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2012 - 2013 PLANNING AND DEVELOPMENT ACTIVITIES REPORT

Prepared by the City of Greenville
Community Development Department – Planning Division

201 West 5th Street | P.O. Box 7207 | Greenville, NC 27835
(252) 329-4498

December 2014



ACKNOWLEDGEMENTS

The following groups and individuals are hereby recognized for their support and assistance in preparing this report.

Greenville City Council

Mayor Allen M. Thomas
Mayor Pro-Tem Calvin Mercer
Council Member Kandie Smith
Council Member Marion Blackburn
Council Member Rick Smiley
Council Member Rose Glover
Council Member Rick Croskery

City Manager's Office

Barbara Lipscomb, City Manager
Christopher Padgett, Assistant City Manager

Community Development Department

Merrill Flood, Director
Leslie Everett, Chief Building Inspector

(Planning Division)

Thomas Weitnauer, Chief Planner
Andy Thomas, Lead Planner
Mike Dail, Planner II
Chantae Gooby, Planner II
Elizabeth Blount, Planner I

Seth Laughlin, Planner II (Project Manager)
Patrick House, GIS Tech I (Project Manager)



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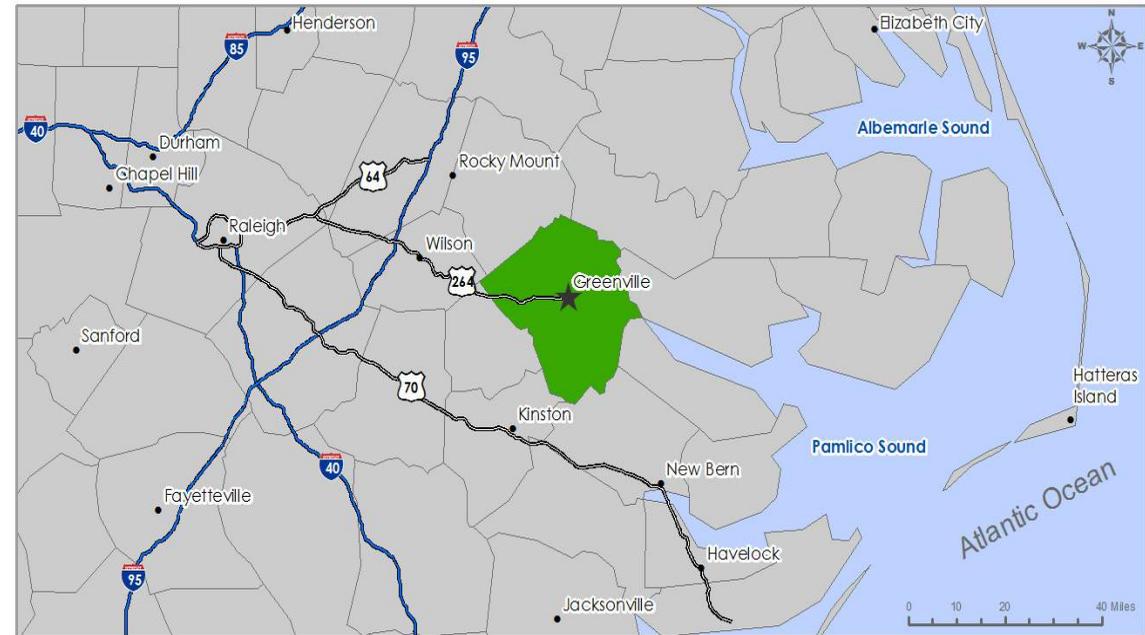


INTRODUCTION

The City of Greenville is located in the north central coastal plain region of eastern North Carolina and serves as the county seat of Pitt County. Greenville is one the fastest growing urban centers within the State of North Carolina and is currently the state's tenth largest city. It is also the economic, medical, cultural and educational leader of eastern North Carolina and is home to East Carolina University and Vidant Health Systems, the region's largest health care provider.

The purpose of this report is to provide current and historic information related to the City of Greenville's development related activities that have occurred within the city over the past two years (calendar years 2012 and 2013). This information is intended for developers, real estate professionals, current and prospective business owners and average citizens who are interested in how the community is growing.

If you have any questions related to the content of this report, or any aspect of development within the community, please contact the city's Community Development Department at (252) 329-4498.



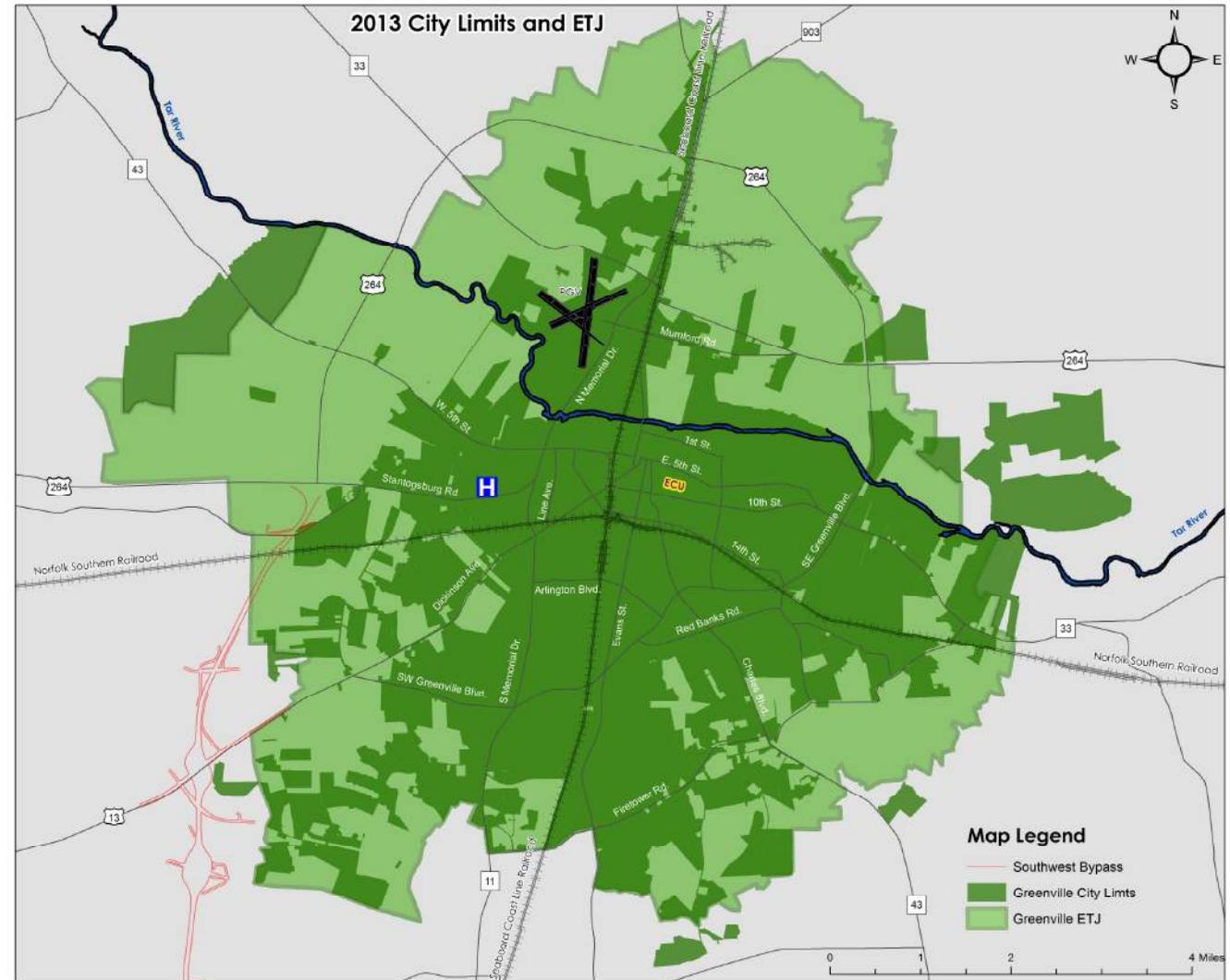
LAND AREA

2013 City Limits & ETJ

The Greenville city limits encompass 35.43 square miles. The owners of property located within the city limits pay city taxes and receive city services (police and fire protection, sanitation services, etc...). The city also has an extraterritorial jurisdiction (ETJ) that extends up to a mile from the primary city limits and encompasses 61.82 square miles. The city's zoning, subdivision and building inspection services are provided within the ETJ.

City Limits	Area	% of Total
Primary City Limits	32.22 sq. miles	91%
Satellite City Limits (not contiguous to the primary city limits)	3.21 sq. miles	9%
Total City Limits	35.43 sq. miles	100%
Extraterritorial Jurisdiction (ETJ)	Area	% of Total
ETJ (not including the city limits)	31.25 sq. miles	51%
Total ETJ (including the city limits located within the ETJ)	61.82 sq. miles	100%

Note: 4.86 square miles of the city's jurisdiction (city limits) are located outside of the ETJ.

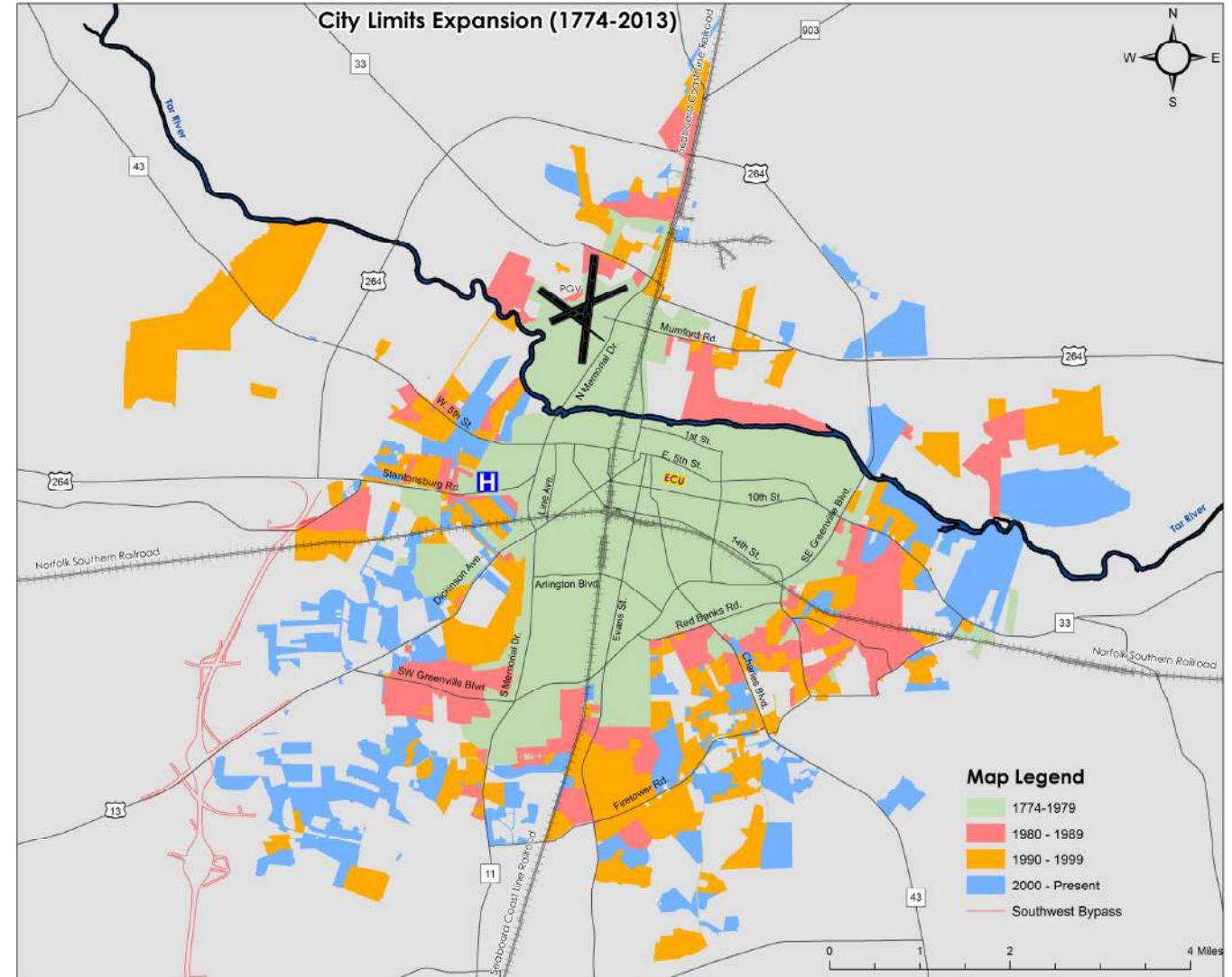
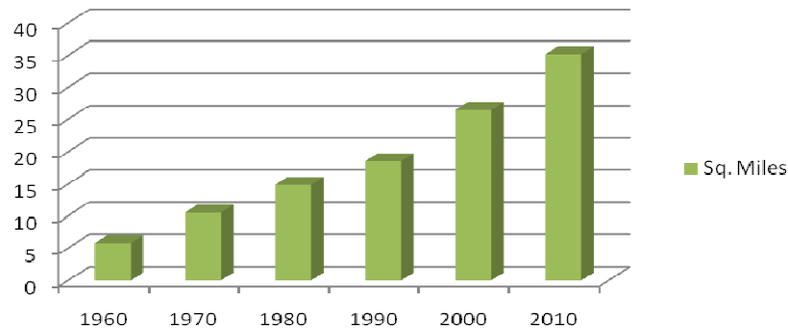


LAND AREA

City Limit Expansion

Year	Area within City Limits	Area Annexed Previous Decade	% Change
1960	5.8 sq. miles	-	-
1970	10.5 sq. miles	4.7 sq. miles	81%
1980	14.9 sq. miles	4.4 sq. miles	42%
1990	18.5 sq. miles	3.6 sq. miles	24%
2000	26.5 sq. miles	8.0 sq. miles	43%
2010	35.4 sq. miles	8.7 sq. miles	33%

