

185-2

WARNERSVILLE PROJECT IIA

REDEVELOPMENT COMMISSION OF GREENSBORO

REDEVELOPMENT PLAN
WARNERSVILLE PROJECT II-A

REDEVELOPMENT PLAN FOR WARNERSVILLE PROJECT II-A

GREENSBORO, NORTH CAROLINA

MAY 16, 1967

Revised December 1, 1986

TABLE OF CONTENTS

	<u>Page</u>
DESCRIPTION OF PROJECT.	1
Boundaries of Redevelopment Area	1
Types of Proposed Actions.	2
LAND USE PLAN	2
Proposed Land Uses	2
Land Use Provisions and Building Requirements.	2
Duration of Restrictions	7
Applicability of Restrictions.	7
Restriction on Uses of Land	7
PROJECT PROPOSALS	8
Land Acquisition	8
Property Rehabilitation Standards.	8
Redeveloper's Obligations.	11
OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	13
Preliminary Site Plan	13
Proposed Changes in Zoning	13
Proposed Changes in Street Layouts	13
Estimated Cost and Method of Financing	13
Method of Relocating Families from Project Area.	14
PROCEDURE FOR CHANGES IN APPROVED PLAN.	16

EXHIBITS

- Existing Land Use and Project Boundary Map
- Land Use Plan
- Land Acquisition
- Existing Zoning
- Proposed Zoning
- Preliminary Site Plan

REDEVELOPMENT PLAN FOR WARNERSVILLE PROJECT II-A

The Redevelopment Plan for Warnersville Project II-A consists of 16 pages of text, and maps numbered RP-1 through RP-7. This Plan has been prepared by the Redevelopment Commission of Greensboro pursuant to the North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Section 160-454, et seq.,) as amended.

DESCRIPTION OF PROJECT

Boundaries of Redevelopment Area

The project area as shown on Map RP-1 and RP-6, "Existing Land Use" and "Project Boundary Map", includes all of the area within the boundaries described as follows:

BEGINNING at a point where the center line of West Whittington Street intersects the center line of the A & Y Branch of the Southern Railway; thence southward with the center line of the A & Y Branch of the Southern Railway 1,309.60 feet to a point; thence north 89 degrees 06 minutes west 548.64 feet to a point; thence north 87 degrees 20 minutes west 152.50 feet to a point in the east right-of-way line of Haynes Street; thence north 87 degrees 09 minutes west 40.31 feet to a point in the west right-of-way line of Haynes Street; thence north 87 degrees 20 minutes west 128.41 feet to a point; thence south 01 degrees 30 minutes west 220.31 feet to a point; thence north 87 degrees 20 minutes west 129.52 feet to a point in the center line of Gray Street; thence north 04 degrees 03 minutes east 34.76 feet along the center line of Gray Street to a point; thence north 86 degrees 42 minutes west 351.76 feet along the center line of South Street to a point; thence north 50 degrees 10 minutes west 23.10 feet to a point; thence north 86 degrees 47 minutes west 233.16 feet along the center line of South Street to a point; thence north 07 degrees 20 minutes east 340.19 feet to a point; thence north 86 degrees 14 minutes west 18.63 feet to a point; thence north 08 degrees 24 minutes east 335.98 feet to the south right-of-way line of Doak Street; thence north 86 degrees 40 minutes west 438.56 feet along the south right-of-way line of Doak Street to a point; thence north 03 degrees 19 minutes east 186.72 feet to a point; thence north 87 degrees 35 minutes west 39.13 feet to a point; thence north 02 degrees 25 minutes east 145.00 feet to the center line of Ireland Street; thence south 88 degrees 54 minutes east 95.86 feet along the center line of Ireland Street to the center line of Bilbro Street; thence north 03 degrees 47 minutes east 411.63 feet along the center line of Bilbro Street to the center line of West Whittington Street; thence east 1,663.51 feet along the center line of West Whittington Street to the point and place of BEGINNING.

Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition Map". It will be the responsibility of the Redevelopment Commission of Greensboro to relocate all families, businesses, and individuals living within the area to safe, sanitary, decent housing outside of Warnersville Project IIA. Removal of all existing structures scheduled for demolition from the site will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will be responsible for the removal of all existing streets to be abandoned. The City of Greensboro will design, finance and supervise the construction of all new streets, bridges, sewers, water mains, storm drainage, parks and playgrounds.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2, "Land Use Plan" and subject to the restrictions and controls contained herein.

LAND USE PLAN

Proposed Land Uses

Any sale or lease of land in the redevelopment project, and any of the land to be retained, will be subject to restrictions described in "Land Use Regulations and Controls". The proposed pattern of land uses is shown on Map RP-2, "Land Use Plan".

The wholesale and light industrial area adjacent to the A & Y Branch of the Southern Railway will serve as a buffer for the residential areas further to the west. The Land Use Controls will assure the provision of adequate off-street parking and loading facilities. Setbacks will be required from the right-of-way of Greene Street.

The area between Greene Street and South Ashe Street will be used for low-rent public housing. The area west of South Ashe Street will be used predominantly for single-family housing, with duplex structures permitted on some corner lots under appropriate conditions. Small areas have been set aside for the extension of the Jones School and the Warnersville Community Center.

Land Use Provisions and Building Requirements

In addition to the controls of the plan here set forth, the provisions of the City of Greensboro Zoning Ordinance, as amended, will control. In all cases the more restrictive control governs. Transient housing shall not be a permitted use.

Definitions: Unless otherwise expressly stated the following words shall have the meaning herein indicated. Words used in the present tense include the future. The singular number includes the plural and the plural the singular. The word "shall" is mandatory, not directory.

(a) Building - Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto.

(b) Building Setback Line - A line establishing the minimum allowable distance between the nearest portion of any building, excluding the outermost three feet of any uncovered porches, steps, eaves, gutters, and similar fixtures, and the center line of any street when measured perpendicularly thereto.

(c) Incidental Home Occupation - Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and in connection with which there is no display, no stock-in-trade nor commodity sold upon the premises and no person not a resident on the premises is employed specifically in connection with the incidental home occupation.

(d) Parking Space - A parking space is the standing storage space for one automobile of not less than eight feet by twenty feet plus necessary driveway access space.

(e) Plot - A parcel of land in one undivided ownership, which may consist of a portion of a tract, a platted lot, or any combination of several platted lots occupied or intended to be occupied by one principal building and its accessory buildings and including all the access, yards, and other open spaces that are applicable, provided that in no case shall a plot be smaller than the typical lot of a recorded subdivision of which it may be a part.

(f) Plot, Corner - A corner plot is a plot which occupies the interior angle at the intersection of two street lines which make an angle of more than 45 degrees and less than 135 degrees with each other. The street line forming the least frontage shall be deemed the front of the plot except where the two street lines are equal, in which case the owner shall be required to specify same when requesting a building permit.

