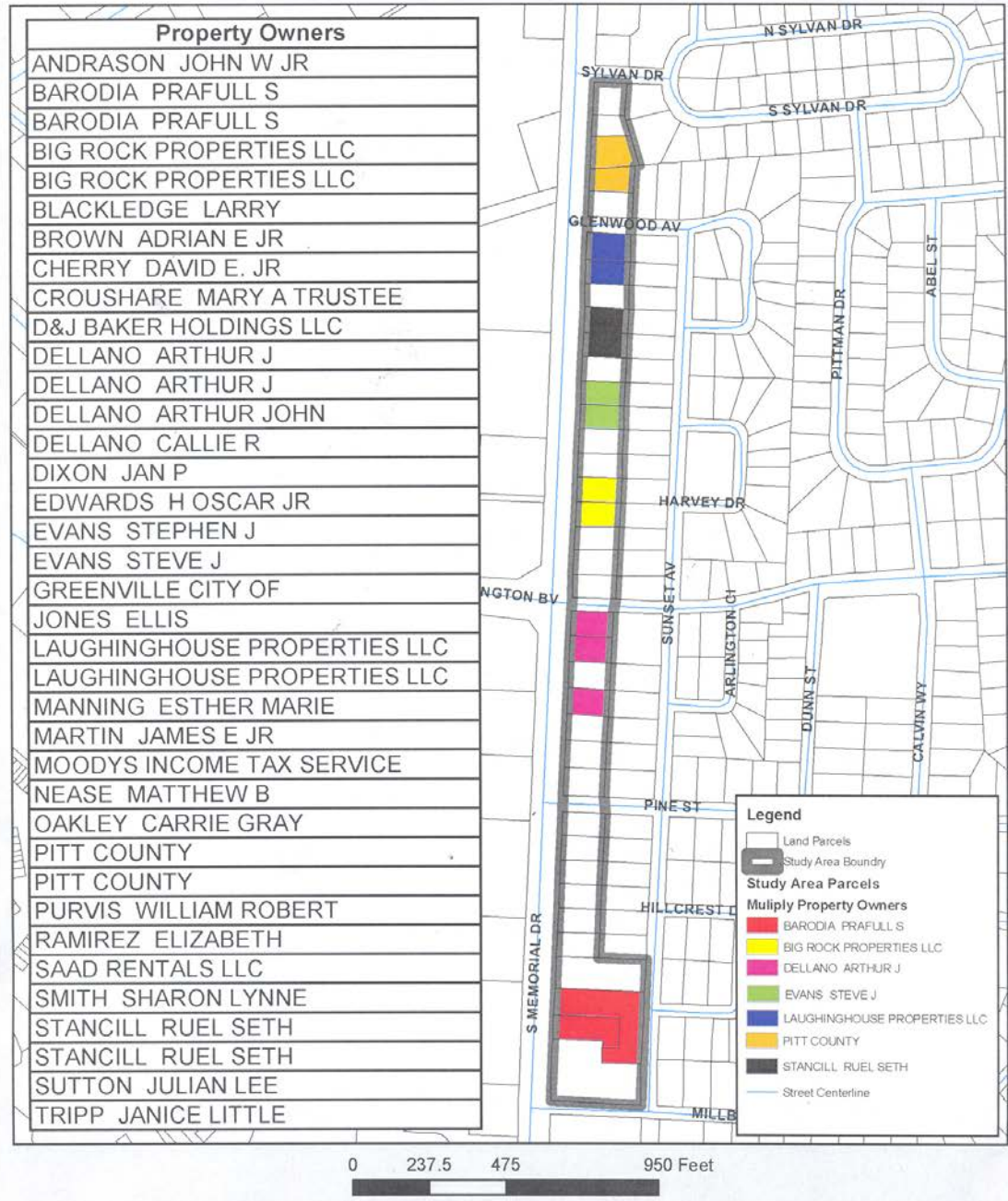
As of December 20, 2007





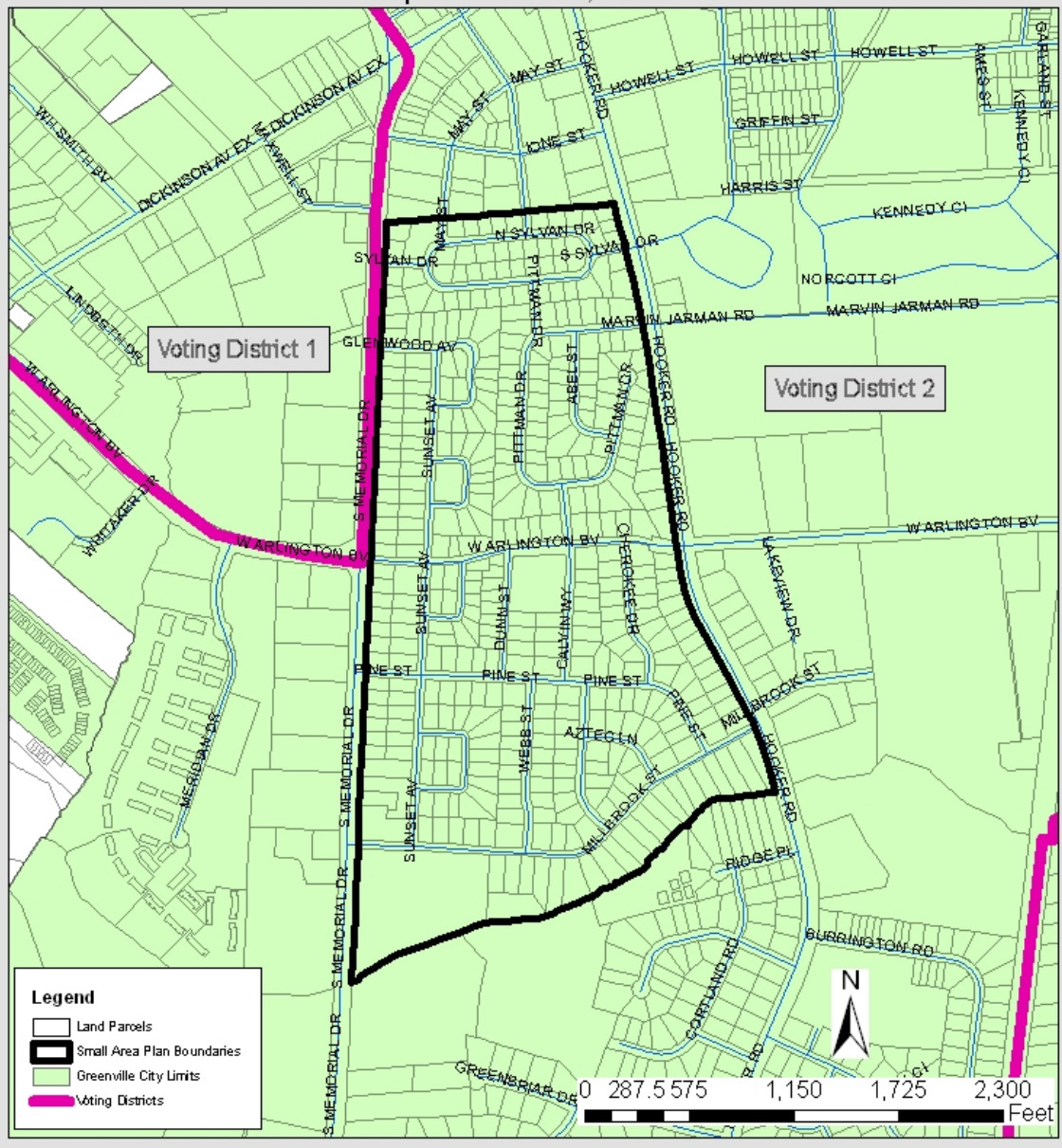
Property Owners Map Greenville, NC

As of December 20, 2007





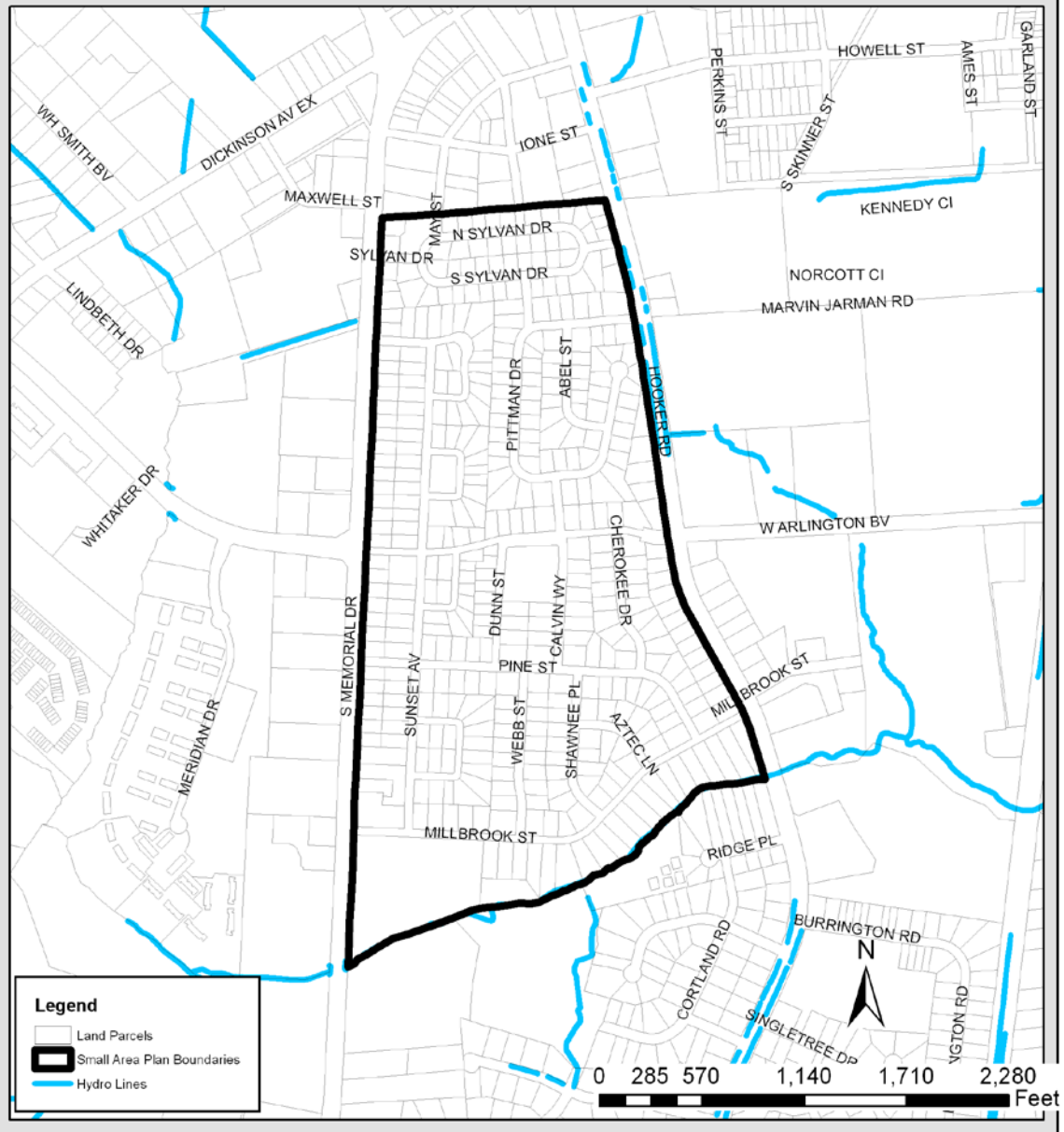
Map 1: Voting District and City Limits Map September 30th, 2009





