

# Greenevers' Comprehensive Plan

February 14, 2022

Fall 2021 Team:

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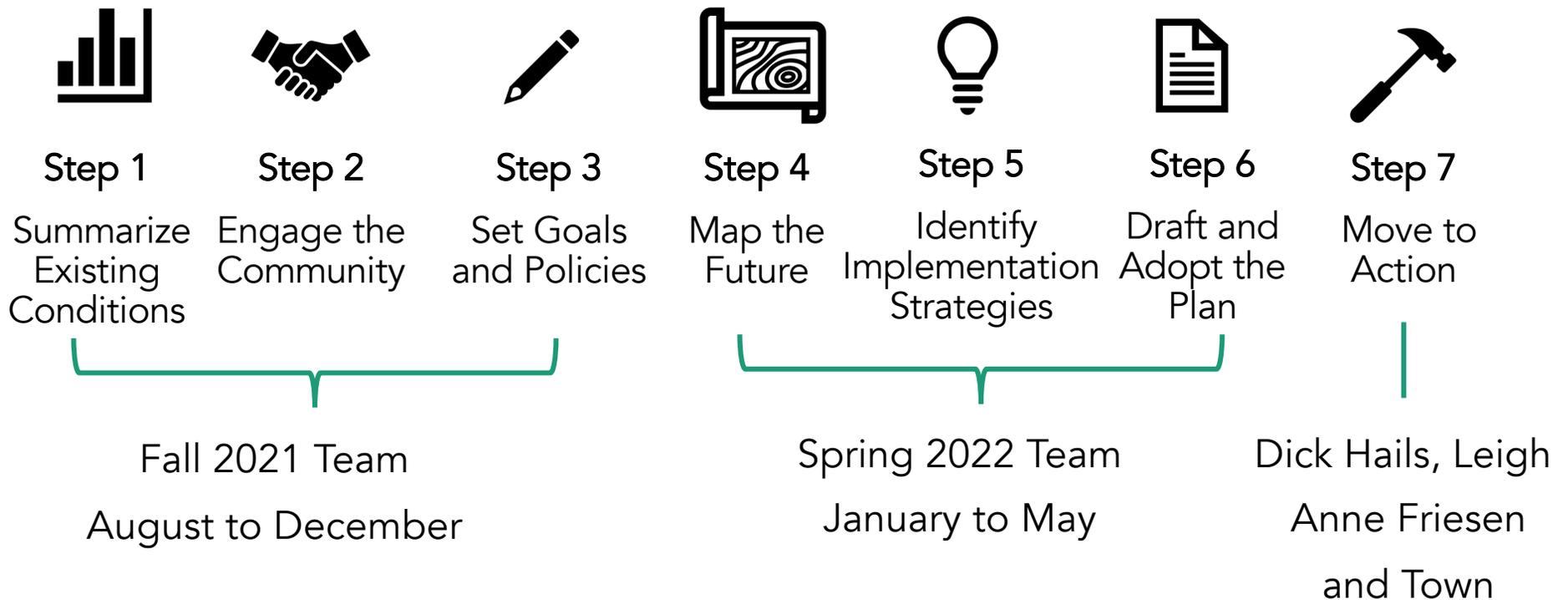
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# Agenda

- Comprehensive Plan Process
  - Existing Conditions
  - Community Engagement
  - Goals and Policies
- Current Land Use Map
- Next Steps

# The Planning Process



# Greenevers Existing Conditions



Greenevers has seen an 11% decrease in population since 2010 (while Duplin County has seen 20% decrease)

	2020 Total Population	2020 Black Alone Population	2020 White Alone Population
Greenevers	567	411 (70%)	37 (6%)
Duplin County	48,715	11,604 (24%)	26,804 (55%)

Source: 2010 and 2020 Decennial Census

# Greenevers Demographics (2019)

	Poverty Rate*	Children under 18 Living in Poverty	Median Household Income	Median Age**	Population Over 65	Bachelor's Degree or Higher
Greenevers	22%	58%	\$36,250	48.7	20%	10%
Duplin County	21%	34%	\$41,764	40.5	18%	12%
North Carolina	14%	21%	\$57,341	39.1	17%	32%