City Limit Growth by Decade



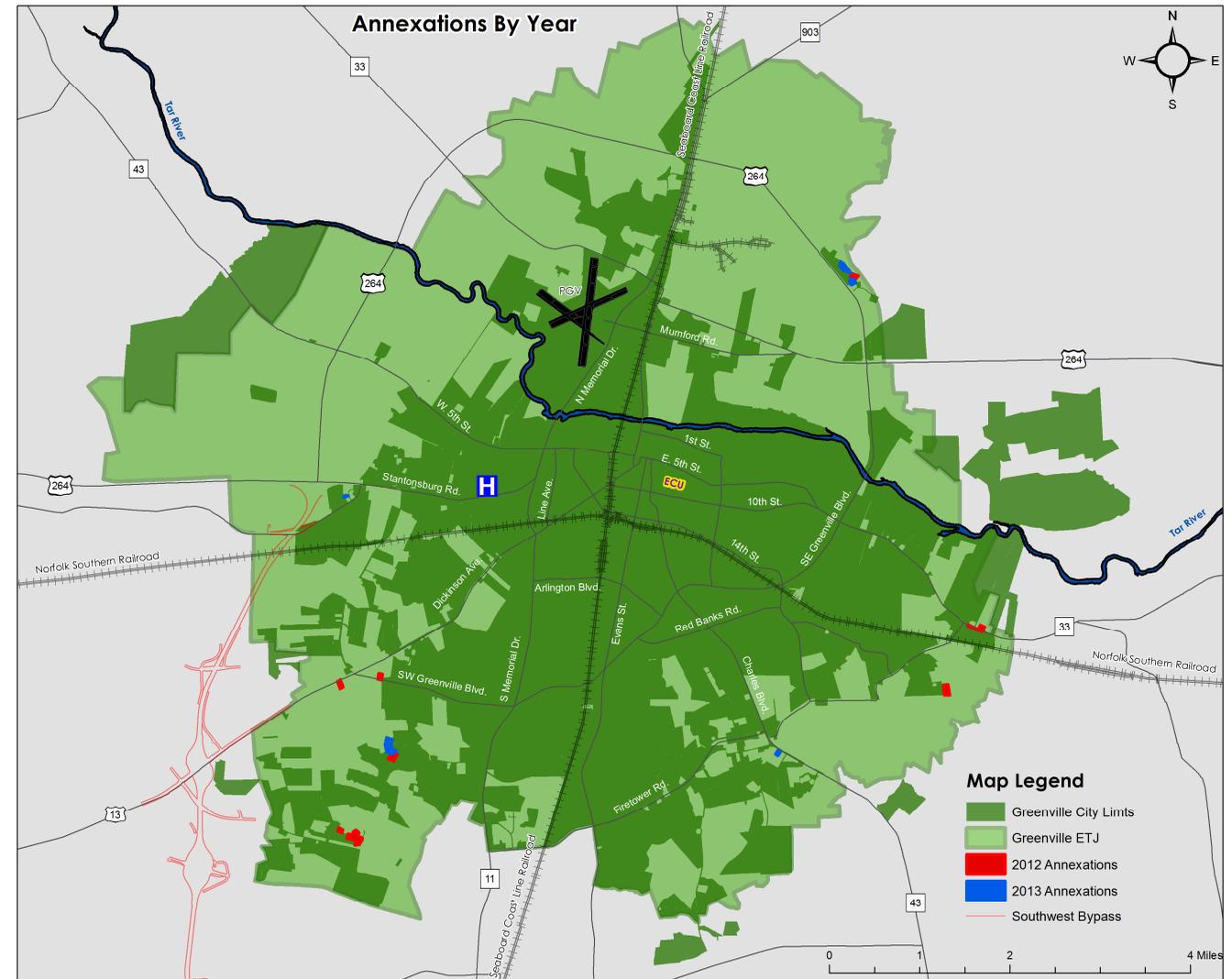
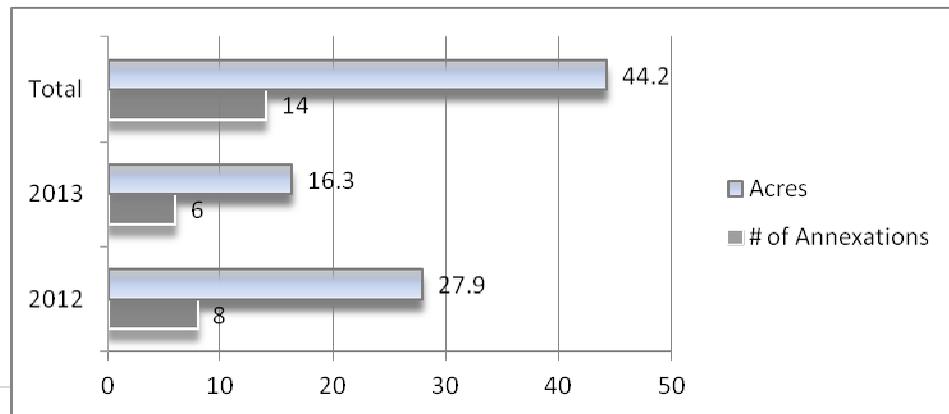
LAND AREA

Annexations

Annexation is the formal process of bringing land into a municipality's corporate limits. A vast majority of the annexations approved by the city throughout its history have been voluntary annexations. The voluntary annexation process is initiated by the property owner by submitting a voluntary annexation petition to have their property annexed into the city.

During the 2012 - 2013 calendar years, the city approved 14 voluntary annexation petitions bringing over 44.2 acres (0.06 square miles) of property into the city corporate limits.

Year	# of Annexations	Acres
2012	8	27.9
2013	6	16.3
Total	14	44.2



2012 – 2013 DEVELOPMENT ACTIVITY

Residential Development

The City of Greenville has continued to have substantial residential growth during the past two years despite a sluggish national economy and downward trends in national housing markets. During the 2012 – 2013 calendar years, the city issued 613 building permits for new residential construction. These permits included 414 single family dwellings, 128 duplex dwelling units and 71 multi-family dwelling units. A majority of these new residences were constructed in the southwestern and southern portions of the community.



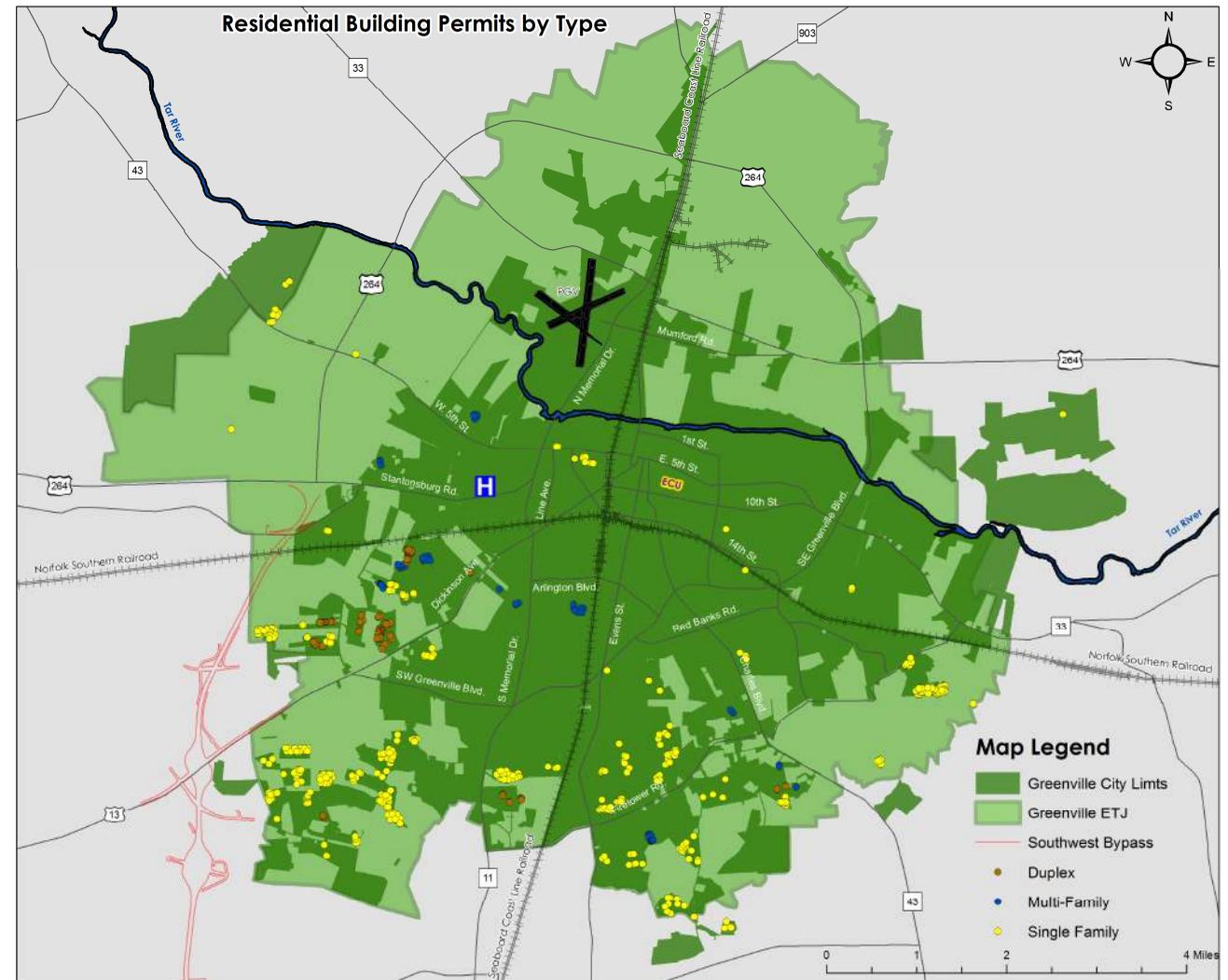
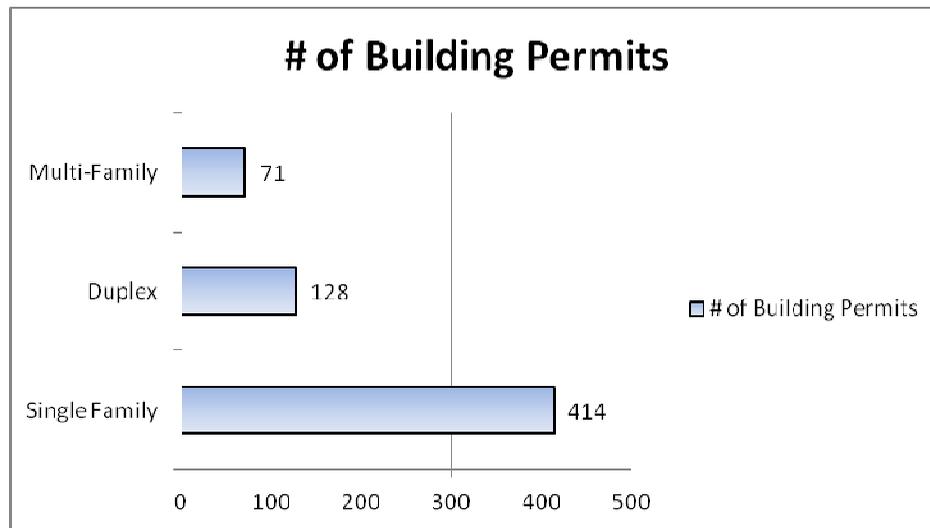
Note: The source of all development activity data provided within this report is the City of Greenville Community Development Department and Public Works Department.