Map 2: Streams and Open Ditches Map

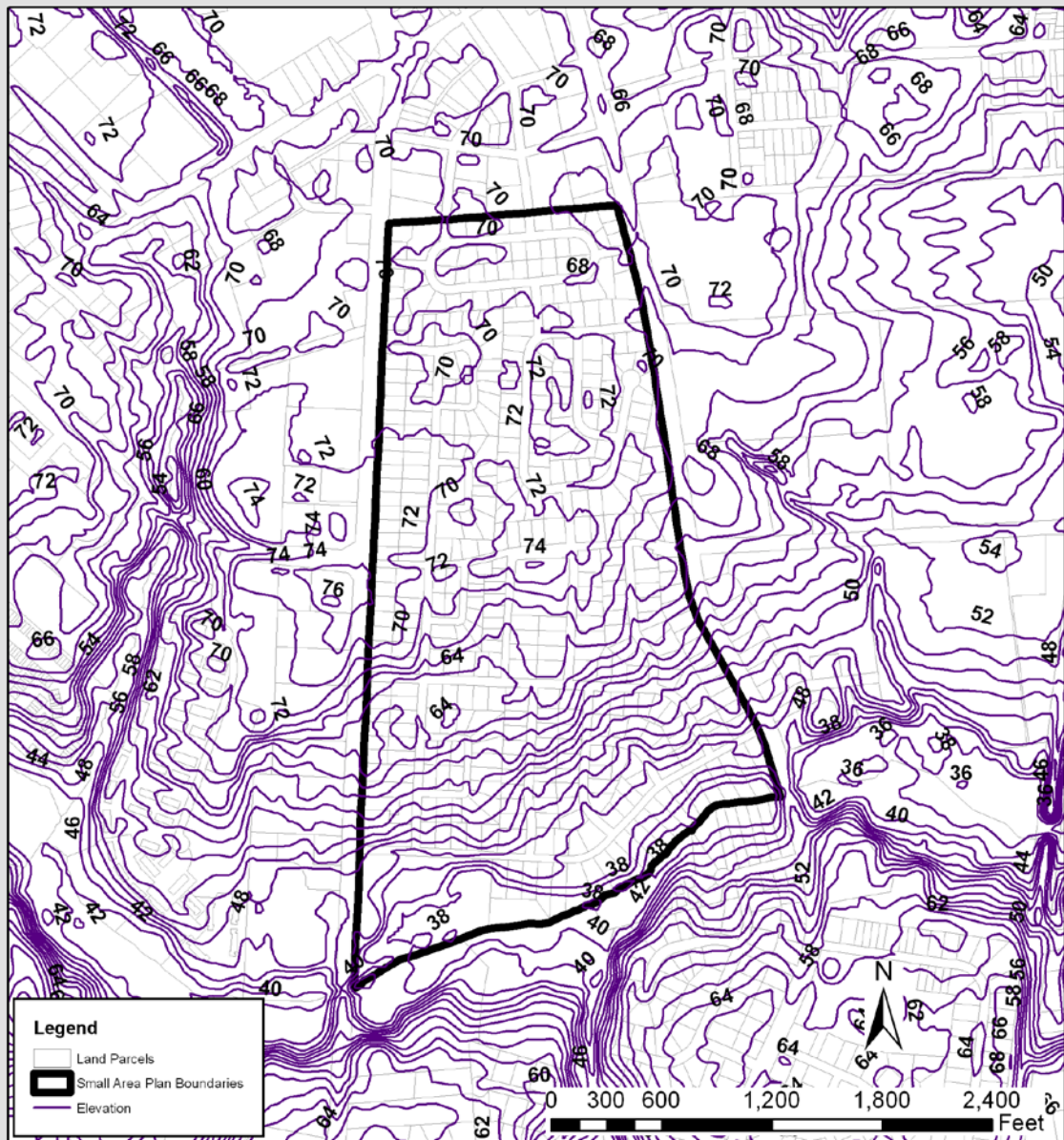
September 30th, 2009





Map 3: Topography

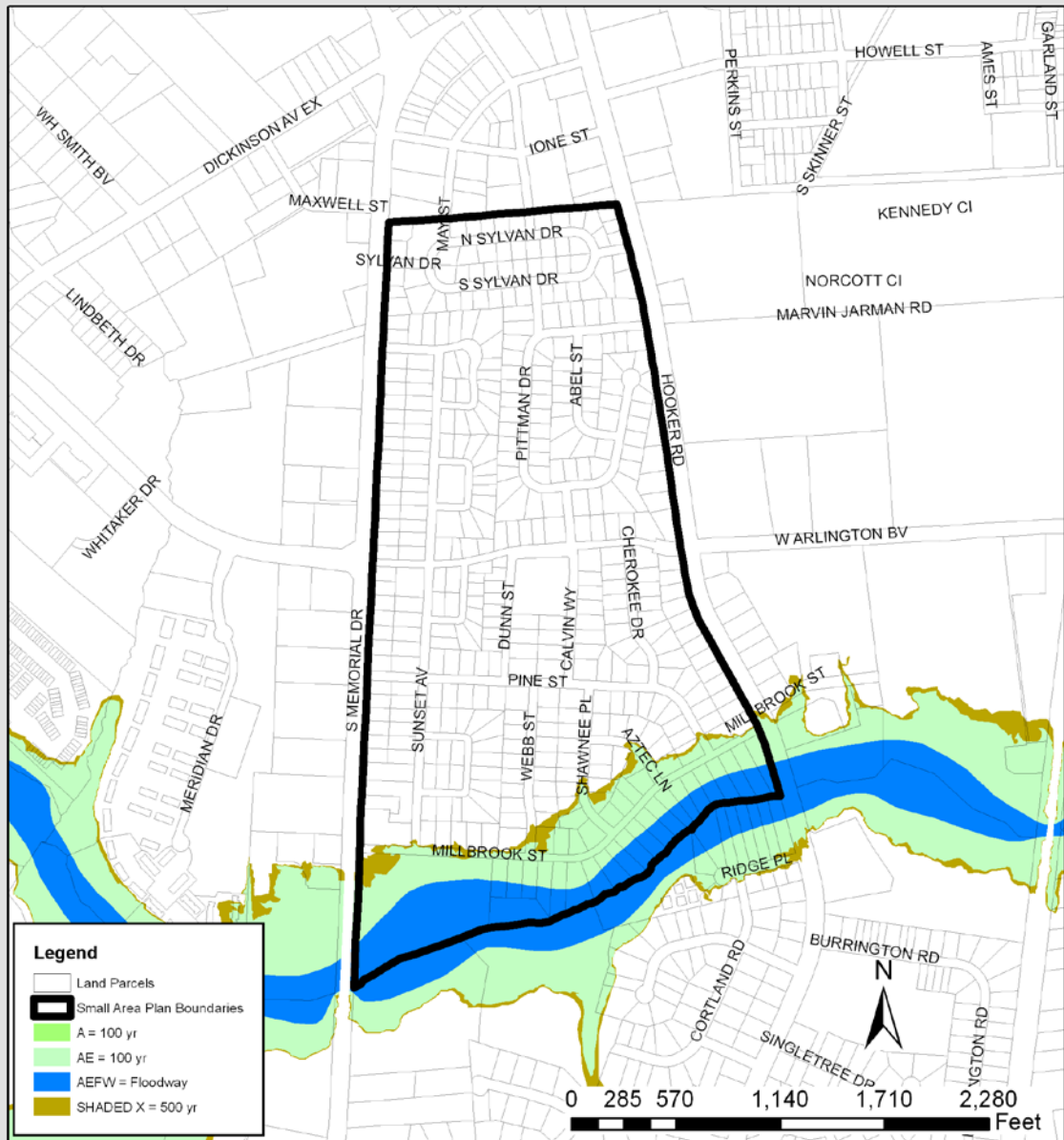
September 30th, 2009





Map 4: Flood Hazard Map

September 30th, 2009





September 30th, 2009



Land Parcels

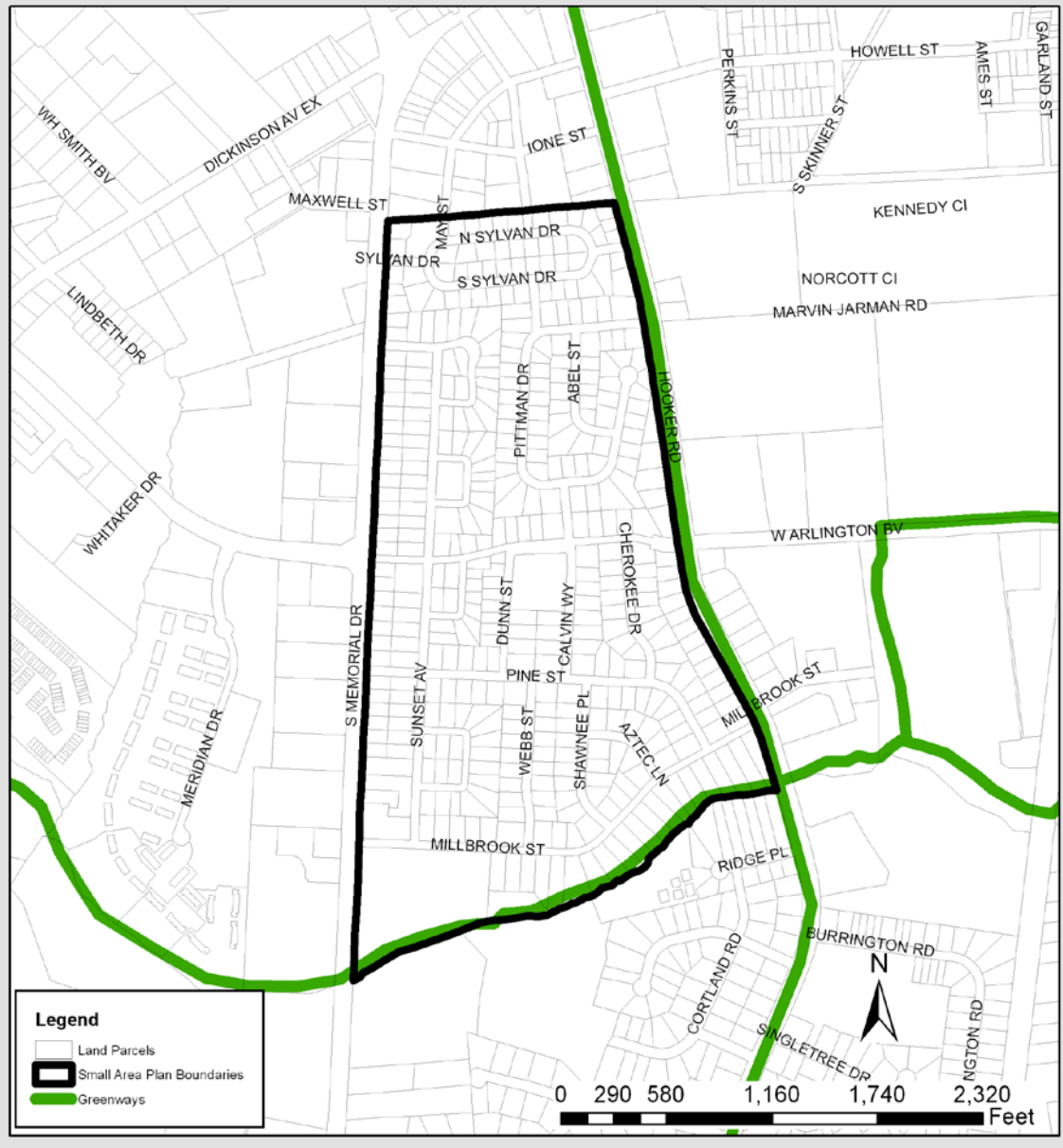
 Small Area Plan Boundaries

0 365 730 1,460 2,190 2,920 Feet



Map 6: Greenways Map

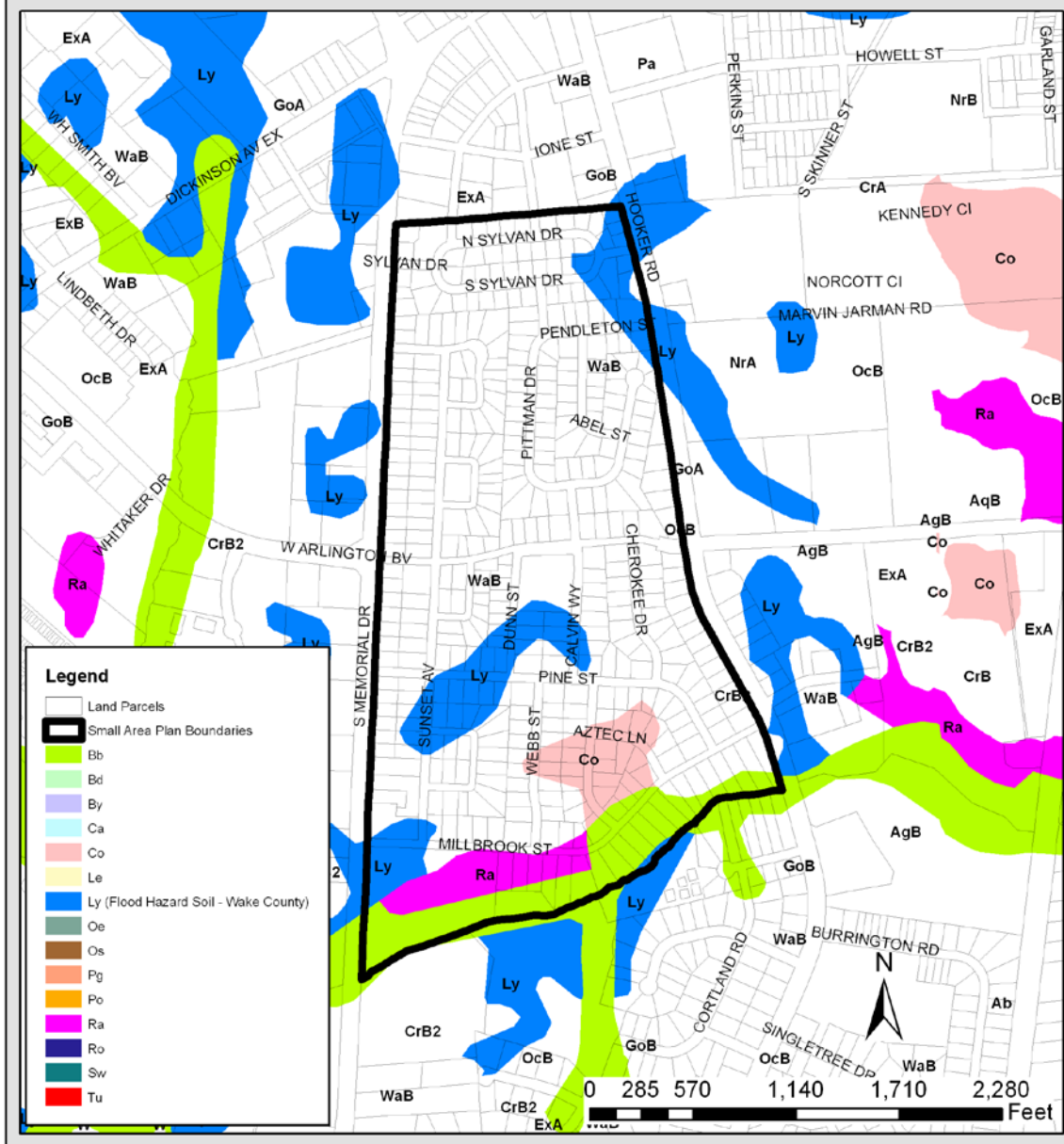
September 30th, 2009





Map 7: Hydric Soils Map

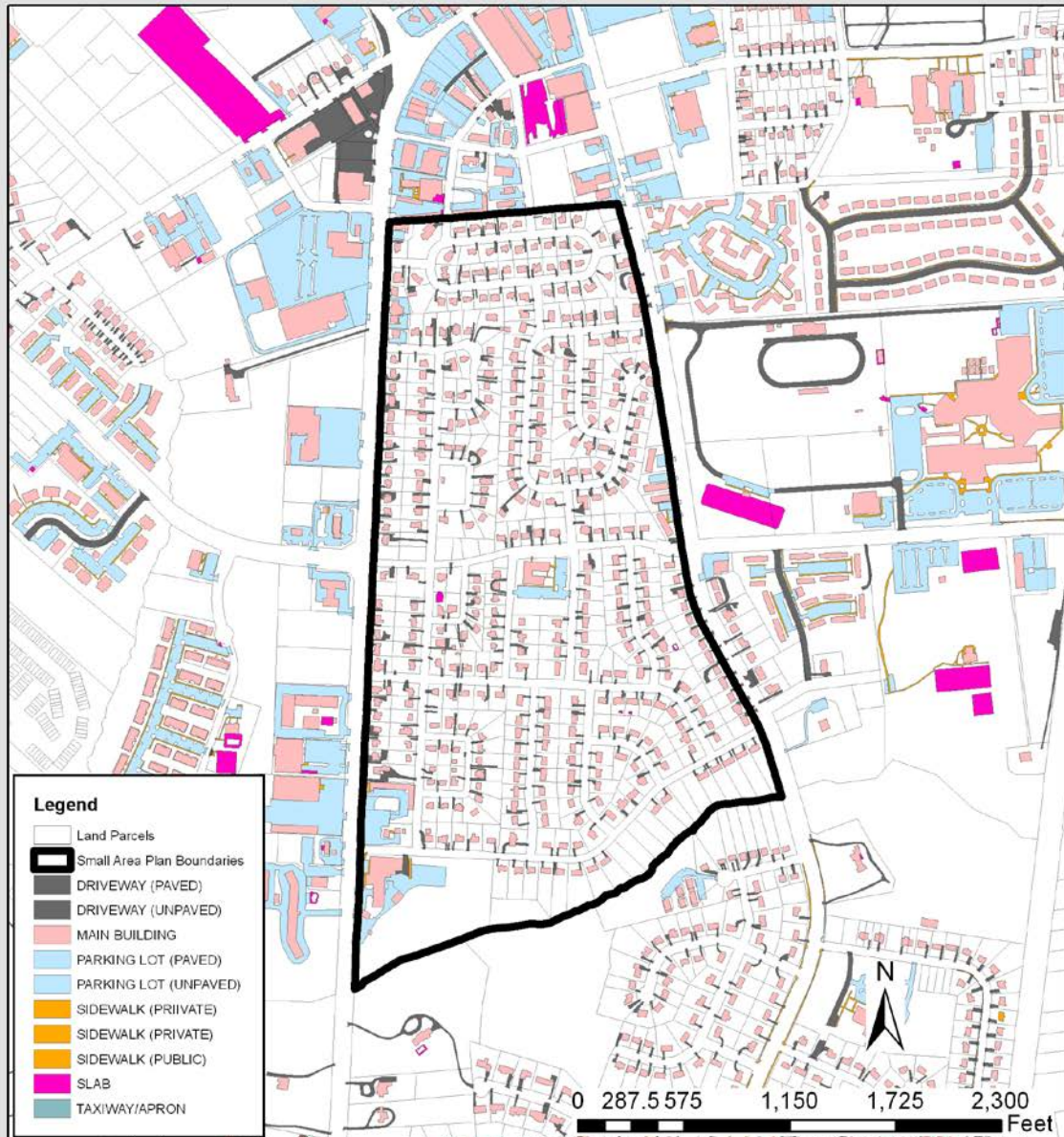