Source: 2019 5-year ACS Estimates

# Greenevers Housing (2019)

Total Housing Units*	Vacant Units*	Mobile Homes	Homeowners	Median Gross Rent	Median Home Value	Homeowners with mortgage paying 30+% of income for housing	Renters paying 30+% of income for housing	Median Year Housing Structure was Built
354	61 (17%)	155 (44%)	195 (66%)	\$594	\$104,300	64%	27%	1983

*\*2020 Census counted 293 households and 287 Housing Units with 51 (18%) vacant units*

Source: 2019 5-year ACS Estimates, 2020 Decennial Census

# Greenevers Economy and Employment

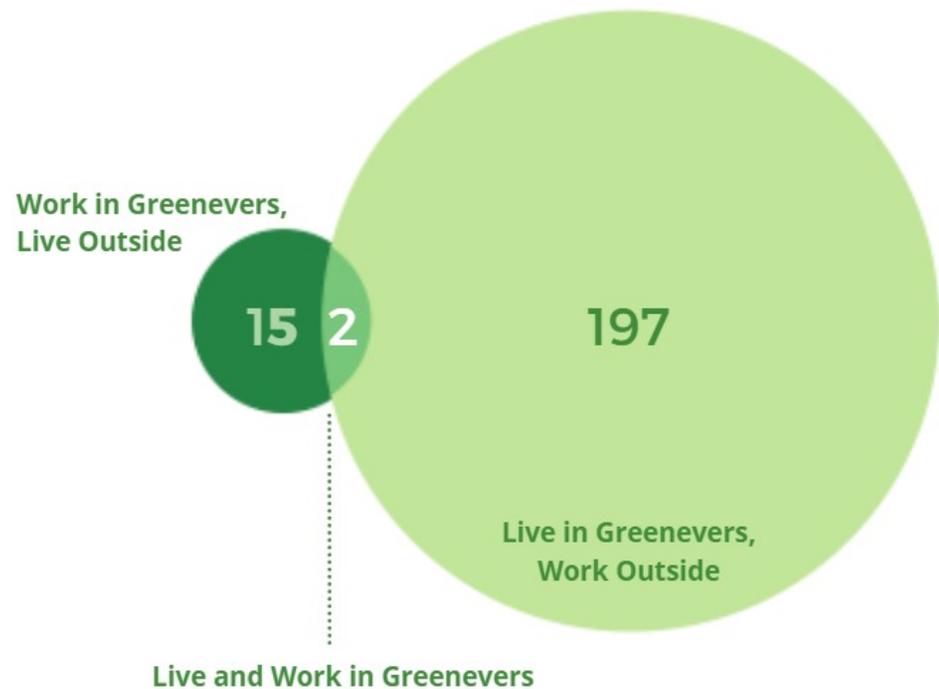
Typical commute in 2019 for Greenevers residents is 24 minutes



17% 2019 Unemployment Rate, compared to 8% for County and 6% for State



Approximately 18% of employed residents work in Manufacturing, with 16% working in Health Care and Social Assistance



Source: 2019 U.S. Census Bureau, OnTheMap

# Community Engagement

## In-person Open House

- Nov 29, 2021
- 8 participants

## Paper Survey

- Accepted through Jan 2022
- 23 total respondents (including the 8 Open House participants)



# Survey Questions

- 1 If you could describe Greenevers in one word, what would it be?
- 2 What do you like most about living in Greenevers?
- 3 What are your biggest concerns about life in Greenevers?
- 4 How do you feel about the services and facilities provided by the Town?  
How could they be improved?
- 5 What would you like Greenevers to look like in 10 years?

# Greenevers in one Word



# Other Survey Responses



Community concerns include lack of trash removal and internet access, as well as the future of the youth



Respondents had mixed feelings on municipal services, with many wishing for clearer communication and some saying it was too expensive



Respondents saw the future Greenevers having more stores, beautiful houses, a post office, and a continued sense of community

# Final Goals and Policies – Goal 1

All Greenevers residents will have convenient access to basic amenities such as highspeed internet, grocery stores, ATMs, recreational facilities, and a post office.