(g) Plot Width - The width of a plot is the greatest mean width measured at right angles to its depth over as much of the plot depth as is needed to achieve the minimum required plot area.

(h) Story - That portion of a building wholly above ground included between the upper surface of any floor and the upper surface of the floor next above; or that portion of a building immediately under the roof having a floor area that is 50% or more of the floor area of the story immediately below and with a ceiling height of at least eight feet.

(i) Street - Any publicly maintained right-of-way set aside for public travel 50 feet or more in width and also any right-of-way which has been accepted for maintenance as a street by the City of Greensboro.

(j) Yard - A space on the same plot with a principal building, open, unoccupied and unobstructed by buildings or structures from the ground to the sky, except where encroachments and accessory buildings are expressly permitted.

Single-Family and Duplex Residential: The single-family and duplex residential areas shall be primarily for single-family and duplex buildings with adequate plot areas. Duplex buildings will be permitted on corner plots where specific standards are maintained. Also permitted are customary and secondary uses such as churches, schools, nursing homes and incidental home occupations. Within the single-family and duplex residential areas, as shown on the accompanying land-use plan, the following dimensional requirements shall apply:

- (a) the minimum required plot area for a single-family structure shall be 7,500 square feet, and for a duplex structure shall be 10,500 square feet;
- (b) the minimum required mean plot width for a single-family structure shall be 50 feet;
- (c) the minimum required mean plot width for a duplex structure shall be 60 feet and in addition street frontage on each of two intersecting streets shall be a minimum of 90 feet;
- (d) the minimum required front yard shall be 25 feet;
- (e) the minimum required side yard of every plot shall be 10% of the mean plot width, except that any side yard abutting the street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;
- (f) the maximum building height shall be 2 stories;
- (g) the minimum required rear yard shall be 25 feet;
- (h) the total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (i) no accessory building shall be erected in any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line not a street line;
- (j) each dwelling unit shall have one parking space located on the same plot.
- (k) temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located, will be permitted provided they are not over 6 square feet in area.

Multi-Family Residential: The multi-family residential area shall be used for single-family, two-family, and multi-family buildings with related plot areas and including customary and secondary uses such as churches, schools, nursing homes and incidental home occupations. The area shown as multi-family residential use on the land-use plan shall conform with the following requirements:

- (a) the minimum required plot area for the first dwelling unit shall be 7,500 square feet; and the minimum additional plot area per dwelling unit for each unit in excess of the first shall be 3,000 square feet;
- (b) the minimum required plot width for the first dwelling unit shall be 50 feet; and the additional required mean plot width for each dwelling unit in excess of the first shall be 10 feet;
- (c) the minimum required front yard shall be 25 feet;
- (d) the minimum required side yard shall be 10% of the mean plot width, except that any side yard abutting a street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;
- (e) the minimum required rear yard shall be 25 feet;
- (f) the total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (g) no accessory building shall be erected within any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line, not a street line;
- (h) one parking space shall be provided for each dwelling unit and located on the same plot;
- (i) temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located, will be permitted provided they are not over 6 square feet in area.

Public or Semi-Public: The public or semi-public area shall be used for schools, playgrounds, other public and semi-public uses, and single-family buildings. Within the public or semi-public area as shown on the accompanying land-use plan, the following dimensional requirements shall apply:

- (a) the minimum required plot area shall be 10,000 square feet;
- (b) the minimum required mean plot width shall be 80 feet;
- (c) the minimum required front yard shall be 30 feet;

- (d) the minimum required side yard on both sides of every plot shall be 20 feet;
- (e) the maximum building coverage shall be no more than 35% of the plot area;
- (f) each dwelling unit shall have one parking space located on the same plot;
- (g) for each theater, auditorium, or assembly hall, one parking space shall be provided for each 5 seats;
- (h) for all other buildings, one square foot of parking area shall be provided for each square foot of gross floor area.

Wholesale and Light Industrial Area: The wholesale and light industrial area shall be primarily used for light manufacturing operations, wholesale activities and warehouses. The plan has as its specific objective the development of this area to its full potential for light industrial and wholesale purposes. The uses may include any light manufacturing, processing, warehousing or distributive activities provided that no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor, glare or dust to the extent that these uses will be a nuisance to adjoining property or detrimental to the health, safety or general welfare of the community. The area shown as wholesale and light industrial use on the Land Use Plan shall conform with the following requirements:

- (a) a minimum yard abutting Greene Street of 20 feet shall be provided which will be used for landscaping purposes only;
- (b) the total ground area covered by the principal building and all accessory buildings shall not exceed 60% of the total plot area;
- (c) off-street parking facilities shall be provided in the following ratios:
 - (1) for merchandising, processing, manufacturing and industrial concerns not catering to retail trade, there shall be one parking space provided for each four employees on the largest shift;
 - (2) for automobile repair and/or sales garages there shall be one square foot of parking area provided for each one square foot of gross floor area devoted to such use.
- (d) off-street loading space for industrial and wholesale operations shall be provided in the following ratios:

<u>Building Area</u>	<u>No. of Loading Berths</u>
10,000 to 40,000 sq. ft.	1
40,000 to 100,000 sq. ft.	2
100,000 to 160,000 sq. ft.	3
160,000 to 240,000 sq. ft.	4
240,000 to 320,000 sq. ft.	5

Loading berths shall have a minimum plan dimension of 12 feet x 25 feet and 14 feet overhead clearance. The berths shall be so located as to accommodate all vehicles to the rear of the street right-of-way line.

Loading facilities must be located to the side or rear of main structures, and in the case of a corner property will not be permitted to face street frontages unless such loading facilities, other than the space to be occupied by the vehicles used in such loading facilities, are fully enclosed within the main structure.

Duration of Restrictions

The controls and restrictions established by this Plan shall continue in effect until January 1, 1987, on which date they shall terminate.

Applicability of Restrictions

These restrictions apply equally to all parcels within the project, including parcels designated as not-to-be acquired.

Restriction on Uses of Land

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest of such purchasers or lessees), which restrict land in the project area on the basis of creed, race, or color in the sale, lease, or occupancy thereof.

PROJECT PROPOSALS

Land Acquisition

All land presently anticipated to be acquired is identified on Map RP-5, "Land Acquisition Map". This acquisition is necessary to achieve the objectives of this plan with respect to proposed clearance and redevelopment, including spot clearance, to the provision of community facilities, and to the attainment of the rehabilitation objectives.

Retention, Removal and Demolition of Structures on Land To Be Acquired

All structures will be demolished, removed, or demolished and removed, from land to be acquired except under the following conditions:

When parcels are acquired on which are located structures which, in the opinion of the Redevelopment Commission, are suitable for rehabilitation, the Redevelopment Commission may elect to sell reuse parcels with such structures located therein on condition that said structures be rehabilitated and used in accordance with the requirements of this plan.