2012 – 2013 DEVELOPMENT ACTIVITY

Residential Development

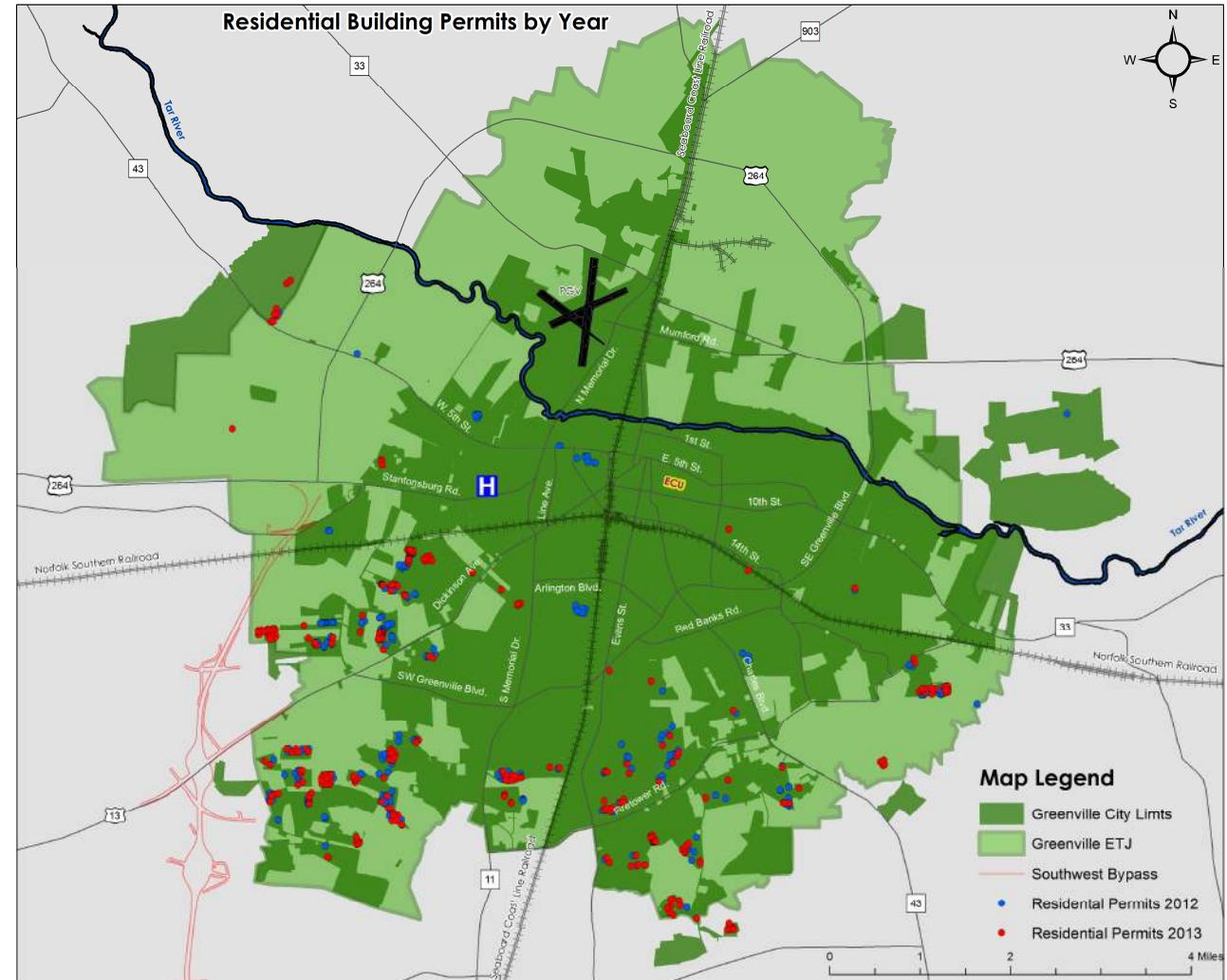
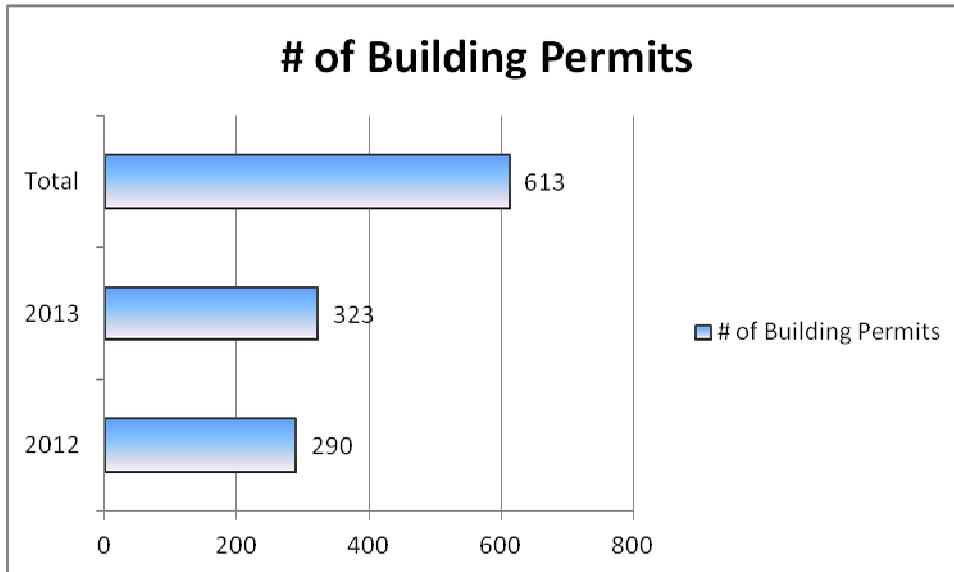
Type of Construction	# of Building Permits	% of Total
Single Family	414	67%
Duplex	128	21%
Multi-Family	71	12%
Total	613	100%



2012 – 2013 DEVELOPMENT ACTIVITY

Residential Development

Year	# of Building Permits	% of Total
2012	290	47%
2013	323	53%
Total	613	100%



2012 – 2013 DEVELOPMENT ACTIVITY

Non-Residential Development

The City of Greenville requires site plan approval for all new non-residential and multi-family development proposals. As such, this report uses data related to approved site plans as a means of providing information for non-residential development activity. It should be noted that the data provided on this topic are limited to new development and substantial expansion or redevelopment projects; multi-family developments, small additions and small modifications are not included.

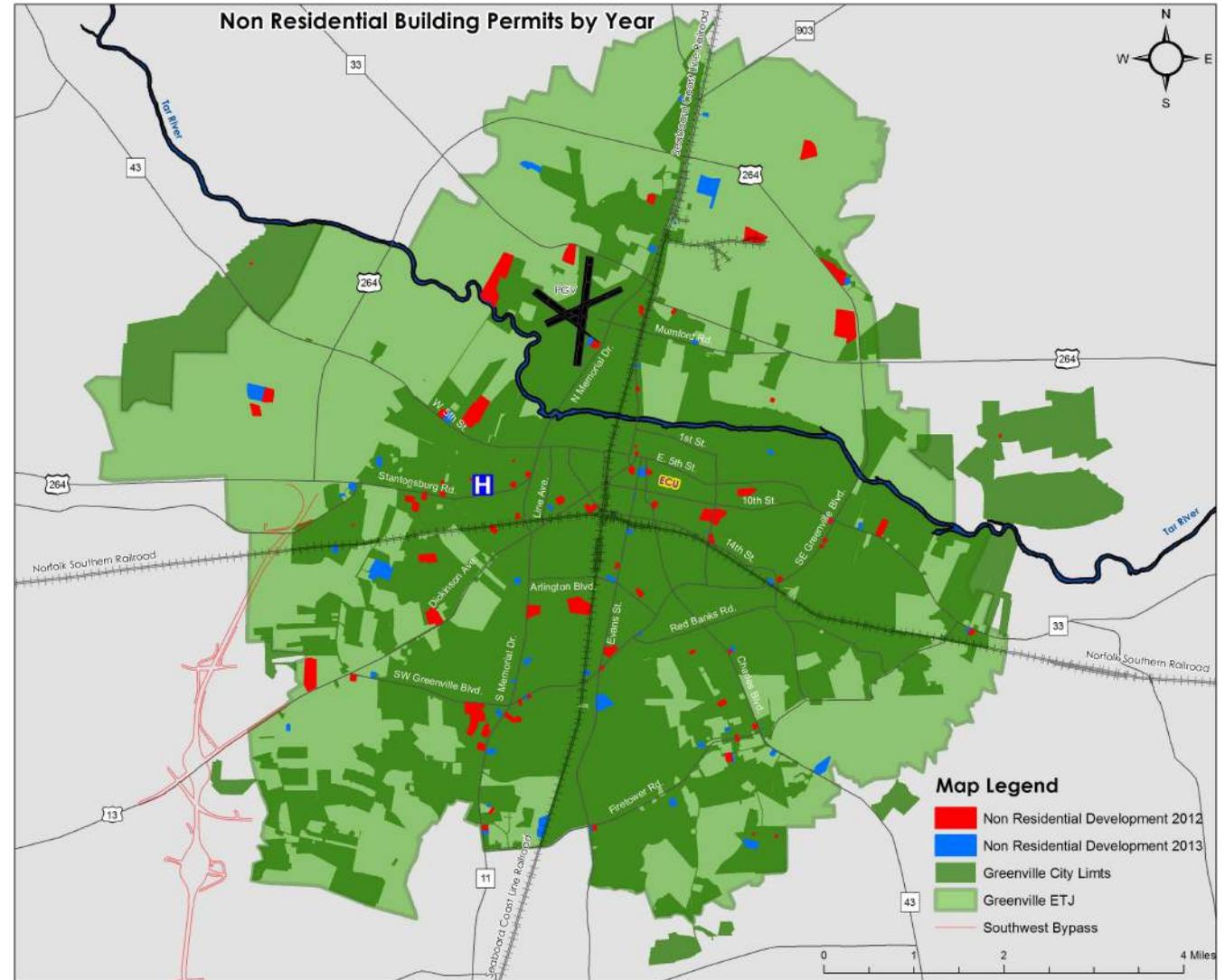
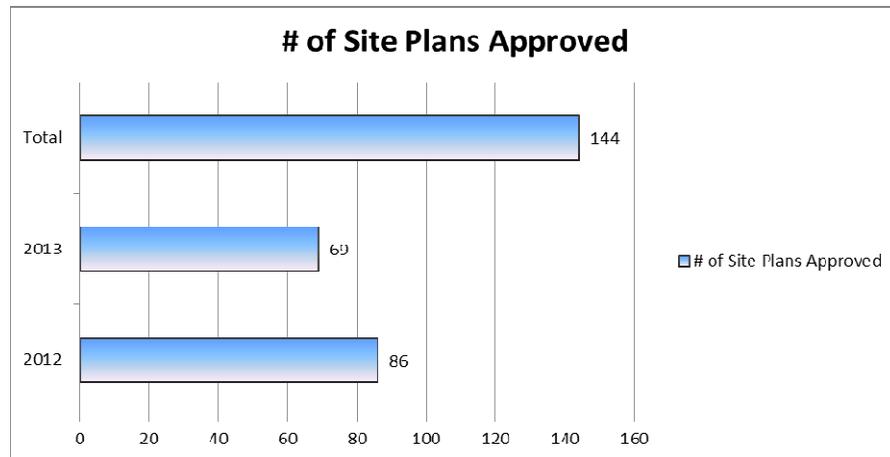
During the 2012 – 2013 calendar years, the city approved 144 site plans for new development or substantial expansion or redevelopment projects involving over 611.54 acres (0.96 square miles) of property. 102 of these projects involving 322.4 acres (0.50 square miles) of property resulted in Commercial or Office & Institutional development.



2012 – 2013 DEVELOPMENT ACTIVITY

Non-Residential Development

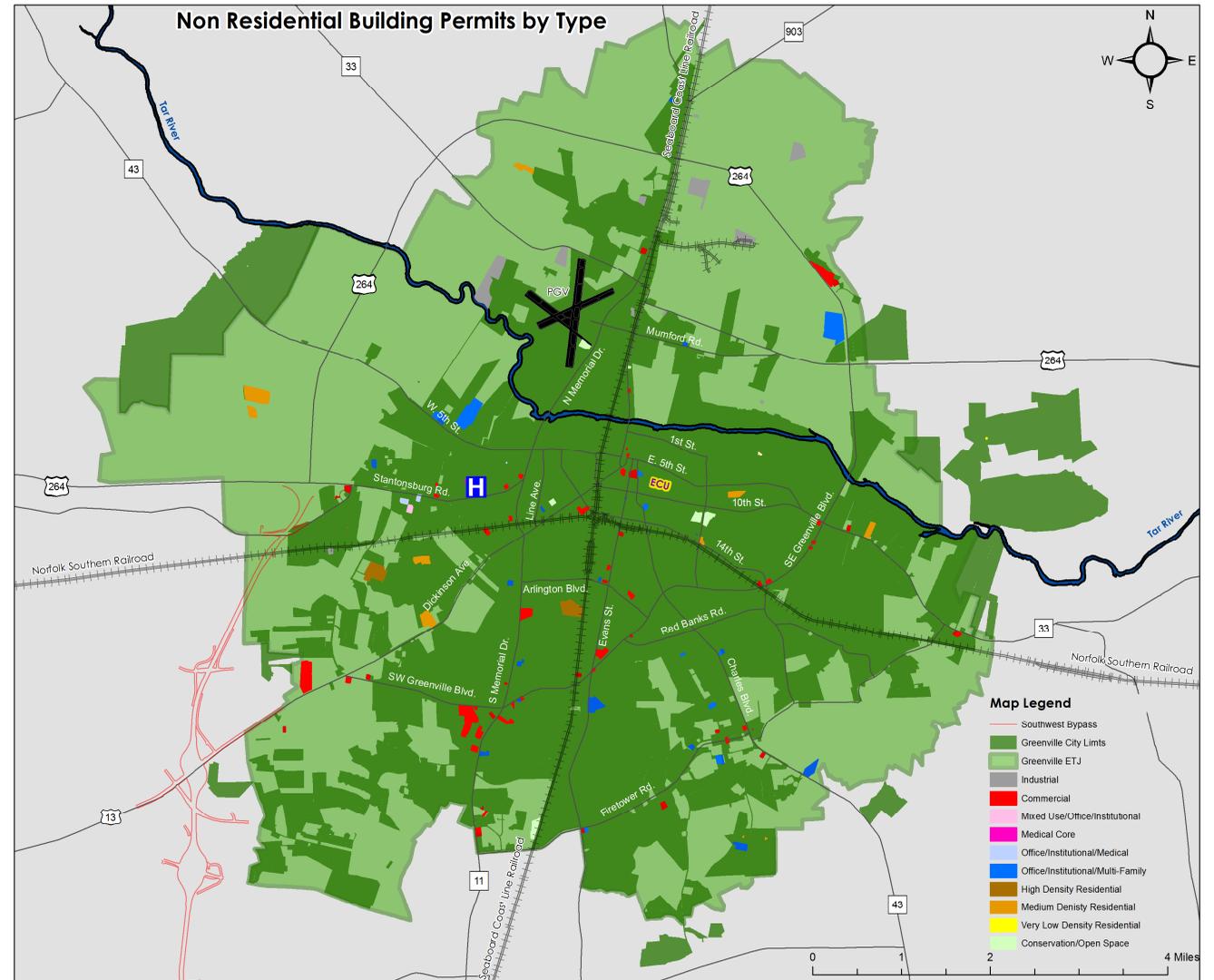
Year	# of Site Plans Approved	Acres
2012	86	394.12
2013	69	217.42
Total	144	611.54