Identify suitable sites for future development



Pursue funding opportunities to expand recreational facilities



Pursue funding opportunities to improve Internet access



Explore the viability of partnering with a credit union to provide banking services

# Final Goals and Policies – Goal 2

In Greenevers, all residents will feel safe and secure.



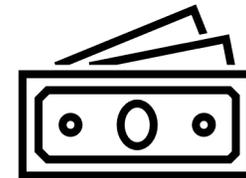
Pursue the creation of a full-time law enforcement position within the town

# Final Goals and Policies – Goal 3

In Greenevers, all residents will have access to safe, reliable, and affordable drinking water, sewerage, and other municipal services.



Assess the long-term needs of the existing water and sewer systems



Determine feasibility/costs of extending water and sewer systems, and identify potential funding sources

# Final Goals and Policies – Goal 4

Homes in Greenevers will be plentiful, affordable, and comfortable.



Pursue opportunities for developing federally subsidized affordable housing (e.g. LIHTC)



Review and update Greenevers' Zoning Ordinance to allow for the construction of accessory dwelling units, tiny homes, and other low-cost housing options



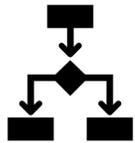
Partner with local non-profit organizations to conduct home repairs and accessibility upgrades to allow seniors to age in place



Identify and pursue state and federal grants (e.g. Community Development Block Grant – Neighborhood Revitalization to support home repair activities)

# Final Goals and Policies – Goal 5

Greenevers will be a model of small-town community, cooperation, and civic engagement.