Property Rehabilitation Standards

All residential property exempted from acquisition must be rehabilitated to a standard quality and design compatible with new structures to be constructed within the project.

Minimum requirements shall be as follows:

- (1) Each dwelling unit shall be provided with a means of access to the rear yard.
- (2) Each dwelling unit shall have adequate space for the occupants thereof and be equipped with storage and laundry facilities.

The minimum room sizes necessary to accomplish these objectives shall be as follows:

Minimum Floor Area, Sq. Ft.	Number of Bedrooms			Least Dimension
	1 or 2	3	4	
Living Room	160	170	180	11'-0"
Dining Room	80	95	110	8'-0"
Living Room-Dinette	180	200	220	11'-6"
Kitchen	60	70	80	3'-4" *
Kitchen-Dinette	100	110	120	6'-0"
Total of All Bedrooms	120/200	280	380	-
Minimum of one bedroom	120	80	80	8'-0"
Maximum Occupancy	3/4	6	8	

*Passage space, face to face of base cabinets.

- (3) Every dwelling unit shall be provided with a bathroom containing a water closet, a lavatory basin and a bathtub or shower in good working condition, properly connected to sewer systems and with adequate water supply. Arrangements of fixtures shall provide for comfortable use of each one, and permit at least a 90° door swing unless sliding doors are used. All plumbing shall be installed in accordance with the applicable code of the City of Greensboro.
- (4) Each dwelling unit shall contain a kitchen sink installed in accordance with the Plumbing Code of the City of Greensboro. Each kitchen shall have accessible storage space for food and utensils, and a proper location and connections for a stove.
- (5) Every dwelling unit shall be provided with adequate water heating facilities in good working condition, which are properly connected to the bathroom and kitchen facilities.
- (6) Usable general storage space shall be provided for the storage of items and equipment essential to the use of the occupants. This storage shall be in addition to the required closets and kitchen storage.
- (7) Minimum basement ceiling heights shall be 6 feet 9 inches measured from the top of the basement floor to the bottom of the floor joists.
- (8) The minimum ceiling height in all habitable rooms shall be 7 feet 6 inches for the required room width.
- (9) Each habitable room shall have windows which provide a total glass area equal to not less than 10% of the floor area of the room, with the net openable window area not less than 4% of the above. Each bathroom shall be ventilated properly by a window or an approved mechanical ventilator installed in accordance with the Plumbing Code regulations of the City of Greensboro.
- (10) Room arrangements and door locations shall be such as to provide a reasonable degree of privacy for the occupants of said dwelling units. Particular attention shall be given to the means of access to bathrooms from other habitable rooms within the dwelling unit. A door shall be provided for each opening to a bedroom or bathroom.
- (11) All stairways shall be constructed so as to provide safe access and to assure adequate headroom and space for the passage for furniture and equipment. The continuous headroom measured vertically from the front edge of the nosing to a line parallel with stair pitch shall be a minimum of 6 feet 6 inches, and the minimum clear width shall be 2 feet 6 inches.

- (12) Each outside entrance shall have a platform, porch or terrace with a minimum dimension of 3 feet 6 inches.
- (13) Footings shall provide adequate support for the structure without excessive differential or overall settlement.
- (14) Foundation walls shall assure safe and adequate support for all vertical and lateral design loads.
- (15) Wood floor framing shall be such as to provide safe and adequate support for all design loads and eliminate objectionable vibration. The maximum distance between joists shall be 16 inches on center, and the maximum span shall not exceed those tabulated in the Building Code of the City of Greensboro. Where strength of structural members is impaired by improper cutting, drilling or by excessive defects, they shall be replaced or reinforced in a manner acceptable to the Building Inspector.
- (16) Subflooring shall provide safe support for all floor loads without excessive deflection and finished flooring shall provide reasonable durability and economy of maintenance. Floors in kitchen and bathrooms shall be of a durable, waterproof, non-absorbitive material.
- (17) Exterior wall framing shall provide for safe support of design loads. Studs shall be continuous lengths without splicing, with a minimum size of 2 inches by 4 inches. Maximum spacing of studs for a one-story building shall be 24 inches on center; for a two-story building, 16 inches on center.
- (18) Ceiling framing shall provide for the safe and adequate support of all design loads. The maximum ceiling joists spacing shall be 16 inches on center, and span shall not exceed those provided by the Building Code of the City of Greensboro.
- (19) Chimneys and vents shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases, and they shall conform with the Heating Code of the City of Greensboro.
- (20) Exterior roof and wall finishes shall be such that the dwelling will be protected against the entrance or penetration of moisture and weather, will be adequately protected from damage by decay, corrosion, insects, or other destructive elements, will be durable, economical to maintain, in conformity with the standards of new buildings to be constructed within the project area, and be installed in a workmanlike manner.

- (21) All exterior wood surfaces shall be protected from the elements against decay by paint or other protective coating. Interior walls and ceiling finishes shall provide a suitable base for decorative finish, and have reasonable durability.
- (22) Gutters and downspouts shall be provided wherever necessary to prevent damage to the property or to prevent unsightly appearance of walls when roof overhangs are not provided.
- (23) Every dwelling unit shall be provided with heating facilities capable of consistently providing adequate heat to all habitable rooms. All heating equipment shall be installed in accordance with the requirements of the Heating Code of the City of Greensboro, and shall be maintained in a proper condition.
- (24) Each dwelling unit shall have wiring which is installed in conformity with the requirements of the Electrical Code of the City of Greensboro. Permanent lighting fixtures which are wall-switch controlled shall be installed in all habitable rooms. Switched convenience outlets may be substituted for permanent lighting fixtures in living rooms, and bedrooms. An outside lighting fixture with interior wall switch control shall be installed at each outside doorway. All stairs and service areas shall be adequately illuminated. At least two convenience outlets shall be installed in each habitable room.
- (25) Environmental conditions surrounding each structure shall be such as to provide adequate space for the occupants and healthy living conditions. Every dwelling unit shall be provided with adequate garbage and rubbish disposal facilities, and each yard shall be kept free of litter and rubbish. All outbuildings shall be maintained to as high a standard as the residential structure itself.