September 30th, 2009





Map 8: Impervious Surface Map

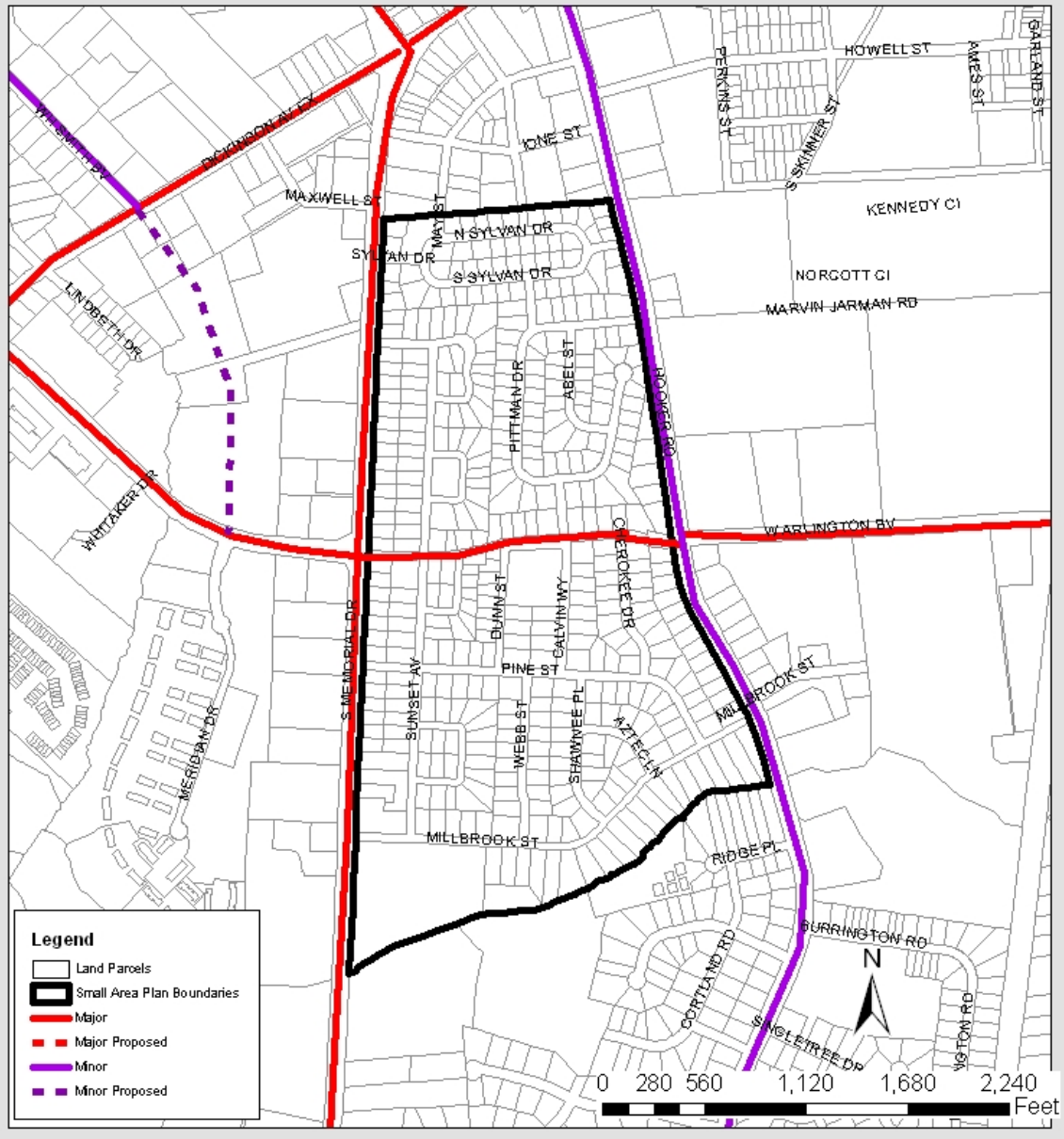
September 30th, 2009





Map 9: Thoroughfare Plan Map

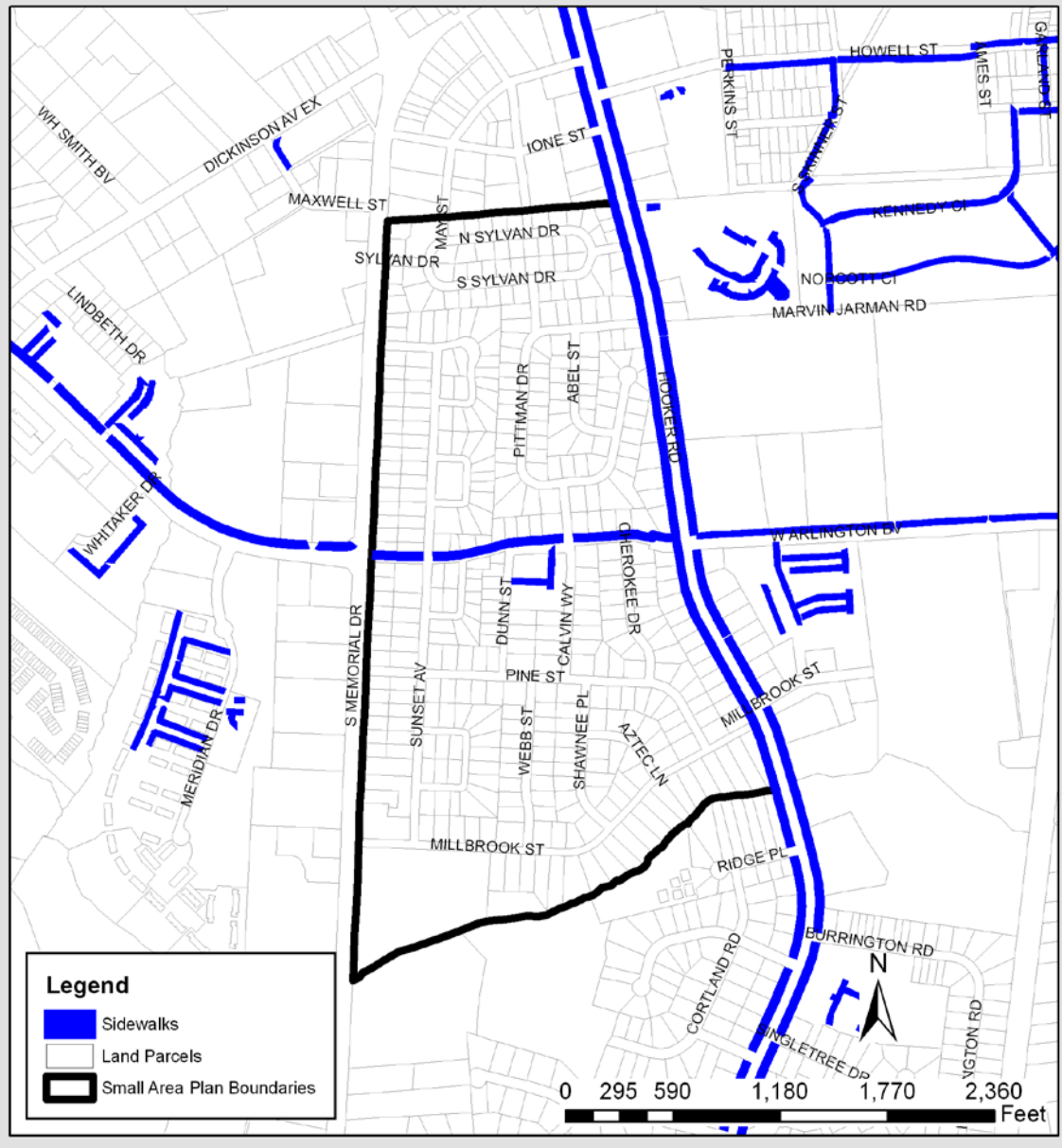
September 30th, 2009





Map 10: Existing Sidewalks Map

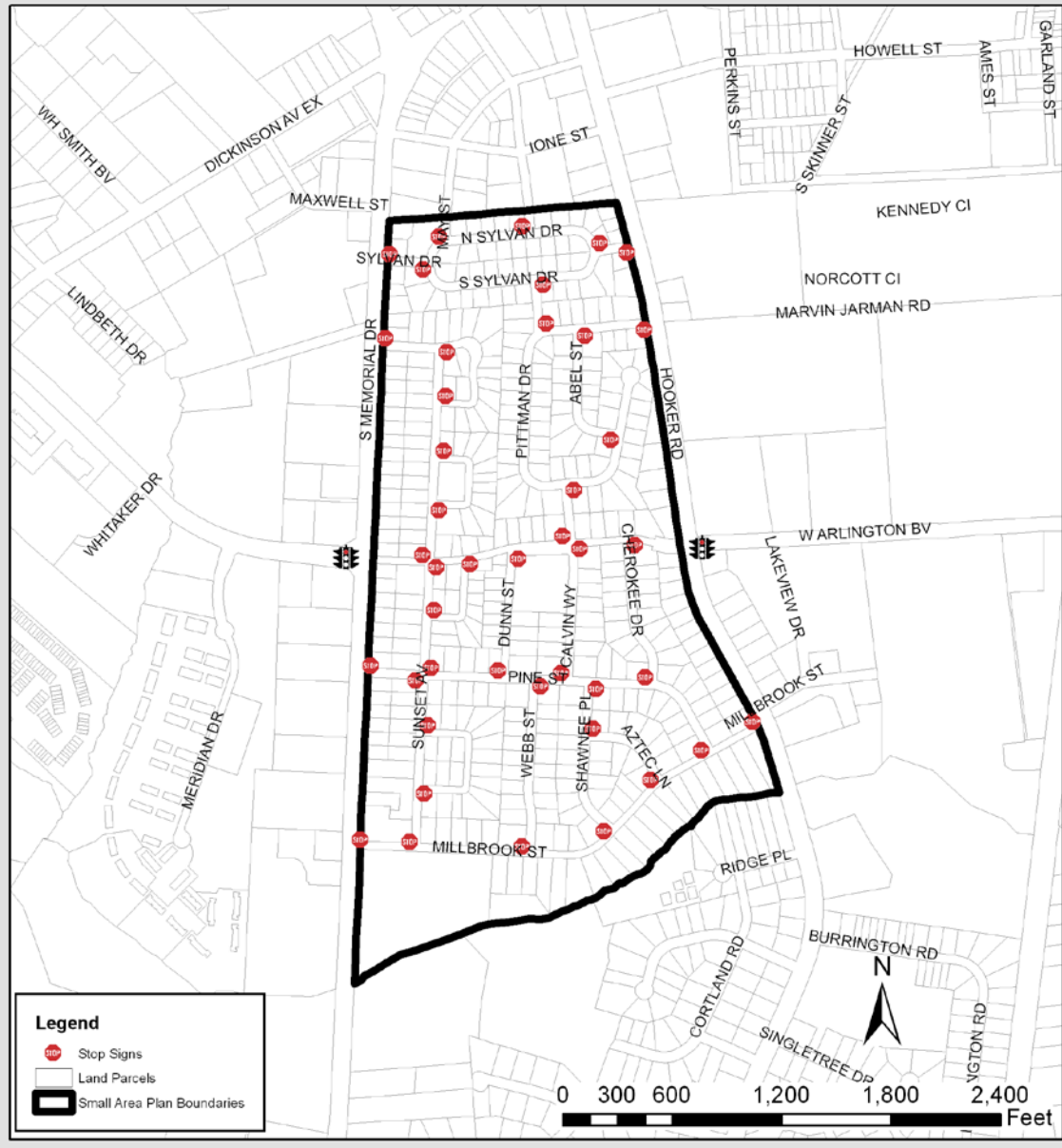
September 30th, 2009





Map 11: Traffic Calming Map

September 30th, 2009



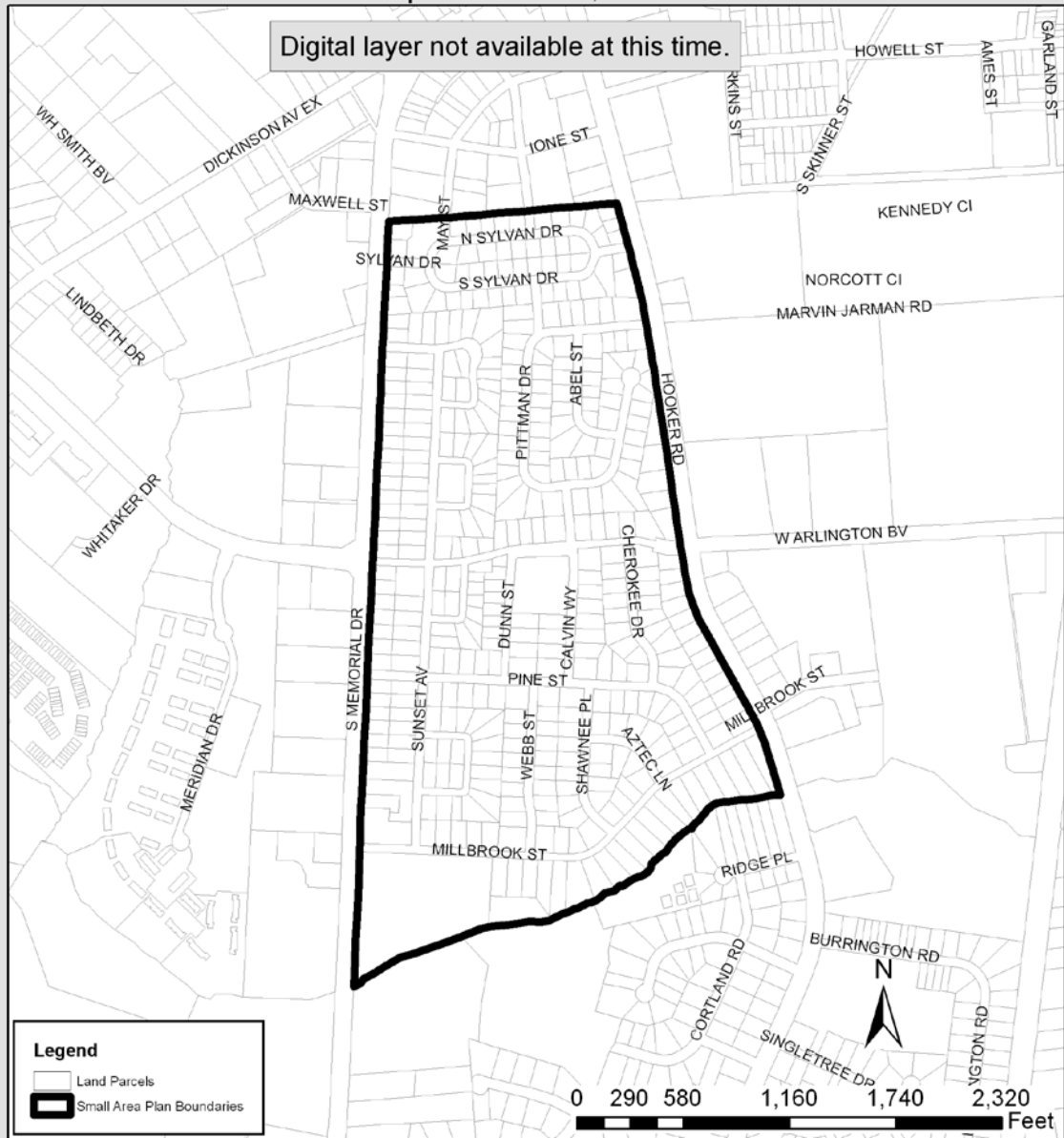


Map 12: Water and Sanitary Sewer Systems (Public) Map

September 30th, 2009



Digital layer not available at this time.