2012 – 2013 DEVELOPMENT ACTIVITY

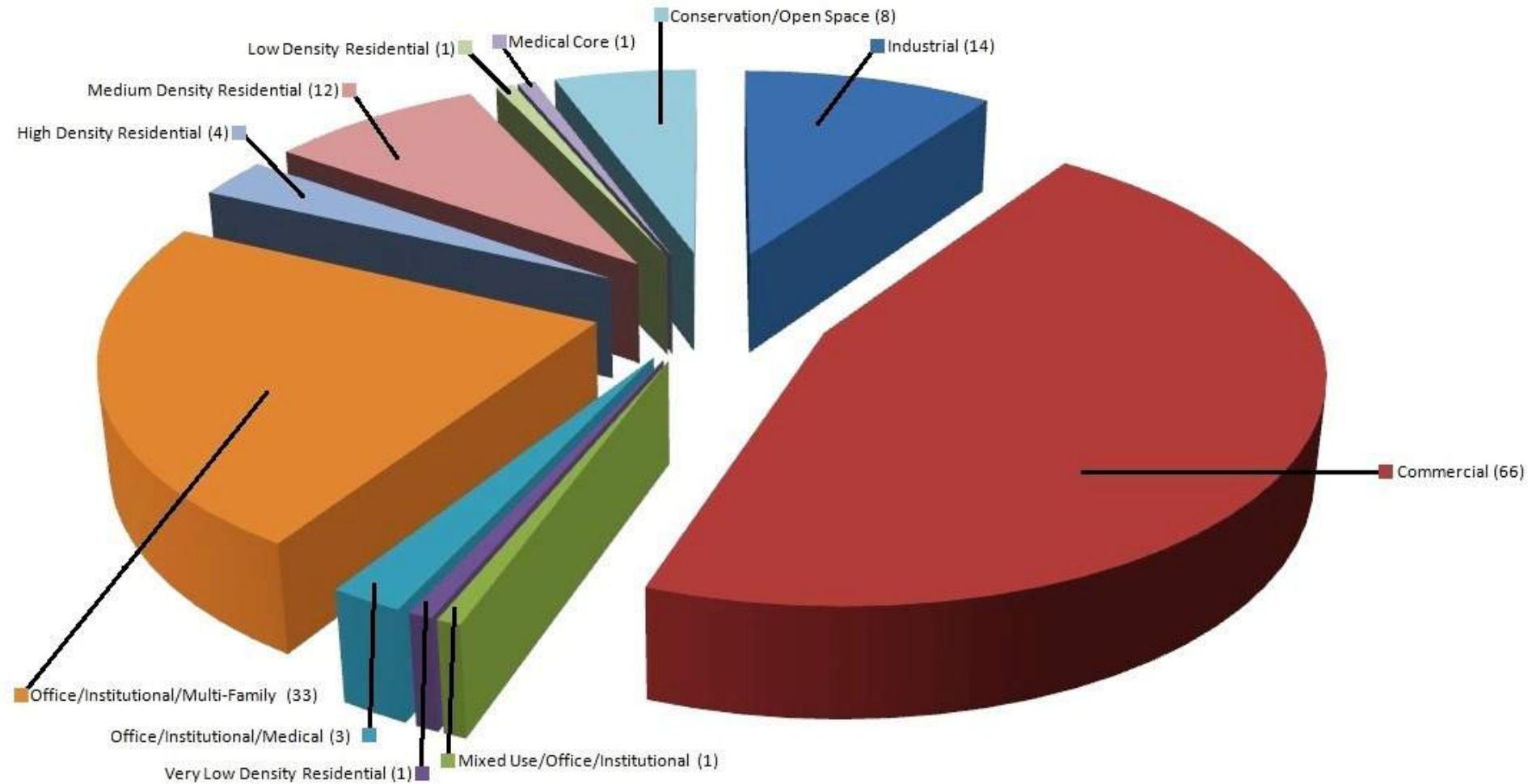
Non-Residential Development

Development Type	# of Site Plans Approved	Acres
Commercial	66	150.4
Office/Institutional/Multi-Family	33	167.38
Industrial	14	135.9
Medium Density Residential	12	73.2
Conservation/Open Space	8	33
High Density Residential	4	42.4
Office/Institutional/Medical	3	4.7
Mixed Use/Office/Institutional	1	2.8
Low Density Residential	1	0.89
Very Low Density Residential	1	0.15
Medical Core	1	0.14
	144	611.54



2012 – 2013 DEVELOPMENT ACTIVITY

Site Plan Approval for 2012-2013



2012 – 2013 DEVELOPMENT ACTIVITY

Non-Residential Development

Institutional Project Highlights:

City of Greenville -Downtown Parking Deck

Located at the corner of 4th St. and Cotanche St., the new four-level parking deck will consist of 238 parking spaces.

The Boundary @ West End

This new apartment development will increase student housing near the campus by 550 beds and will boast 11,500 sq. ft. of retail and dining space.

University Commons Site Upgrade

An excellent example of adaptive reuse, the building was left vacant by Circuit City. Developers went in and divided up the building into three different stores.

Walmart Neighborhood Markets

A total of 3 new Walmart Neighborhood Markets will appear on the landscape in Greenville in 2014, adding over 41,000 sq. ft. of retail space per store.

City of Greenville- Parking Deck
(Under Construction)



The Boundary @ West End
(Under Construction)



University Commons Site Upgrade



Walmart Neighborhood Market



Approved Site Plans for 2012

Site Plan Code	Location Name	Project Name	Status
SP-2012-1	S Washingtons St	U.S. Cellular Greenville (Temporary Location)	Active
SP-2012-2	E Tenth St	Burger King Driveway Improvements	Active
SP-2012-3	Hooker Rd	Winslow Pointe	Active
SP-2012-4	W Fifth St	Winslows Market and Deli Cooler Addition	Active
SP-2012-5	Industrial Blvd	Tri Est Ag Group, Inc Parking Addition	Active
SP-2012-6	Gum Rd	North State Steel Addition	Active
SP-2012-7	Mall Rd	Pitt County Bus Garage Canopy	Active
SP-2012-8	Charles Bv	Dominos Pizza Charles Bv	Active
SP-2012-9	Greenville Bv	Carquest at Graysong Landing	Active
SP-2012-10	Gallerai Dr	11 Galleria Phase 3- Building No. 5	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-11	Greenville Bv	Proposed Retail Shops Evans St/Greenville Bv	Active
SP-2012-12	Charles Bv	McDonalds	Active
SP-2012-13	Greenville Bv	Wilcohes No 1801	Active
SP-2012-14	Pactolus Hwy	Glisson Metals, Inc. Scale House	Active
SP-2012-15	Humber Dr	Ballamy Leasing Office	Active
SP-2012-16	Dickinson Av	Greenville Auto Auction Parking	Active
SP-2012-17	S Washingtons St	U.S. Cellular Greenville	Active
SP-2012-18	Memorial Dr	11 Galleria Retail Building No 6	Active
SP-2012-19	Memorial Dr	Phelps Chevrolet Improvements	Active
SP-2012-20	Greenville Bv	Greenville Nissan Addition	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-21	Pactolus Hwy	GUC Northside Pump Station Improvements	Active
SP-2012-22	Elm St	Drew Steel Center Ph. 1 Minor Alterations	Active
SP-2012-23	Fire Tower Rd	Cook Out Fire Tower Minor Alterations	Active
SP-2012-24	Belvoir Hwy	James D Bernstein Community Health Ph. 2	Active
SP-2012-25	Bethesda Dr	Eastern Urological Associates Addition	Active
SP-2012-26	Arlington Bv	One Source Communications	Active
SP-2012-27	Cotanche St	Campus Towers Courtyard Renovation	Active
SP-2012-28	Old River Rd	GUC Water Treatment Plant	Active
SP-2012-29	Evans St	Pecheles Volkswagen Proposed Building	Active
SP-2012-30	MLK Bv	Agri Supply	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-31	N Greene St	WilcoHess No 1806	Active
SP-2012-32	Sugg Parkway	Metrics Lab Building Expansion	Active
SP-2012-33	Greenville Bv	Moye Car Lot	Active
SP-2012-34	Old Fire Tower Rd	Roses Gymnastic Training Center	Active
SP-2012-35	Fire Tower Rd	US Cellular Old Tar Road Site	Active
SP-2012-36	Greenville Bv	Bank of America- East End ADA	Active
SP-2012-37	Greenville Bv	WilcoHess No 1801 Minor Alterations	Active
SP-2012-38	Oaksong Dr	Ironwood Golf and Country Club Storage Bld	Active
SP-2012-39	Greenville Bv	Red Oak Christian Church Covered Walk Way	Active
SP-2012-40	Memorial Dr	McDonalds	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-41	Stantonsburg Rd	Bank of America ADA Improvements Hospital	Active
SP-2012-42	County Home Rd	Pitt County Spay Today, Inc Modular Office	Active
SP-2012-43	Mimosa Court	Verizon Wireless Arlington	Active
SP-2012-44	Sugg Parkway	Metrics, Inc Shelter Addition	Active
SP-2012-45	MLK Bv	Pitt County Agricultural Fair, Inc Toliet Addition	Active
SP-2012-46	Chapman Dr	AT & T Retail	Active
SP-2012-47	Dickinson Av	St. Gabriels Roman Catholic Church Gym	Active
SP-2012-48	Arlington Bv	Eastern Pediatrics Addition	Active
SP-2012-49	E 6th St	St. James United Methodist Church Addition	Active
SP-2012-50	Moye Bv	Michael A. Sarasour Rest. Patio Addition	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-51	Memorial Dr	Johnstone Supply, Inc.	Active
SP-2012-52	Arlington Bv	The Heritage at Arlington Apartments	Active
SP-2012-53	Paladin Dr	Eastern Nephrology Parking Lot Improvements	Active
SP-2012-54	Charles Bv	Greenville Masonic Lodge Parking Lot Expan.	Active
SP-2012-55	Elm St	Sarah Vaughn Field of Dreams Minor Alteration	Active
SP-2012-56	NC HWY 43	Office Building Addition for MSDG	Active
SP-2012-57	WH Smith BV	Advance Home Care	Active
SP-2012-58	E 10th St	Greenville Fire/Rescue Training Center	Active
SP-2012-59	Reade Circle	GSA Project ONC2082	Active
SP-2012-60	S Elm St	First Presbyterian	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-61	MacGregor Downs	Oakwood School Soccer Dug Outs	Active
SP-2012-62	District Park Dv	Pitt County District Park Picnic Shelter	Active
SP-2012-63	Sugg Parkway	Metrics, Inc Office Addition	Active
SP-2012-64	14th St	Garris Evans Lumber Company Min. Alt. 2	Active
SP-2012-65	Stantonsburg Rd	East Carolina Bank	Active
SP-2012-66	Dickinson Av	Verizon Wireless Generator Addition	Active
SP-2012-67	N Greene St	Perdue Agribusiness, Inc. Scale Replacement	Active
SP-2012-68	SW Greenville Bv	Greenville Nissan Lean-to-Addition	Active
SP-2012-69	Stantonsburg Rd	Vidant Health Bed Repair & Storage Building	Active
SP-2012-70	W 5th St	U.S. Cellular PCMH	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-71	Bethesda Dr	Surgicenter Parking Lot Expansion	Active
SP-2012-72	Evans St	Patriot Outdoor, Inc. Billboard Sign	Active
SP-2012-73	MacGregor Downs	The Oakwood School Storage Building	Active
SP-2012-74	N Memorial Dr	Pitt Greenville Airport Proposed Airport Hanger	Active
SP-2012-75	Stantonsburg Rd	US Cellular Staton Square	Active
SP-2012-76	SW Greenville Bv	US Cellular Greenville Grande	Active
SP-2012-77	Chestnut St	Dream Park	Active
SP-2012-78	E Tenth St	McDonalds	Active
SP-2012-79	Sussex Street	Moss Creek Apartments Minor Alteration	Active
SP-2012-80	Stantonsburg Rd	Eastern Carolina Eye Center Portico	Active



Site Plan Code	Location Name	Project Name	Status
SP-2012-81	Old Pactolus Rd	Tool Storage GUC	Active
SP-2012-82	S Memorial Dr	Auto Store of Greenville Detail Shop	Active
SP-2012-83	Greenville Bv	Greenville Retail Center	Active
SP-2012-84	S Memorial Dr	11 Galeria Retail Building No 4	Active
SP-2012-85	SE Greenville Bv	Waffle House	Active
SP-2012-86	Westpointe Dr	Greenpointe Apartments Shelter	Active



Approved Site Plans for 2013

Site Plan Code	Location Name	Project Name	Status
SP-2013-1	SW Greenville BV	Belvedere Subdivision Sec. 3 Lot 1	Active
SP-2013-2	Greenville Bv	Family Dollar Store	Active
SP-2013-3	Old Fire Tower Rd	Crossfit Tier 1 Fitness Center	Active
SP-2013-4	E Fifth St	Sup Dogs Deck	Active
SP-2013-5	Evans St	Village Pawn	Active
SP-2013-6	Staton Rd	Staton Rd Asphalt Rd	Active
SP-2013-7	S Memorial Dr	Greenville Toyota Storage Building	Active
SP-2013-8	Greenville Bv	Panera Bakery Café No 1647	Active
SP-2013-9	Alrington Bv	Wandsworth Commons Lot 5	Active
SP-2013-10	Alrington Bv	ABC Store	Active



Site Plan Code	Location Name	Project Name	Status
SP-2013-11	West Star Street	West Star Lot 4 Mini Storage	Active
SP-2013-12	Bells Ford Rd	Unity Free Will Baptist Church Phase 1	Active
SP-2013-13	Memorial Dr	Greenville Church of God Portico Addition	Active
SP-2013-14	Conference Dr	South Charles Professional Park Lot 3	Active
SP-2013-15	Hickory St	Cypress Glen Wellness Center	Active
SP-2013-16	Peed Dr	Charles Brinkley Moore Addition	Active
SP-2013-17	W Fire Tower Rd	NCEMPA Greenville	Active
SP-2013-18	Allen Rd	Pitt County Transfer Station Canopy	Active
SP-2013-19	Tenth St	McDonalds	Active
SP-2013-20	N Greene St	Jose Huerta	Active