Redeveloper's Obligations

Disposition of the land comprising the project area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. The land will be disposed of, by sale or lease, to private parties for redevelopment by them in accordance with the provisions of this Redevelopment Plan and their contract with the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro in disposing of the land in the project area to be redeveloped by private or public parties will, in its contracts and deeds or other instruments with such parties, include such terms and conditions as in the judgment of the Redevelopment Commission of Greensboro will be necessary or advisable to insure redevelopment of the project area and its use thereafter in accordance with this Redevelopment Plan, and to prevent a recurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they dupli-

cate in whole or in part requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area, so that such obligations may operate independently of such zoning and other laws or regulations. In all instances, the improvements to be constructed in the project area will be constructed in accordance with: Applicable zoning ordinance provisions and regulations and the building, housing, and other codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the Redevelopment Commission of Greensboro and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the Redevelopment Commission of Greensboro may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of land in the project area and their successors in interest to:

- (a) Devote the parcels owned by them to and only to the uses specified in this Redevelopment Plan;
- (b) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract (this obligation, however, will not be made applicable to mortgages and their successors in interest);
- (c) Make no changes in such improvements after completion of their construction that are not in conformity with this Plan;
- (d) Not effect or execute any agreement, lease conveyance, or other instrument whereby any parcels in the project area owned by them are restricted upon the basis of race, religion, color, or national origin in the sale, lease, or occupancy thereof, and comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease or occupancy of the property. (This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any other provisions of this Redevelopment Plan);
- (e) Not to assign contract rights, or to resell or otherwise transfer the land (or interests therein) purchased by them, prior to the completion of the improvements thereof without the approval of the Redevelopment Commission of Greensboro, and except on basis satisfactory to the Redevelopment Commission of Greensboro; and not to speculate in or with respect to such land.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Preliminary Site Plan

Map RP-7, "Preliminary Site Plan," shows a tentative scheme of development for Warnersville Project II-A. This scheme may be modified as proposals for redevelopment are accepted, but all existing and proposed buildings will be subject to the land use provisions and building requirements contained in this plan.

Proposed Changes in Zoning

The modifications in the street pattern and changes in land uses will require several alterations to the existing pattern of zoning. Existing zones are shown on Map RP-3, "Existing Zoning" and the proposed zoning in the project area is shown on Map RP-4, "Proposed Zoning". Comparison of these two maps will indicate the zoning changes needed to accomplish the redevelopment plan.

All of the area west of Haynes Street is zoned Residential 75, and this zoning will be retained in the plan subject to the modifications in street patterns. The area east of Haynes Street must be rezoned from Industrial H to Industrial L in order to be compatible with residential uses to the west.

Proposed Changes in Street Layouts

Changes in the present platting of streets can be seen by a comparison of Map RP-1 and RP-6, "Existing Land Use and Project Boundary" with Map RP-2, "Land Use Plan." The existing obsolete layout will be replaced by a planned system which complies with the subdivision requirements of the City of Greensboro.

Existing streets which will be retained include South Ashe Street, South Street, Doak Street, Ireland Street west of South Ashe Street and West Whittington Street. The new South Greene Street will extend south to a connection with Elm Street.

Estimated Cost and Method of Financing

Warnersville Project II-A is estimated to have a gross cost of \$2,177,762. Resale of the land is estimated to return \$174,720. Thus, the net cost of this project is estimated to be \$2,003,042.

The United States Government will contribute \$1,359,914 towards the net cost as a capital grant. In addition, a relocation grant of \$41,744 will be available to assist relocatees in moving.

Local credits for this project will be received for construction of streets, storm sewers, public utilities, police and fire alarm system. Local credits will also be received for parks, playgrounds and schools. Local credit will also be given for the provision of a public housing site within the project. These credits total \$643,128.

Method of Relocating Families from Project Area

The Redevelopment Commission of Greensboro has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families displaced from the project area, and there are being provided in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families displaced from the redevelopment project, as many units of decent, safe, and sanitary dwellings as there are families displaced by the project. Such units will be available to these families and will be reasonably accessible to their places of employment.

Every family displaced by the project, who is eligible for admission will, in accordance with Federal and State law, be given priority in vacancies in existing or new public housing. All possible relocation service will be extended to single persons and to non-residential establishments displaced by the project.

The Redevelopment Commission of Greensboro considers a dwelling unit to be "Standard Housing" and to be decent, safe, and sanitary when it meets the following requirements:

- (1) Each unit to be structurally sound, and weathertight;
- (2) Each room to have one or more windows with glass area equal to 10% of the floor area of the rooms, with at least 40% of the window area openable;
- (3) All doors and windows to be screened;
- (4) Each dwelling unit to be furnished with a kitchen sink, water closet, lavatory, and bathtub or shower, all installed in accordance with the City of Greensboro Plumbing Code;
- (5) Each toilet, and bath or shower shall be located so as to afford privacy for the occupants thereof, and a bathroom opening into a kitchen or bedroom will not be permitted;
- (6) Toilet or bathroom floors to be finished with a material impervious to water;
- (7) The kitchen sink, lavatory, bath and/or shower shall be connected to an adequate hot and cold water supply;
- (8) Each dwelling unit must have wiring that complies with the electrical code, and have a minimum of two convenience outlets, or one convenience outlet and one ceiling fixture, in each habitable room;

- (9) Kitchen facilities shall include proper connections for gas or electric stoves, and a reasonable amount of shelf or cupboard space;
- (10) Every dwelling unit shall have a minimum of 150 square feet for the first occupant and 75 square feet for each additional occupant;
- (11) Each bedroom must have at least 70 square feet for the first occupant and 50 square feet for each additional occupant;
- (12) The interior finish of every dwelling unit shall be painted or papered in accordance with the minimum Building Requirements of the City of Greensboro;
- (13) Each dwelling unit shall be capable of being adequately and safely heated;
- (14) Occupied basement space shall be free from dampness, have a minimum ceiling height of 7' 6", and have at least one-half the outside wall space above ground level;
- (15) Buildings, dwelling units, and premises shall be clean and show no evidences of rodent infestation;
- (16) Each unit shall have safe access to open space at ground level;
- (17) Units must be reasonably accessible to places of employment, shopping facilities, and community services.

It is intended that all dwellings into which project families relocate will be inspected by the relocation staff of the Redevelopment Commission of Greensboro. If the dwellings are not found to be decent, safe, and sanitary, the move will be considered temporary relocation, and the Redevelopment Commission of Greensboro will then undertake to offer such families an opportunity to move into suitable standard housing. Families who move without notifying the relocation staff of their new address will be traced and similarly followed up.