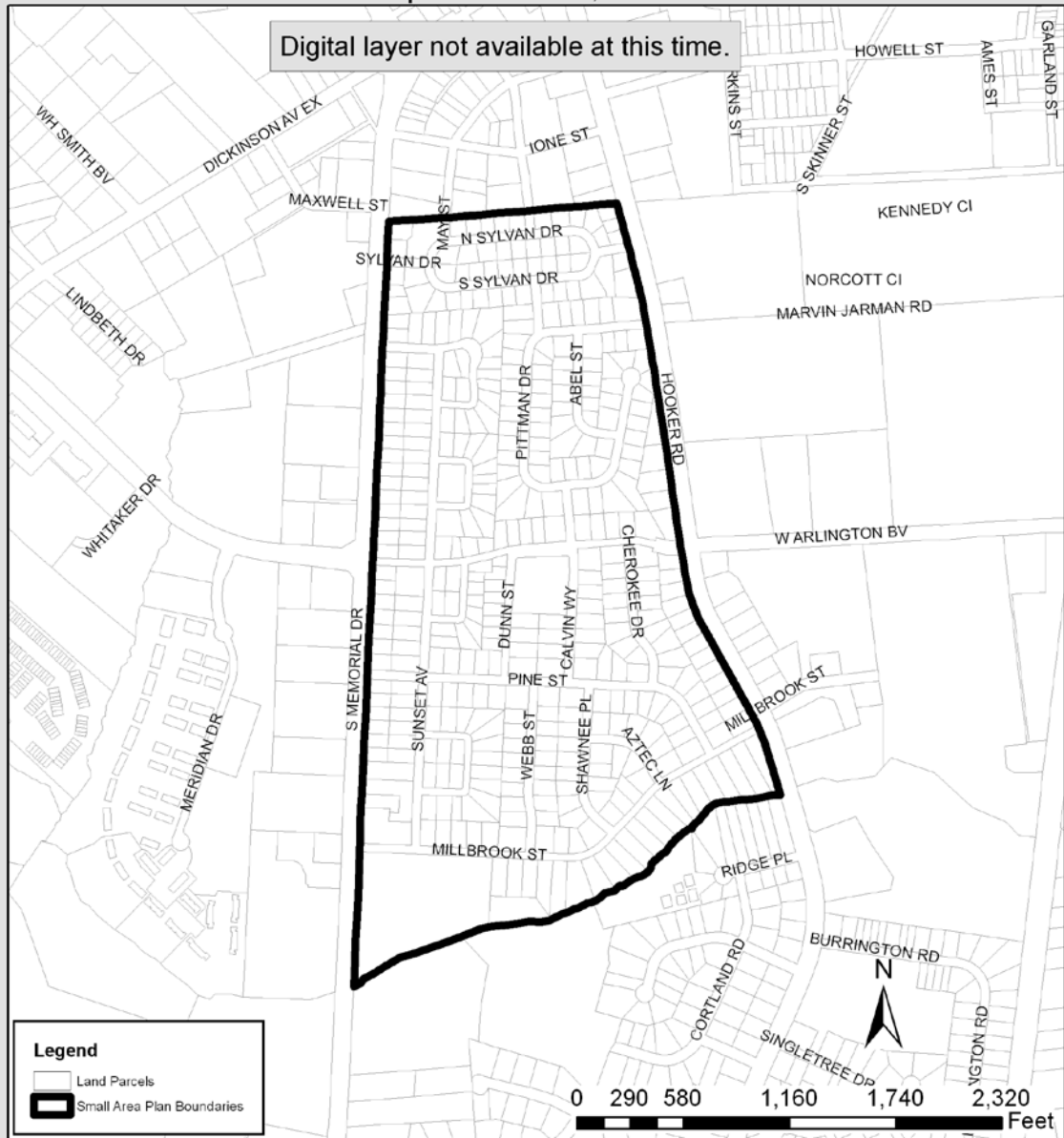




Map 13: Drainage Systems (Public) Map September 30th, 2009



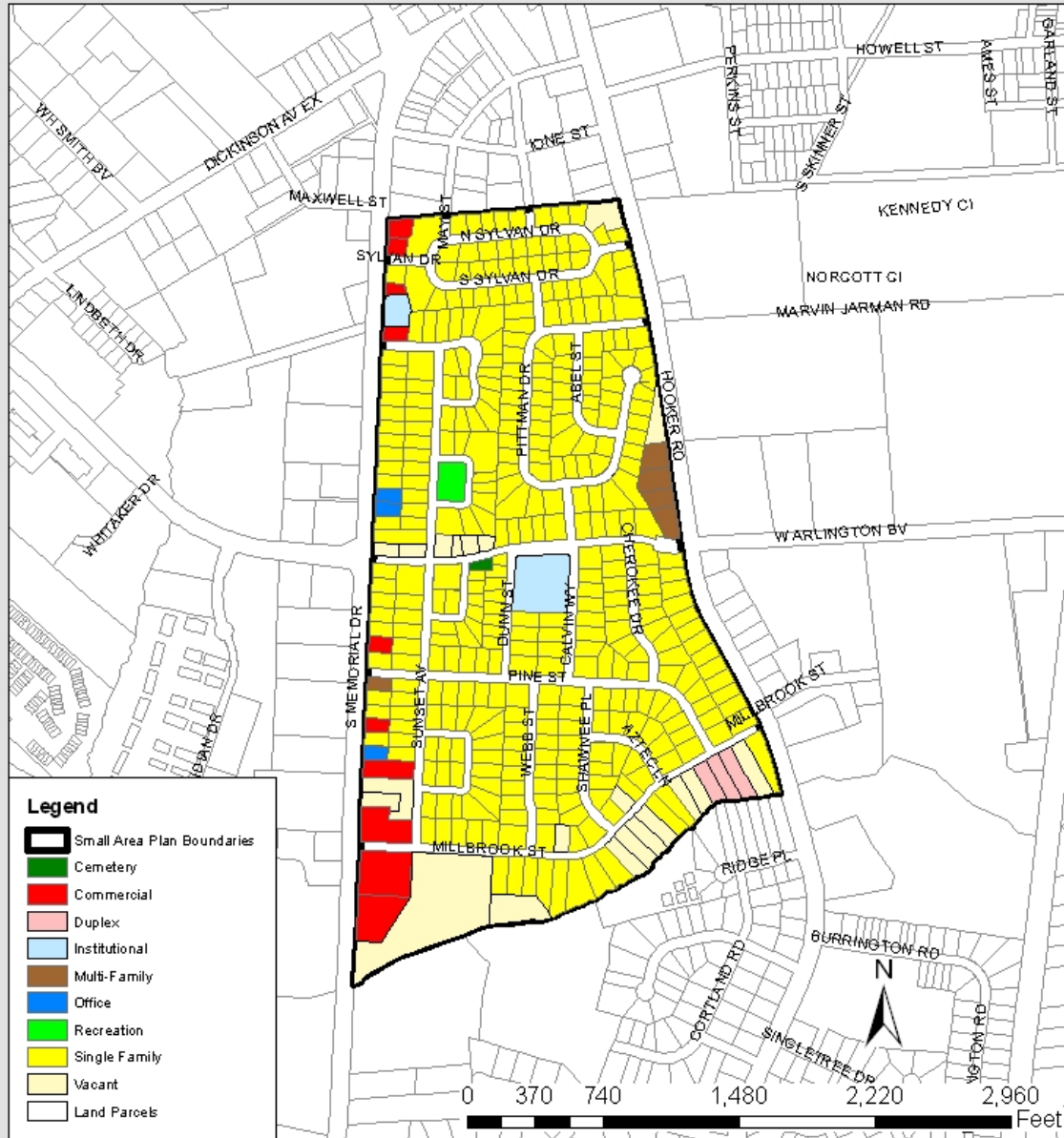
Digital layer not available at this time.





Map 14: Existing Land Use Map

September 30th, 2009





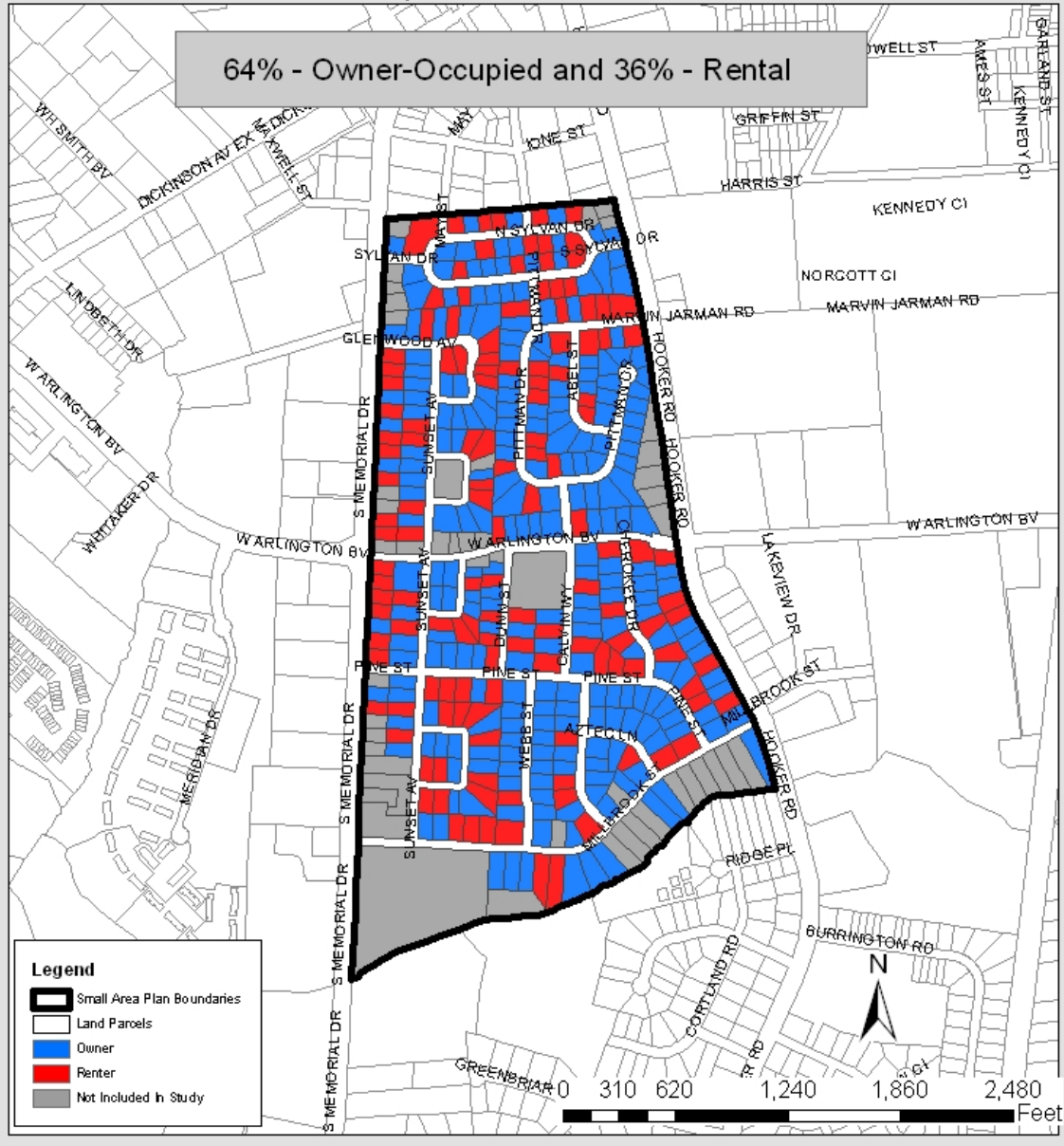


Map 16: Owner Units and Rental Units Map (single-family only)