Site Plan Code	Location Name	Project Name	Status
SP-2013-21	North Creek Drive	Hardee and Cox Welding	Active
SP-2013-22	Evans St	Family Dollar Store	Active
SP-2013-23	N Memorial Dr	Welcome Middle School Dugouts	Active
SP-2013-24	N Memorial Dr	JMW Family, LLC	Active
SP-2013-25	County Home Rd	East Carolina Village of Yesteryear- Min. Alt.	Active
SP-2013-26	Fire Tower Rd	Wasabi 88 Restaurant	Active
SP-2013-27	District Park Dr	Pitt Count Park Picnic Shelter No. 2	Active
SP-2013-28	Elm St	American Tower Epps Middle	Active
SP-2013-29	West Star Street	West Star Lot Mini Storage - Modification	Active
SP-2013-30	W 5th St	Universal Healthcare	Active



Site Plan Code	Location Name	Project Name	Status
SP-2013-31	MLK HWY	Pitt County Fair Shelter Addition	Active
SP-2013-32	Conference Dr	South Charles Professional Park Lot 4	Active
SP-2013-33	E. Fire Tower Rd	Bank of America Bells Fork ATM	Active
SP-2013-34	Cotanche St	Georgetown Commons at ECU	Active
SP-2013-35	South Square Dr	Verizon Wireless Co-Loaction South Park Site	Active
SP-2013-36	Sugg Parkway	Metrics Inc. Parking Expansion	Active
SP-2013-37	MacGregor Downs	Ridgewood Place	Active
SP-2013-38	E. Fire Tower Rd	Covengton Downe, Blk E, Lot 7B	Active
SP-2013-39	Mumford Rd	GUC Minor Alteration	Active
SP-2013-40	Gateway Dr	Wilco Hess Subway Addition	Active



Site Plan Code	Location Name	Project Name	Status
SP-2013-41	MacGregor Downs	Oakwood School Expansion	Active
SP-2013-42	Gateway Dr	American Tower Cell Tower	Active
SP-2013-43	SE Greenville Bv	Waffle House Minor Alt	Active
SP-2013-44	Evans St	Mahmound Atiyha Cab Office	Active
SP-2013-45	County Club Dr	Smith Funeral Home Addition	Active
SP-2013-46	Fleming School Rd	St. Mary Missionary Baptist Church	Active
SP-2013-47	S Memorial Dr	McDonalds	Active
SP-2013-48	N Greene St	Perdue Agribusiness Minor Alt.	Active
SP-2013-49	N Memorial Dr	PGV Airport Hanger 2	Active
SP-2013-50	Briarcliff Dr	Medford Pointe Townhomes Lot 7 Sec 2	Active



Site Plan Code	Location Name	Project Name	Status
SP-2013-51	S Charles Bv	Dollar General NC 43	Active
SP-2013-52	South Square Dr	Verizon Wireless South Pointe Minor Alt	Active
SP-2013-53	SE Greenville Bv	AT&T GUC Water Tower Co Location	Active
SP-2013-54	N Memorial Dr	DSM Project Relo Addition	Active
SP-2013-55	Meridian Dr	Meridian Park Condos Ph XI Minor Alt	Active
SP-2013-56	Wilson St	Cherry Lane FWB Church Addition	Active
SP-2013-57	E Fire Tower Rd	Covengton Downe, Blk E, Lot 7B	Active
SP-2013-58	Bayswater Dr	CHE Mid Atlantic	Active
SP-2013-59	Carolina Leaf Rd	Coastal Agrobusiness Guard House	Active
SP-2013-60	S Charles Bv	Hwy 55 Outdoor Dining Addition	Active



Site Plan Code	Location Name	Project Name	Status
SP-2013-61	Briarcliff Dr	Berkely Apartments	Active
SP-2013-62	W 14th St	Garcia Property	Active
SP-2013-63	E Tenth St	BB&T Bank Tenth St	Active
SP-2013-64	Old Tar Rd	Auto World of Greenville	Active
SP-2013-65	Old Tar Rd	WNCT Parking Lots Improvements	Active
SP-2013-66	S Evans St	University Commons Site Upgrades	Active
SP-2013-67	Lakeview	Lakeview Industrial Park Lot 8	Active
SP-2013-68	S Memorial Dr	Barbour Hendrix Sales Lot Expansion	Active
SP-2013-69	E Tenth St	Dairy Queen Tenth Street	Active

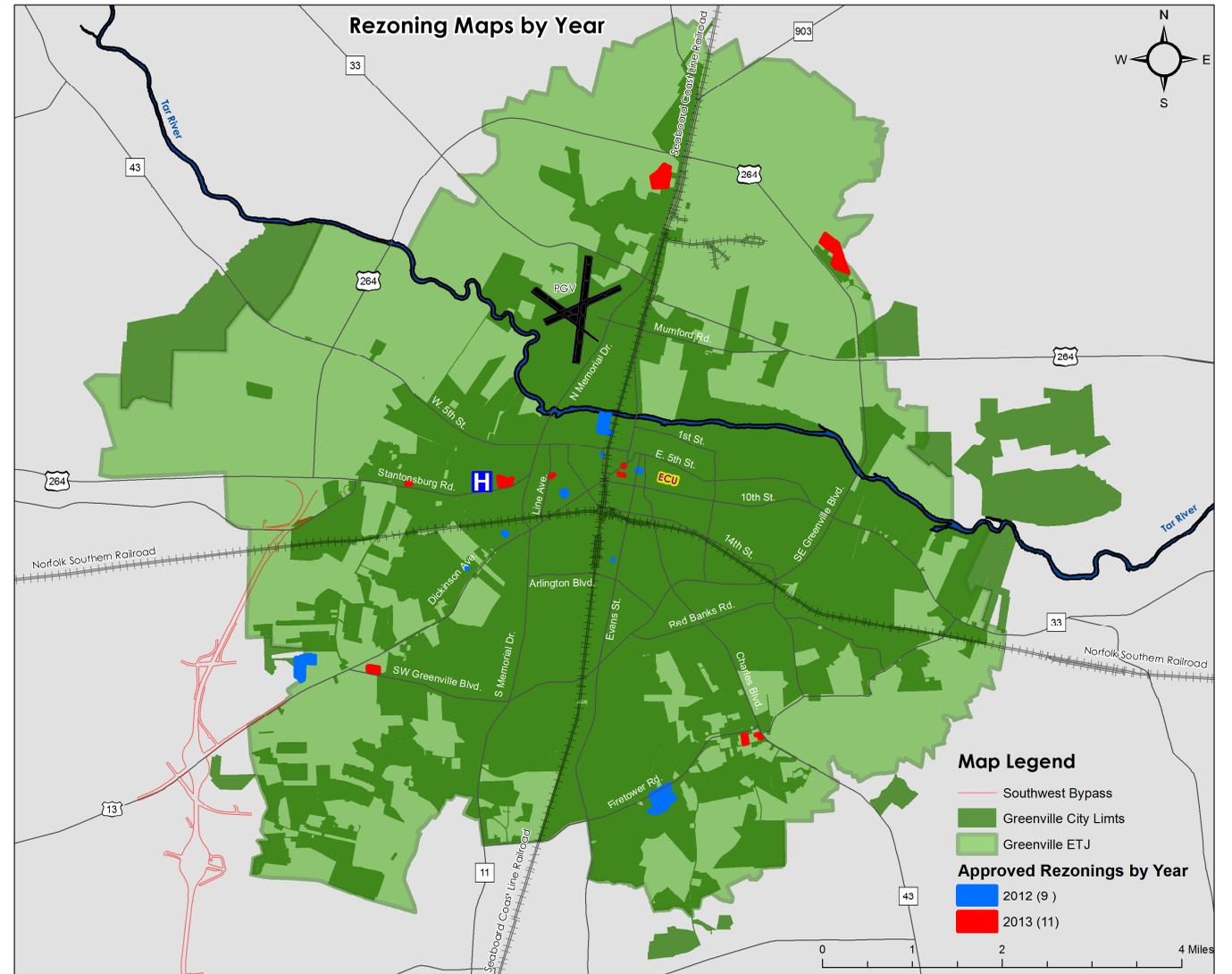
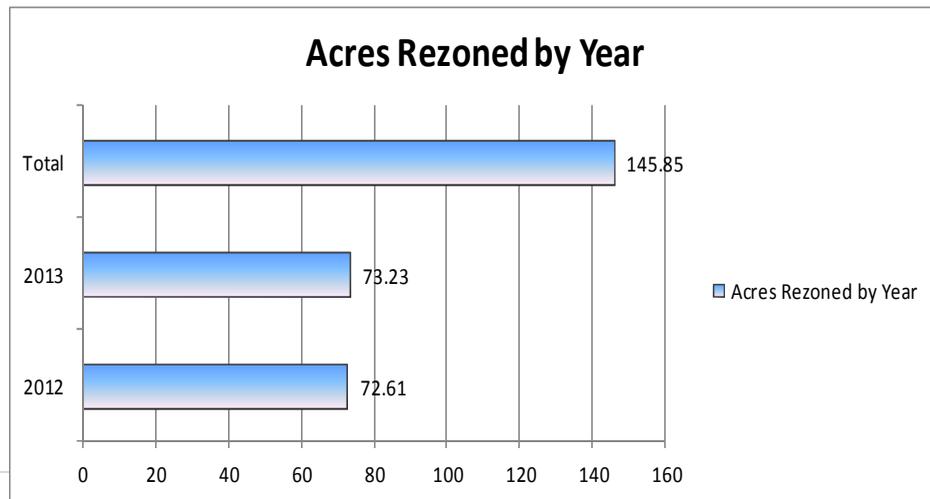


2012 – 2013 DEVELOPMENT ACTIVITY

Approved Rezoning Applications

While the rezoning of property is not in and of itself development, the number, location, size and character of approved rezoning requests can be used to identify potential future development. During the 2012 – 2013 calendar years, the city approved 20 rezoning requests totaling over 145.84 acres (0.23 square miles).

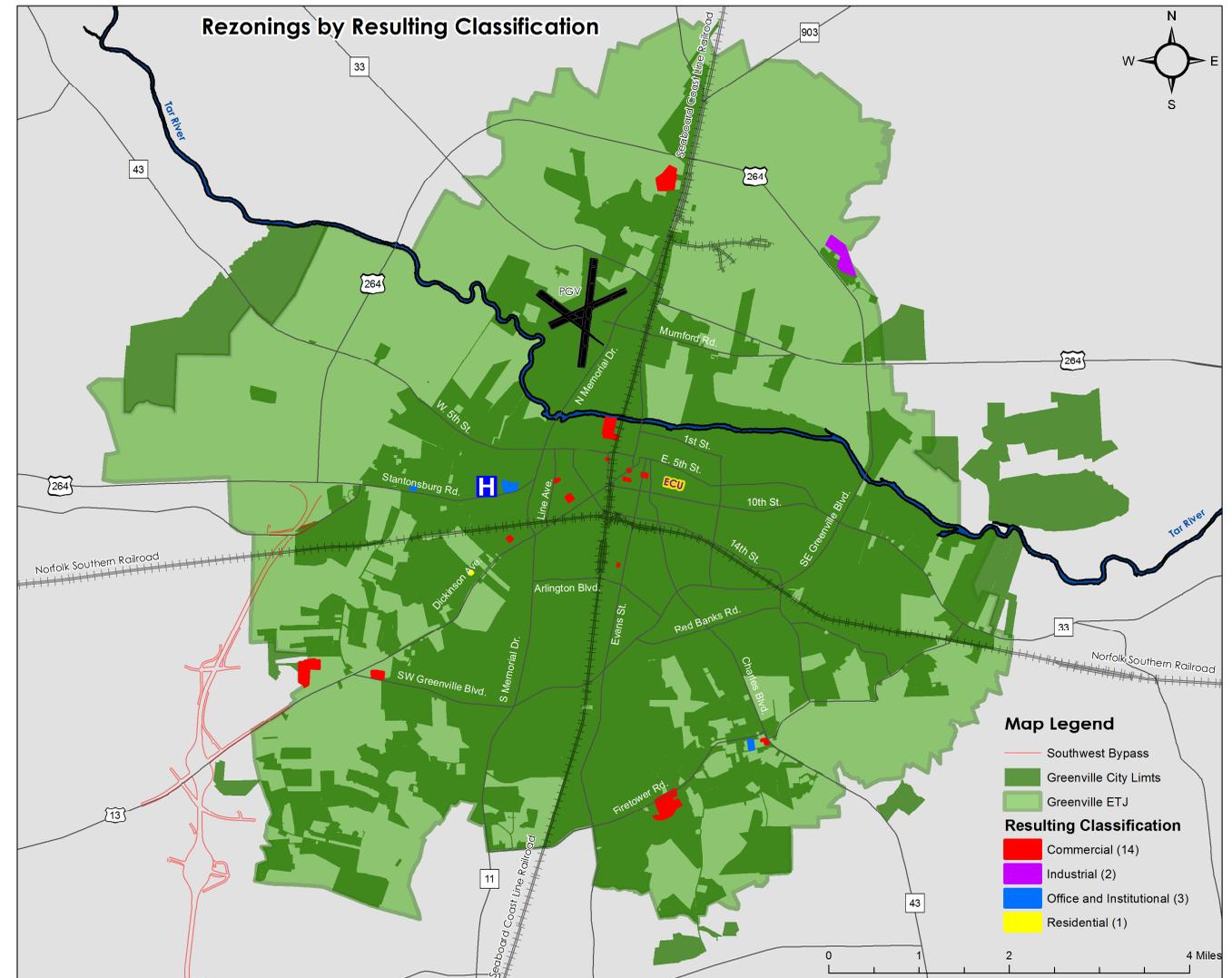
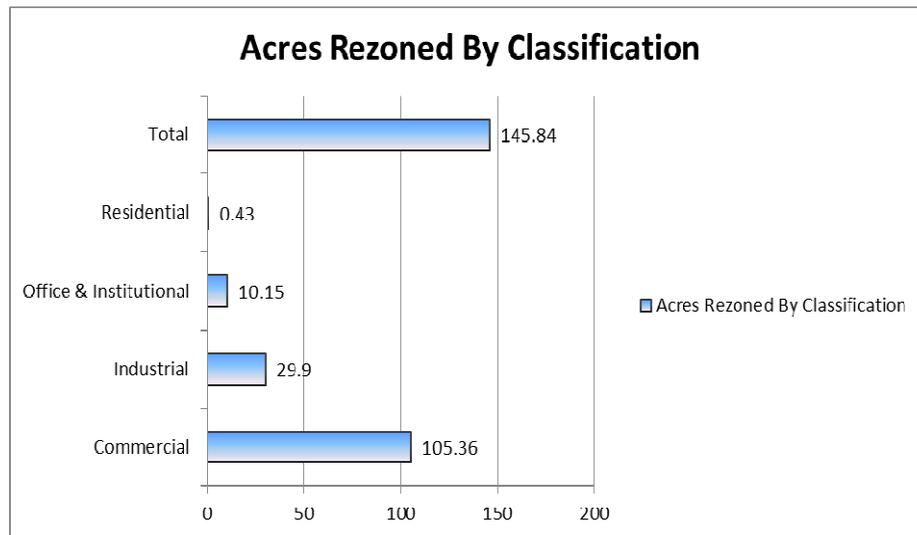
Year	# of Rezoning's	Acres
2012	9	72.61
2013	11	73.23
Total	20	145.84