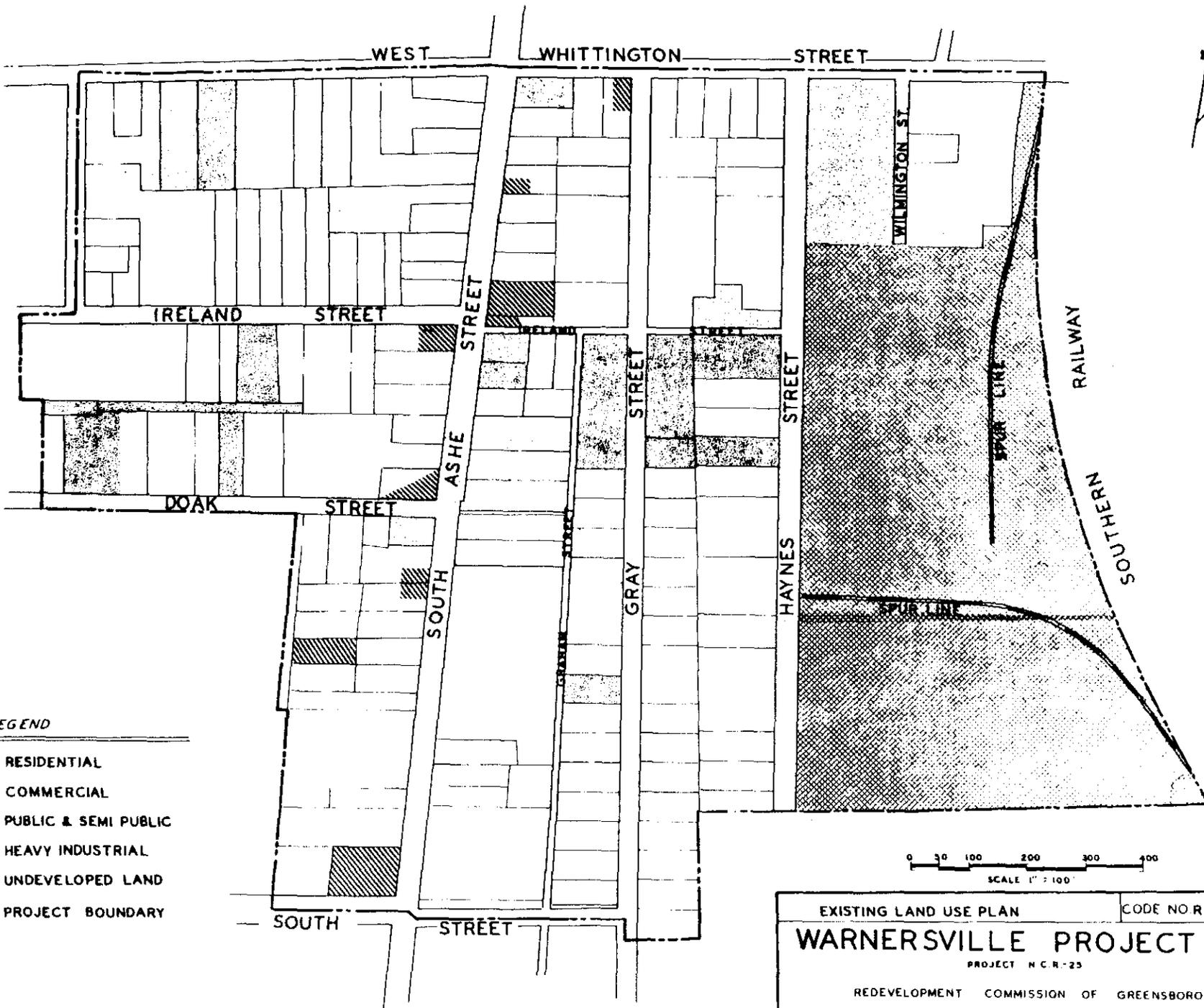
A Project Office will be established within or close to the project area. The office will be made suitable for effective interviewing. Records will be kept of each family, business and individual that is afforded relocation assistance.

No family will be required to move from the project area unless the family has an opportunity to obtain suitable standard housing. As property is acquired the occupants will be advised in writing and by personal interview in regard to their status, and information will be furnished as to suitable accommodations available. A file will be maintained by the relocation staff listing available dwellings evaluated through inspection.

The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort if a family rejects relocation service or accommodations available without reason or maintains a nuisance or fails to recognize its obligation for rent due.

PROCEDURE FOR CHANGES IN APPROVED PLAN

The Redevelopment Plan may be modified at any time by the Redevelopment Commission of Greensboro, provided, if modified after the lease or sale of property in the redevelopment project area, the modification must be consented to in writing by the redeveloper or redevelopers of such property, or his successor, or their successors in interest affected by the proposed modification. All proposed modifications in the Redevelopment Plan must be approved by the governing body of the City of Greensboro.



- LEGEND**
-  RESIDENTIAL
 -  COMMERCIAL
 -  PUBLIC & SEMI PUBLIC
 -  HEAVY INDUSTRIAL
 -  UNDEVELOPED LAND
 -  PROJECT BOUNDARY