September 30th, 2009



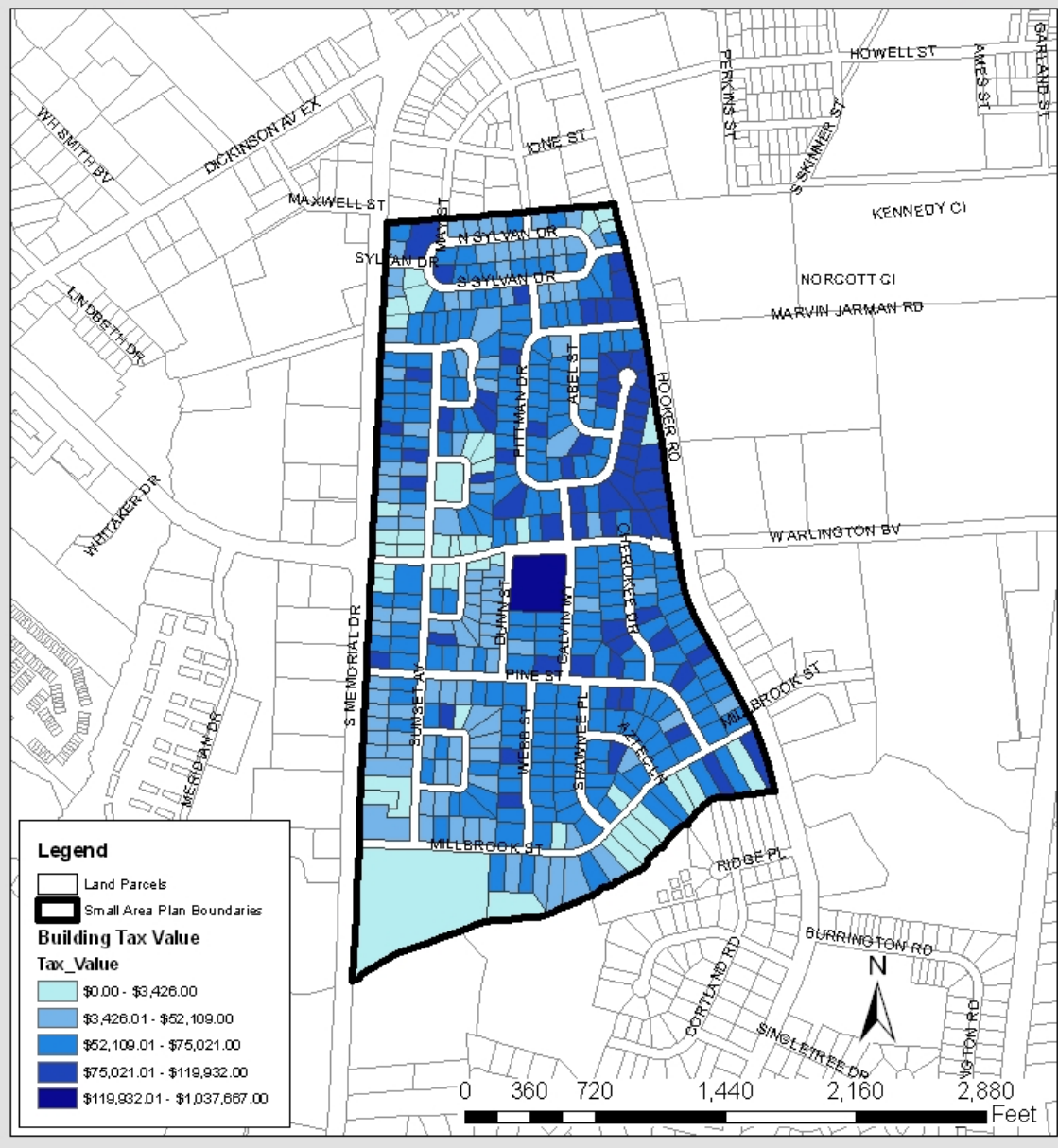
64% - Owner-Occupied and 36% - Rental





Map 17: Building Tax Value Map

September 30th, 2009



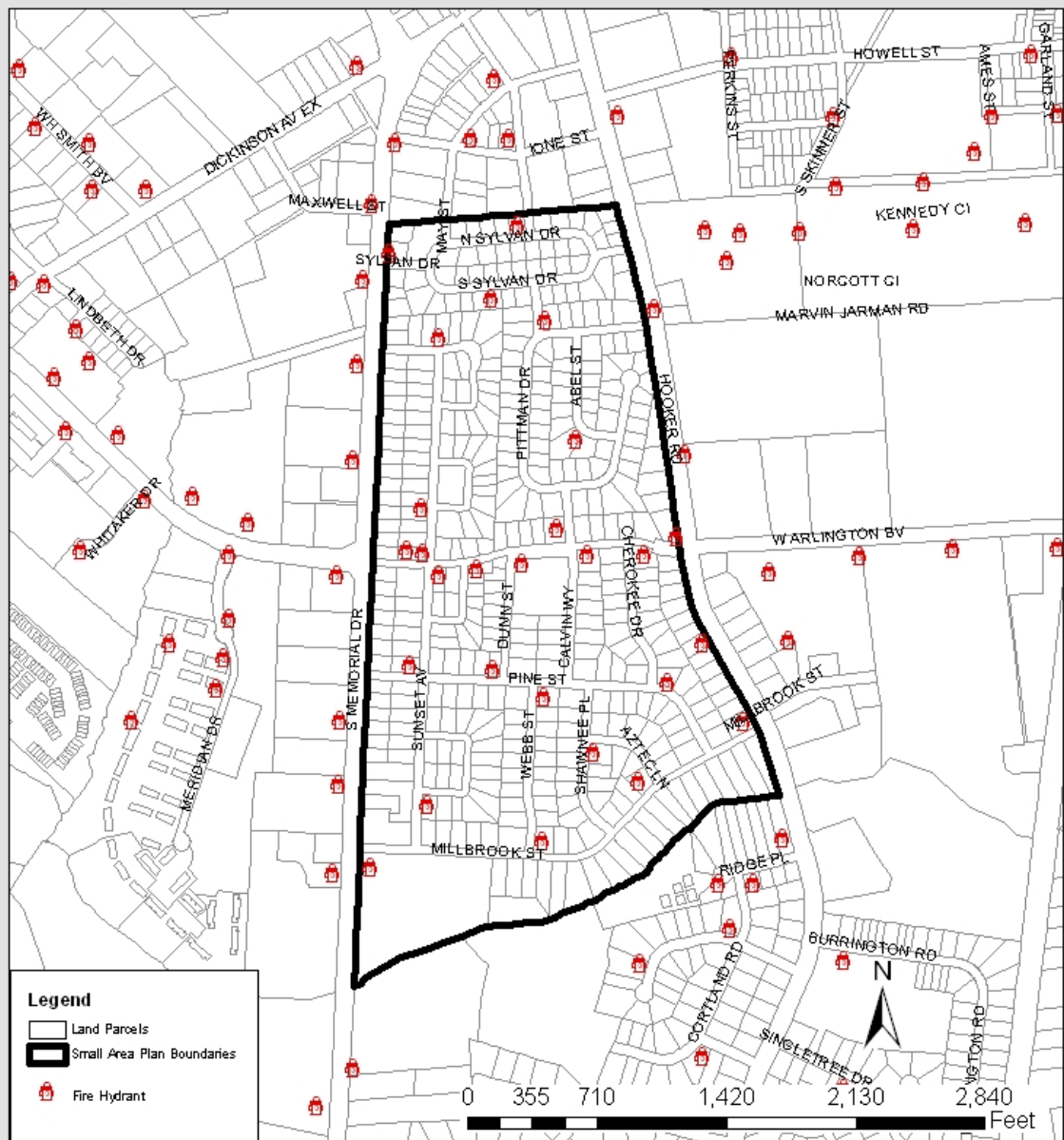


September 30th, 2009



Map 19: Fire Hydrants Map

September 30th, 2009



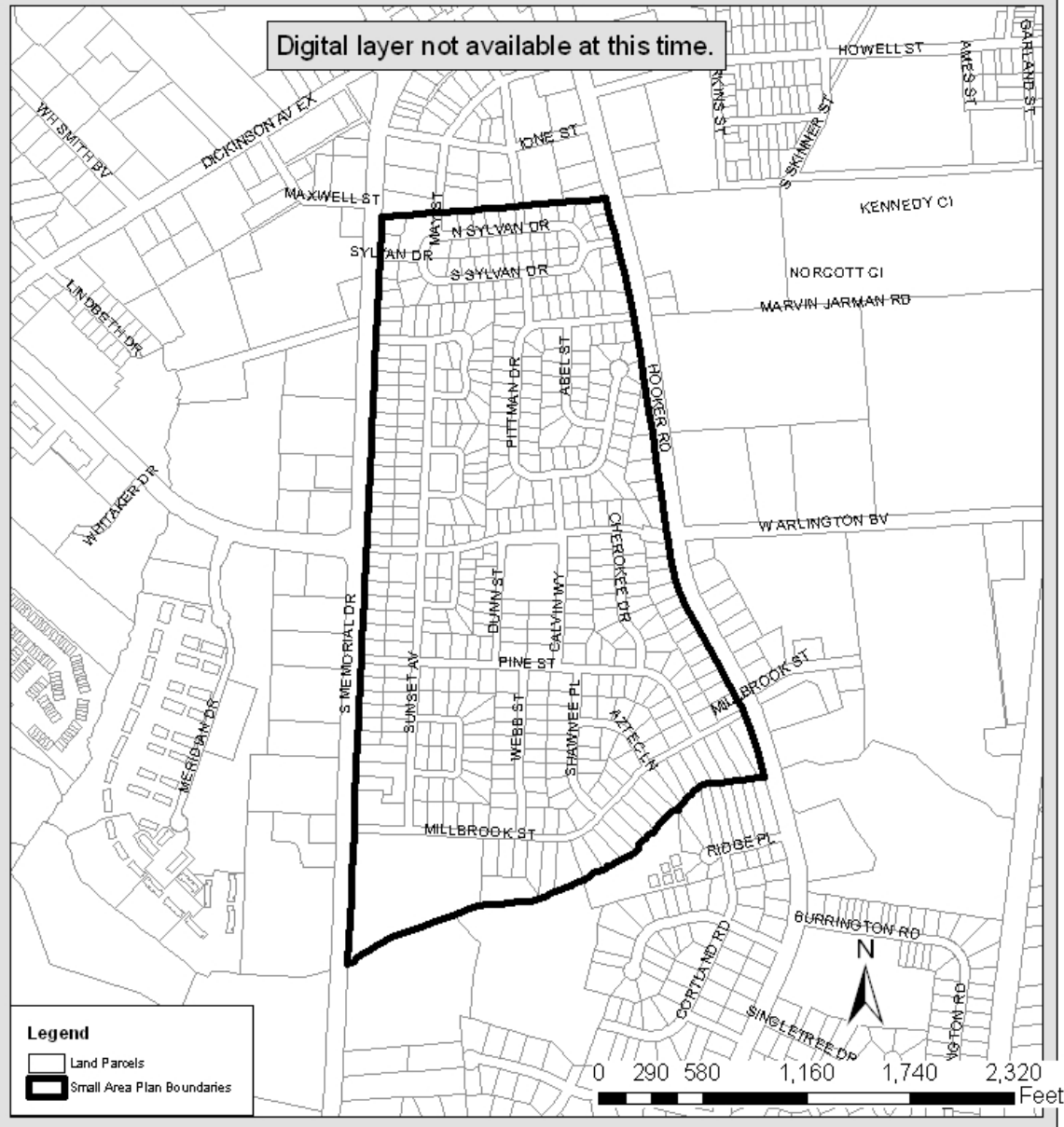


Map 20: Street Lights Map

September 30th, 2009



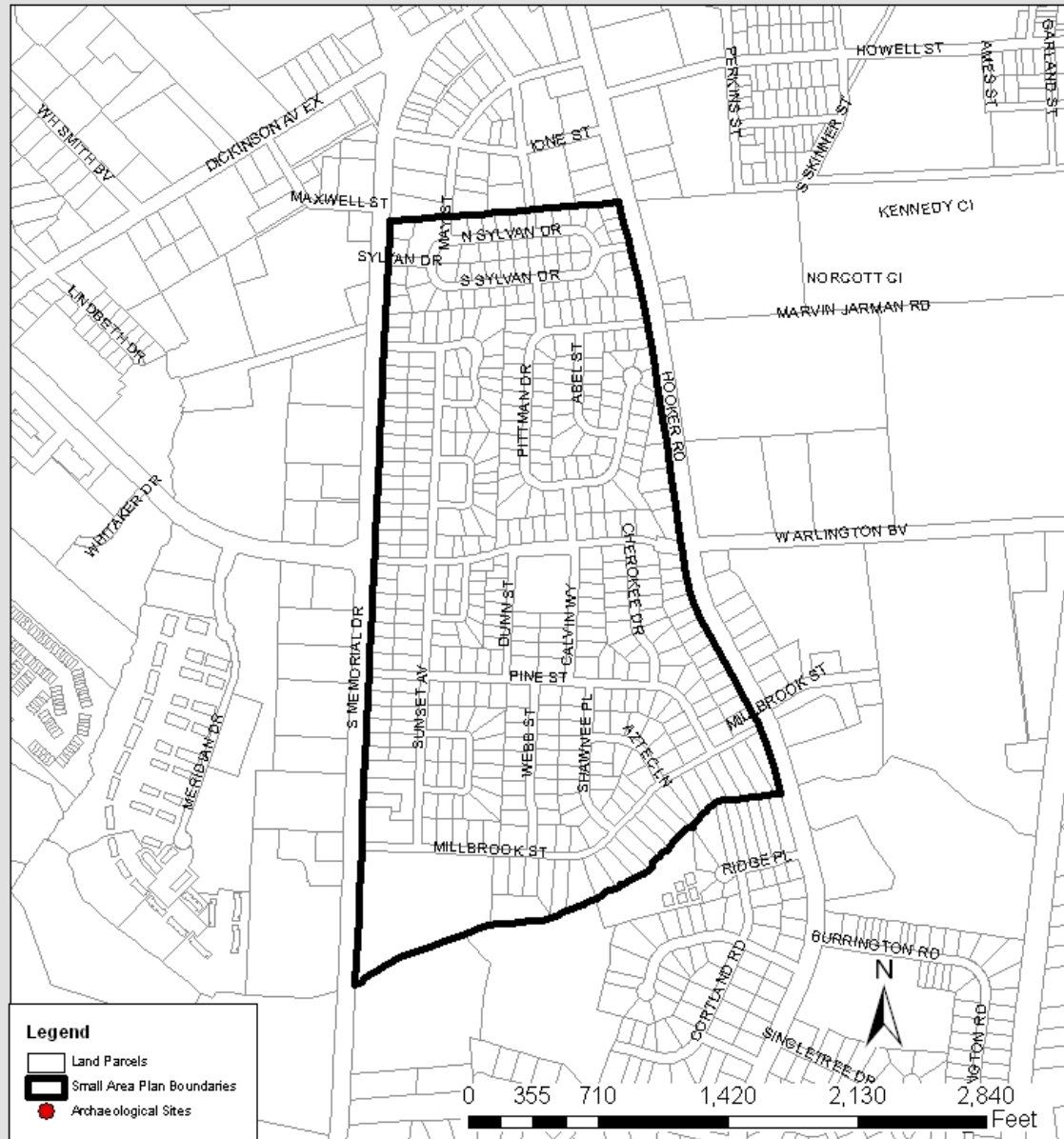
Digital layer not available at this time.