2012 – 2013 DEVELOPMENT ACTIVITY

Approved Rezoning Applications

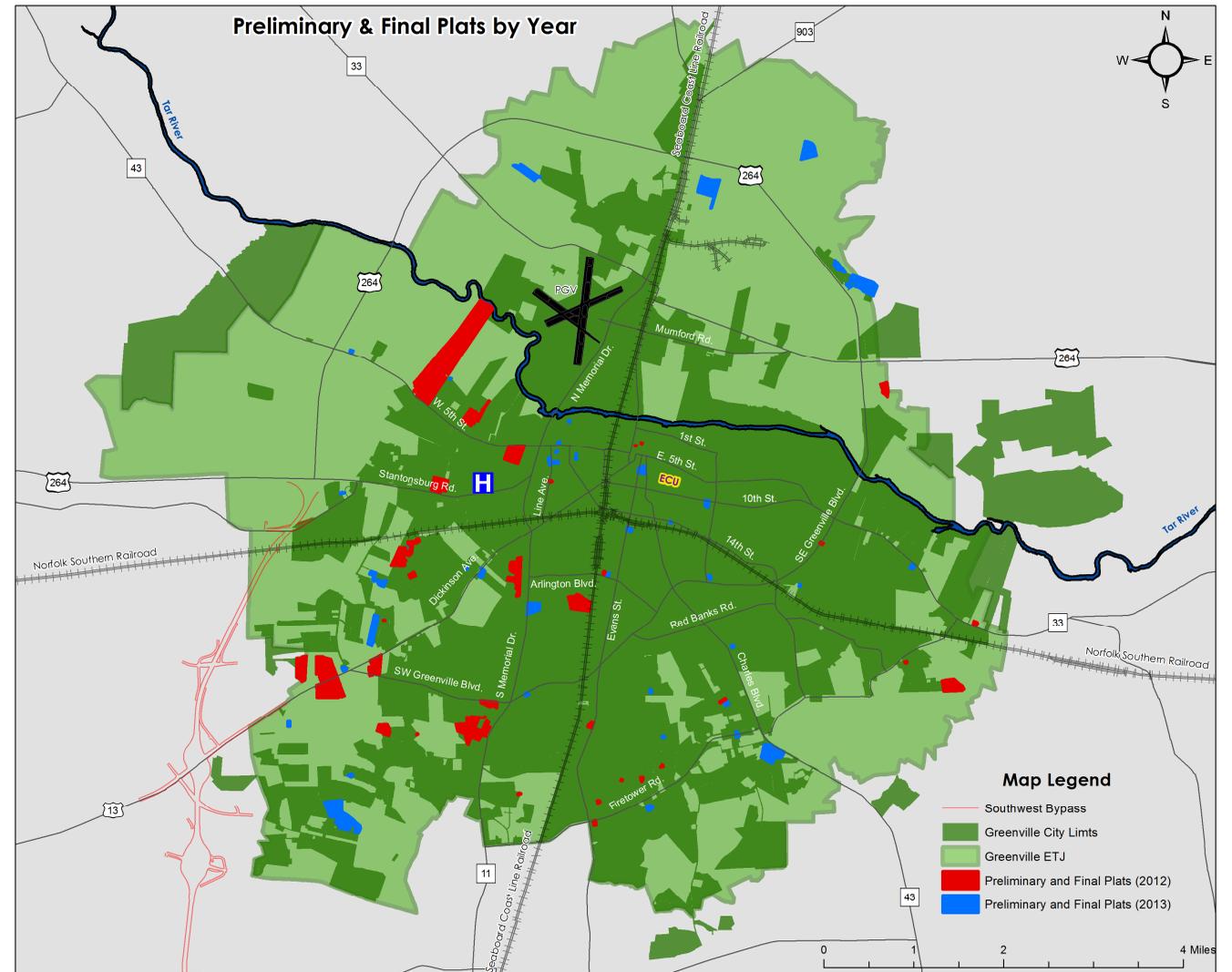
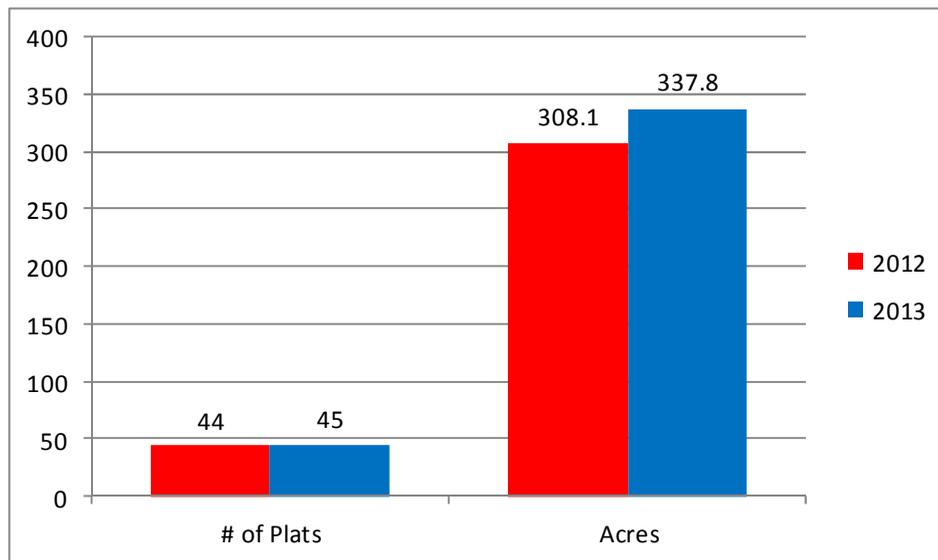
Resulting Zoning Classification	# of Rezoning's	Acres
Commercial	14	105.36
Industrial	2	29.9
Office & Institutional	3	10.15
Residential	1	0.43
Total	20	145.84



2012-2013 DEVELOPMENT ACTIVITY

Approved Preliminary & Final Plats

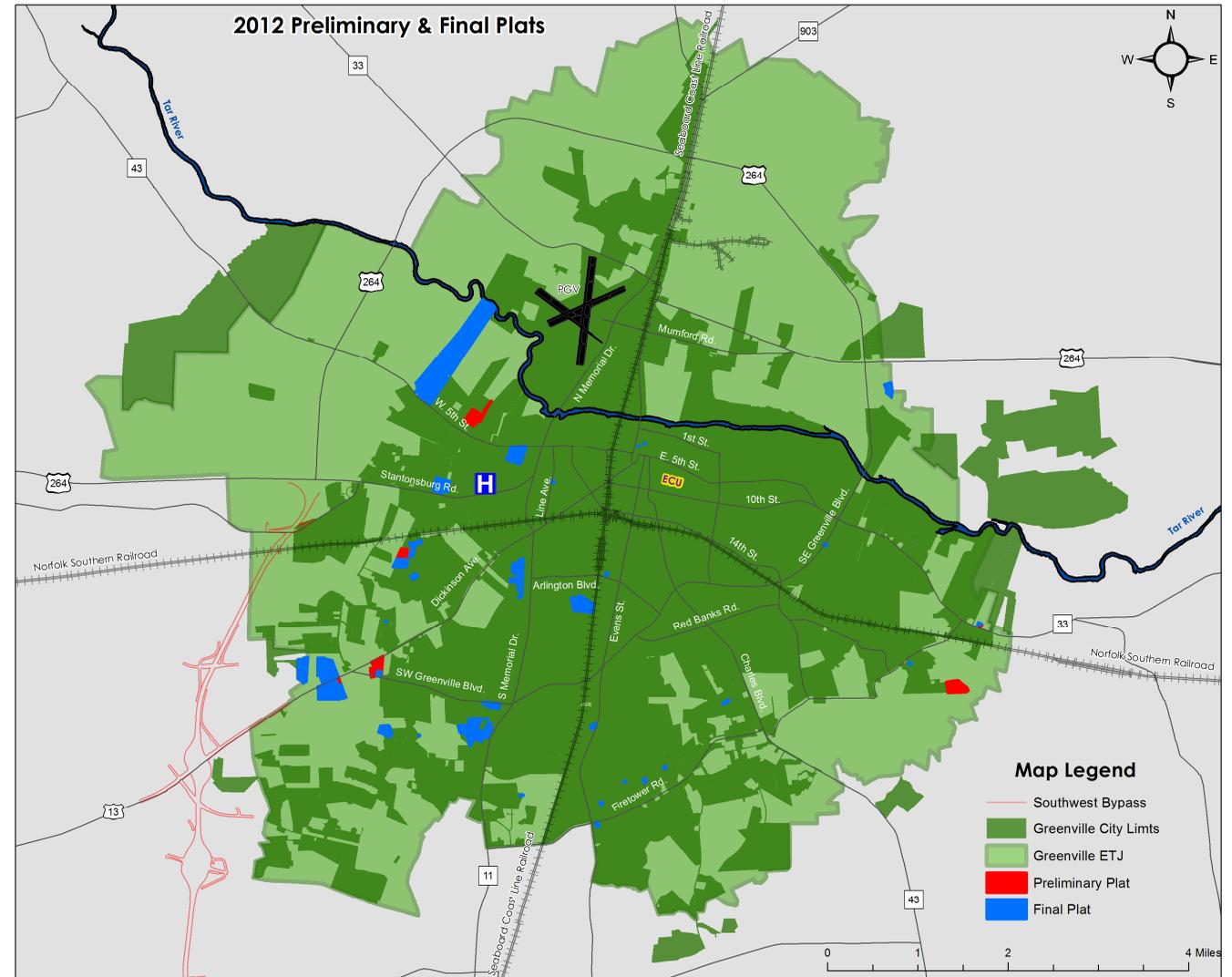
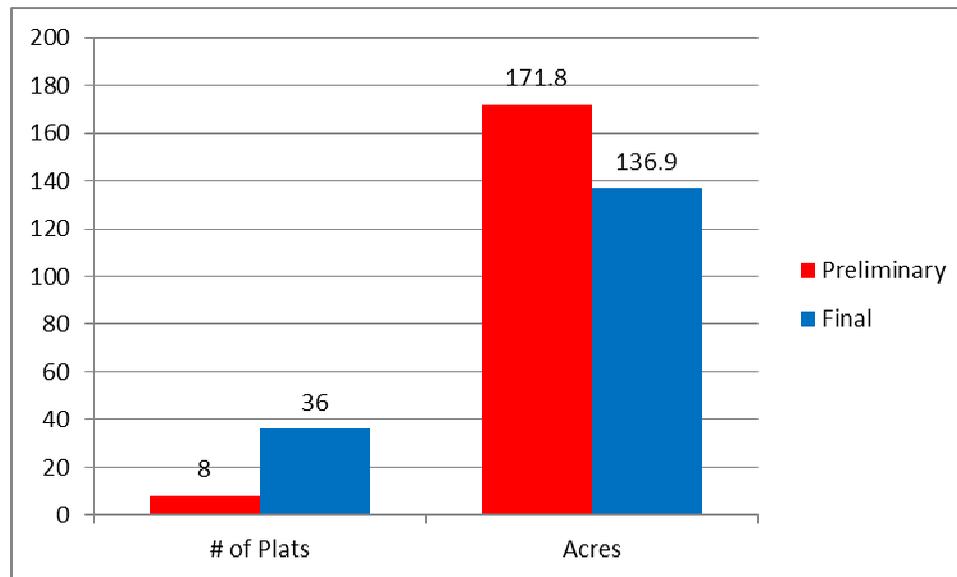
Type	# of Plats	Acres
2012	44	308.1
2013	45	337.8
Total	89	645.9