EXISTING LAND USE PLAN CODE NO RP-1, RP-6

WARNERSVILLE PROJECT IIA

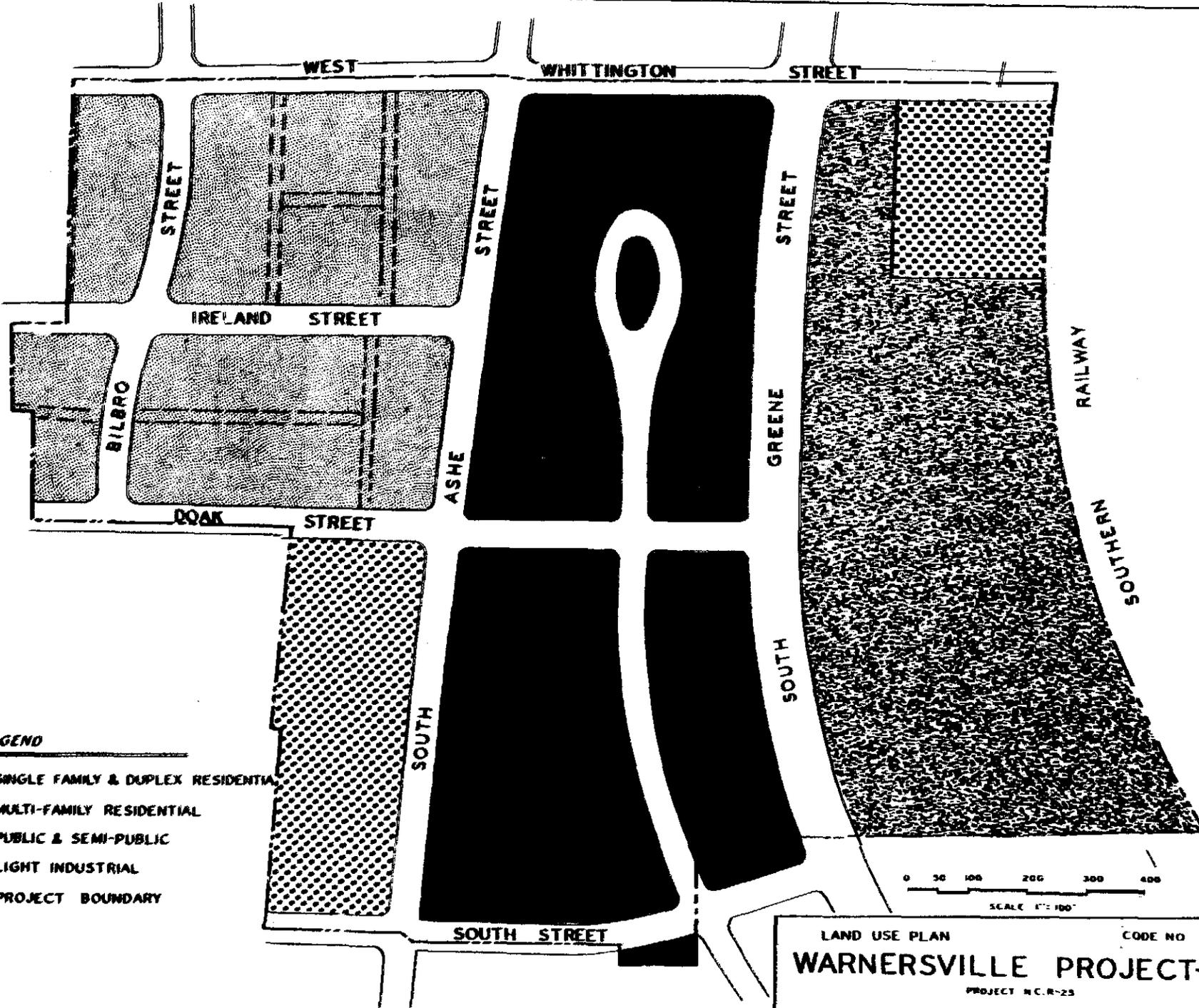
PROJECT N.C.R.-23

REDEVELOPMENT COMMISSION OF GREENSBORO

GUILFORD COUNTY, GILMER TOWNSHIP

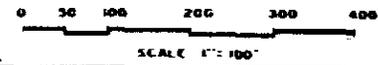
GREENSBORO, NORTH CAROLINA

DATE COMPLETED: MAY 16, 1967 DATE REVISED:



LEGEND

-  SINGLE FAMILY & DUPLEX RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  PUBLIC & SEMI-PUBLIC
-  LIGHT INDUSTRIAL
-  PROJECT BOUNDARY