Map 21: Cultural Resources Map

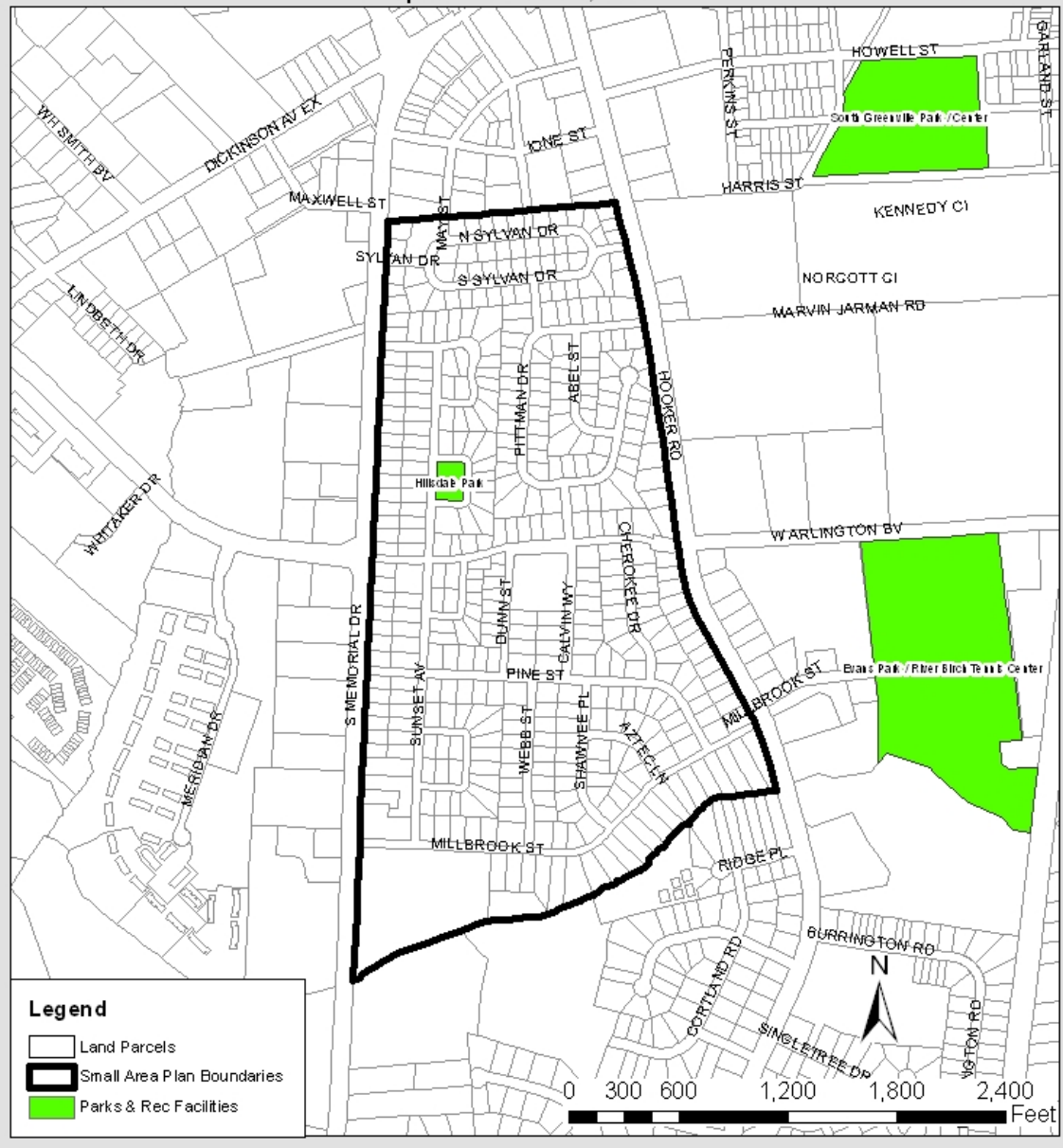
September 30th, 2009





Map 22: Recreation and Parks and Government Facilities Map

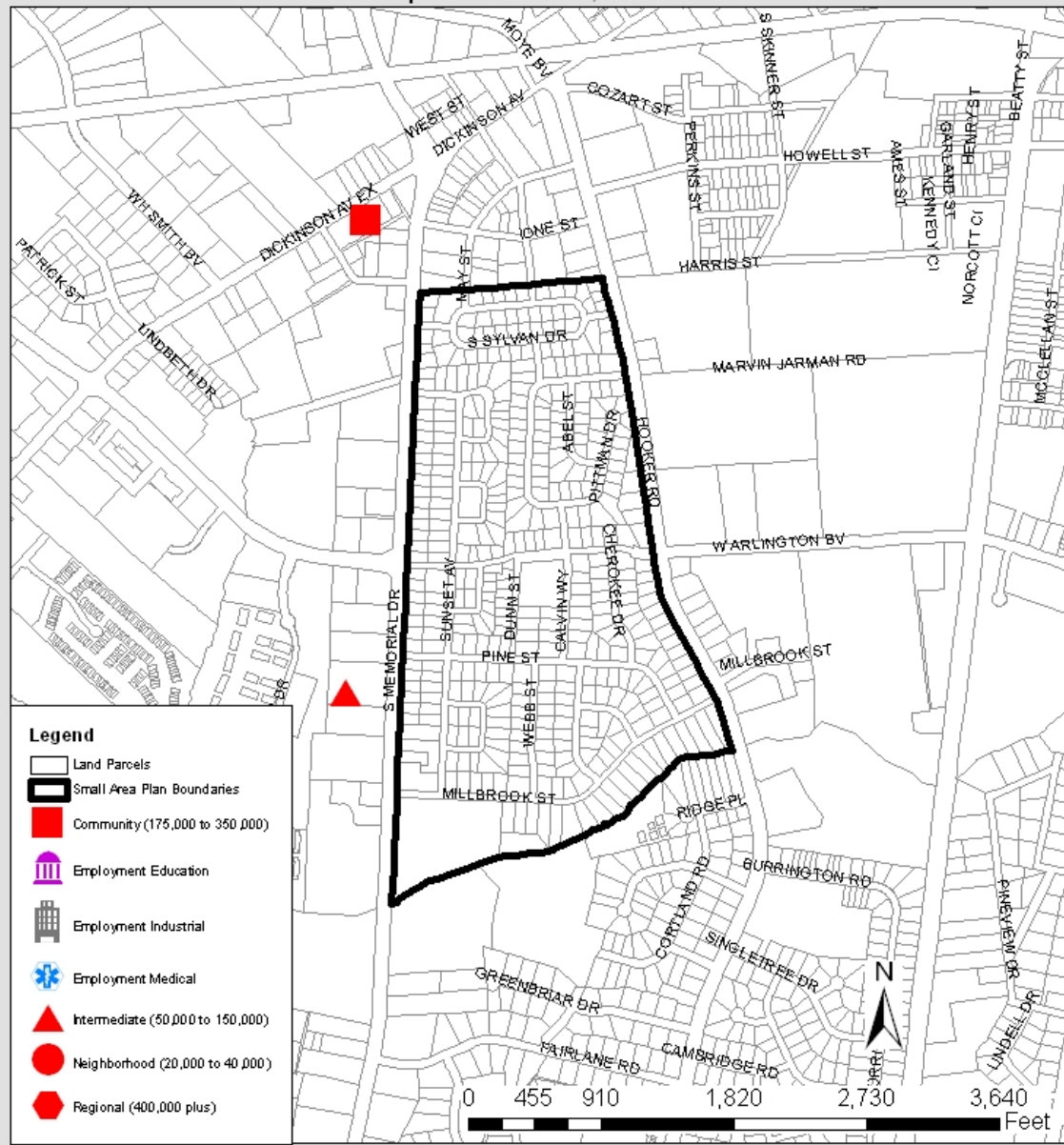
September 30th, 2009





Map 23: Focus Areas (HORIZONS) Map

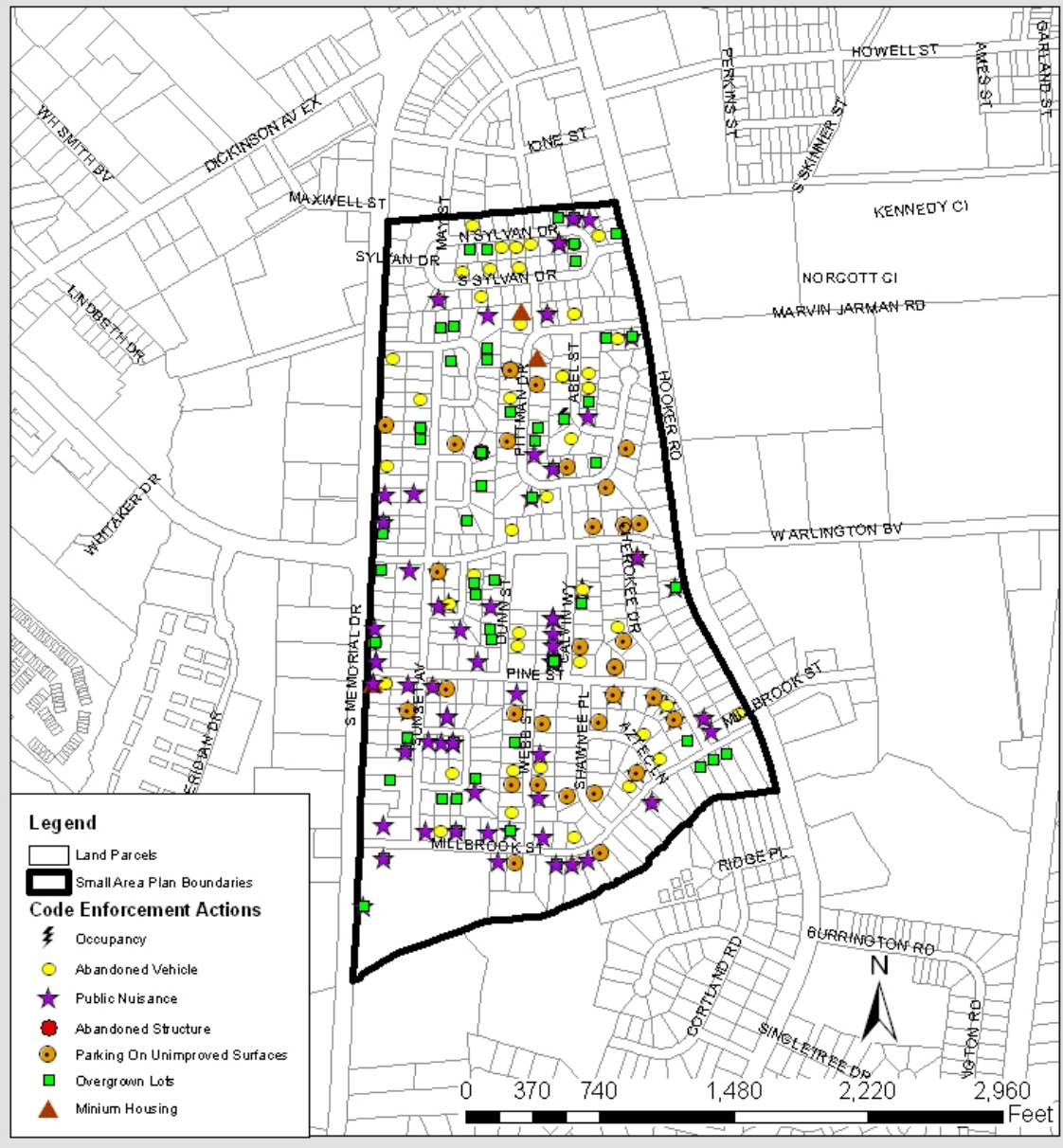
September 30th, 2009





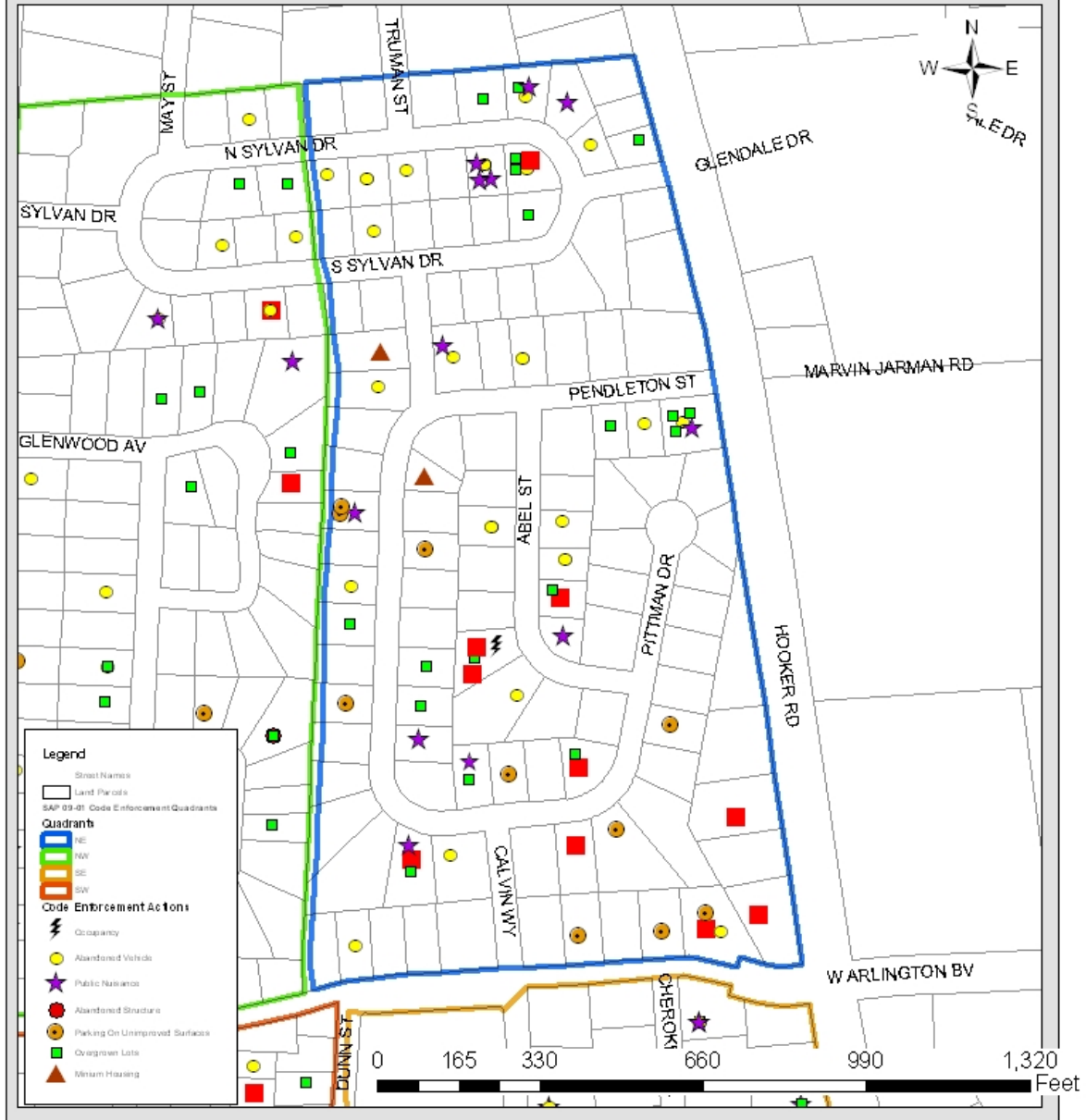
Map 24: Code Enforcement Actions Map

September 30th, 2009



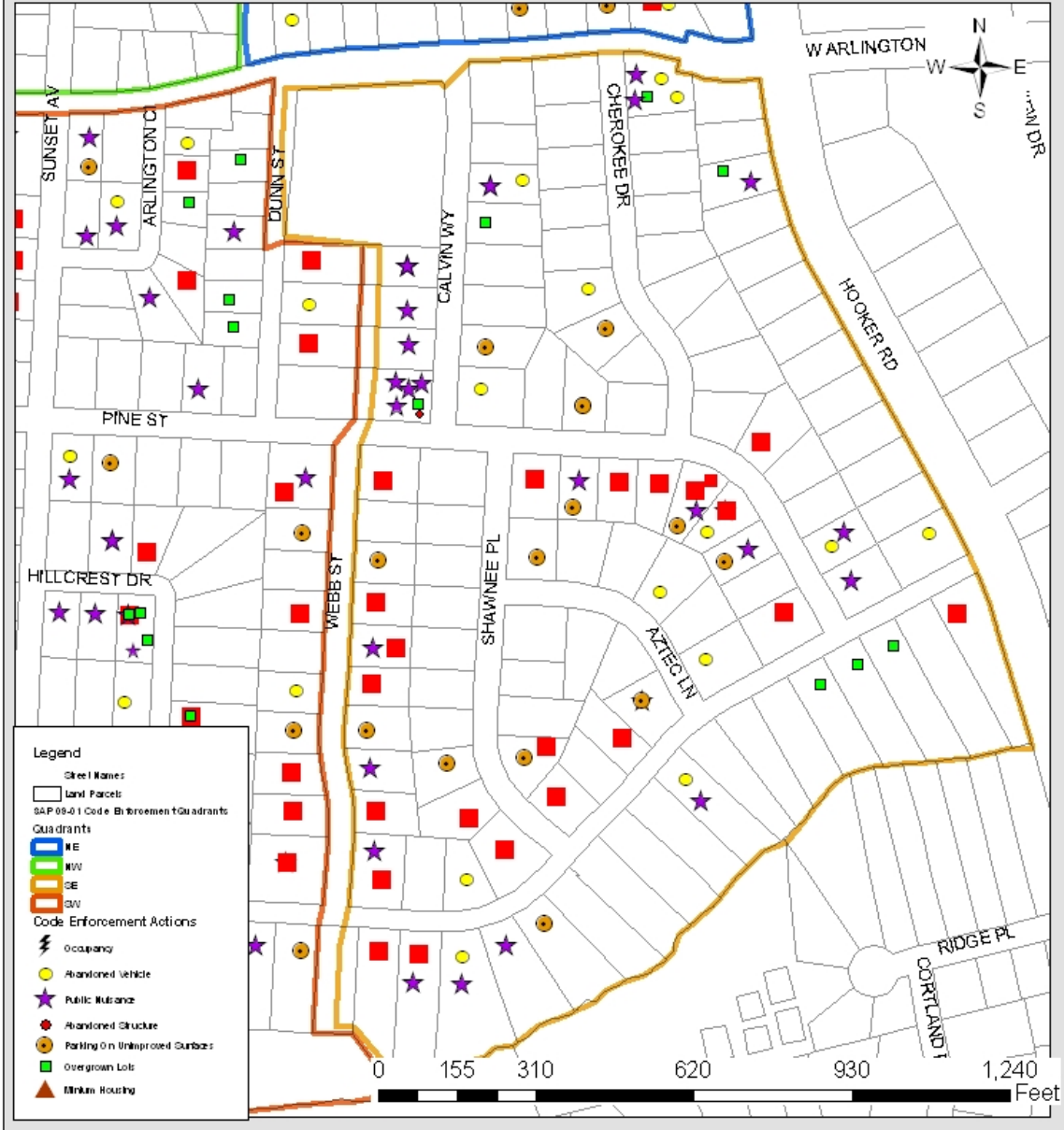


Map 24a: Code Enforcement Actions Map (northeast) September 30th, 2009