Improve transparency of town governments' decision-making



Support the formation and continued engagement of public advisory committees

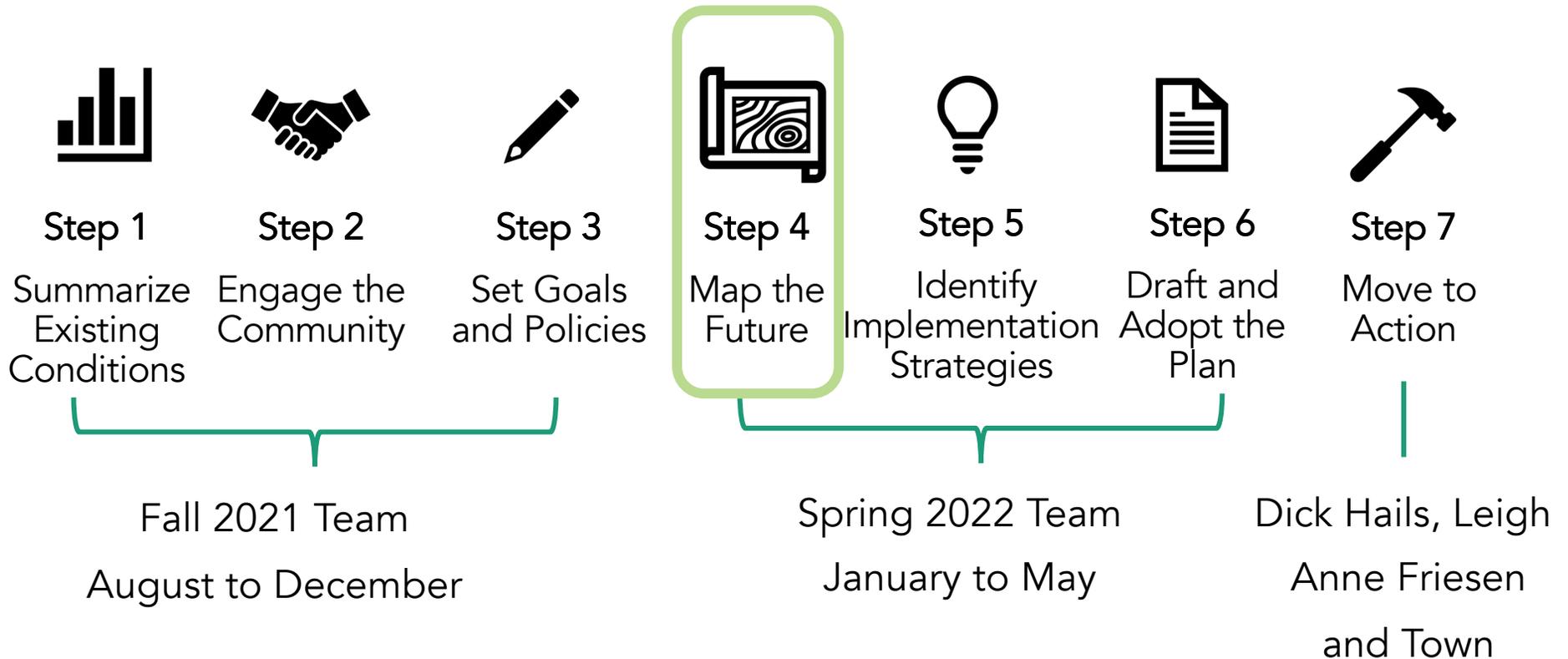


Promote educational opportunities for residents to learn about town processes and how to get involved

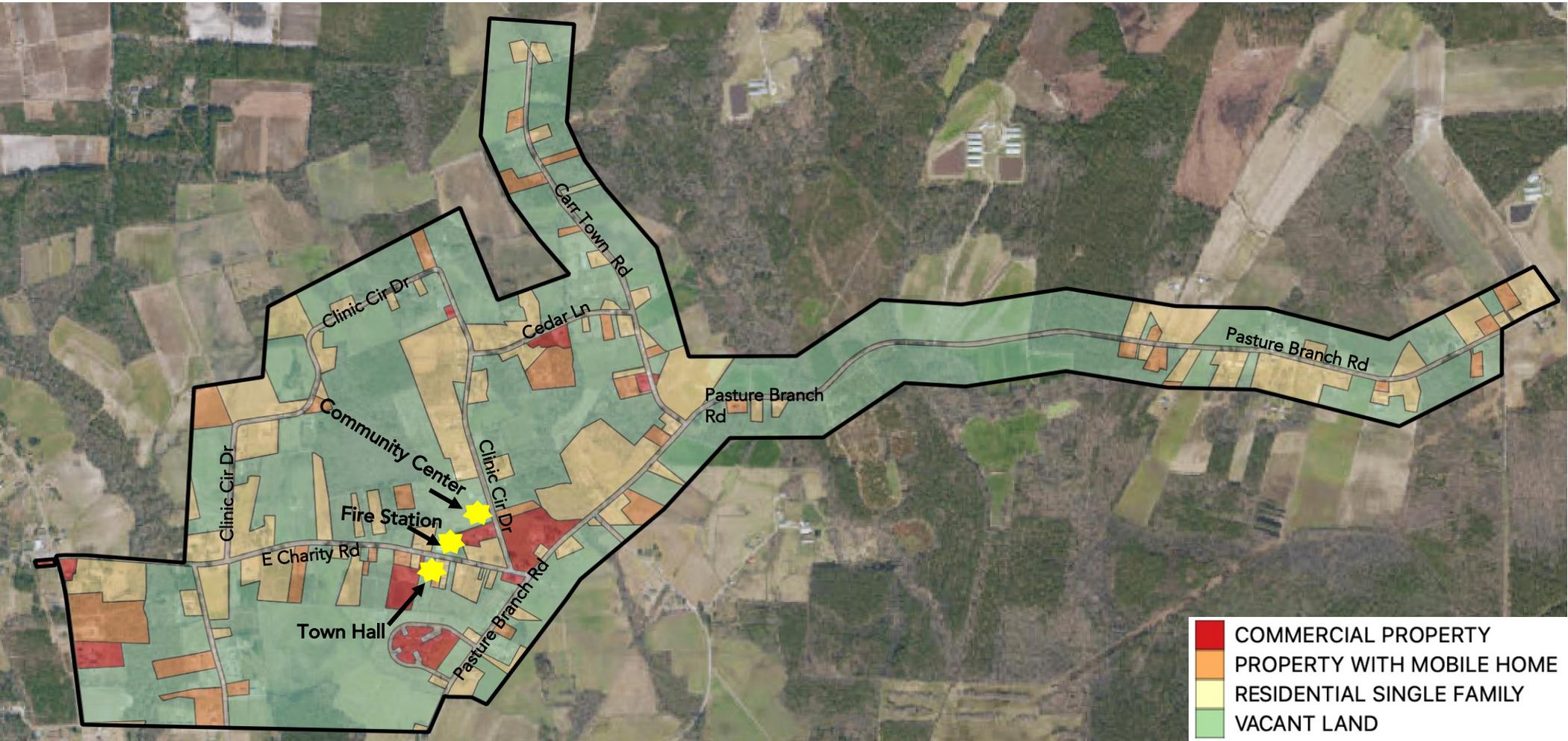


Promote community building through community events, educational resources, etc.