2012-2013 DEVELOPMENT ACTIVITY

2012 Preliminary & Final Plats

Type	# of Plats	Acres
Preliminary	8	171.8
Final	36	136.9
Total	44	308.7



Preliminary Plats Approved for 2012

NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
12-01	Southwest Commercial Park Sketch Plan US 13 (US 264A) Dickinson Ave. Ext.		05363	F	20	33.410	1/17/12	4666.06
12-02	Parkside Bluffs E. Tenth Street (NC 33)		09751	C	1	1.63	2/21/12	5607.18
12-03	Winslow Pointe Hooker Road		81097	E	1	23.65	4/17/12	4677.20
12-04	Bent Creek (resived '12) Ellsworth Drive		76223	F	73	44.33	2/21/12	4667.09
12-05	Addison Place, Phase 2 Arlington Boulevard		80977	F	2	33.62	Minor Alt(1)	4678.14
12-06	Manning Square Sketch Plan Greenville Boulevard		14223	F	16	12.94	11/20/12	4666.08
12-07	Manning Square Lot 1 Greenville Boulevard		14223	F	1	1.2919	11/20/12	4666.08
12-08	Arbor Hills South Phase 2 Eastern Pines Road		09104	C	82	20.9273	Minor Alt (12)	5606.05



Final Plats Approved for 2012

NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
12-01	Bent Creek, Revised, Phase 5, Lot 23 Ellsworth Drive		80958	F	1	7.00	1/25/12	4667.09
12-02	Evans Street Enterprises, LLC Evans Street		25653	H	4	0.1866	Minor Alt (1)	4688.18
12-03	Southwest Commercial Park, Lot 19 US HWY 13 (HWY 264 A) Dickinson Ave Ext		05363	E	1	1.948	2/8/12	4666.06
12-04	Greenville Utilities Commission Westside Regional Pump Station Lot NC HWY 43		19940	F	1	0.9766	Minor Alt (2)	4678.09
12-05	Willoughby Park Condominiums, Sec. 7 Evans Street	just renumbering of units	47945	E	0	0.7843	Minor Alt (2)	4672.12
12-06	Bent Creek, Phase 3, Lots 18A/B, 22A/B, 24A/B, 25A/B, 61A/B-63A/B Ellsworth Drive & Nantucket Road		79098	F	20	2.32	3/14/12	4677.09
12-07	Uptown Properties, LLC W. Fourth Street and S. Washington Street		23630	H	2	0.203	Minor Alt (2)	4688.18
12-08	Willow Run, Section 3, Lot 89 & 90 Cat Tail Lane & Sassafras Court		80978	C	1	0.3305	Minor Alt (2)	4696.08



NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
12-09	Winslow Pointe Hooker Road and Winslow Pointe Drive		81097	E	1	23.65	Minor Alt (2)	4687.17
12-10	11 Galleria, Section 2, Lot 2 Memorial Drive		74354	E	1	2.8	3/28/12	4676.14
12-11	11 Galleria, Section 2, Lot 3 Memorial Drive		74354	E	1	1.4	3/28/12	4676.14
12-12	Paramore Farms, Phase 1 Cluster, Lots 100 & 101 (revised) Becky Anne Drive		71797	D	2	0.8812	Minor Alt (3)	4686.17
12-13	Langston Farms, Phase 10, Lots 96, 97 & 98 (Minor Alt) Stone Wood Drive & Stone Bend Drive	abandon sewer service	78970	E	2	0.5042	Minor Alt (4)	4676.16
12-14	Northside Commercial Center, Lot 3 and Helen Fleming Taft. Etal Property Tupper Drive & Old Pactolus Road		15041	B	2	10.058	Minor Alt (4)	4698.16
12-15	Bedford, Sec. 6, Ph. 1, Lots 8 & 9, Block E and Ph. 2, Lot 10, Bl. E Dunhagan Road	abandon sewer service	51127	D	2	1.357	Minor Alt (5)	4686.18
12-16	Treetops Shopping Center, Lot 2 Firetower Road		53096	D	2	0.925	Minor Alt (5)	4685.05
12-17	Meridan Park Condominiums, Phase X Meridan Drive		54272	F	16	1.345	Minor Alt (6)	4677.15
12-18	Wandsworth Commons, Sec. 1, Lots 2 & 3 Arlington Boulevard		60445	G	0	0.9189	Minor Alt (7)	4687.13
12-19	Parkside Bluffs, Outlot A E. Tenth Street and Parkside Drive		81042	C	1	1.121	08/08/12	5607.14
12-20	Parmer Place, Lot 8 Addition Parmer Place		71556	D	1	0.022	Minor Alt (8)	4686.13



NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
12-21	Brook Hollow, Section 3, Lots 150A & 150B Croyden Circle		78802	F	2	0.2442	Minor Alt (8)	4667.20
12-22	Higgs Brothers Subdivision, Block 15, Lots of 7 & 8 recomibniation Watauga Avenue	abandon sewer service	10606	G	1	0.331	Minor Alt (9)	4677.08
12-23	Langston West, Section 3 Rounding Bend Road		69714	E	9	3.521	9/26/12	4666.16
12-24	South Pointe, Sec. 2 &3, Lots 48 & 49 South Pointe Drive		72763	E	4	0.6723	Minor Alt (9)	4676.19
12-25	Winslow Pointe Easement Dedication Hooker Road and Winslow Pointe Drive		81097	E	1	23.65	Minor Alt (10)	4677.20
12-26	Evans Street Enterprises, LLC (revised) Evans Street		81084	H	3	0.1033	Minor Alt (10)	4688.18
12-27	Bedford, Sec. 10, Ph. 1, Lots 42 & 44, Ashcroft, Sec. 1, Lot 45 (revised) Wickham Drive, McLaren Lane		70564	D	3	1.031	Minor Alt (10)	4686.15
12-28	Pitt County, Lot One W. Fifth Street		29144	F	1	0.338	Minor Alt (10)	4678.19
12-29	Stanton Square Shopping Center, Lot 1 (rev) Arlington Boulevard		39243	F	1	0.40	Minor Alt (11)	4677.05
12-30	Triple B #14, LLC Greenville Boulevard		04412	E	1	0.057	Minor Alt (11)	4676.10



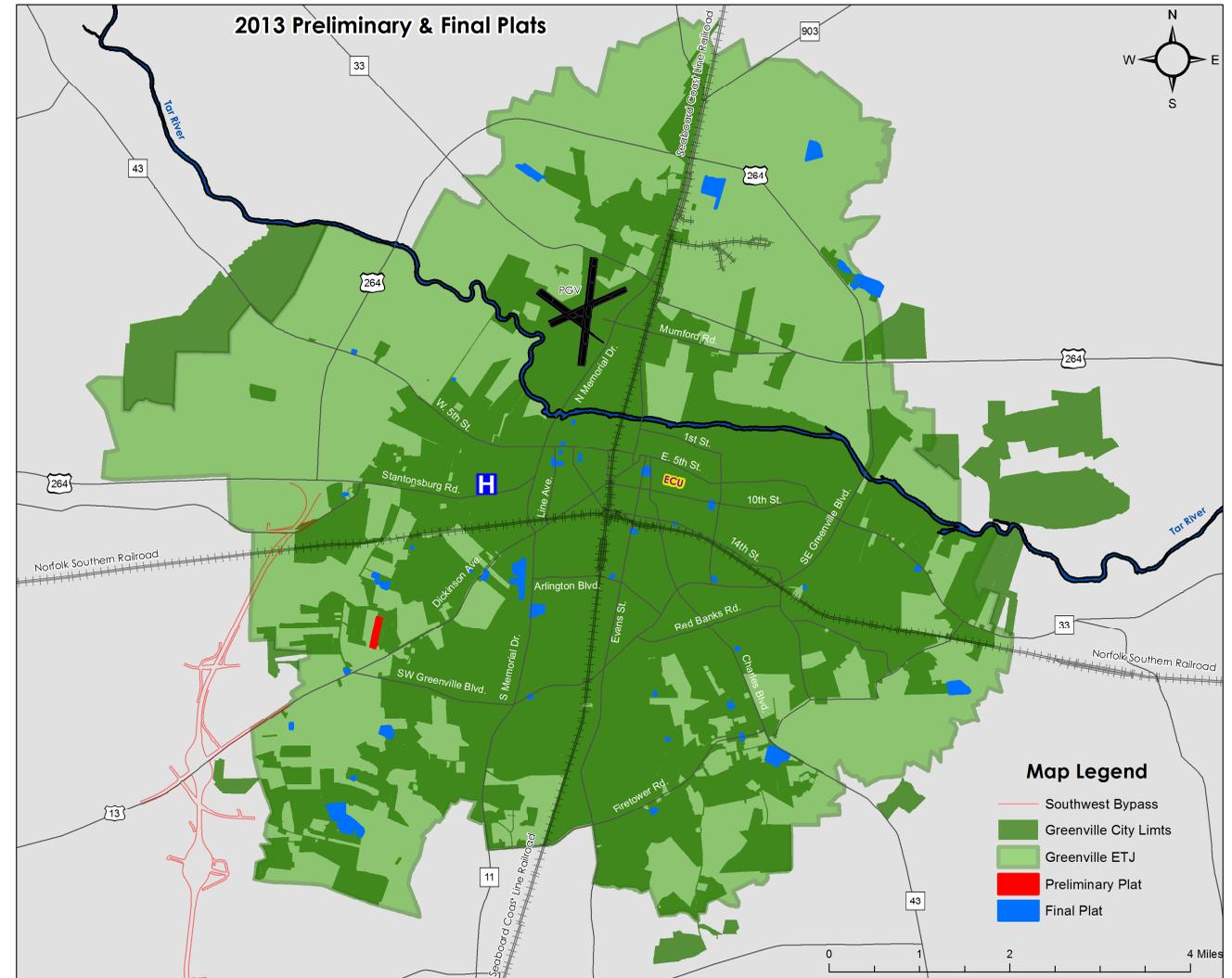
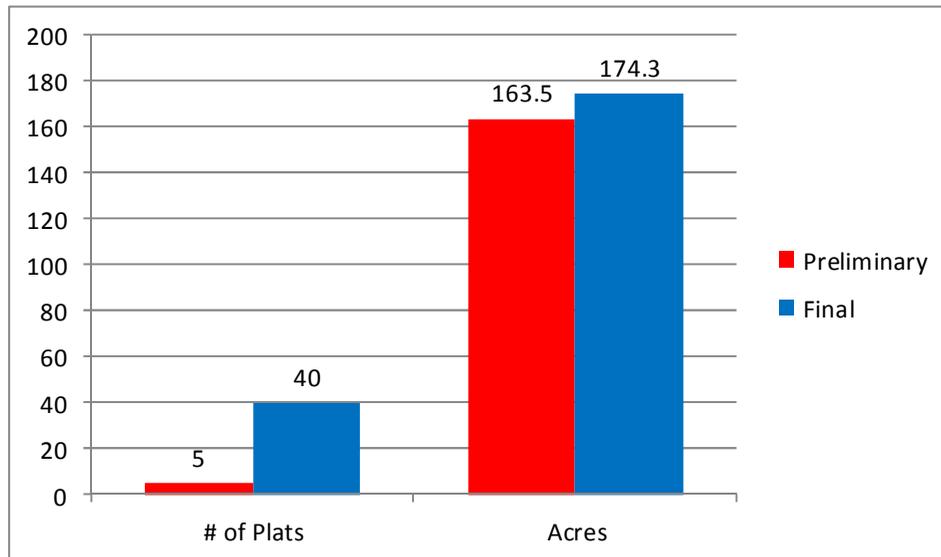
NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
12-31	Manning Square, Lot 1 Greenville Boulevard		14223	F	1	1.292	12/12/12	4666.08
12-32	Greenville Auto Auction, LLC Dickinson Ave. Extension, Brompton Lane		56551	E	2	39.97	12/12/12	4666.06
12-33	Waffle House, Inc. SE Greenville Boulevard		38069	C	1	0.569	Minor Alt (12)	4697.10
12-34	Willoughby Park II Condos, Bldg. 104 Evans Street		47945	E	1	0.5591	Minor Alt (12)	4686.09
12-35	Bradford Executive Park, Sec. 4 (rev), Block A, Lots 8 and 9 Arlington Boulevard		63178	D	1	1.93	Minor Alt (12)	4686.12
12-36	Winslow Pointe (rev) Easement Map Hooker Road, Winslow Pointe Drive		81097	E	1	23.65	Minor Alt (12)	4696.08



2012-2013 DEVELOPMENT ACTIVITY

2013 Preliminary & Final Plats

Type	# of Plats	Acres
Preliminary	5	163.5
Final	40	174.3
Total	45	337.8



Preliminary Plats Approved for 2013

NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
13-01	Davenport Farms at Emerald Point Emerald Park Drive, Rhinestone Drive		33365	E	77	17.92	Minor Alt (3)	4665.07
13-02	Firetower Junction 2013 Firetower Road, Bayswater Road		81835	D	13	109.07	Minor Alt (4)	4686.06
13-03	Arbor Hills South, Minor Alt #2 Rockland Dr, Arbor Dr, Eastern Pines Rd		09104	C	68	15.5	Minor Alt (8)	5606.05
13-04	Kittrell Farms, Lots 3 and 4 Charles Blvd. & Signature Dr.		19617	D	17	3.4322	10/15/13	4696.13
13-05	Brook Hollow, Sec. 4 (rev) Cambria Dr.		02822	F	57	17.601	Minor Alt (9)	4667.20