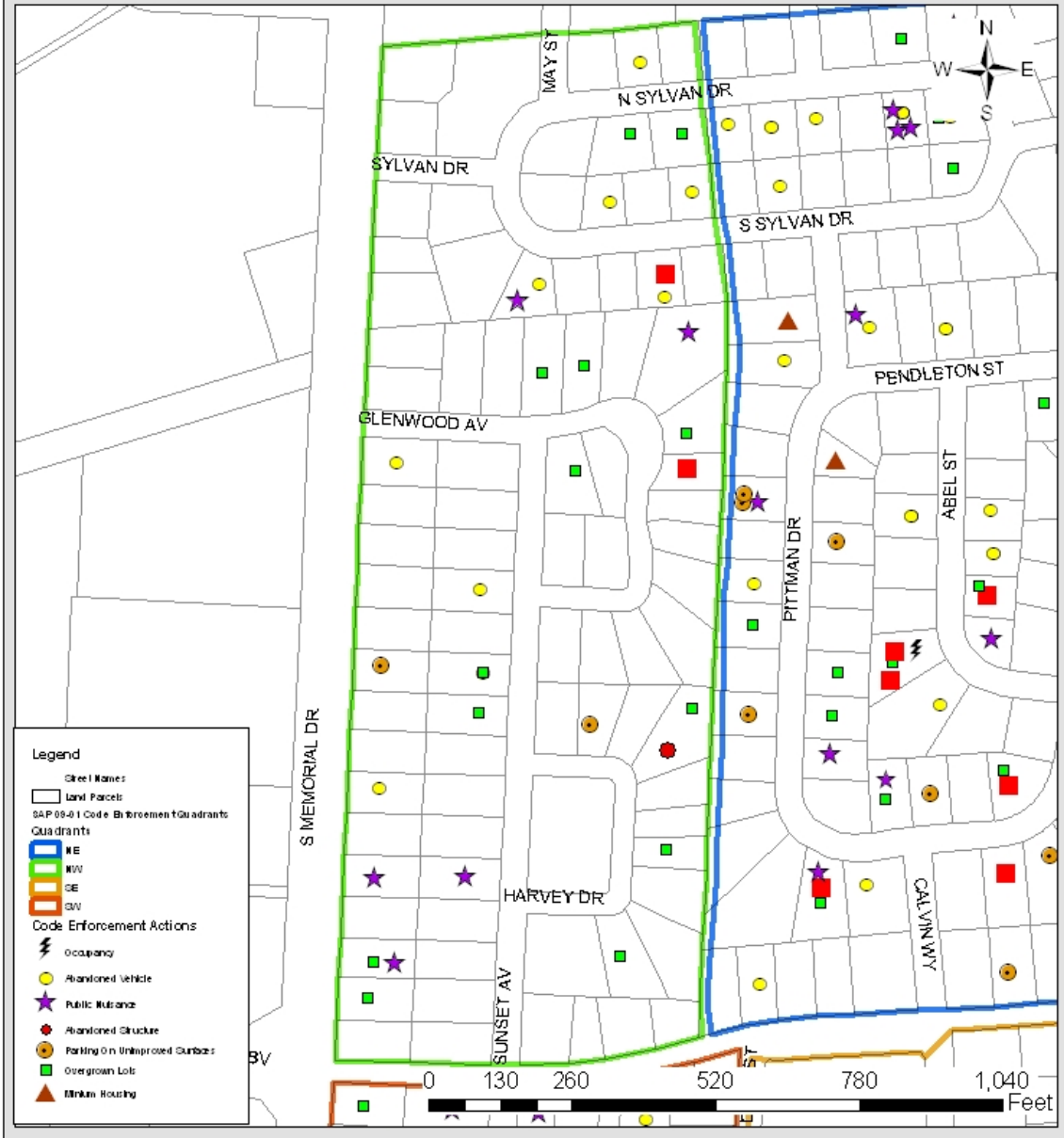


Map 24b: Code Enforcement Actions Map (southeast) September 30th, 2009



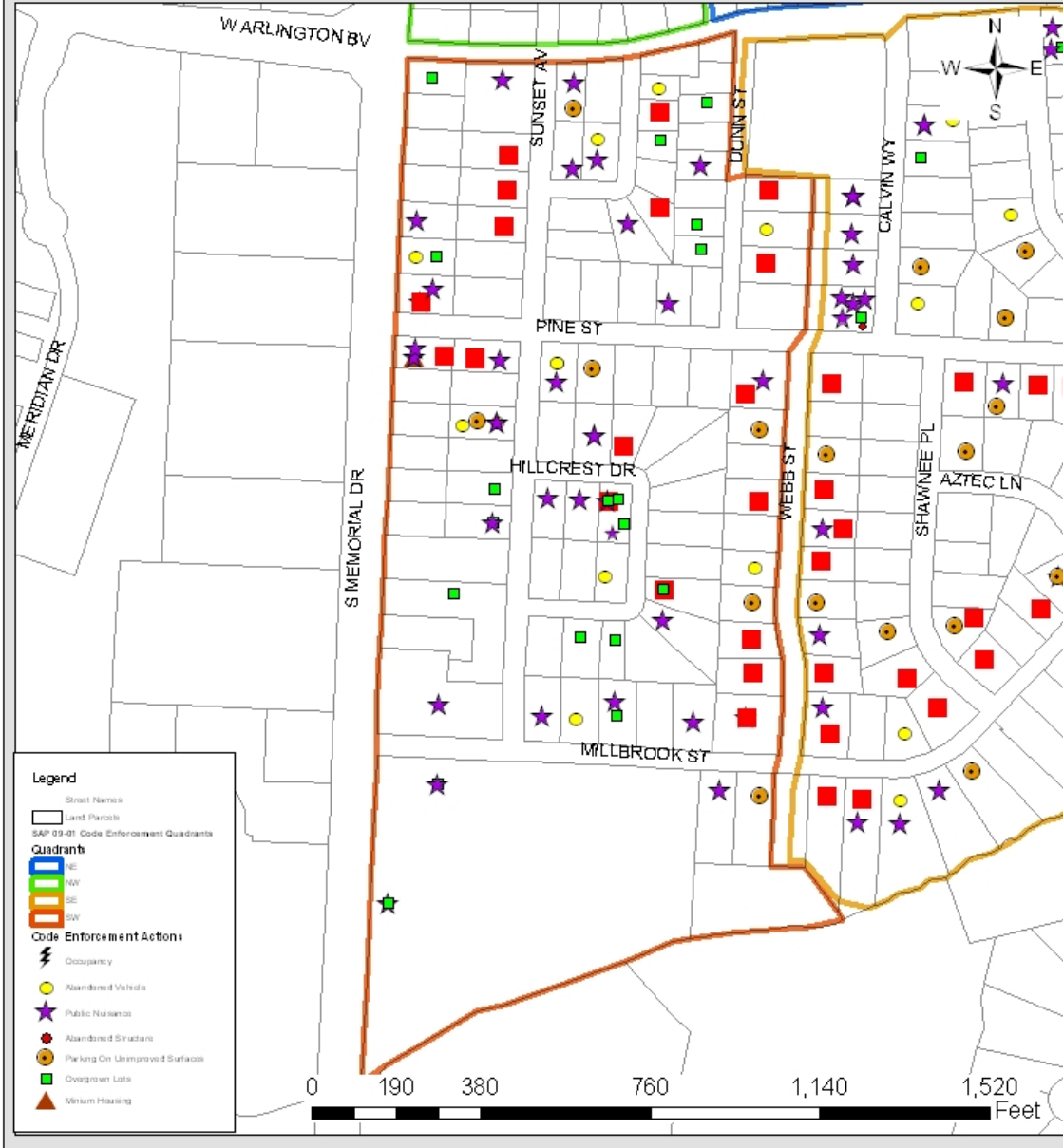


Map 24c: Code Enforcement Actions Map (northwest) September 30th, 2009





Map 24d: Code Enforcement Actions Map (southwest) September 30th, 2009



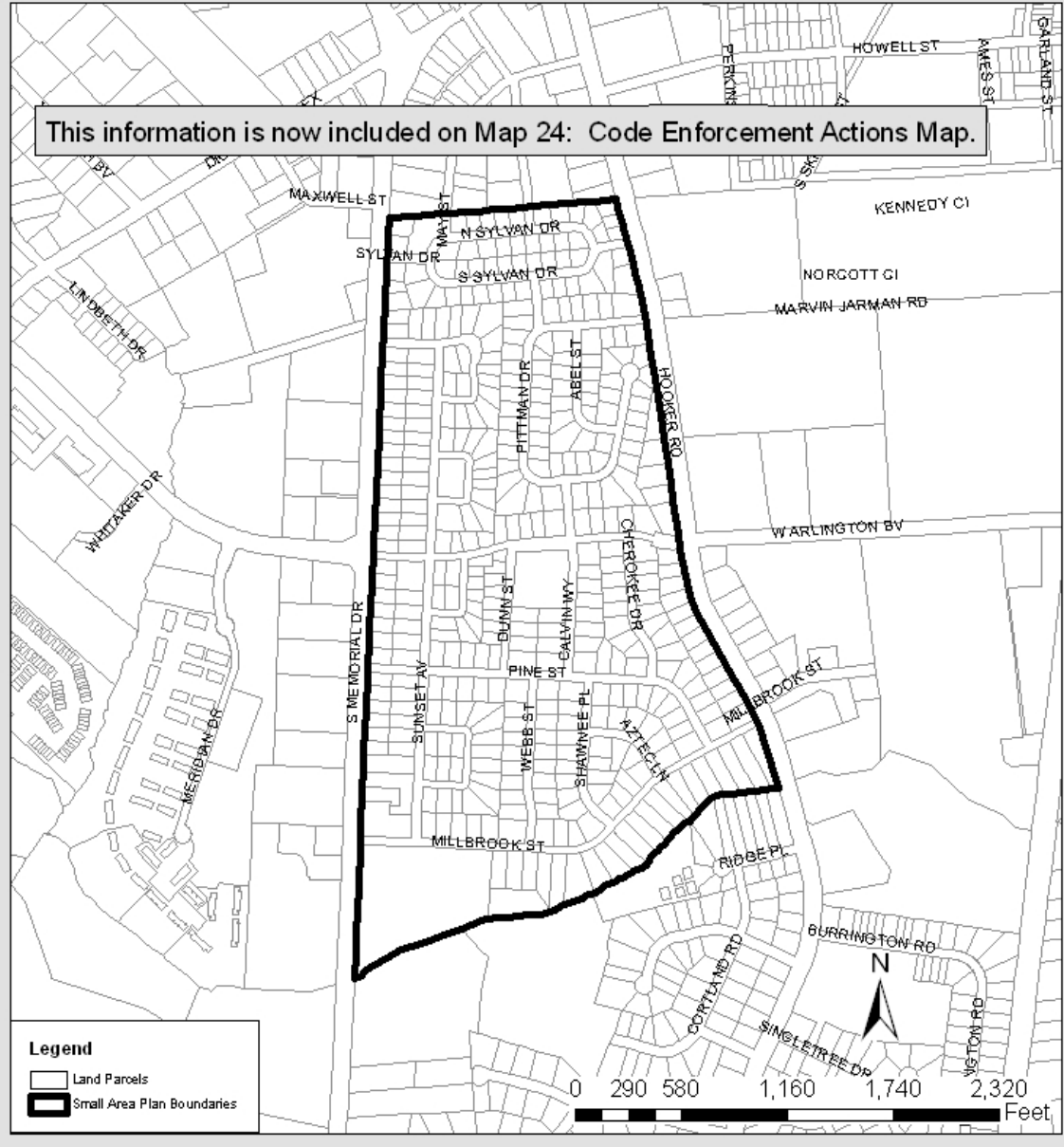


Map 25: Occupancy Investigations Map

September 30th, 2009

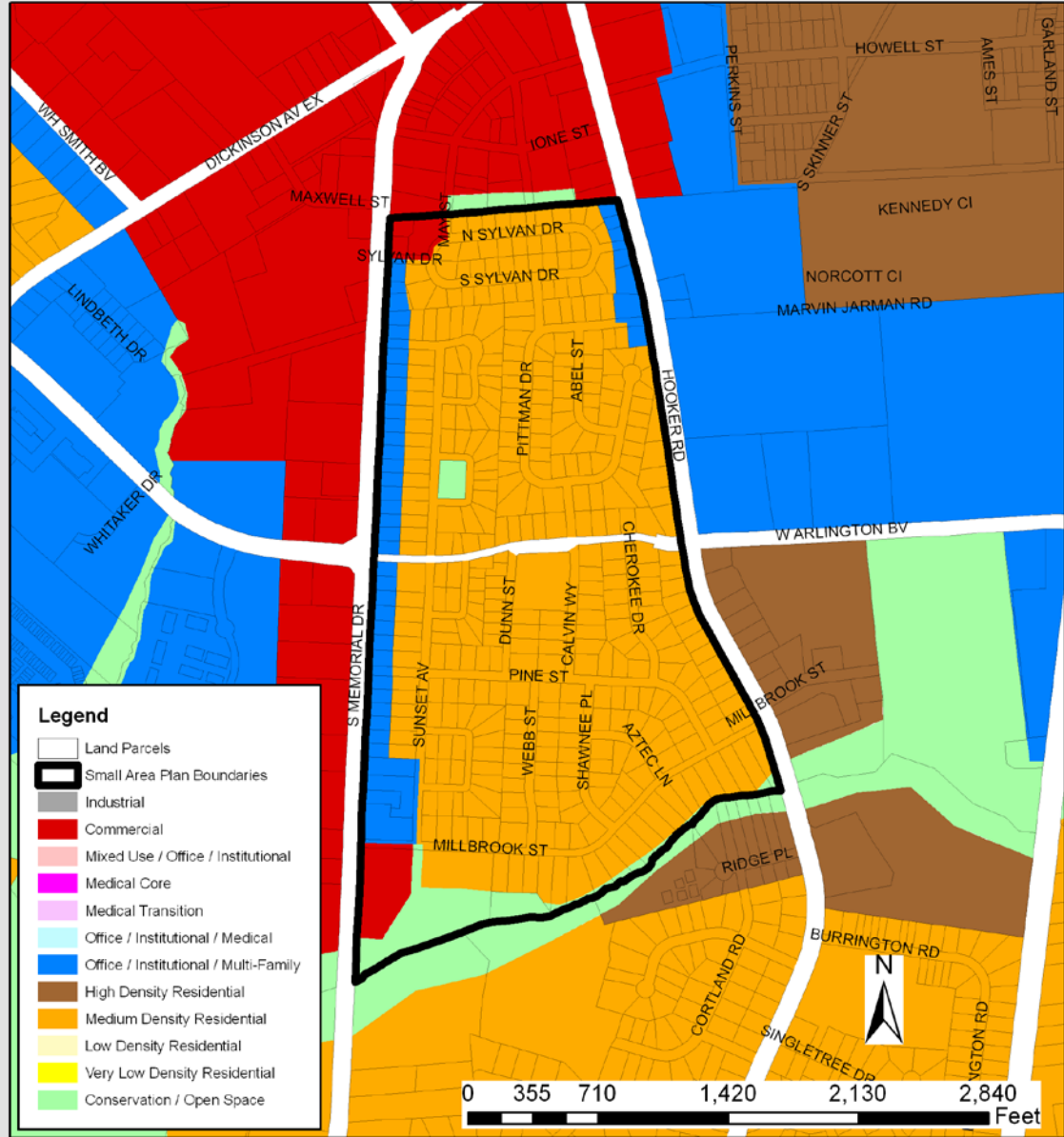


This information is now included on Map 24: Code Enforcement Actions Map.





Map 26: Future Land Use Plan Map (HORIZONS) September 30th, 2009





September 30th, 2009



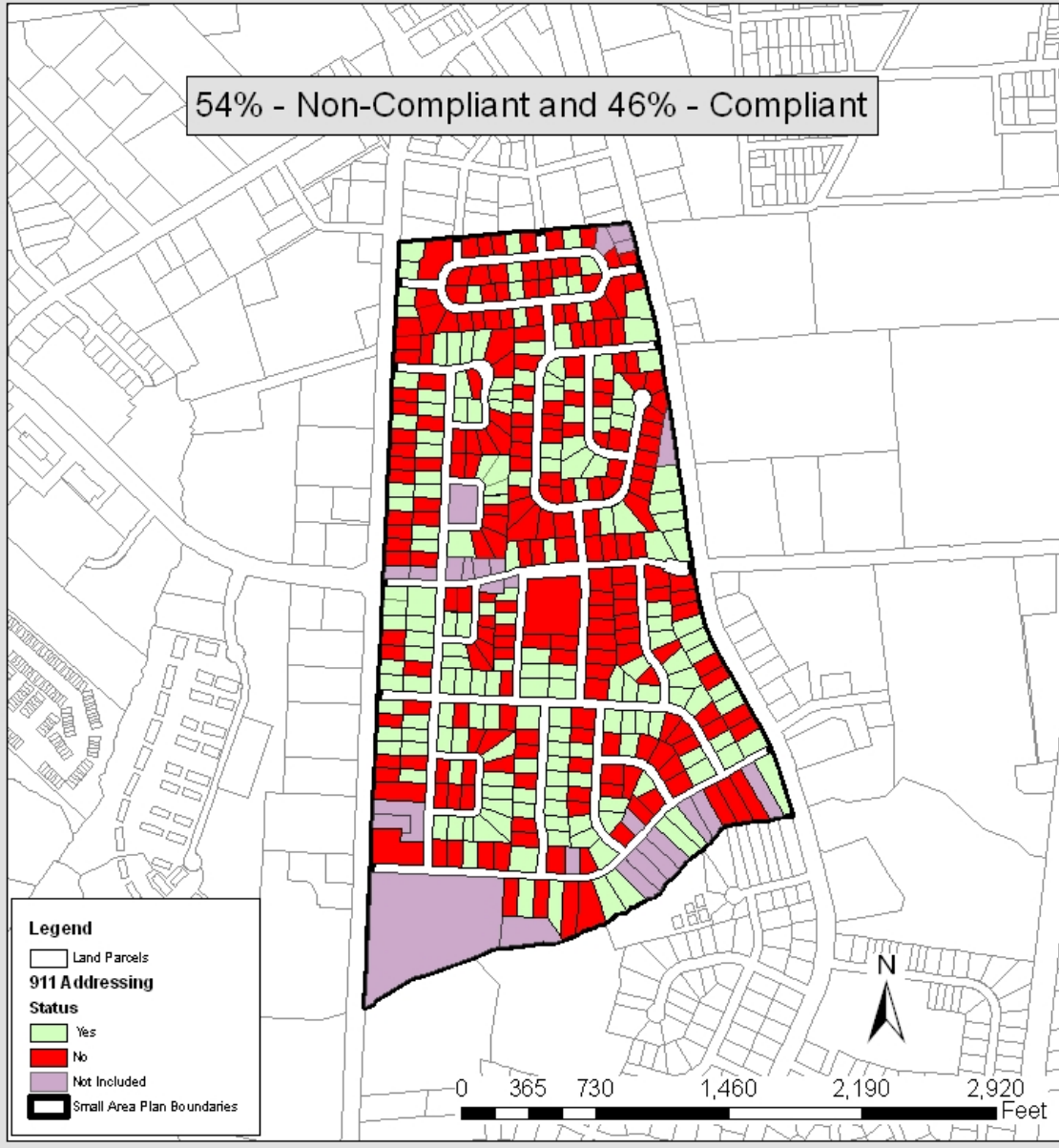


Map 28: Street Addresses (House Numbers) Map

September 30th, 2009



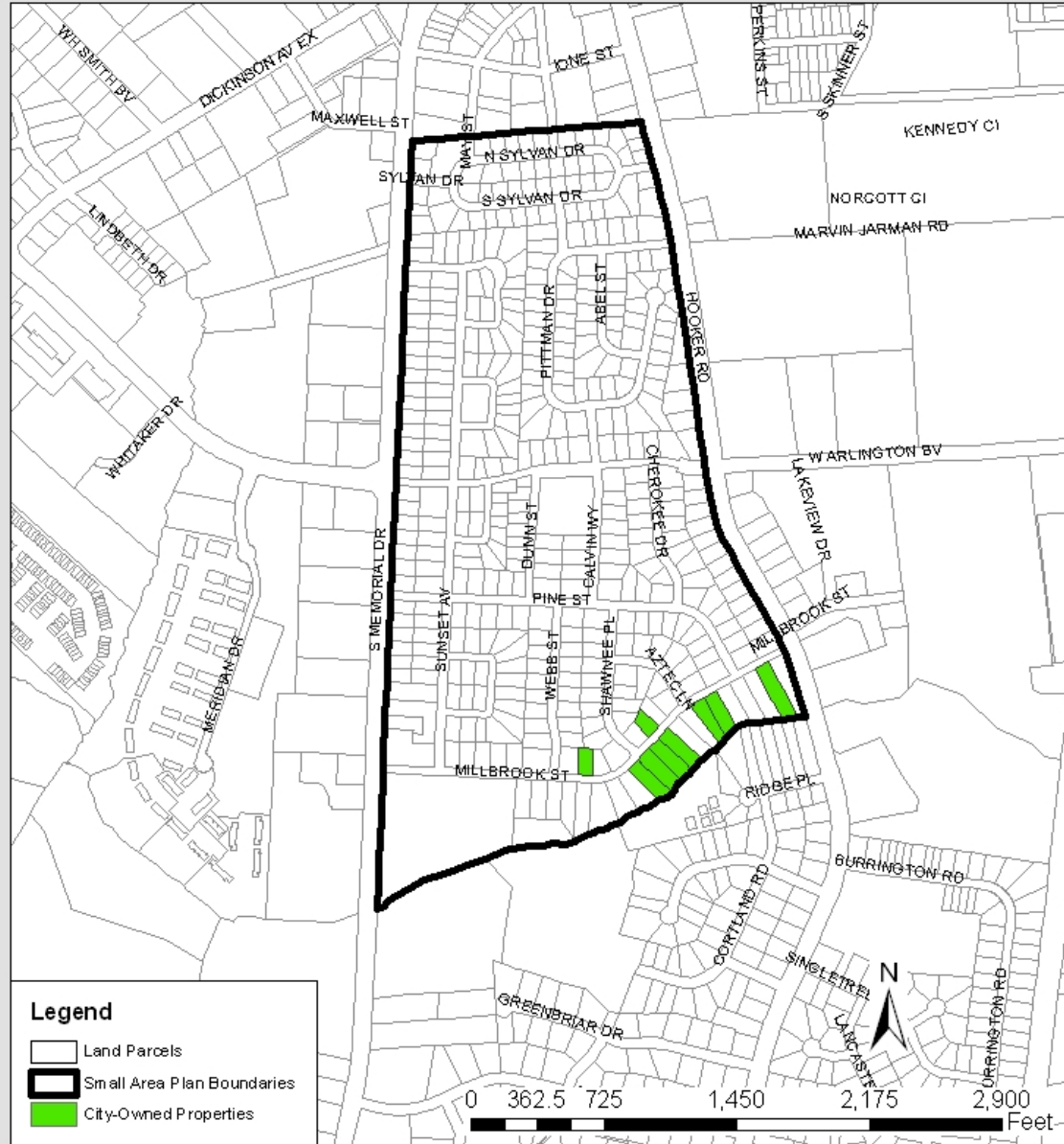
54% - Non-Compliant and 46% - Compliant



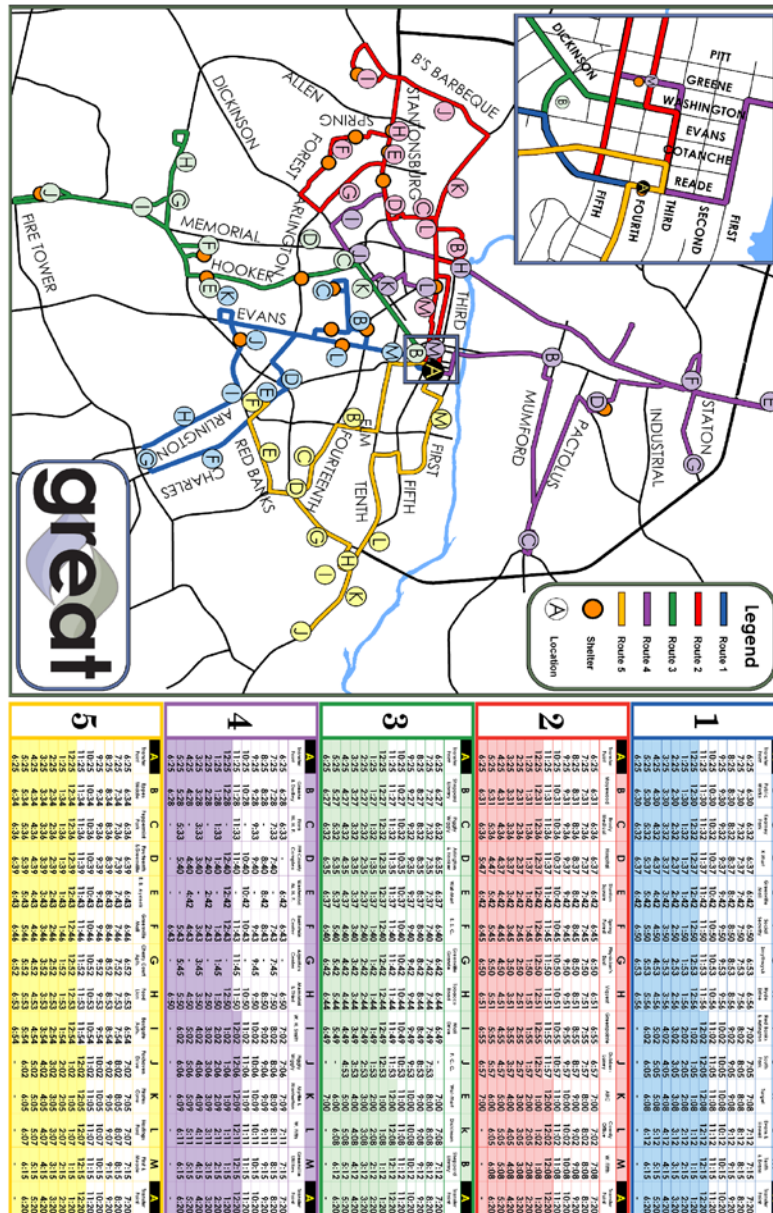


Map 29: City-Owned Lots

September 30th, 2009



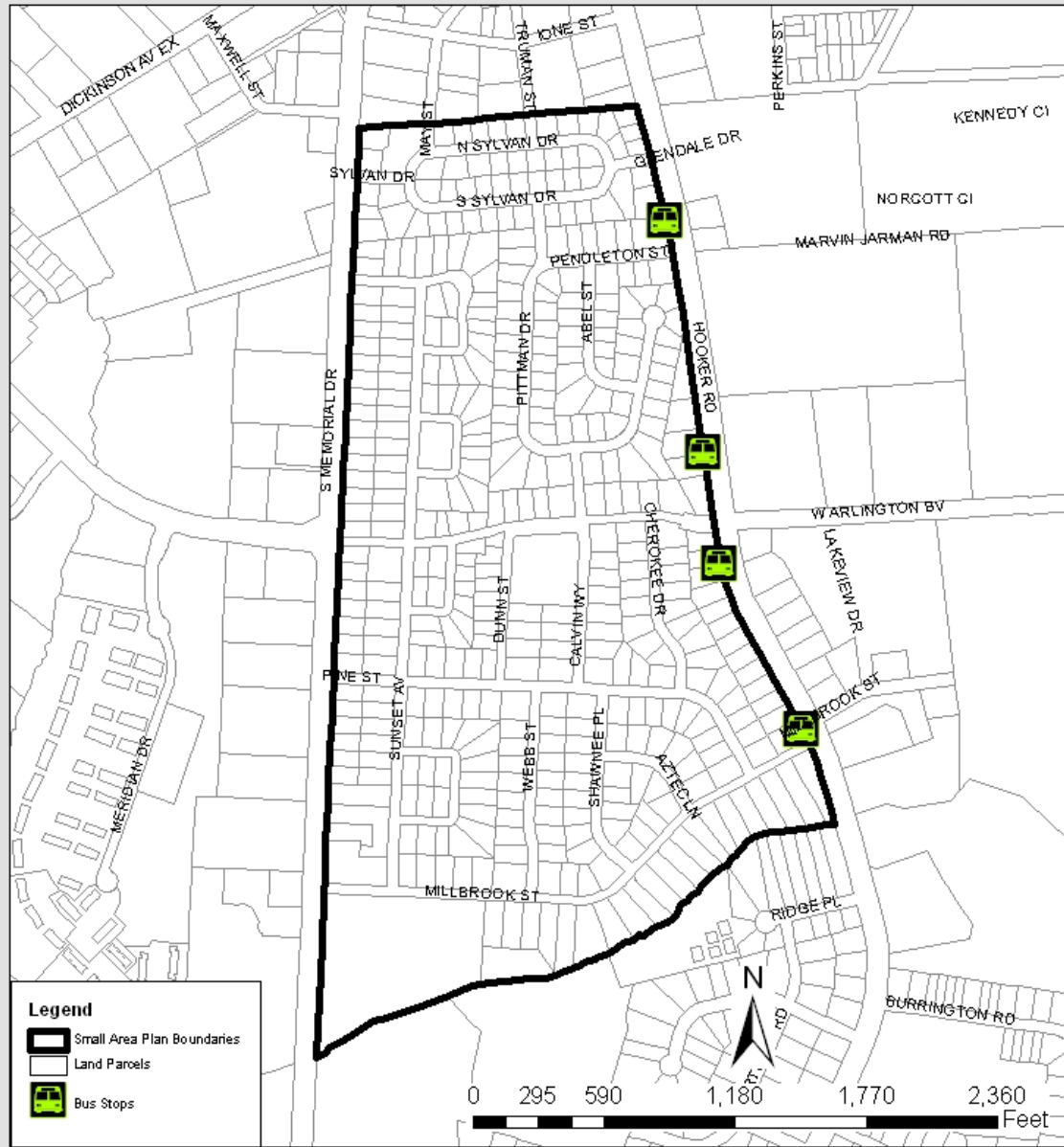
Map 30: GREAT (Greenville Area Transit) Routes Map
November 3, 2008





Map 31: Bus Stops Map (within neighborhood only)

September 30th, 2009





Map 32: Non-Conforming Uses Map

September 30th, 2009