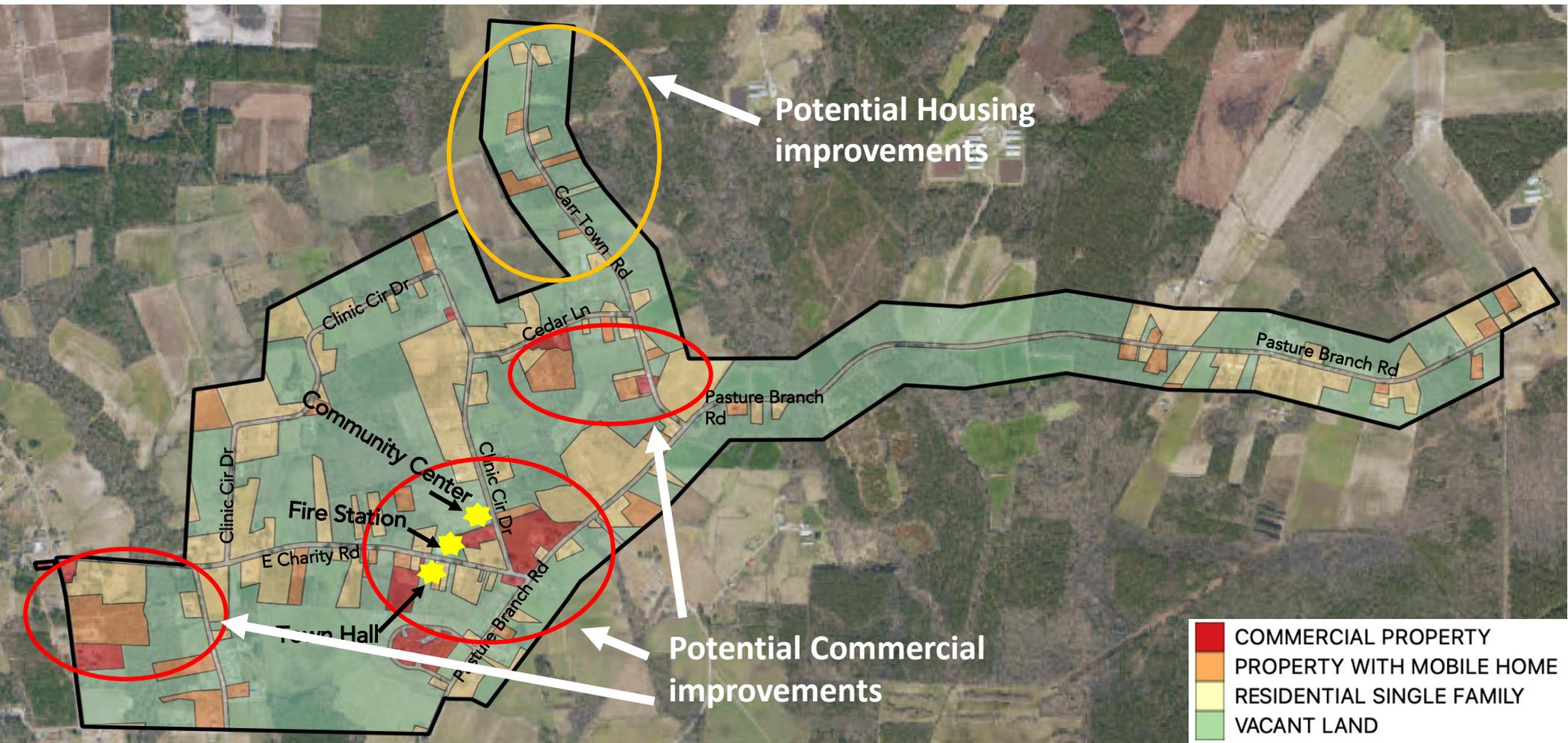
# Where We Are



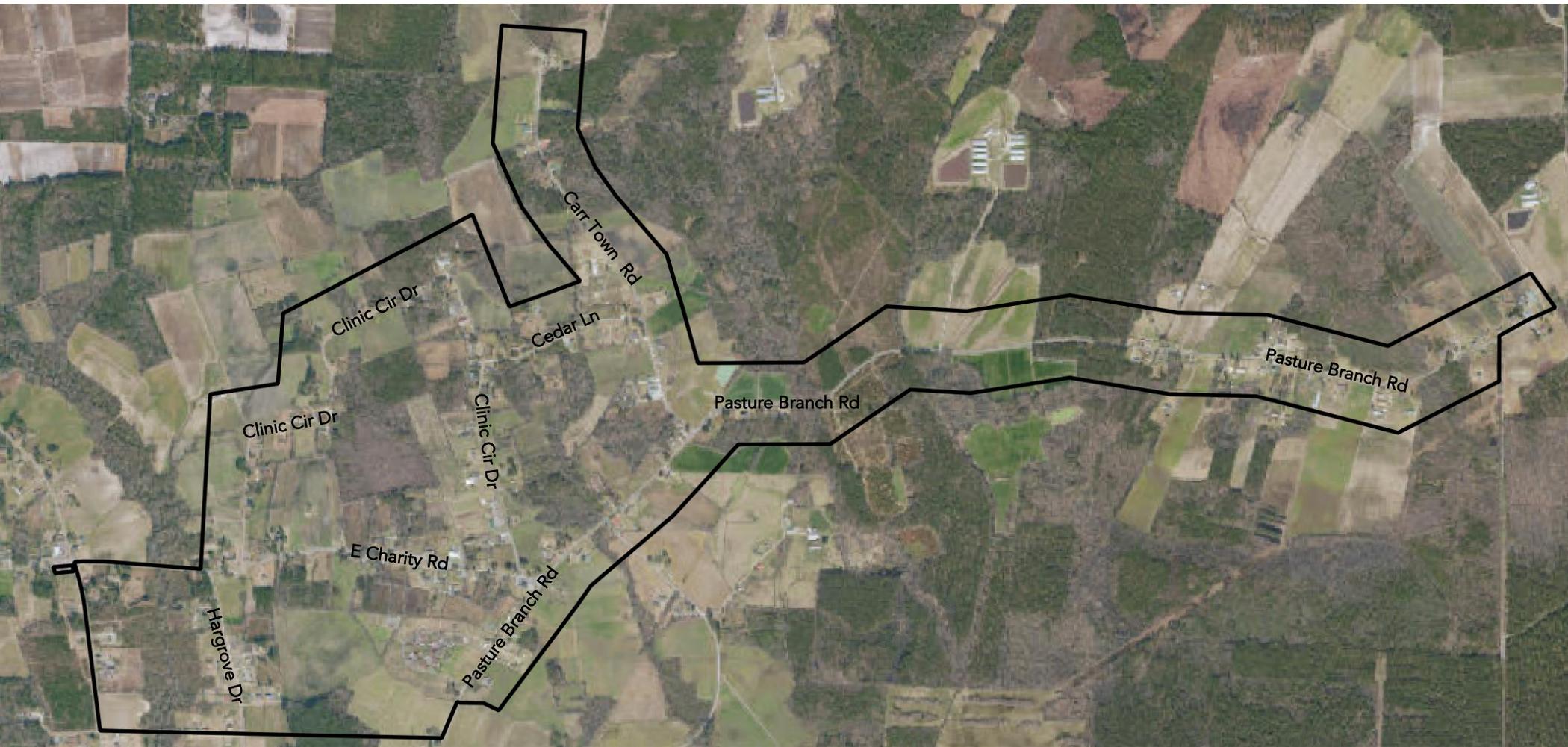
# Current Land Uses



# Potential Areas to Focus



# Where do you want to focus?



# Next Steps

- Please send us a picture or email of your thoughts on future land uses
  - What areas would you like to see improve?
  - What areas would you like to stay the same?
- Present implementation strategies in March meeting
- Community event in mid-April to share draft