Final Plats Approved for 2013

NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
13--01	Michael John Riveria NC HWY 43 & Huntingridge Road		07112	F	2	1.2629	Minor Alt (1)	4668.11
13--02	City of Greenville Douglas Avenue & McKinley Avenue		23512	G	2	0.445	Minor Alt (1)	4678.20
13--03	Arbor Hills South, Phase 3 Rockland Drive & Plymouth Drive		09104	C	19	4.2563	2/27/2013	5606.05
13--04	Belvedere, Section 3, Lot 1 (revised) SW Greenville Blvd. & Belvedere Drive		80624	E	1	0.9508	Minor Alt (2)	4676.11
13-05	Wandsworth Commons, Sec. 1, Lots 5 & 6 (rev) Arlington Boulevard		60446	G	2	0.9189	Minor Alt (2)	4687.13
13-06	Cora Pauline Moore Lee & Jean Bryce Feltly Kenny Hillside Drive		13543	I	2	1.133	Minor Alt (2)	4687.16
13-07	Medford Pointe, Karringtyn Crossing, Lot 8A, Building H Loring Drive		77034	F	4	0.2352	Minor Alt (3)	4667.16
13-08	Oakhurst, Sec. 2, Block D, Lot 25 E. Tenth St., Fox Haven Dr., Deerfield Rd.		29094	C	2	1.2788	Minor Alt (3)	4697.16
13-09	Davenport Farms at Emerald Point Emerald Park Drive, Rhinestone Drive		33365	E	77	19.30	3/27/13	4665.07
13-10	Langston West, Section 4 Rounding Bend Road		69714	E	8	3.215	3/27/13	4666.16



NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
13-11	Biltmoore Addition, Block C, Lots 1 -5 Fleming Street & Bancroft Avenue		01524	G	5	1.113	Minor Alt (3)	4678.20
13-12	Biltmoore Addition, Block D, Lots 1 -5 Fleming St., Bancroft Ave., Battle St.		33453	G	5	1.2277	Minor Alt (3)	4678.20
13-13	South Charles Professional Park Condos, Lot 3E (Rev.) Conference Drive		81848	C	6	1.749	Minor Alt (3)	4686.20
13-14	tenth and Maple		03379	I	2	2.0361	Minor Alt (4)	4687.07
13-15	Savannah Place, Sec. 3, Lot 50 (revised) Oglethorpe Drive		74997	E	1	0.78	Minor Alt (4)	4666.20
13-16	Georgetown Commons at ECU Taft-Ward ECU Campus Edge Apts, LLC Evans St., Reade St., Coatnche St., 8th St.		31724	G	1	3.92	Minor Alt (4)	4688.18
13-17	North Creek Commercial Park, Lot 3 North Creek Drive		81543	B	1	4.2838	5/8/2013	4699.14
13-18	Medford Pointe, Karringtyn Crossing, Lot 8A and Kinsey Creek, Lot 7A, Phase 1 Chandler Dr., Rouge Way, Holman Way		77034	F	3	11.944	Minor Alt (4)	4667.16
13-19	Nancy M. Wooten Fleming School Road		57659	A	2	3.279	Minor Alt (5)	4679.07
13-20	Evans Street Commercial Park, Lots 8 & 9 Evans Street and E. Howell Street		81753	G	2	2.4455	6/12/13	4687.10



NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
13-21	Johnstone Supply Memorial Drive and Millbrook Street		76189	G	2	8.9617	Minor Alt (6)	4677.19
13-22	Eastwood, Section 9, Phase 1, Lot 1 Wilkshire Drive		53567	C	1	0.3546	Minor Alt (6)	4697.14
13-23	Easement Dedication Plat Staton Road		07528	B	1	24.92	Minor Alt (6)	4689.12
13-24	Lynndale East, Sec. 4, Bl. D, Lot 9 Nottingham Road		80008	D	1	0.7	Minor Alt (6)	4686.06
13-25	Firetower Junction, Section 3 Fire Tower Road, Bayswater Drive		81835	D	2	5.16	Minor Alt (6)	4686.06
13-26	South Charles Prof. Park Condos, Lot 3E Conference Rrive		81848	C	2	1.749	Minor Alt (6)	4686.20
13-27	Covengton Square Condos, Building 1921 Arlington Boulevard		47551	D	8	0.845	Minor Alt (7)	4686.12
13-28	Riverdale, Block E, Lots 8 & 9 (revised) Ford Street and Colonial Avenue		81717	G	1	0.236	Minor Alt (7)	4678.16
13-29	Covengton Downe, Block E, Lot 7B (Rev.) East Firetower Road		75963	D	1	1.1673	Minor Alt (7)	4686.16
13-30	Indigreen, Block B, Lots 5 & 6 (revised) Sugg Parkway & Sullivan Drive		60455	B	1	35.417	Minor Alt (8)	4699.06



NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
13-31	Medford Pointe, Karringtyn Crossing, Bldg. E, Lot 8A Chandler Drive		77034	F	4	1.0746	Minor Alt (8)	4667.16
13-32	American Tower Lease Prcl (Gateway West) Gateway Drive		81868	F	1	0.23	9/11/2013	4667.07
13-33	Meridian Park Condos., Phase X, Sec. 2 Meridian Drive		54272	F	16	1.569	Minor Alt (8)	4677.15
13-34	Bent Creek, Ph. 4, Lots 10, 17, 26, 28 and 64 Ellsworth Drive		81826	F	24	2.98	10/9/13	4677.09
13-35	Riverdale , Bl. K, Lots 1 & 2 (rev) Cadillac St., W. Fifth St., Hudson St.		21492	G	1	0.352	Minor Alt (8)	4678.20
13-36	Lake Ellsworth, Sec.7, Ph. 1, Lot 1 Spring Forest Road, Ellsworth Drive		65004	F	4	0.43	Minor Alt (10)	4677.14
13-37	Kinsey Creek Duplexes Lot 7, Ph.1, Sec. 2 Medford Pointe Townhomes Holman Way		77033	F	16	1.712	Minor Alt (10)	4667.16
13-38	Kittrell Farms, Lot 9 Charles Blvd., Signature Dr.		19617	D	1	1.3216	11/13/2013	4696.13
13-39	West Star Industrial Park, Bl. B, Lots 3 & 4 West Star Road		47628	E	1	1.7913	Minor Alt (10)	4666.10
13-40	Bedford, Section9, Lots 29, 32 and 36 (rev) Kelham Road, Rolston Road		73682	D	3	1.869	Minor Alt (11)	4686.14



NO.	NAME AND LOCATION	COMMENTS	PARCEL NUMBER	VA	LOTS	ACRE	APPROVED	GRID
13-41	Nancy A. Beardsworth, Lots 2 and 2 A (rev) Allen Road, Dickinson Ave. Ext.		56070	E	2	2.003	Minor Alt (11)	4666.07
13-42	Langston West, Section 5 Rounding Bend Road, Birch Hollow Drive		69714	E	11	4.6382	12/11/13	4666.16
13-43	Blitmore Addition, Bl. A, Lots 33 & 34 (rev) Vanderbilt Lane		00662	G	1	0.302	Minor Alt (11)	4678.20
13-44	Lakeview Industrial Park, Lot 8 Sapphire Court		35706	B	1	2.1068	12/26/13	4699.19
13-45	City of Greenville Sheppard Street & McKinley Avenue		06616	G	2	0.2938	Minor Alt (11)	4678.20
13-46	T. W. Rogers, Bl. A Lots 1-6 & Bl. B, Lots 1-6 Fourteenth Street		22651	I	1	3.4693	Minor Alt (11)	4687.11
13-47	Cross Creek Townhomes, Lots 2 & 2A Sping Creek Road		74695	F	2	2.67	Minor Alt (11)	4677.14
13-48	Paladin Place, Sec. 2, Block A, Lots 52 & 61 Richard Drive & Bluff View Drive		54759	F	2	0.4283	Minor Alt (12)	4678.09



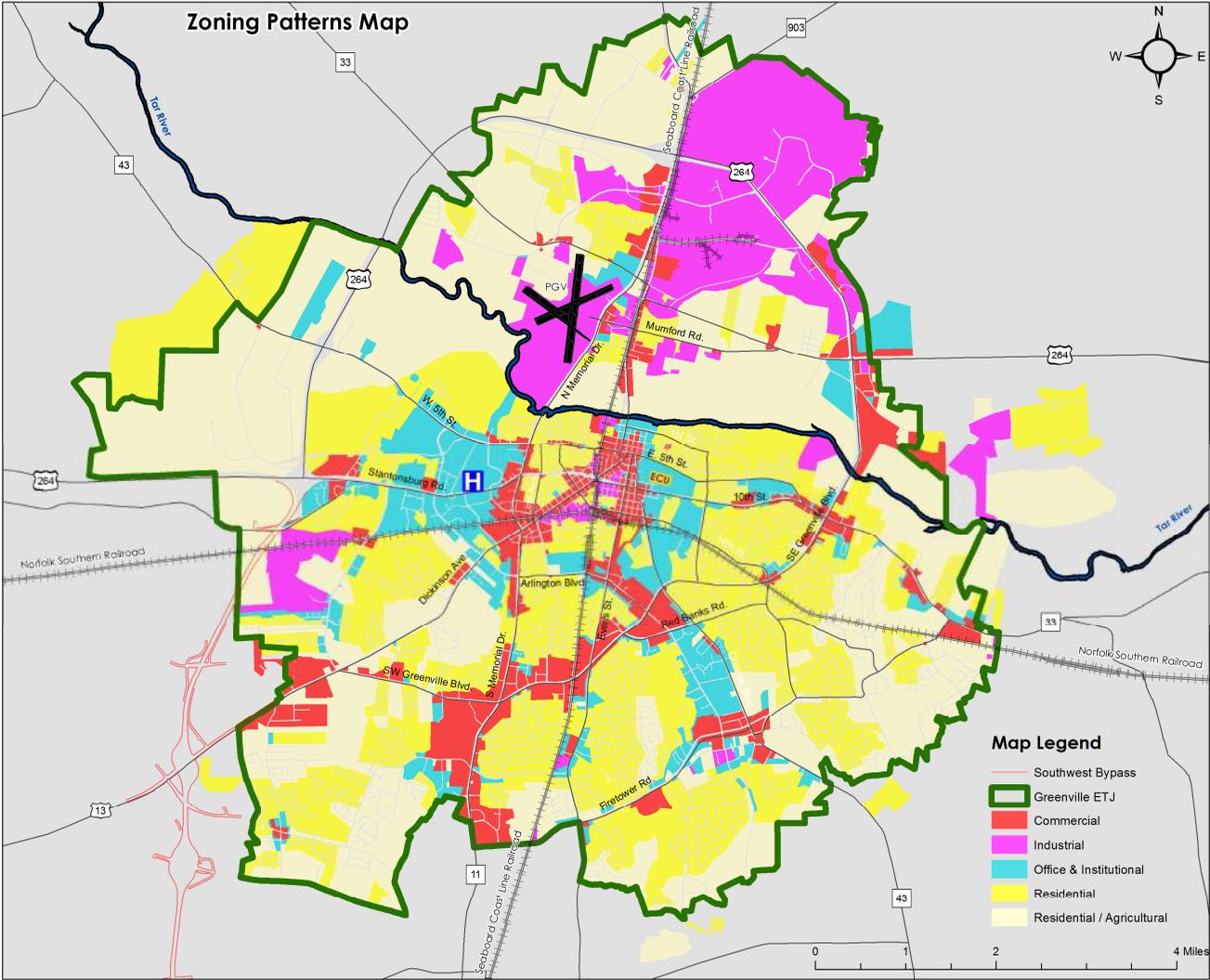
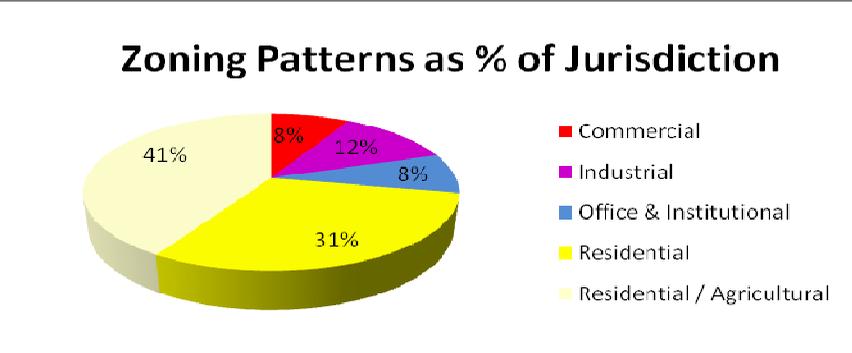
LAND USE PATTERNS

Zoning Patterns

The City of Greenville has 29 base zoning districts that are combined into five classifications for the purpose of depicting the community's zoning patterns. As of the end of 2013, a vast majority of the city's territorial jurisdiction (72%) is designated as residential or residential / agricultural.

Zoning Patterns Classification	Acres	% of Total Jurisdiction
Commercial	3,195.93	8%
Industrial	4,570.61	12%
Office & Institutional	3,132.90	8%
Residential	11,613.58	31%
Residential / Agricultural	15,838.84	41%
Total	38,351.86*	100%

*Rights-of-way not included in acreage calculation.



LAND USE PATTERNS

Land Use Plan

The City of Greenville Land Use Plan is a component of *Horizon's: Greenville's Community Plan* and provides the vision for how the city and surrounding areas are to be developed. The Land Use Plan has 12 land use categories that are used to evaluate rezoning requests and guide infrastructure investment. As of the end of 2013, a majority the city's Land Use Plan extent is designated as Medium Density Residential (42%) or Conservation / Open Space (24%).

Land Use Plan Categories	Acres	% of Total
Industrial	5,187.35	6%
Commercial	4,553.38	5%
Mixed Use / Office / Institutional	129.05	<1%
Medical Core	180.14	<1%
Medical Transition	208.36	<1%
Office / Institutional / Medical	195.60	<1%
Office / Institutional / Multi-Family	5,968.18	7%
High Density Residential	2,971.61	4%
Medium Density Residential	34,567.14	42%
Low Density Residential	2,859.00	3%
Very Low Density Residential	5,595.72	7%
Conservation / Open Space	19,792.53	24%
Total	82,208.06	100%