LAND USE PLAN CODE NO RP-2
WARNERSVILLE PROJECT-IIA
 PROJECT NC.R-25

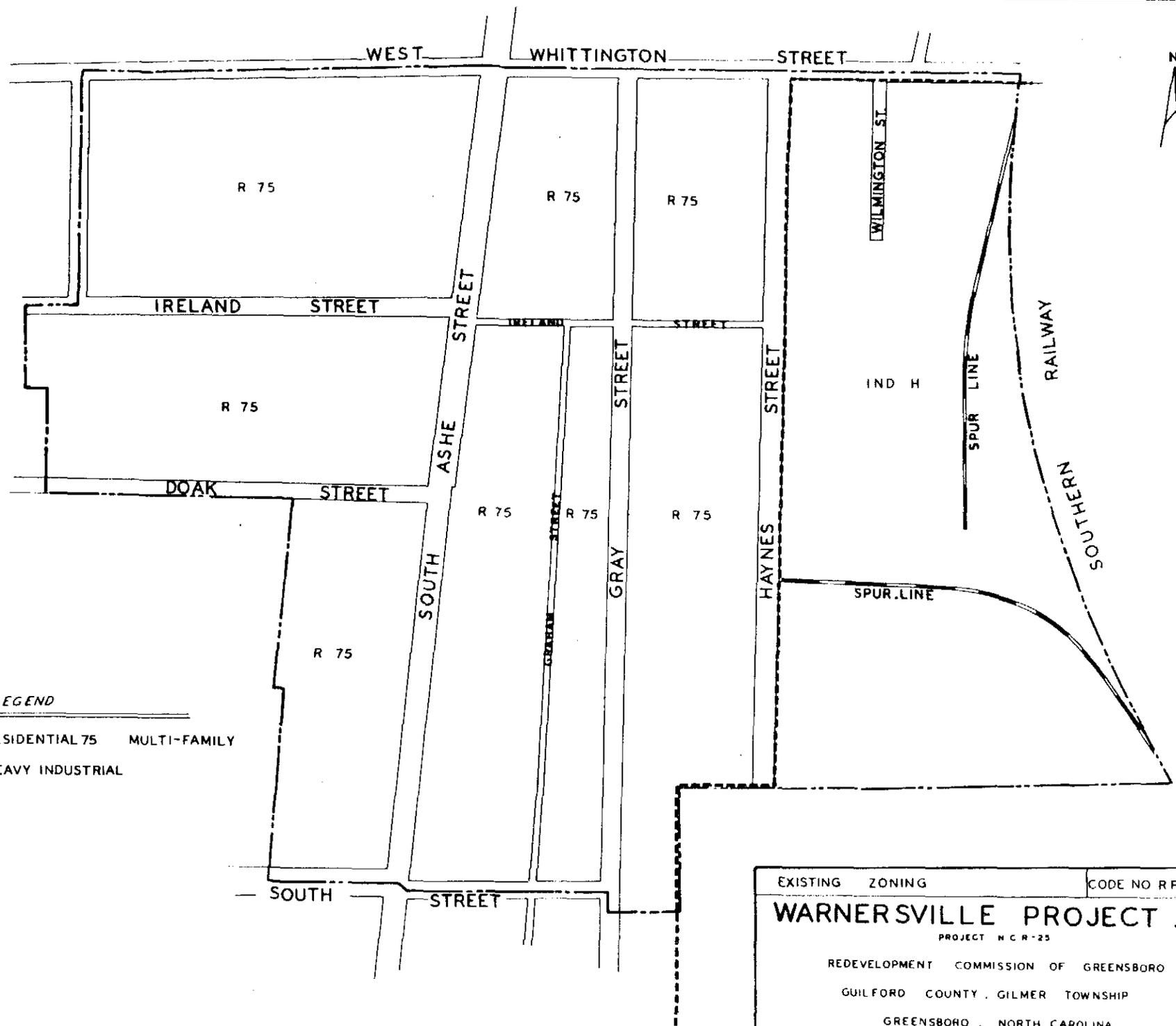
REDEVELOPMENT COMMISSION OF GREENSBORO

GUILFORD COUNTY, GILMER TOWNSHIP

GREENSBORO, NORTH CAROLINA

DATE COMPLETED MAY 16, 1967

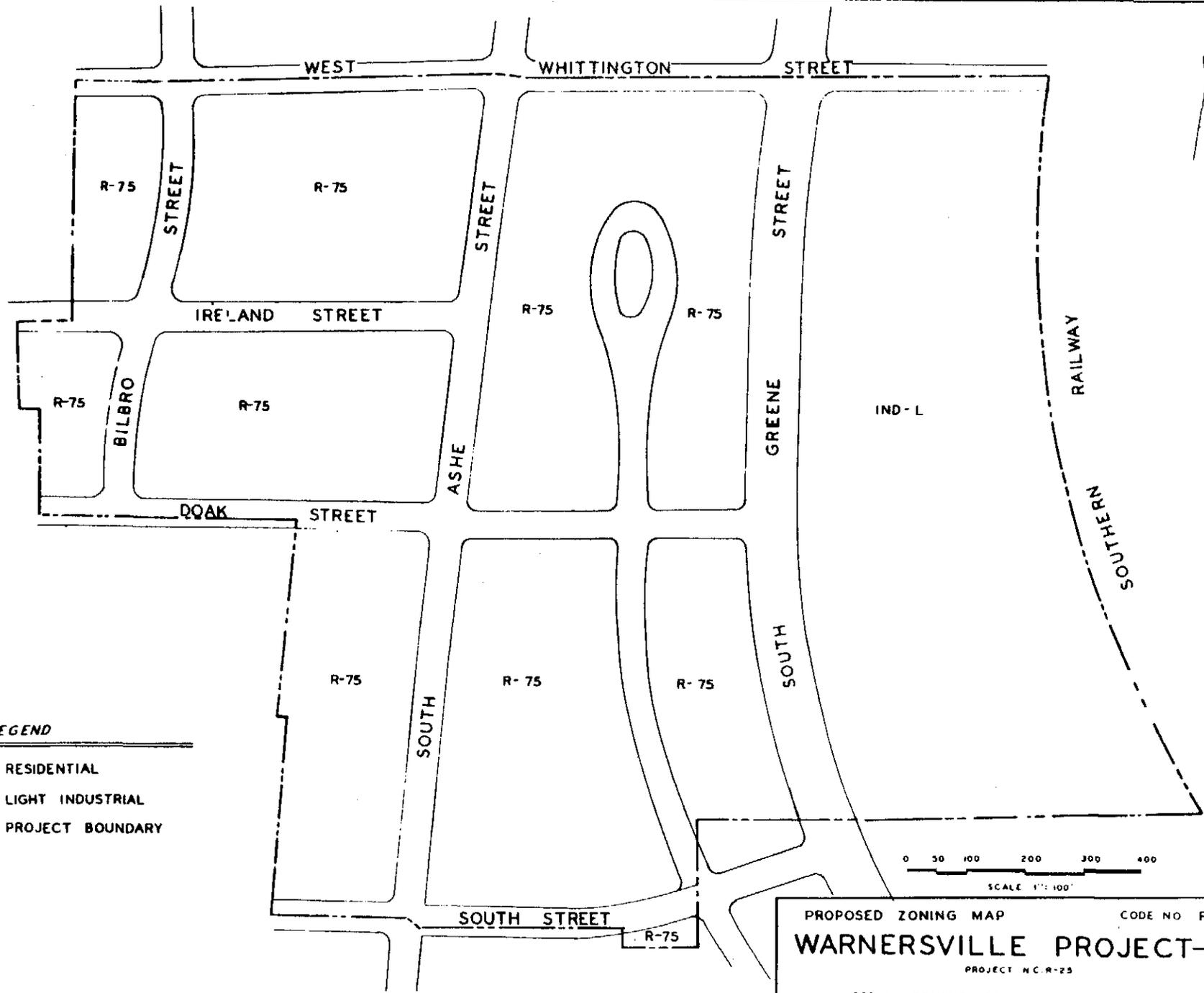
DATE REVISED: 12-86



LEGEND

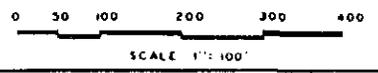
R 75 RESIDENTIAL 75 MULTI-FAMILY
 IND H HEAVY INDUSTRIAL

EXISTING ZONING	CODE NO RP-3
WARNERSVILLE PROJECT IIA	
PROJECT N.C.R-25	
REDEVELOPMENT COMMISSION OF GREENSBORO	
GUILFORD COUNTY, GILMER TOWNSHIP	
GREENSBORO, NORTH CAROLINA	
DATE COMPLETED MAY 16, 1967	DATE REVISED

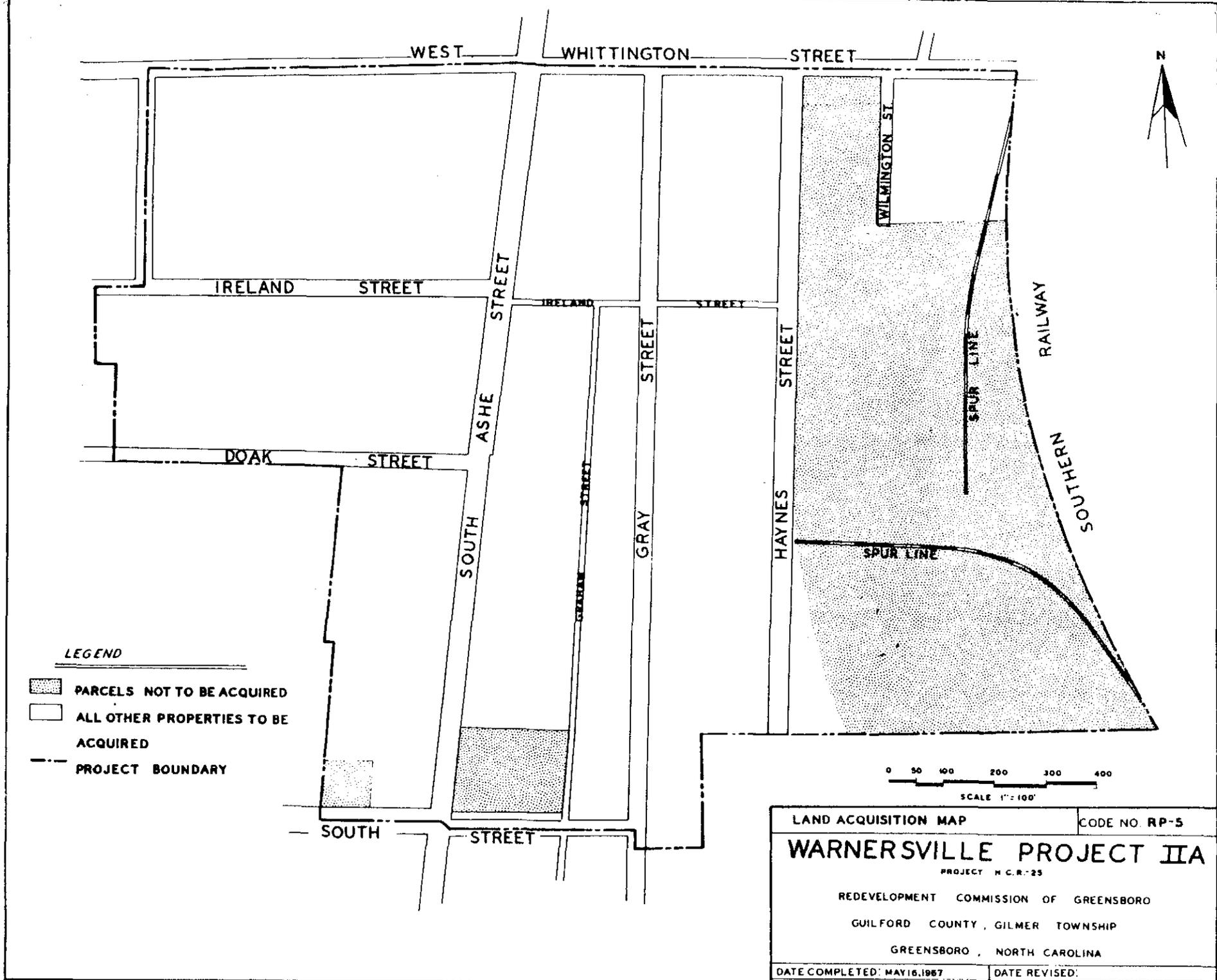


LEGEND

- R-75 RESIDENTIAL
- IND-L LIGHT INDUSTRIAL
- PROJECT BOUNDARY

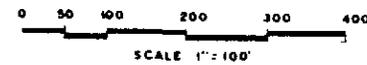


PROPOSED ZONING MAP CODE NO RP-4
WARNERSVILLE PROJECT-IIA
 PROJECT NC R-25
 REDEVELOPMENT COMMISSION OF GREENSBORO
 GUILFORD COUNTY GILMER TOWNSHIP
 GREENSBORO NORTH CAROLINA
 DATE COMPLETED MAY 16, 1987 DATE REVISED

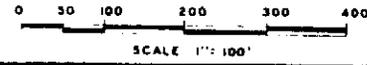
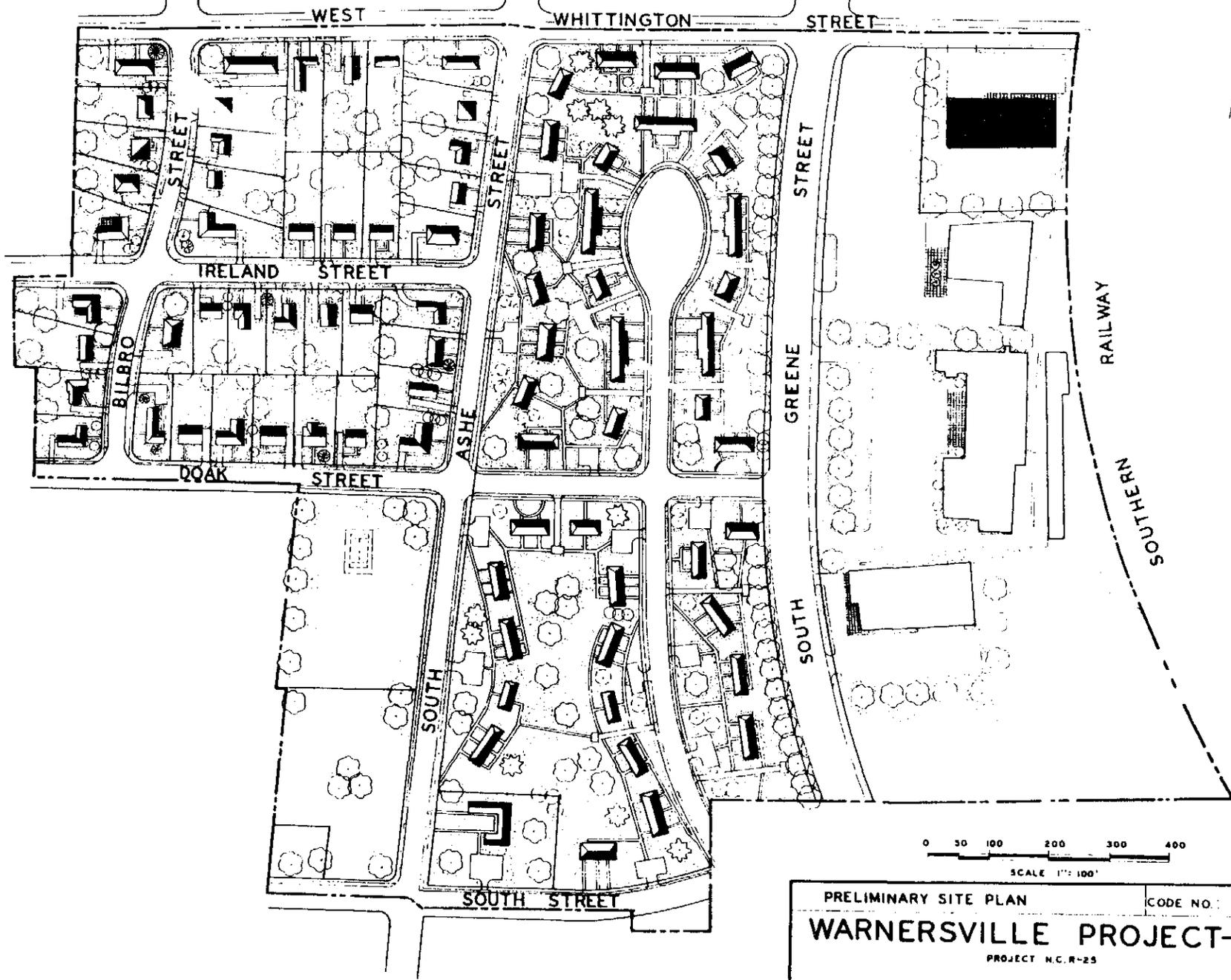


LEGEND

- PARCELS NOT TO BE ACQUIRED
- ALL OTHER PROPERTIES TO BE ACQUIRED
- PROJECT BOUNDARY



LAND ACQUISITION MAP	CODE NO. RP-5
WARNERSVILLE PROJECT IIA	
PROJECT H.C.R.-25	
REDEVELOPMENT COMMISSION OF GREENSBORO	
GUILFORD COUNTY, GILMER TOWNSHIP	
GREENSBORO, NORTH CAROLINA	
DATE COMPLETED: MAY 16, 1967	DATE REVISED:



PRELIMINARY SITE PLAN	CODE NO. RP-7
WARNERSVILLE PROJECT-IIA	
PROJECT N.C.R-25	
REDEVELOPMENT COMMISSION OF GREENSBORO	
GUILFORD COUNTY, GILMER TOWNSHIP	
GREENSBORO, NORTH CAROLINA	
DATE COMPLETED: MAY 18, 1967	DATE REVISED: