

# 2014 PLANNING AND DEVELOPMENT ACTIVITIES REPORT

Prepared by the City of Greenville  
Community Development Department  
Planning Division

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# ACKNOWLEDGEMENTS

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

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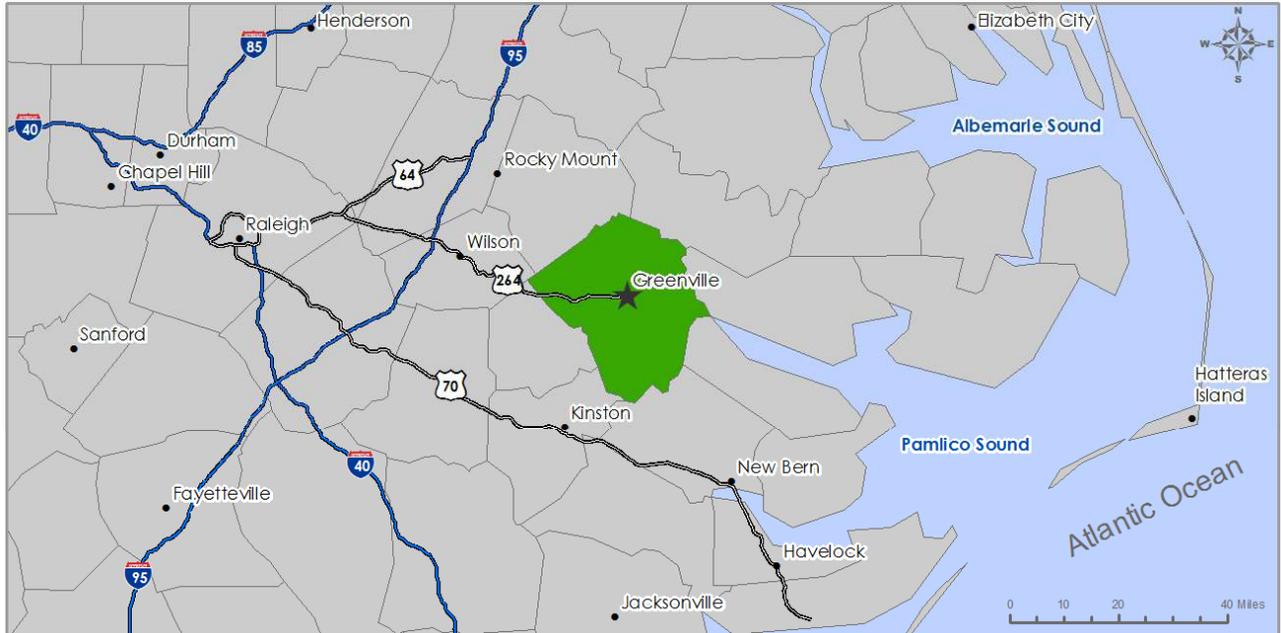
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# INTRODUCTION

The City of Greenville is located in the north central plain region of eastern North Carolina and serves as the county seat of Pitt County. Greenville is one of 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 year (calendar year 2014). 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

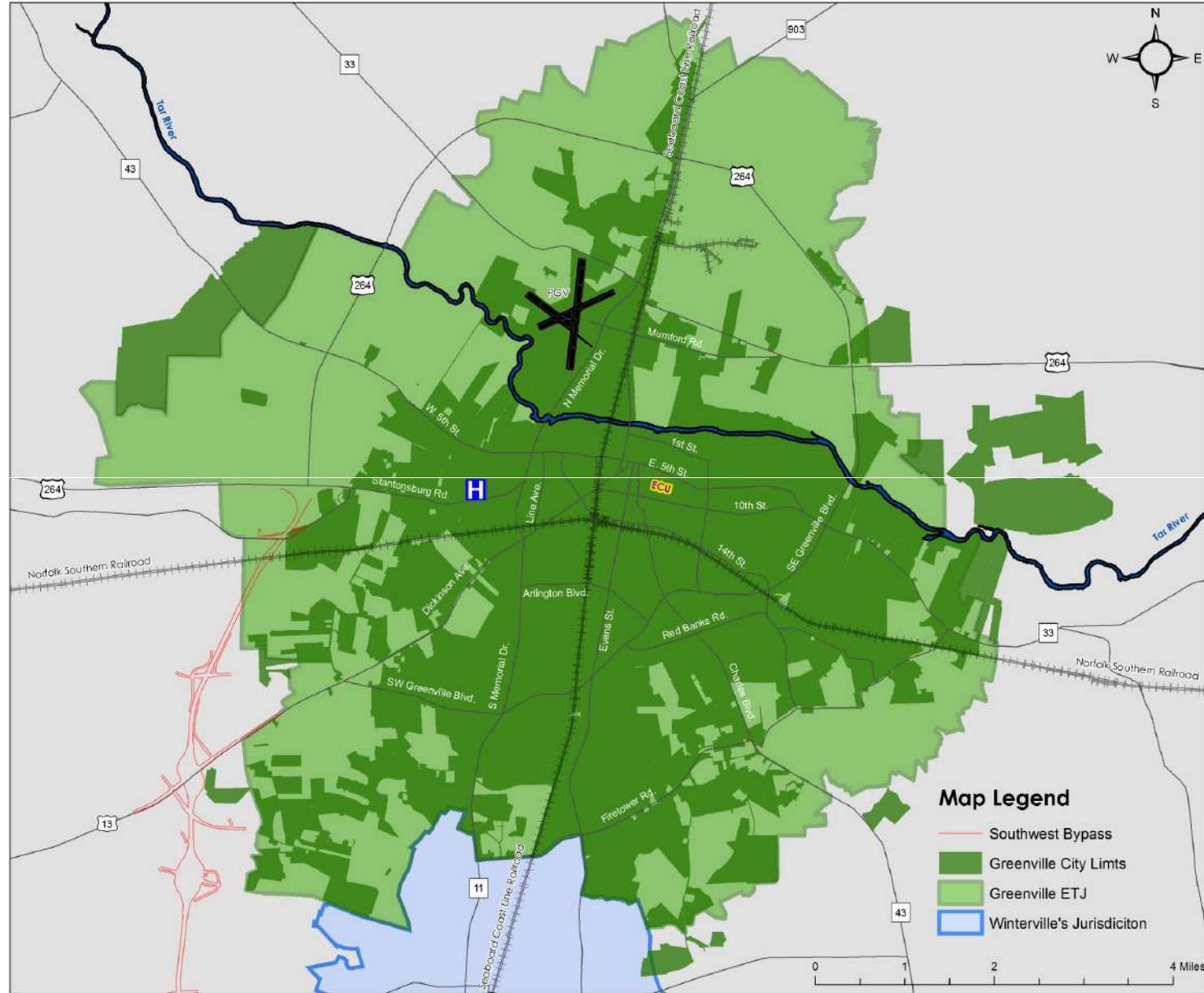


# CITY LIMITS & EXTRAJURISDICTION

# CITY LIMITS & ETJ

## City Limits & ETJ

The Greenville City Limits encompass 35.55 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 66.79 square miles. The city's zoning, subdivision and building inspection services are provided within the ETJ.



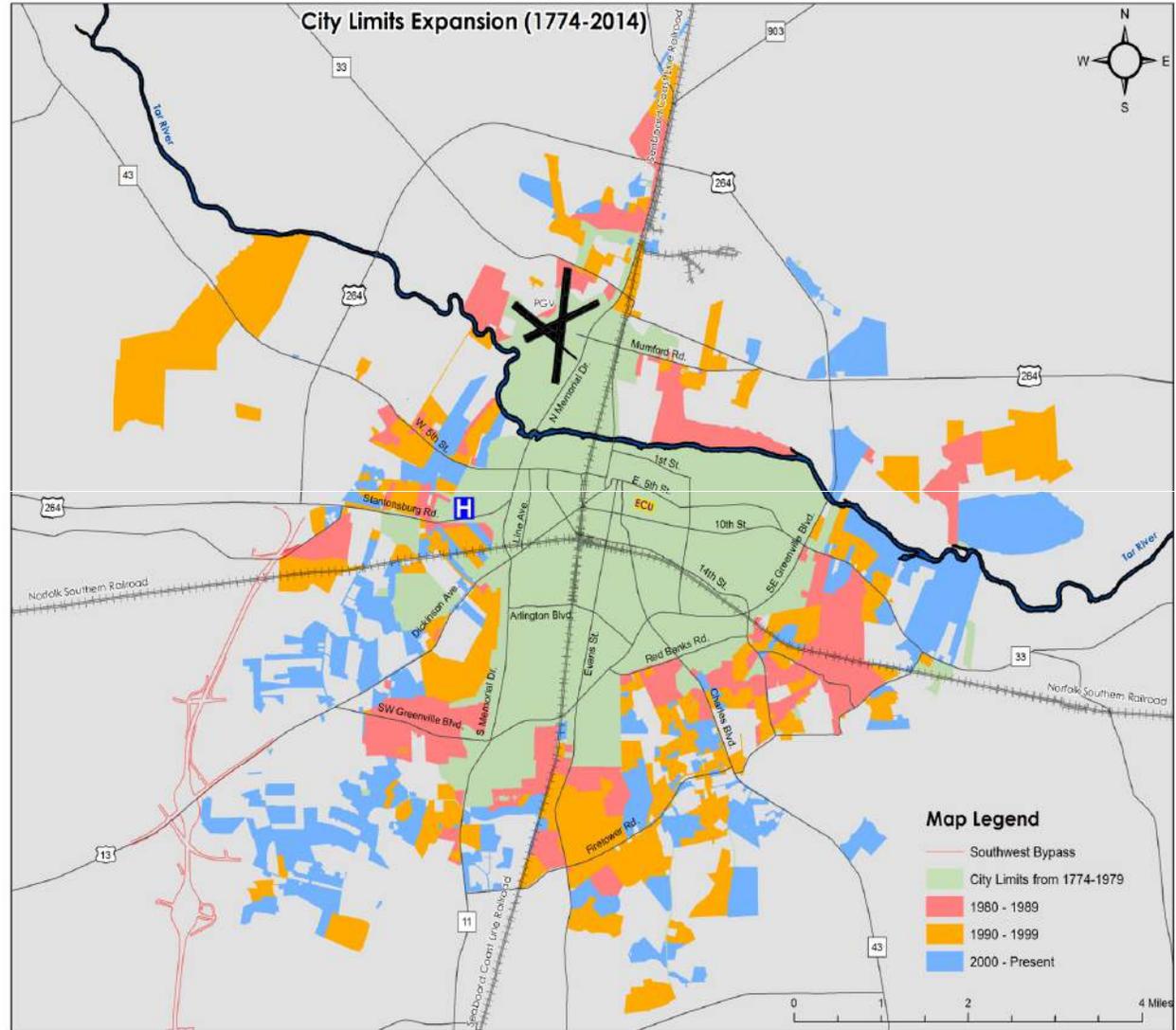
# CITY LIMITS & ETJ

<b>City Limits</b>	<b>Acreage</b>	<b>Square Miles</b>	<b>Percent</b>
Primary City Limits (the limits contiguous to the body of the City)	20,695.81	32.34	90.96%
Non Contiguous City Limits (all annexed areas separate from the main body of the city)	2,055.83	3.21	9.04%
Entire City Limits (includes Primary and Non Contiguous City Limits)	22,751.64	35.55	100.00%
<b>Extraterritorial Jurisdiction</b>	<b>Acreage</b>	<b>Square Miles</b>	<b>Percent</b>
ETJ (not including City Limits Area that are within the extent of the ETJ)	20,001.23	31.25	50.46%
Entire ETJ (represents the entire extent including areas that are within the City Limits)	39,635.12	61.93	N/A
<b>Total Jurisdiction</b>	<b>Acreage</b>	<b>Square Miles</b>	<b>Percent</b>
ETJ (represents total extent of ETJ)	39,635.12	61.93	92.72%
City Limits outside of ETJ (represents portion of contiguous & non-contiguous City Limits that are outside the extent of the ETJ)	3,113.32	4.86	7.28%
Entire Jurisdiction (represents the entire ETJ and portions of the City Limits that are outside the extent of the ETJ)	42,748.44	66.79	100.00%

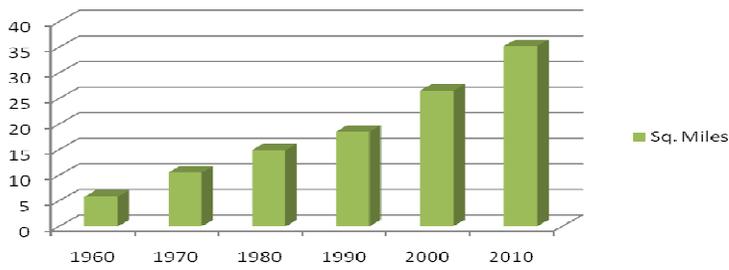
Note: 4.86 square miles of the city’s jurisdiction (city limits) are located outside of the ETJ

## City Limits Expansion (1774-2014)

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

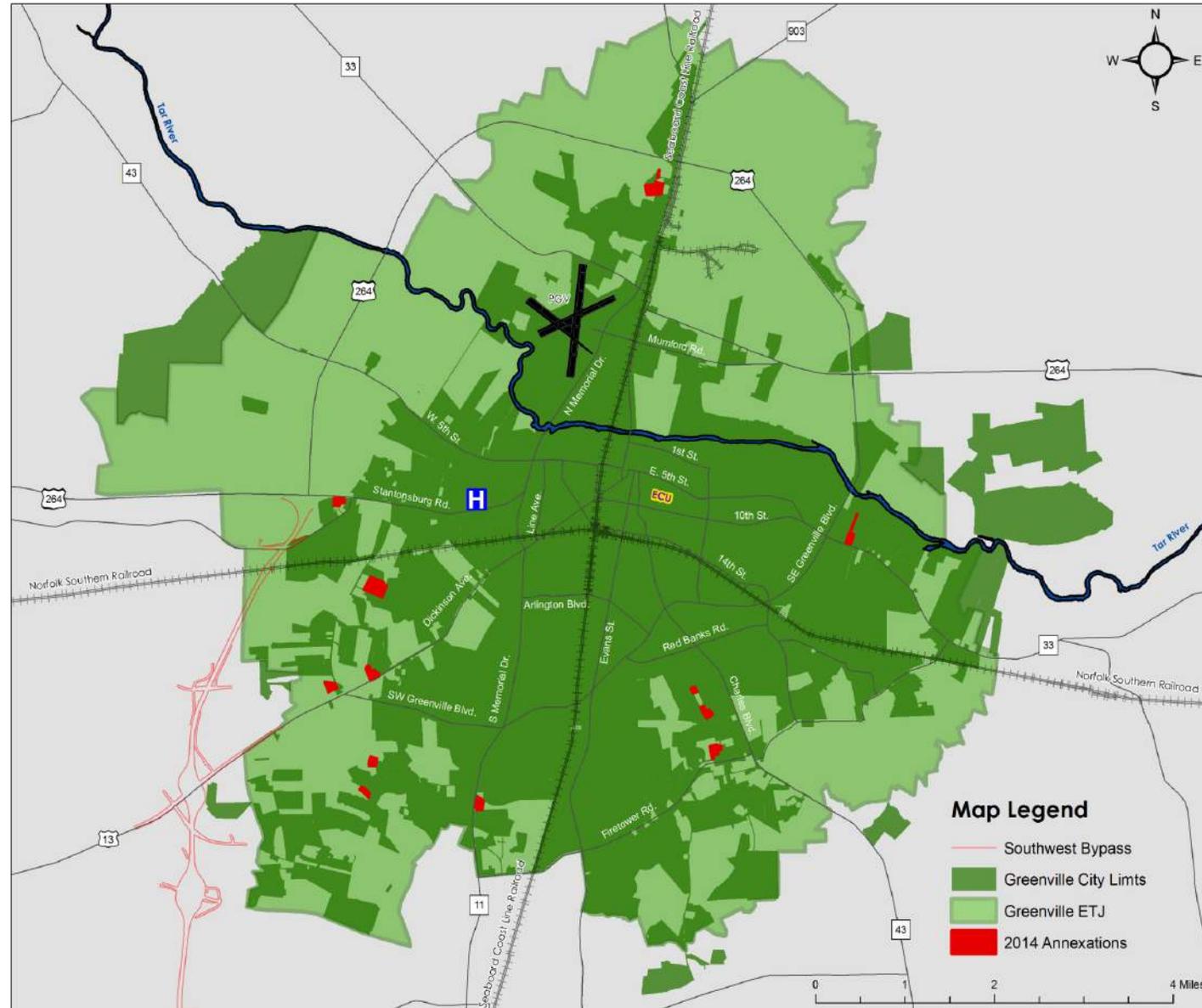


# ANNEXATIONS

# 2014 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 2014 calendar years, the city approved 13 voluntary annexation petitions bringing over 82.4 acres (0.13 square miles) of property into the city corporate limits.



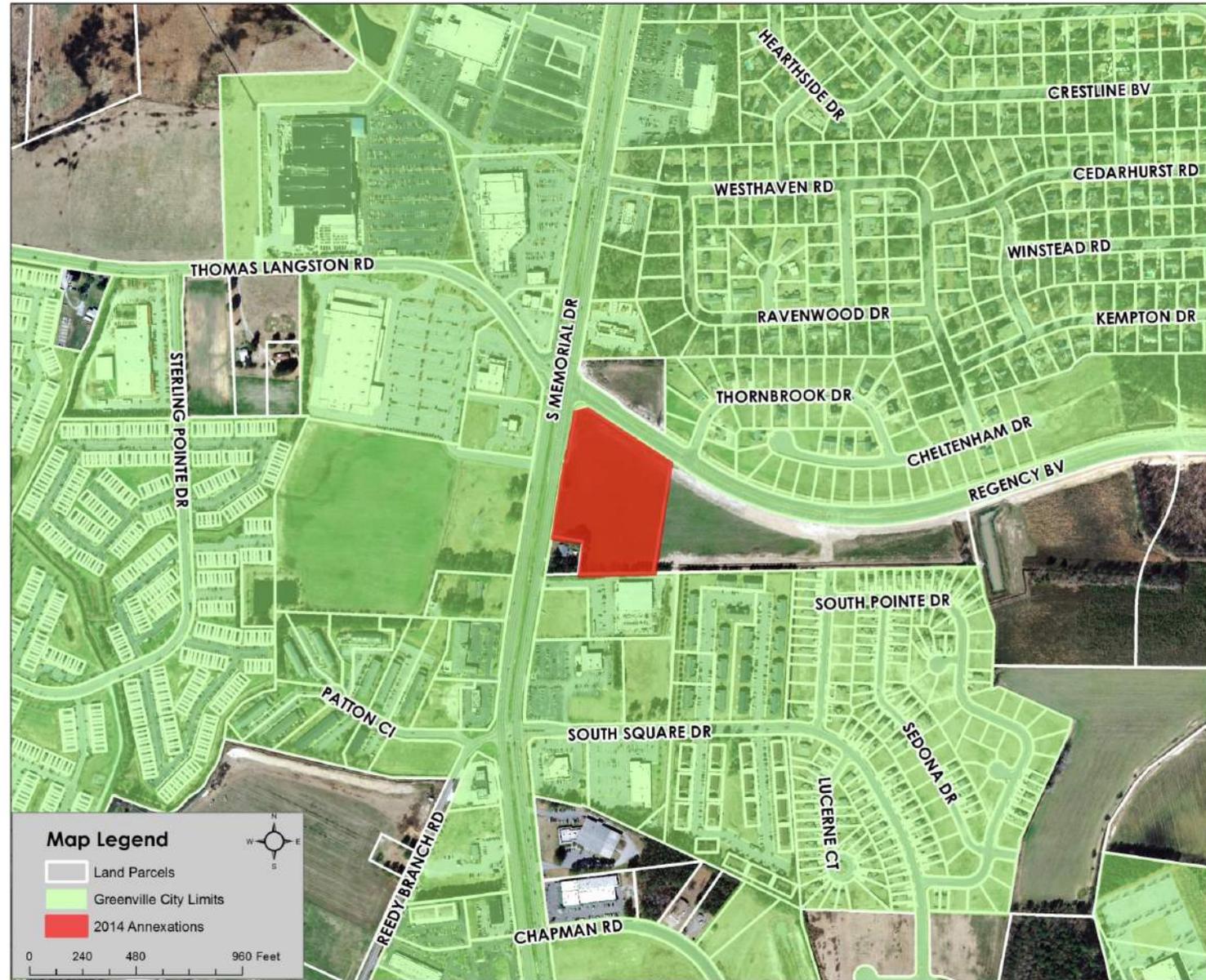
## Tai Ji Enterprises, Inc.

The City received a voluntary annexation petition to annex Tai Ji Enterprise, Incorporated, involving 5.699 acres located on the northern right-of-way of East 10th Street and 275+/- feet east of River Bluff Road. The subject area is currently undeveloped and is anticipated to accommodate 54,600+/- square feet of retail space.



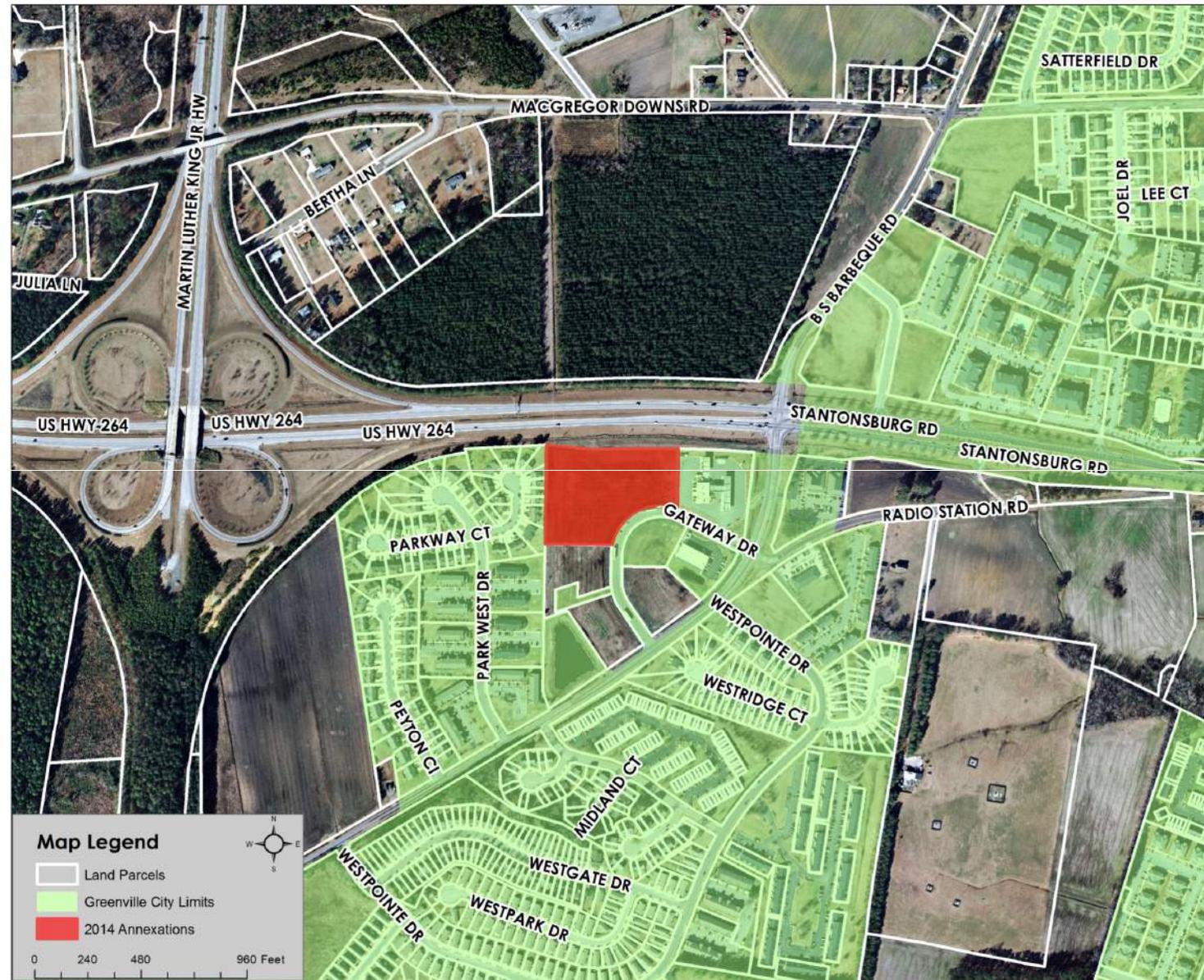
## Langston Commercial & Office Park, Lot 1

The City received a voluntary annexation petition to annex Langston Commercial and Office Park, Lot 1, involving 6.614 acres located at the southeast corner of the intersection of South Memorial Drive and Regency Boulevard. The subject area is currently undeveloped and is anticipated to accommodate 42,000+/- square feet of retail space.



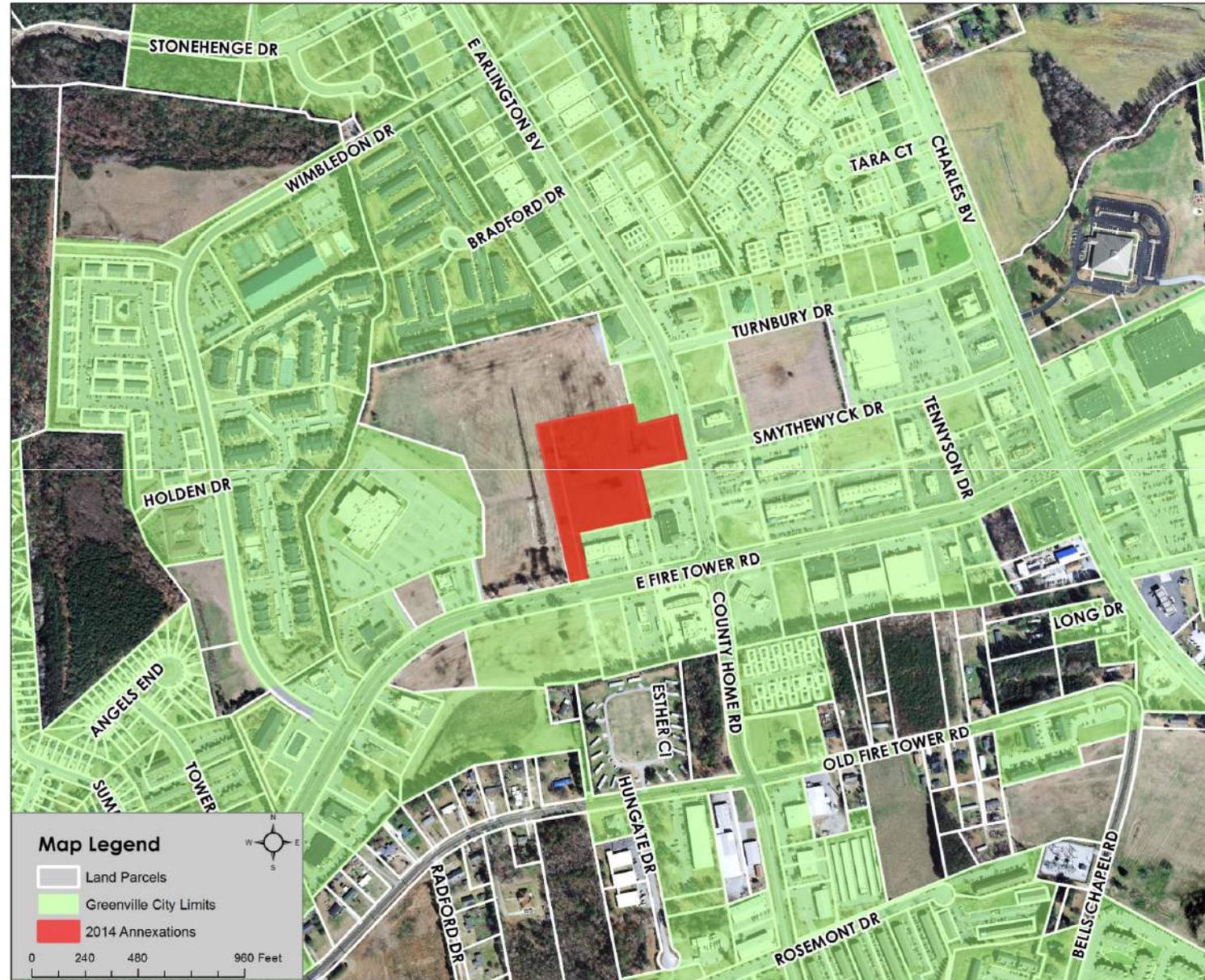
## Gateway West, Phase 2, Lot 2

The City received a voluntary annexation petition to annex Gateway West, Phase 2, Lot 2, involving 5.028 acres located between US Highway 264 and Gateway Drive and 325+/- feet west of Stantonsburg Road. The subject area is currently undeveloped and is anticipated to accommodate 41,000+/- square feet of retail space.



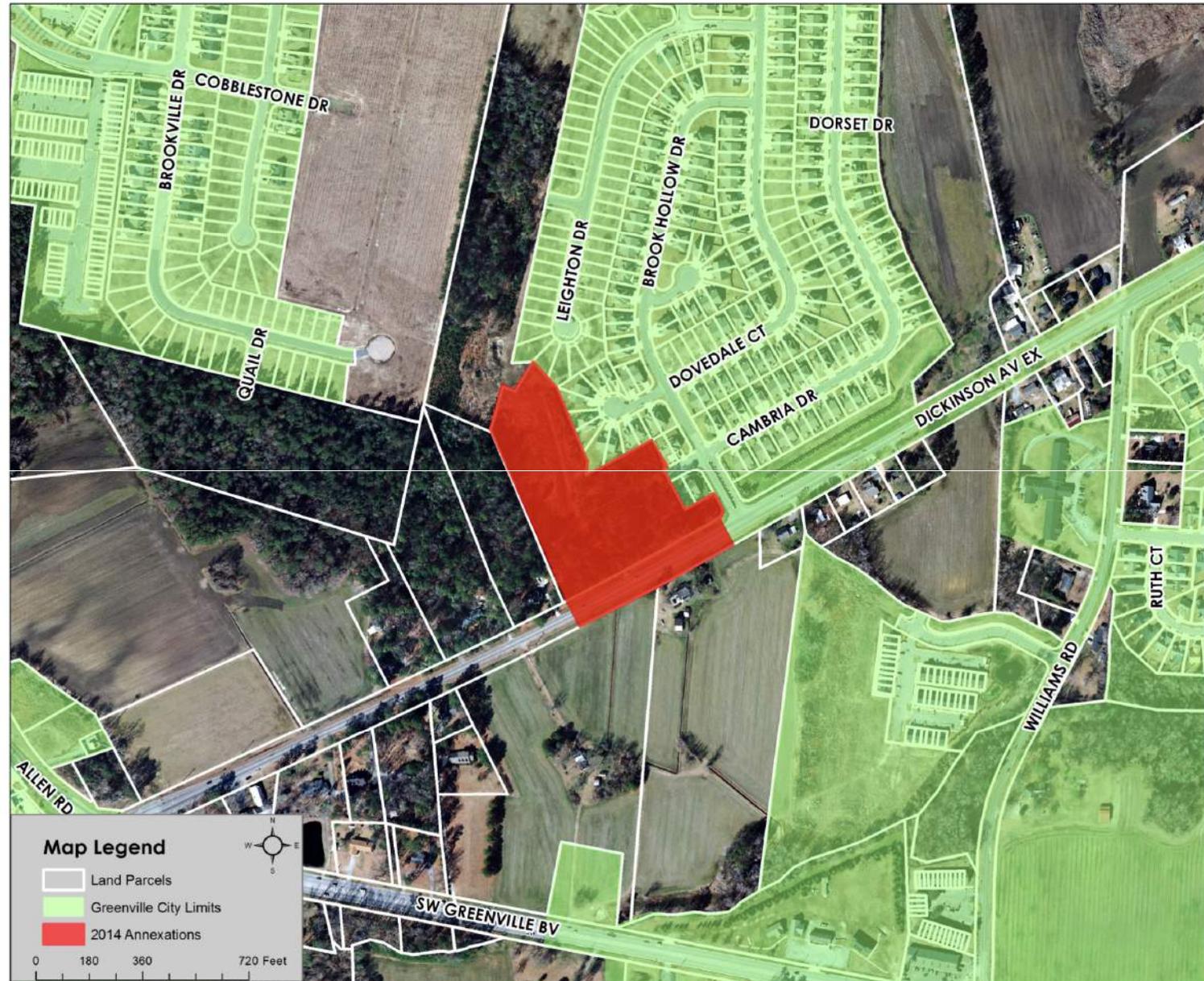
## Covington Downe Block G, Lot 12

The City received a voluntary annexation petition to annex Covington Downe, Block G, Lot 12, involving 5.156 acres located along the western right-of-way of Arlington Boulevard and 210+/- feet north of Fire Tower Road. The subject area is currently undeveloped and is anticipated to accommodate 41,000+/- square feet of retail space.



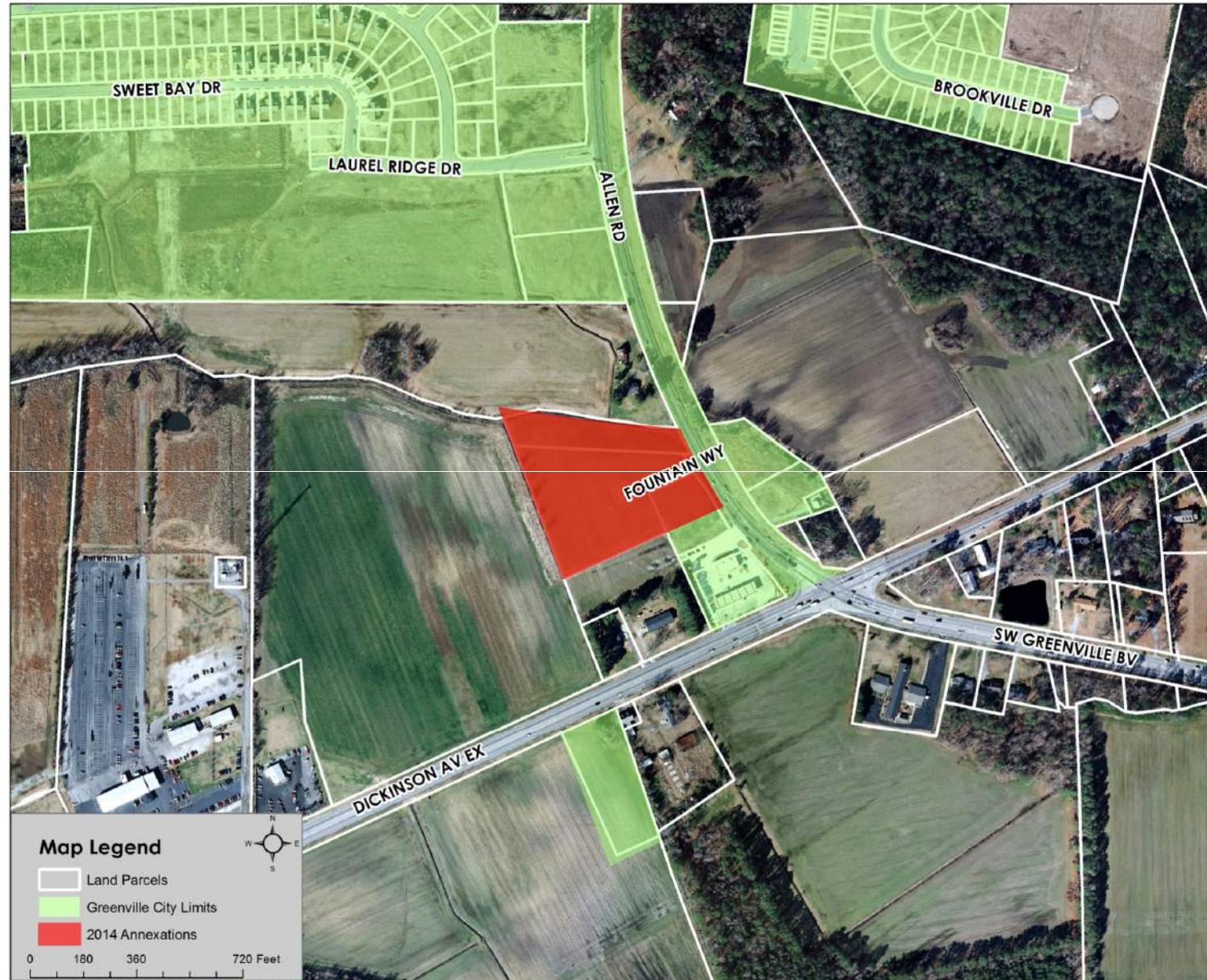
## Brook Hollow Section 4, Phase 1

The City received a voluntary annexation petition to annex Brook Hollow, Section 4, Phase 1, involving 7.7713 acres located at the northwest corner of the intersection of Dickinson Avenue Extension and Brook Hollow Drive. The subject area is currently undeveloped and is anticipated to accommodate 18 duplex lots.



## Northwest Commercial Park

The City received a voluntary annexation petition to annex Northwest Commercial Park involving 5.871 acres located 275+/- feet north of the intersection of Allen Road and Greenville Boulevard. The subject area is currently undeveloped and is anticipated to accommodate 4,300+/- square feet of fast food restaurant space.



# 2014 ANNEXATIONS

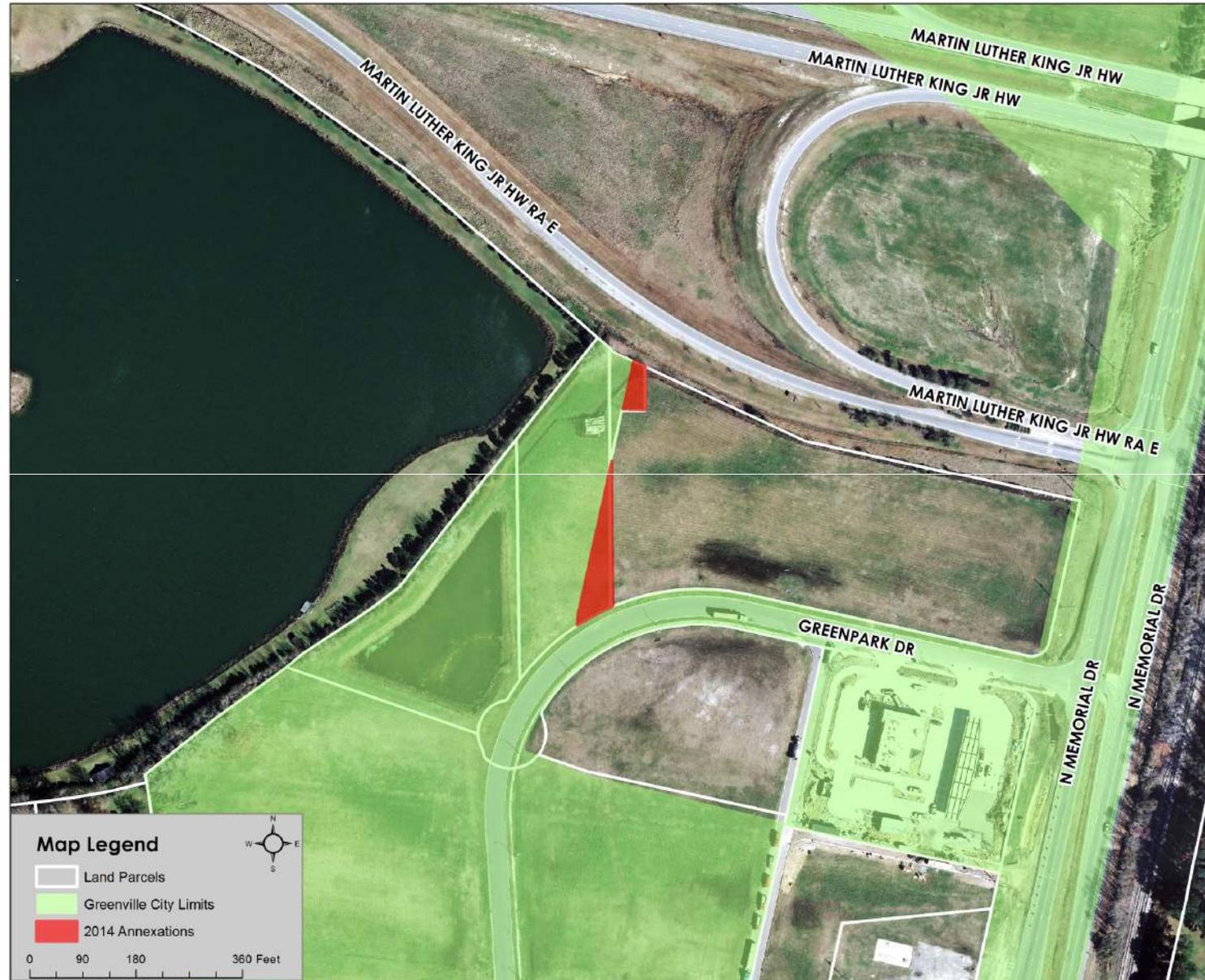
## Langston West Section 6

The City received a voluntary annexation petition to annex Langston West, Section 6, involving 4.4763 acres located at the current terminus of Birch Hollow Drive. The subject area is currently undeveloped and is anticipated to accommodate 11 single-family lots.



## North Green Commercial Park, Portion of Lot 6 And Portion of Lot 7A

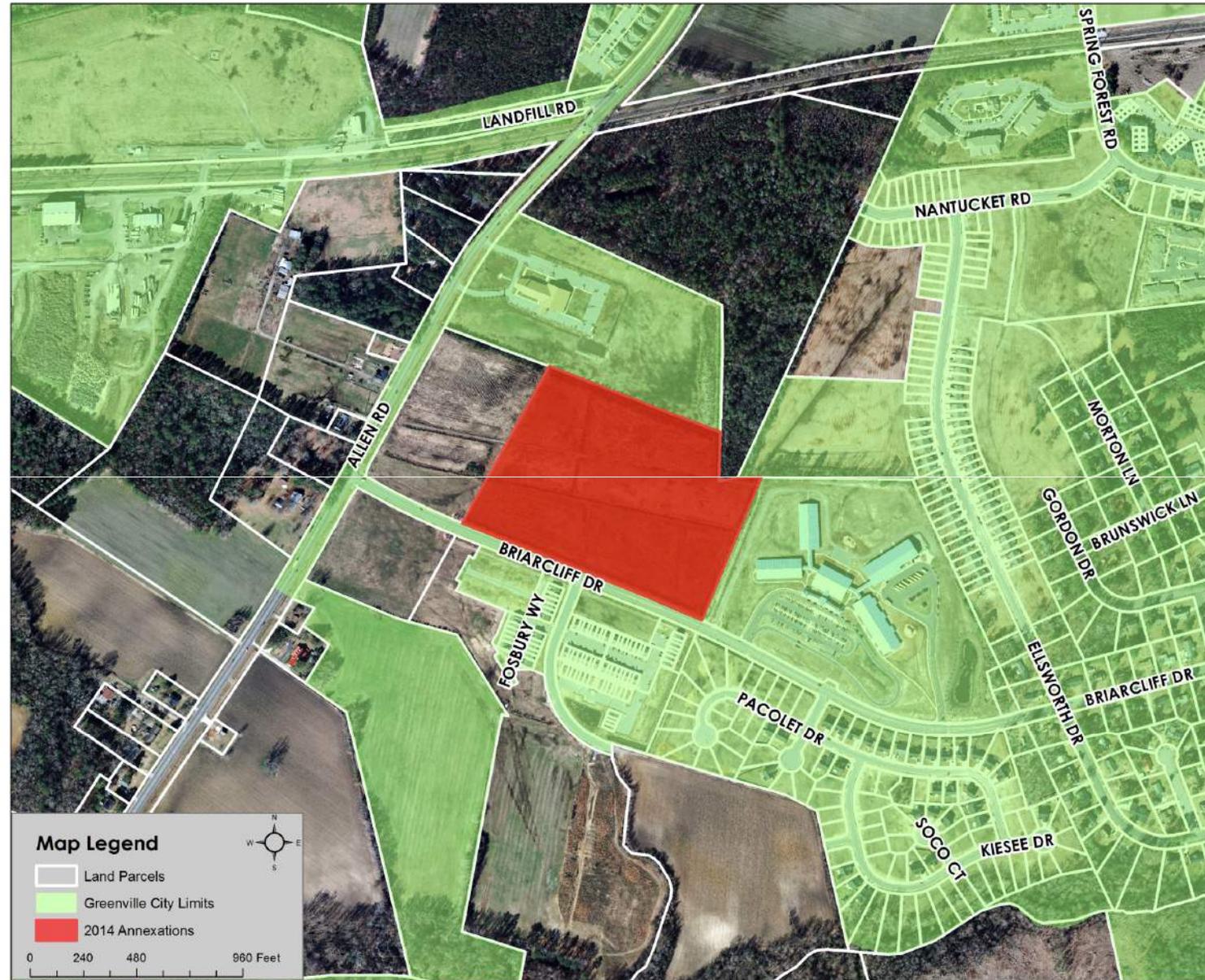
The City received a voluntary annexation petition to annex North Green Commercial Park, Portion of Lot 6 and Portion of Lot 7A, involving 0.222 acres located north of Greenpark Drive and 770+/- feet west of North Memorial Drive. The subject area is currently undeveloped and is anticipated to accommodate one telecommunication tower.



# 2014 ANNEXATIONS

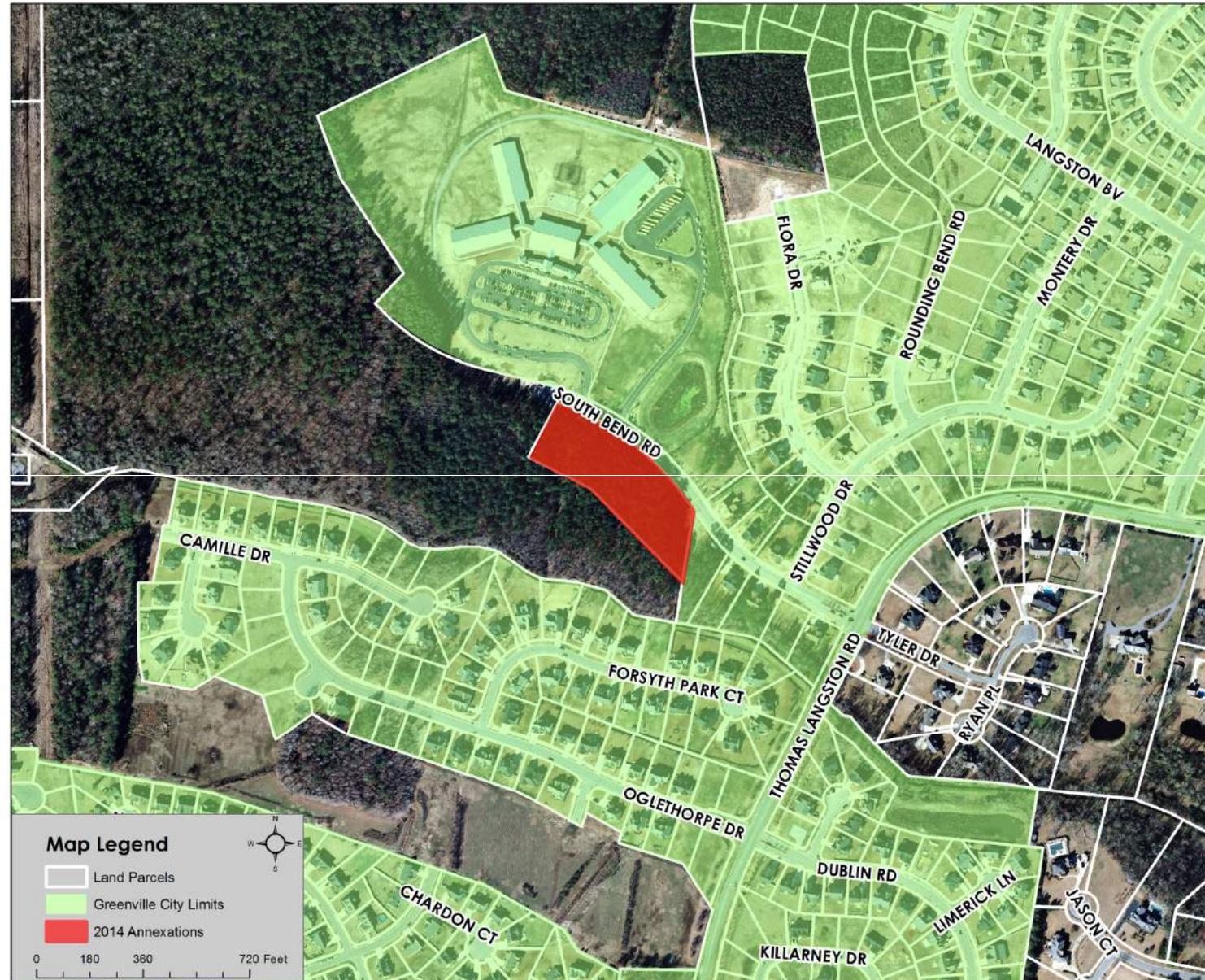
## Medford Pointe, Lot 6

The City received a voluntary annexation petition to annex Medford Pointe, Lot 6, involving 19.8908 acres located along the northern right-of-way of Briarcliff Drive and 500+/- feet east of Allen Road. The subject area is currently undeveloped and is anticipated to accommodate 312 multi-family units.



## Langston West Section 10

The City received a voluntary annexation petition to annex Langston West, Section 10, involving 3.0817 acres located along the western right-of-way South Bend Road and 600+/- feet west of Thomas Langston Road. The subject area is currently undeveloped and is anticipated to accommodate 7 single-family lots.



# 2014 ANNEXATIONS

## William E. Dansey, Jr. Heirs Property

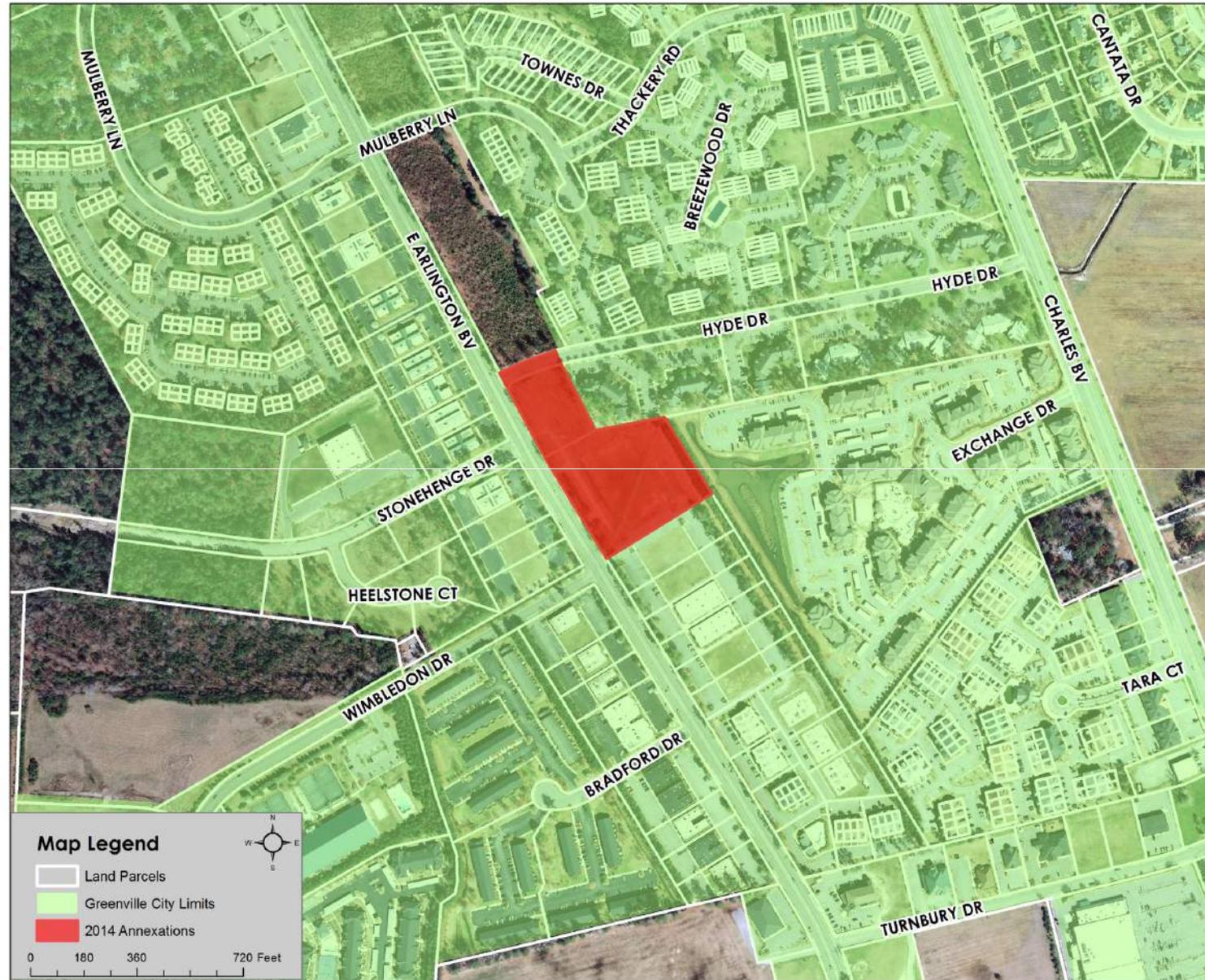
The City received a voluntary annexation petition to annex William E. Dansey, Jr. Heirs property, involving 1.582 acres located at the northeast corner of the intersection of East Arlington Boulevard and Mulberry Lane. The subject area is currently undeveloped and is anticipated to accommodate 33,860+/- office space.



# 2014 ANNEXATIONS

## Bradford Executive Park, Block A, Lot 1

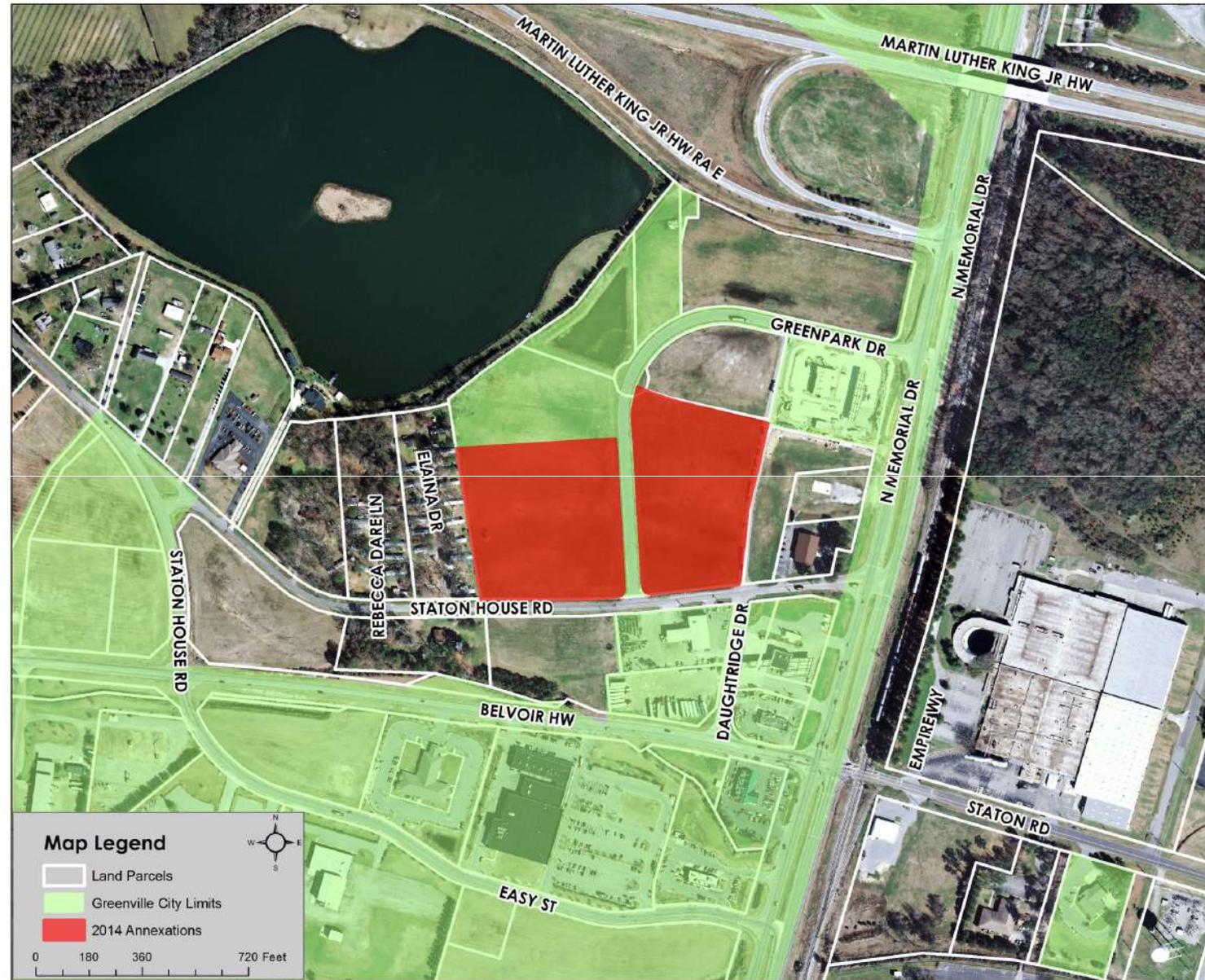
The City received a voluntary annexation petition to annex Bradford Executive Park, Block A, Lot 1, involving 5.0128 acres located at the southeast corner of the intersection of East Arlington Boulevard and Hyde Drive. The subject area is currently undeveloped and is anticipated to accommodate 33,860+/- square feet of office space.



# 2014 ANNEXATIONS

## North Green Commercial Park, Lot 4

The City received a voluntary annexation petition to annex North Green Commercial Park, Lot 4, involving 12.490 acres located along the northern right-of-way of Staton House Road and 250+/- feet west of North Memorial Drive. The subject area is currently undeveloped and is anticipated to accommodate 162,000+/- square feet of commercial space.



## Anticipated Actions of Voluntary 2014 Annexations

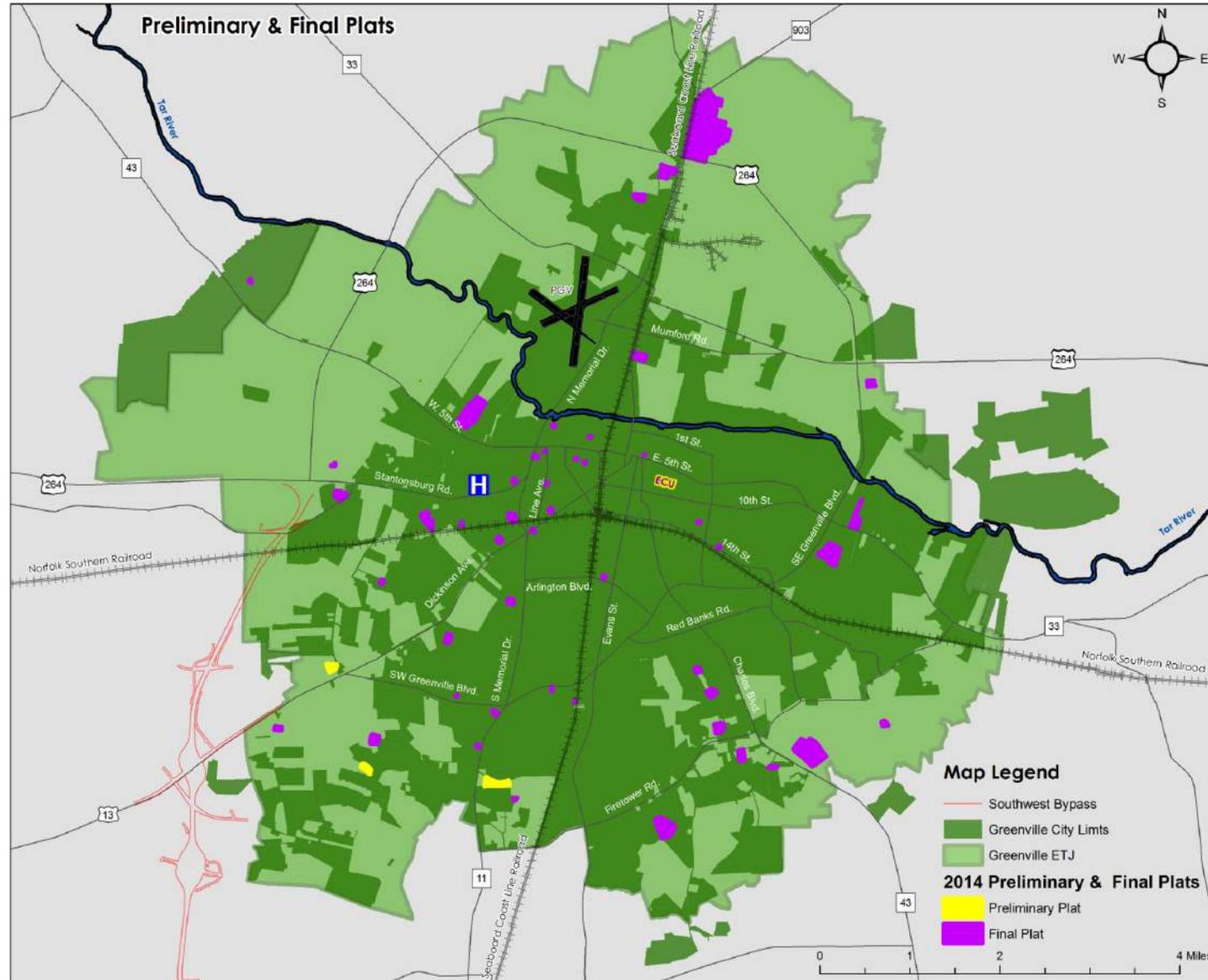
- 178,600 +/- square feet of retail space
- 18 Duplex Lots
- 4,300 +/- square feet of fast food restaurant space
- 18 single-family lots
- one telecommunication tower
- 312 multi-family units
- 67,720 +/- square feet of office space
- 162,000 +/- square feet of commercial space

# RESIDENTIAL DEVELOPMENT

# PRELIMINARY & FINAL PLATS

# PRELIMINARY & FINAL PLATS

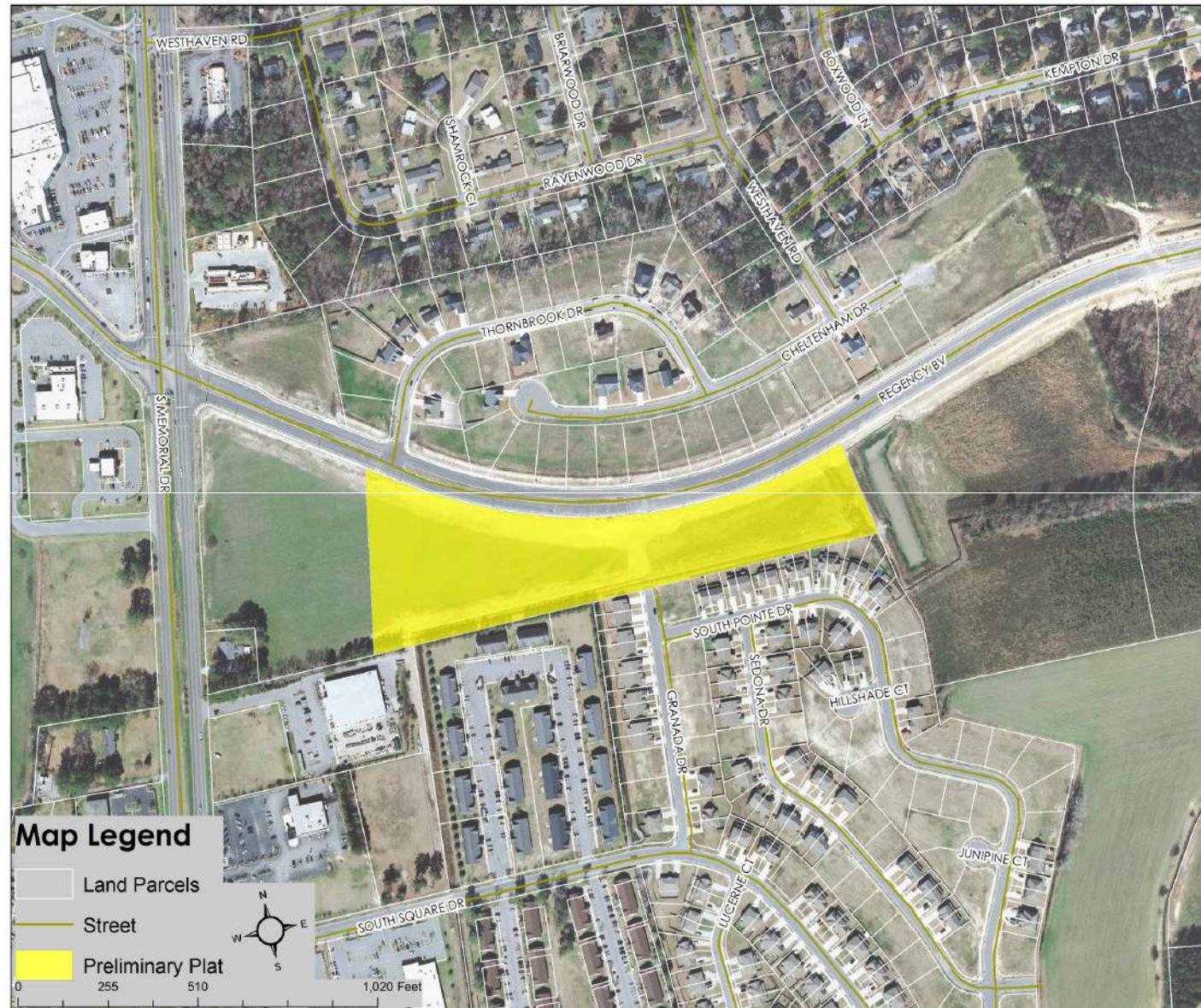
Preliminary and Final Plats shall be required for all subdivisions, and every plat shall be prepared by a registered land surveyor or professional engineer duly authorized under the laws of this state to prepare such plats. Preliminary plats shall be approved by the Planning and Zoning Commission. Final Plats and all required materials shall be submitted to the Subdivision Review Board. The City of Greenville received a total of **3 Preliminary Plats** totaling **15.79 acres** and **53 Final Plats** totaling **338.15 acres** in 2014.



# PRELIMINARY PLATS

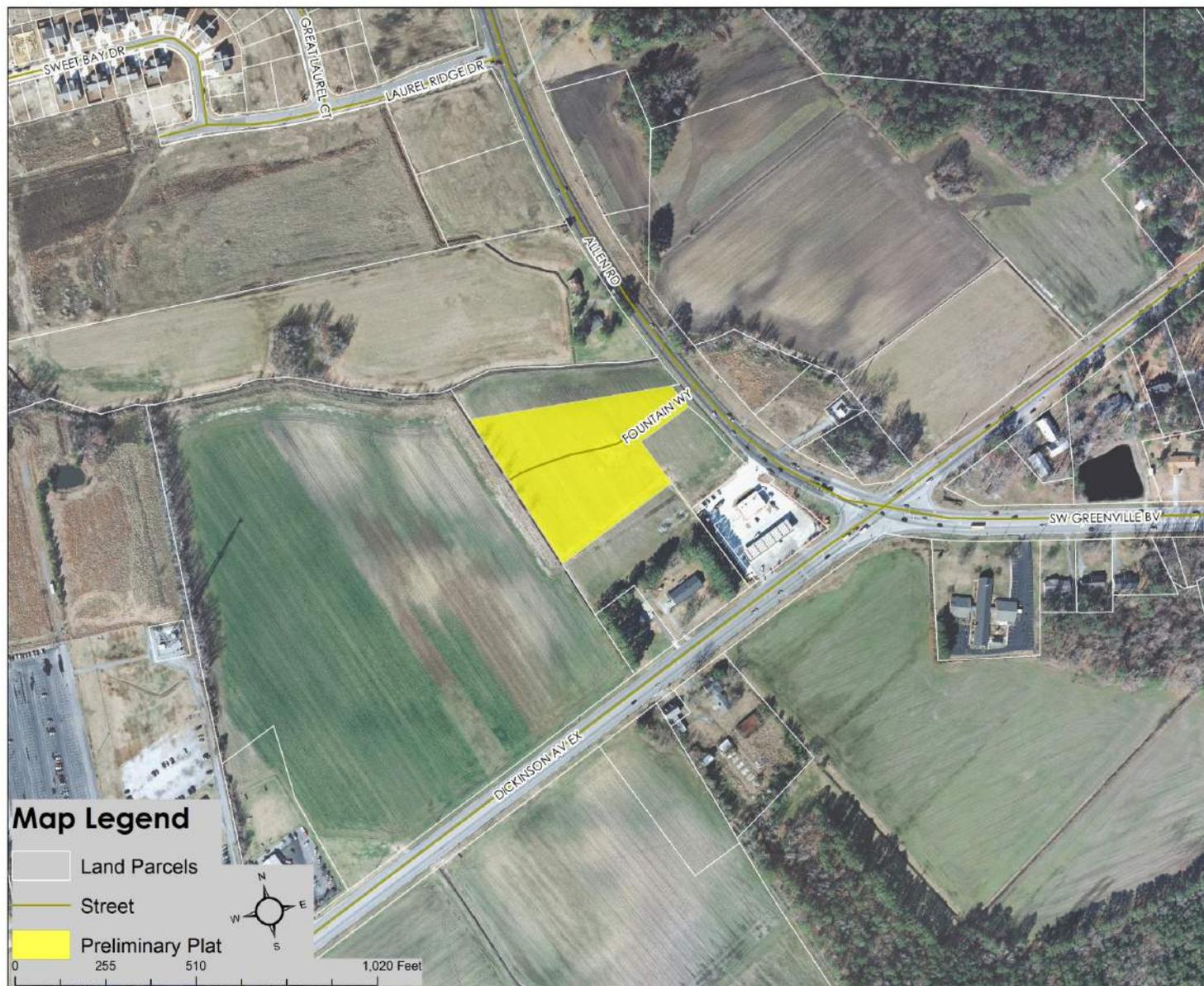
## Langston Commercial & Office Park Lot 1 (6.614 Acres)

Request by Langston Farms, LLC for a preliminary plat entitled "Langston Commercial and Office Park, Lot 1" This lot is being presented as the next phase of development of the Langston Farms property. The remainder of the property has not been preliminary platted. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.



## Northwest Commercial Park (6.187 Acres)

Request by Outdoor Properties II, LLC for a preliminary plat entitled "Northwest Commercial Park". This plat represents further development of the commercial property at this intersection. It will also be accessed via a shared driveway with the Wilco-Hess Convenience Store at the intersection. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.



## Langston West, Section 10 (3.082 Acres)

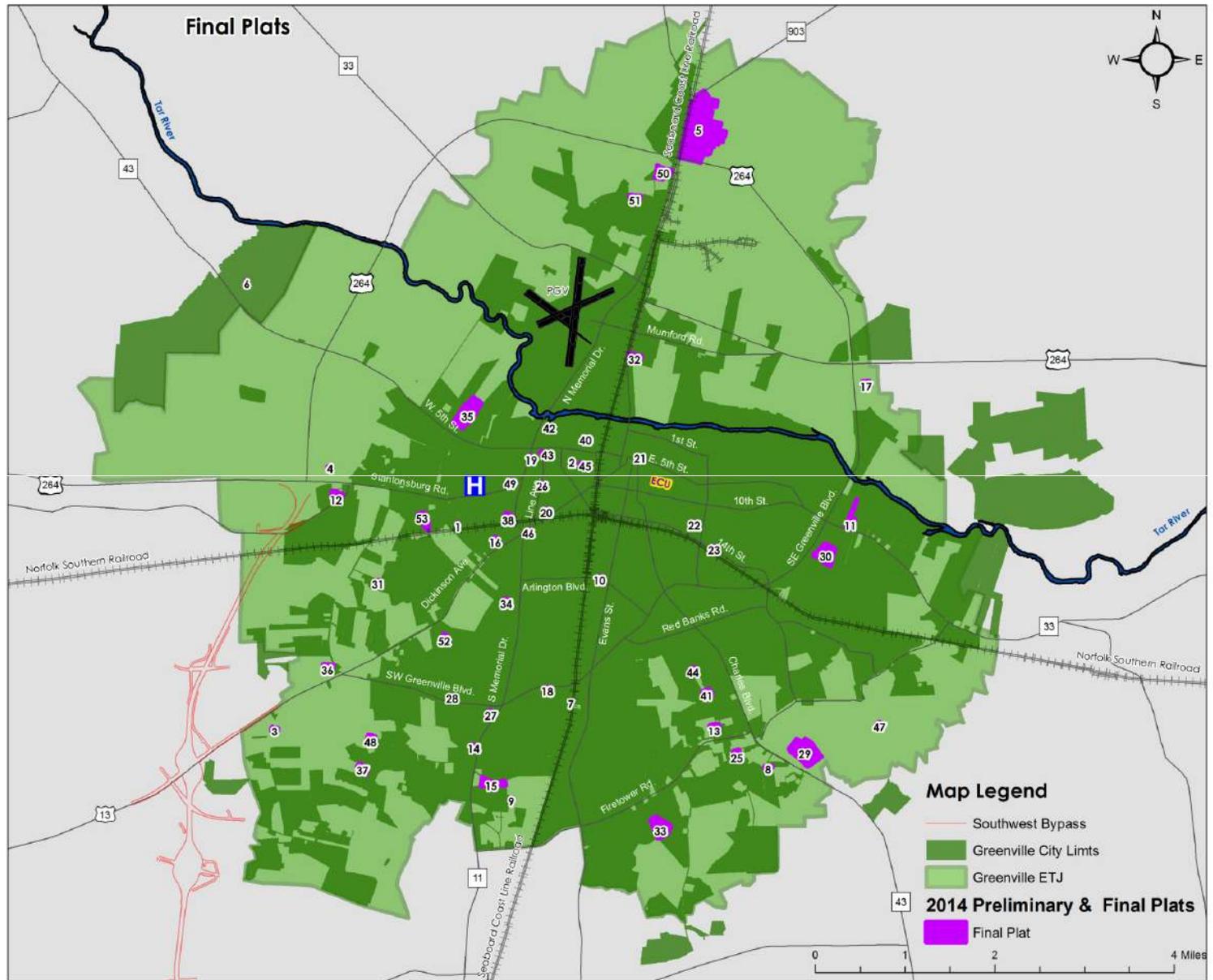
Request by Bill Clark Homes of Greenville, LLC for a preliminary plat entitled "Langston West, Section 10". This preliminary plat represents the next section of development at Langston West, Section 10. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.



# FINAL PLATS

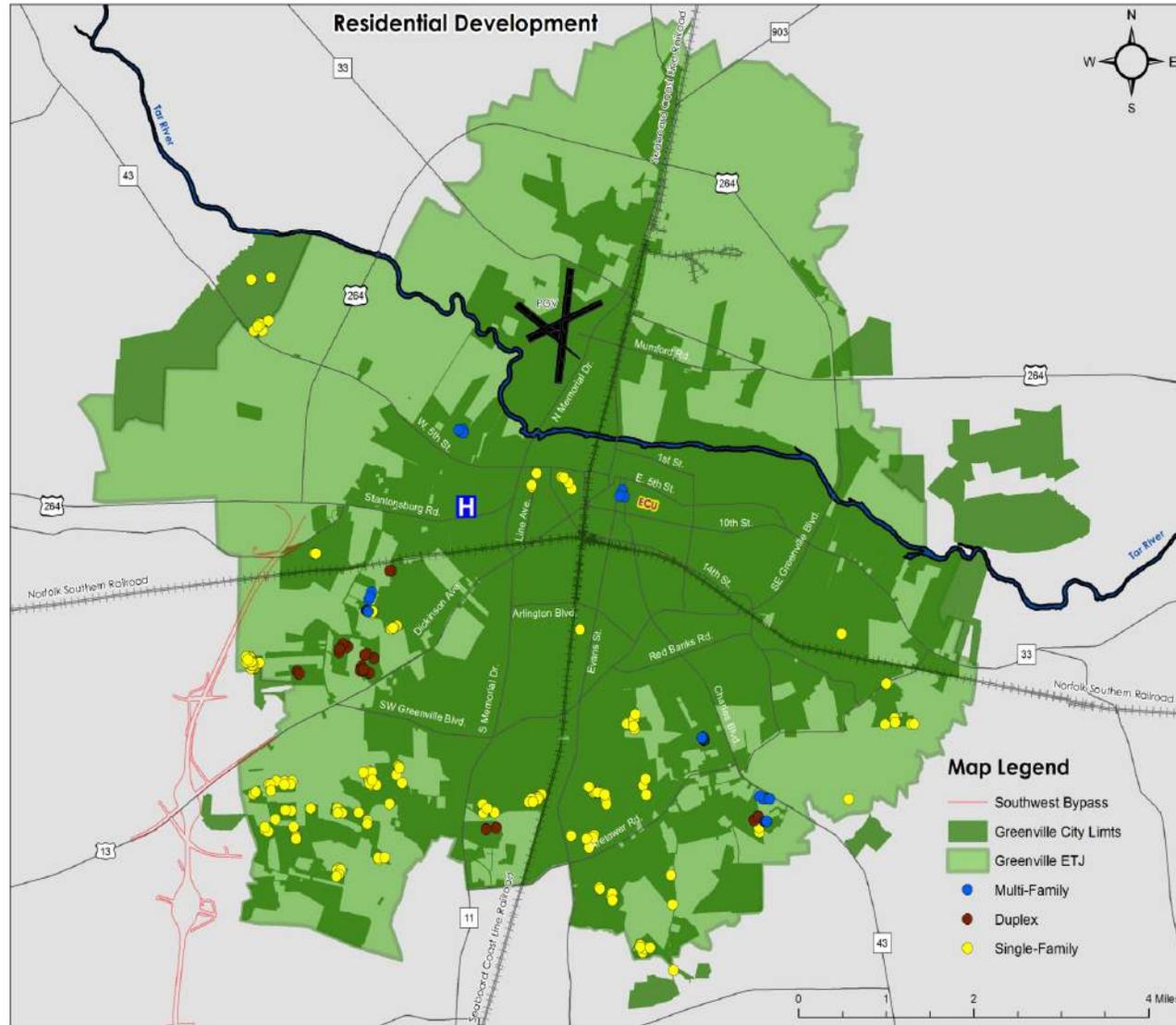
# 2014 FINAL PLATS MAP

NAME	Number
Arlington Medical Park Ph.2 Lot 4	1
Lincoln Place	2
West Star Industrial Park	3
GUC Gas Gate Station	4
DSM Pharmaceuticals	5
Ironwood Ph. 2 Lot 85	6
GUC Gas Gate	7
Kittrell Place Apartments	8
South Pointe, Sec 2 & 3	9
Wandsworth Commons, Sec. 1 Lot 5	10
Tai Ji Enterprises, Inc.	11
Gateway West, Ph. 2 Lot 2	12
Covington Downe, Blk G, Lot 12	13
11 Galleria, Sec. 3, Lot 2 & 3	14
Langston Commercal Park, Lot 1	15
Med-Moore, Ph. 3 Blk. A Lot 2	16
Northside Commercal Center	17
Greenville Prime Investors	18
North Pines, Lot 5B	19
Higgs Brothers Property, Blk 3	20
Joyner Commercial Rentals	21
American Tower Lease Parcel	22
Brookgreen, Lots 51-55	23
North Green Commercial Park	24
Oxford Street, LLC	25
Higgs Brother Property	26
Barbour-Hendrick Honda	27
Sharon L. Horton	28
Unity Free Will Baptist	29
Eastbrook Apartments	30
Medford Pointe	31
Dall Farm Limited	32
Firetower Junction	33
Meridan Park Condo's	34
Addison Place, Lot 3	35
Northwest Commercal Park	36
AMA Holdings, LLC	37
Medical Shopping Center	38
University Medical Park	39
LG Cooper Subdivison	40
Riverdale, Blk S Lot 10	42
Bradford Executive Park	41
Billmoore Addition	43
Turtle Creek Lot 9	44
Cherry View Addition	45
Arthur Dellano Property	46
Walden Subdivision, Lots 2 & 3	47
Langston West Sec. 6	48
Medical Shopping Village	49
North Green Commercial Park , Lot 4	50
Greenfield Park, Lot 4	51
Star Hill Farms	52
Unviersity Medical Park Recombo	53



# RESIDENTIAL DEVELOPMENT

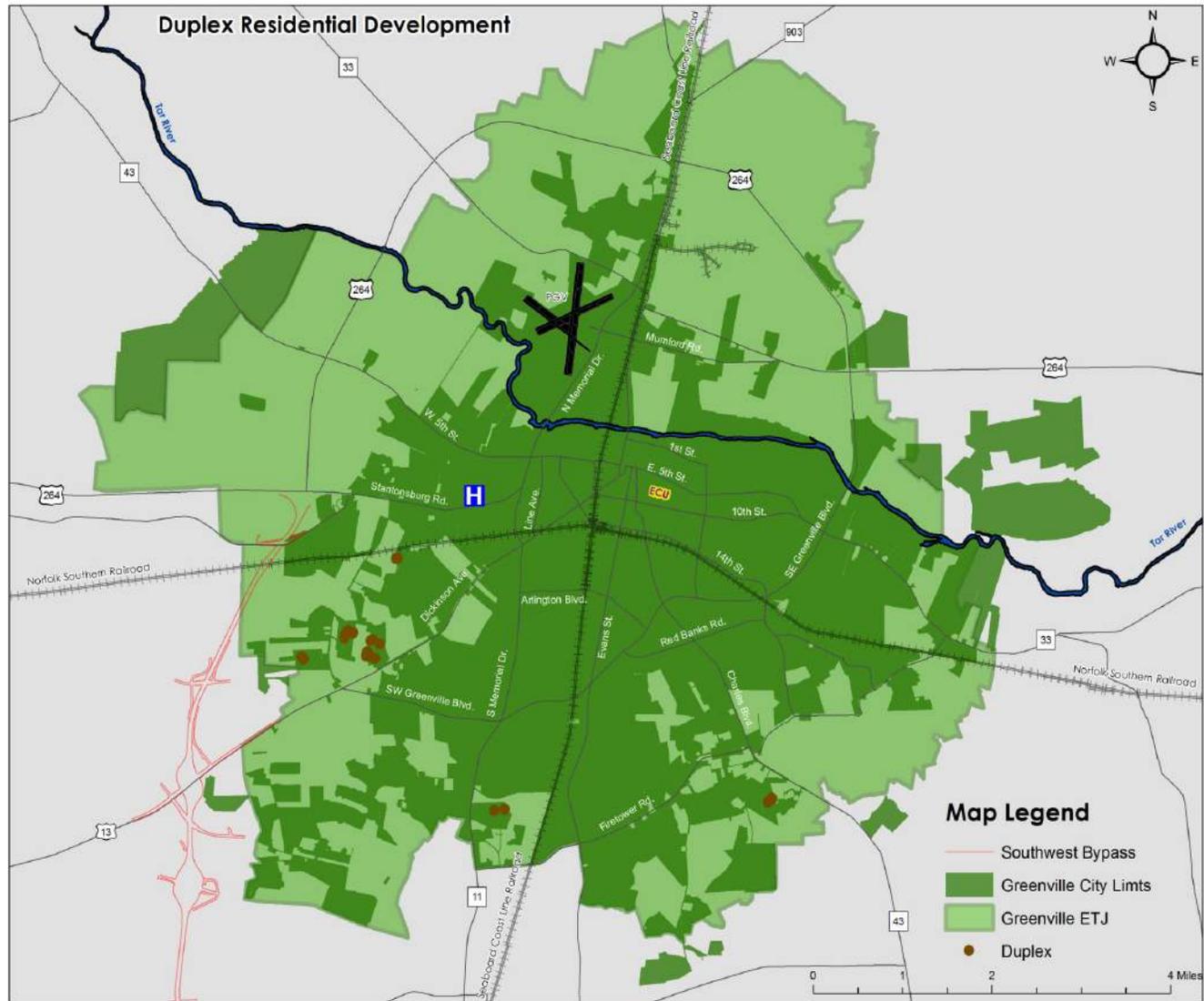
The City of Greenville seeks to foster a safe, inclusive, and economically stable community, and the realization of these goals begins with healthy neighborhoods, which create the foundation of a healthy city. Within each neighborhood, unique assets exist, which residents can use to better themselves, as well as Greenville as a whole. During the 2014 calendar year, the city issued **235** building permits for new residential construction. These permits included **44** duplex dwelling units, **29** multi-family dwelling buildings and **162** single family dwelling units. A majority of these new residences were constructed in the southwestern and southern portions of Greenville.



# DUPLEX DEVELOPMENT

# DUPLEX RESIDENTIAL NEIGHBORHOODS

The City of Greenville received **44** building permits for new residential duplex dwelling units. In 2014, Bent Creek, Fieldstone, the Villas at Cobblestone, Brook Hollow, South Pointe and Kittrell Farms Duplexes all saw new residential growth within there respected neighborhoods.



# Bent Creek

These earth-toned duplexes feature stone-veneer accent walls and single-car garages. The entrance has a beautiful stacked-stone sign that is surrounded by Crape Myrtle trees and small shrubs on Spring Forest Road. The exteriors of each building are a mix of stone-veneer, shake-siding, horizontal-siding, and vertical-siding. Each garage has decorative windows and black hinges that give the duplexes some character. There is also enough room to park two cars side-by-side in front of each garage. All of the homes have their own private mailbox at the end of each driveway as well.

Average Sale Price:  
**\$123,931**

Average Size:  
**1,334 sq. ft.**



\*Based on submitted Preliminary Plat

# Fieldstone

These earth-toned duplexes feature stone-veneer accent walls and single-car garages. The entrance has a beautiful stacked-stone sign that is surrounded by Crape Myrtle trees and small shrubs on Spring Forest Road. The exteriors of each building are a mix of stone-veneer, shake-siding, horizontal-siding, and vertical-siding. Each garage has decorative windows and black hinges that give the duplexes some character. There is also enough room to park two cars side-by-side in front of each garage. All of the homes have their own private mailbox at the end of each driveway as well.

Average Sale Price:  
**\$123,931**

Average Size:  
**1,334 sq. ft.**



Fieldstone Duplexes



\*Based on submitted Preliminary Plat

# Villas at Cobblestone

If you head further back on Cobblestone Drive, past the townhomes, you will come to the duplex section called the Villas at Cobblestone. These duplexes all seem to have a touch of originality and have a mixture of brick-veneer, horizontal-siding, shake-siding, and stone-veneer exteriors. Many of the garages are rear-loading and have split driveways with grass or gravel down the center that lead around to the back of each unit. Each duplex also has its own private mailbox at the end of each driveway



Average Sale Price:  
**\$131,220**

Average Size:  
**1,481 sq. ft.**

\*Based on submitted Preliminary Plat

*Find yourself in good company*

# Brook Hollow

This sprawling, duplex-townhome community features an array of light-brick homes. When you turn in off of Dickinson Avenue, Each building contains two townhomes, with at least some, if not all, brick-veneer on the front. A few of the duplexes have vertical-siding or shake-siding accent walls that give them a touch of character. Most of the townhomes have either a one-car or two-car garage, and all of them have their own driveway with enough room to park two cars side-by-side. Decorative keystones are also common over the garages and windows.

Average Sale Price:  
**\$143,023**

Average Size:  
**1,720 sq. ft.**



Brook Hollow Duplexes



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# South Pointe

Brick-veneer front sides help to give these mostly two-story duplexes some character. A variation of light and dark brick is used on the front of the units, and vinyl-siding is used on the other three sides. A few of the duplexes do have single-car garages as well. The mailboxes are community style and can be found on podiums around the neighborhood. There are little to no mature trees on the lots, but the landscaping is well-kept.



Average Sale Price:  
**\$124,306**

Average Size:  
**1,674 sq. ft.**

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# Kittrell Farms Duplexes

Each of these duplex-style townhomes are two-stories tall and have a mixture of brick-veneer and siding exteriors. All of the roads end in cul-de-sacs and help to create traffic calming areas away from the busier streets. Each unit has their own private mailbox located at the end of their driveway, an unusual feature for townhomes in the area. Although they don't have garages, each townhouse does have its own private driveway which widens out with enough room to park two vehicles side-by-side.

Average Sale Price:  
**\$122,997**

Average Size:  
**1,529 sq. ft.**



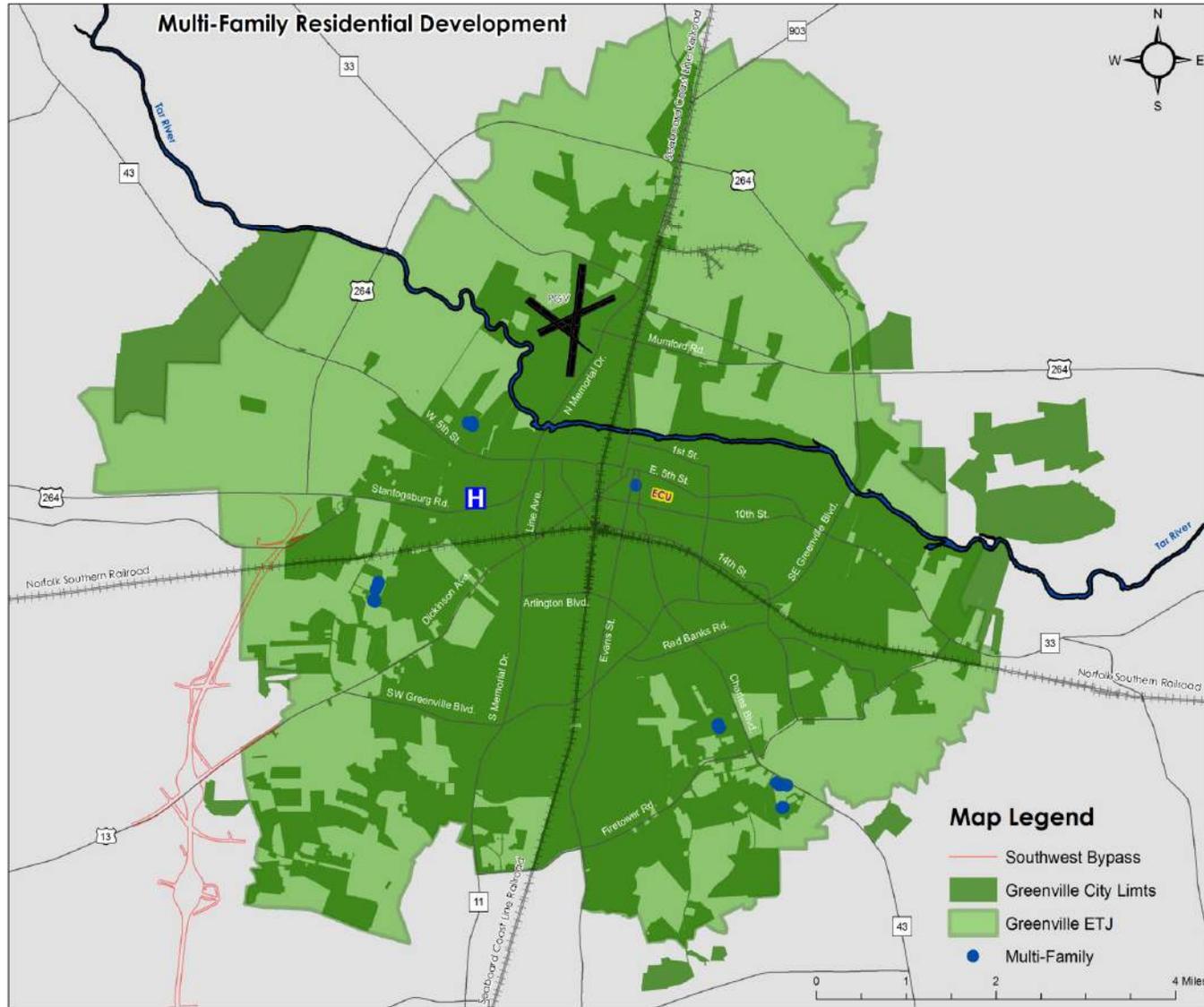
*Find yourself in good company*

# MULTI-FAMILY DEVELOPMENT

# MULTI-FAMILY RESIDENTIAL NEIGHBORHOODS

The City of Greenville received **541\*** building permits for new residential multi-family dwelling units. In 2014, Grey Fox Run, Kinsey Creek, the Berkley Apartments, Covington Square, and The Boundary at West End all saw new residential growth in there respected neighborhoods.

Note: \*240 Units are part of The Boundary @ West End providing student housing near the ECU Campus.



# Grey Fox Run

Consisting of condos, duplexes & townhomes, this elegant multi-family neighborhood spans a fairly large area. The buildings have a mixture of stone-veneer and siding exteriors, with a small amount of white, craftsman-style trim in the roof peaks. Many of the condos have their own private balconies or porches that overlook the surrounding areas. Each townhome does have their own private driveway with enough room to park two vehicles side-by-side.

Average Sale Price:  
**\$135,715**

Average Size:  
**1,558 sq. ft.**

\*Based On Submitted Site Plan

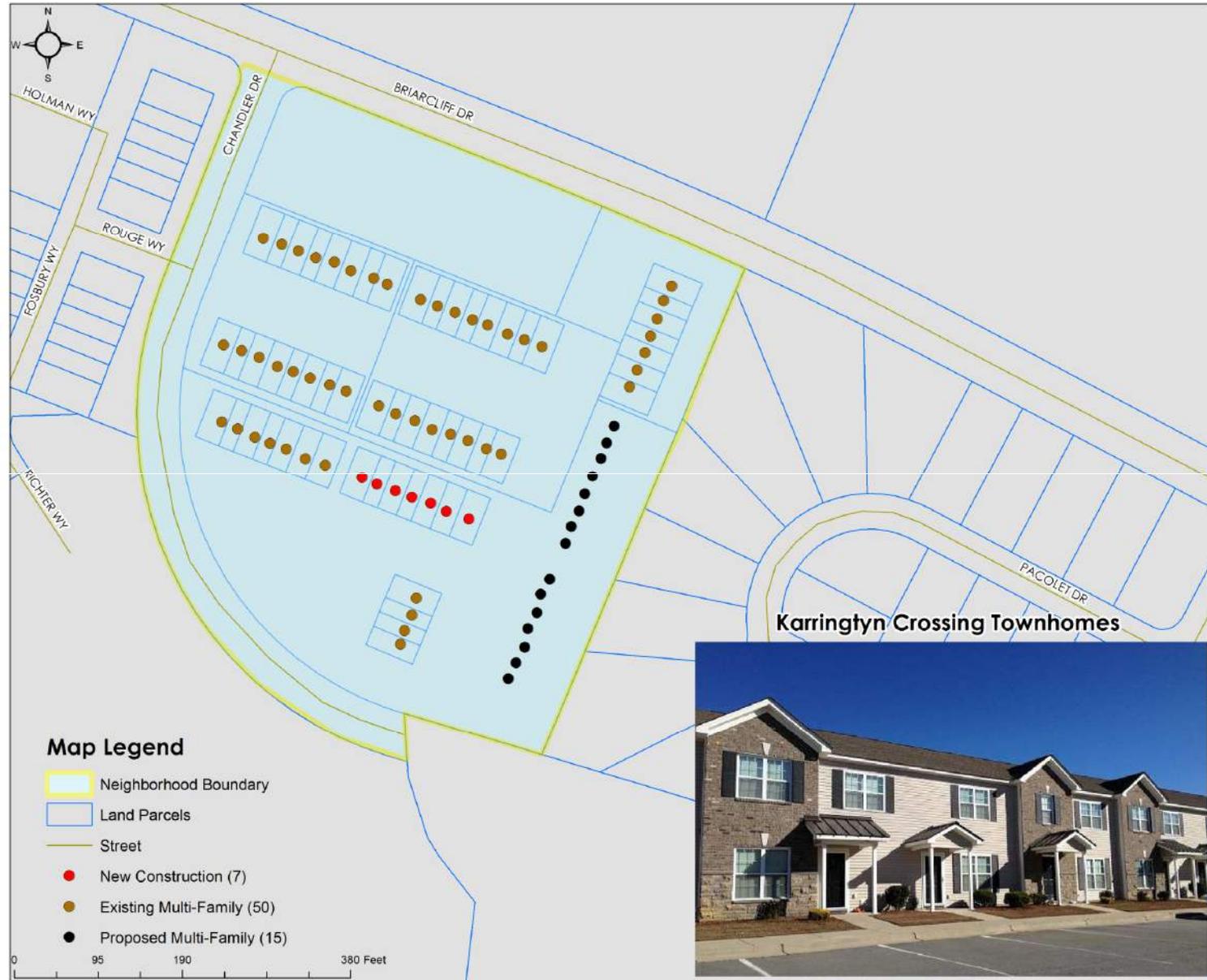


# Karringtyn Crossing

This multi-family townhome community has unique exteriors. When you turn in off of Chandler Drive, there are two brick columns that serve as entrance signs that are surrounded by loose cobblestone and Sky Pencil shrubs. The townhome buildings have alternating sections of brick/stone and horizontal-siding. The stone-veneer in each section comes up to the halfway point of the first window on the first floor. The remaining portion of the section is completed in brick-veneer with decorative keystones positioned over the windows.

Average Sale Price:  
**\$99,720**

Average Size:  
**1,348 sq. ft.**



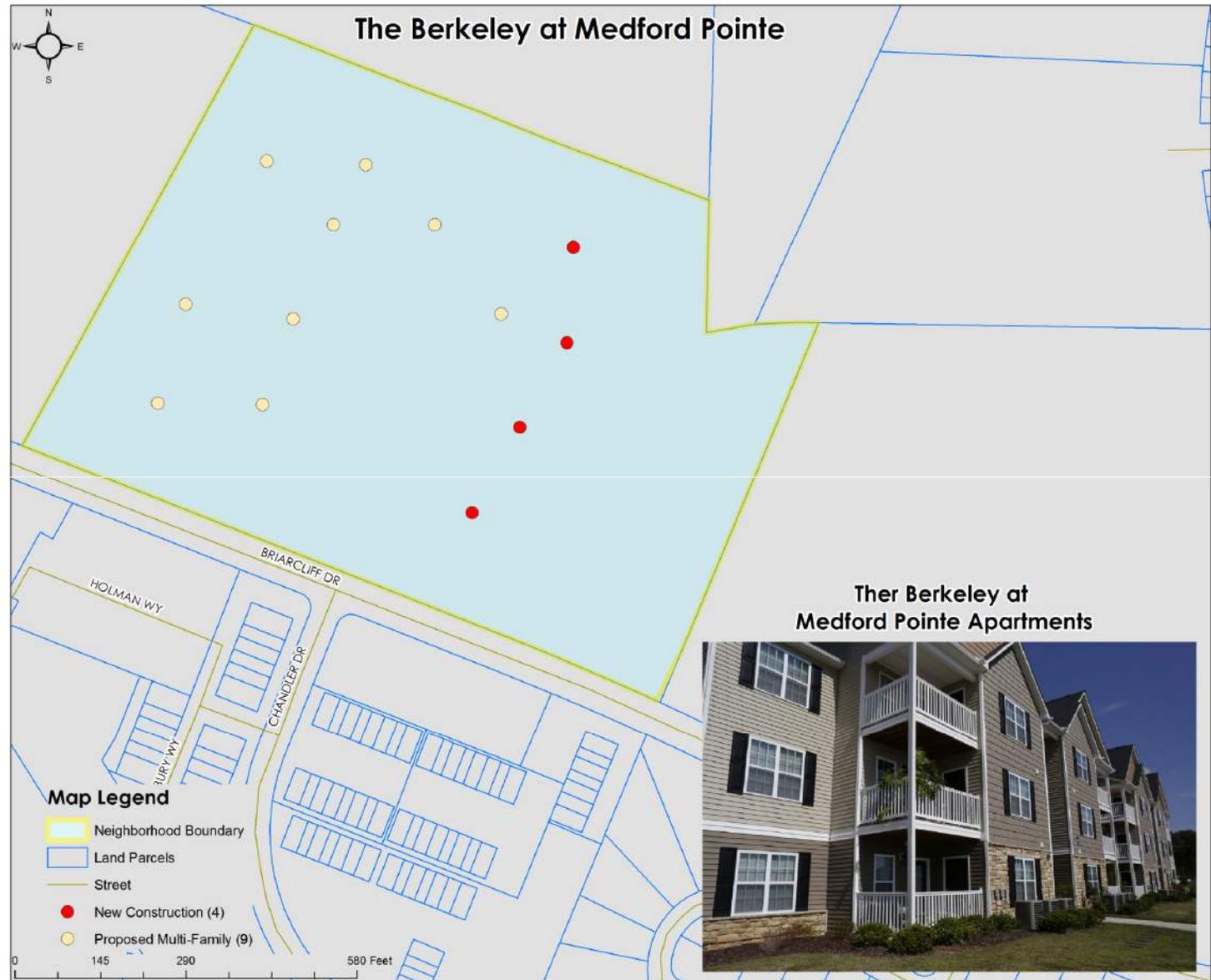
*Find yourself in good company*

# The Berkeley

The Berkeley at Medford Pointe, another multi-family neighborhood is just minutes from the medical center and University. Families will love the clubhouse and pool. Pet owners will find the dog walk areas convenient. Those living with disabilities will find accessible ground-floor homes. We've taken cues from Craftsman-style architecture and interior design for a classic yet modern feel you'll notice in the substantial woodwork, built-ins and clean lines. From the large closets to granite kitchen countertops with built-in vented microwave, garden tubs, granite bathroom counters, and tall windows to the laundry hookups .

Rental Price per Unit:  
**\$835-\$995**

Average Size:  
**802-1112 sq. ft.**



# Covengton Square

Enjoy the company of friends, family and neighbors around the pool or enjoy the convenience of your community fitness room and clubhouse. Experience Covengton's wonderful multi-family community atmosphere in the heart of Greenville. Enjoy living seconds from fine dining, shopping and all cultural and sporting events in the Greenville area. Six wonderful designs are available with two and three bedroom floor plans. All plans feature a cozy screened porch area.



Average Sale Price:  
**\$132,500**

Average Size:  
**1108-1851 sq. ft.**

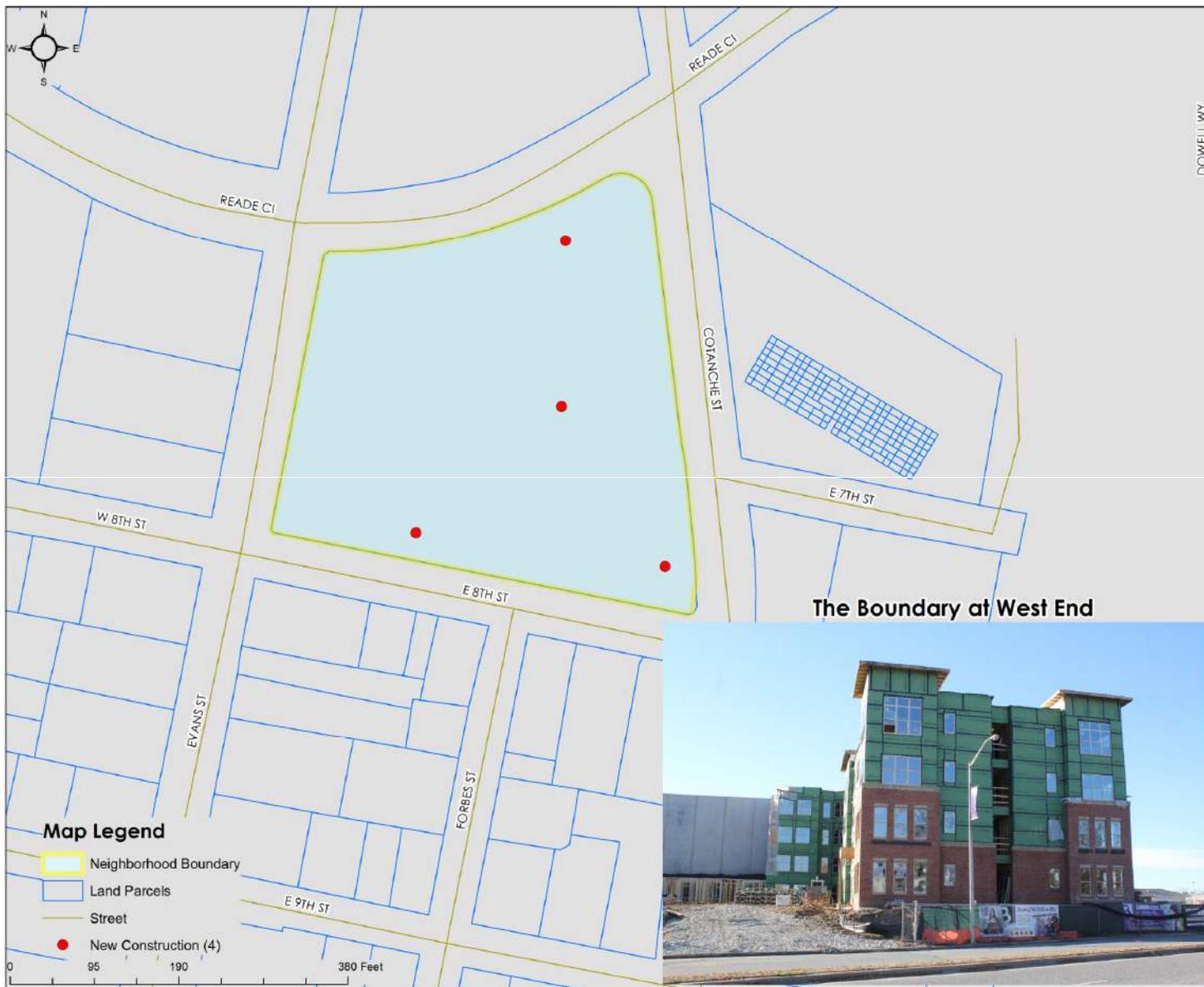
*Find yourself in good company*

# The Boundary @ West End

The Boundary @ West end is one of the newest apartment complex providing **240 units** of student housing in Greenville. We provide student housing for East Carolina University and Pitt Community College. With studios, 1, 2, 3 and 4 bedroom apartments, we have what you are looking for! The Boundary will have a fitness center, resort style pool with a swim up bar, hammock garden, outdoor theater, solo music room, secured bike storage and much more. This project is currently under construction and is slated to open in the Fall 2015.

Rental Price per Bedroom:  
**\$670-\$979**

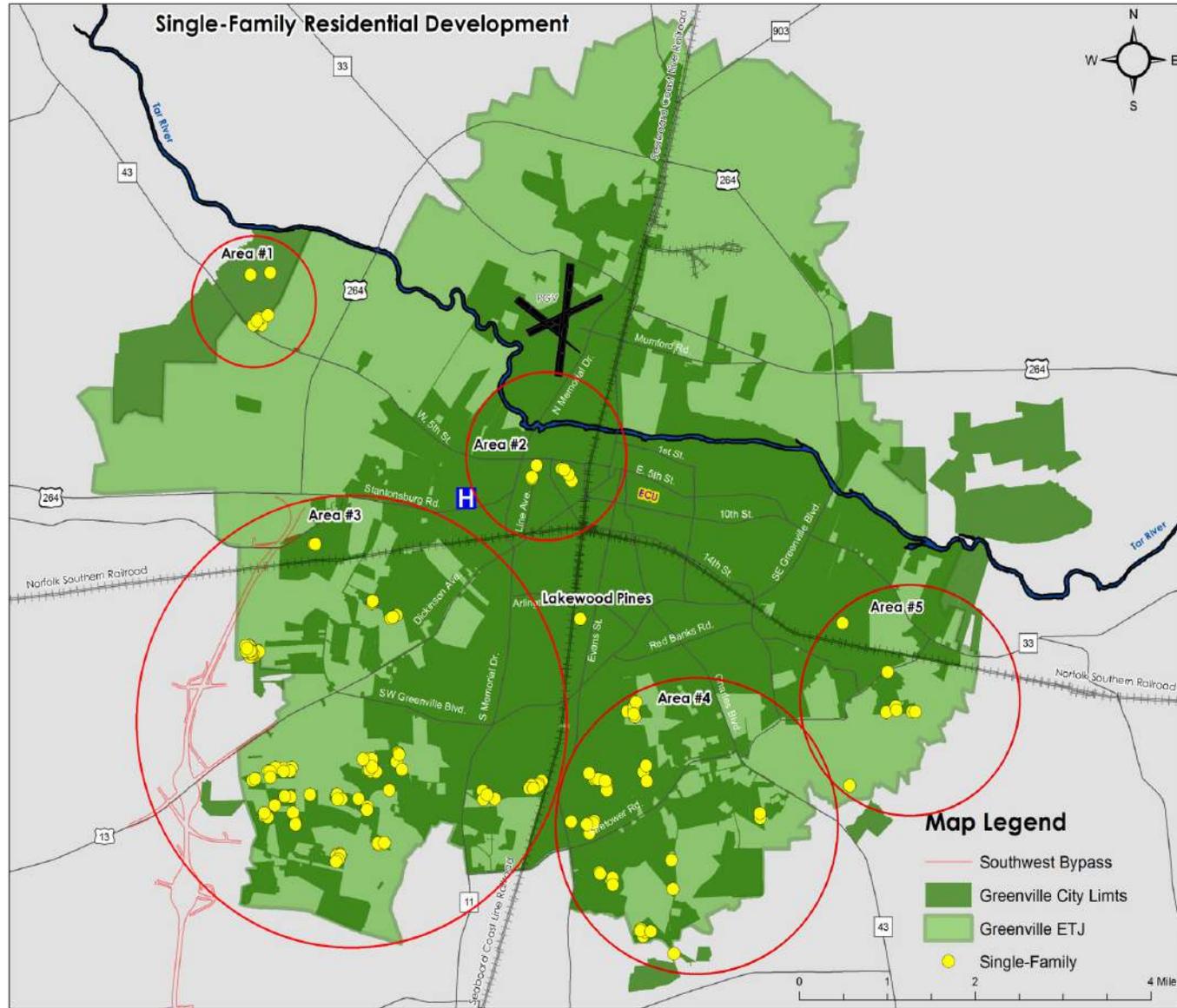
Average Size:  
**453-1383 sq. ft.**



# SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

# SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS

The City of Greenville received **162** building permits for new residential single family dwelling units. In 2014, **31** neighborhoods saw new residential growth, a good portion of this growth continues to occur in the southwest sections of the city limits.



# Area #1

# Ironwood

A golf-course community at heart, this stunning neighborhood features many amenities and home styles. The main entrance runs along West 5th Street / NC 43 and makes its presence known by a beautiful pond with a sparkling fountain in the center. A tall brick wall runs down the side of the entrance pond. Ironwood is a popular community for professionals because of its proximity to Vidant Medical Center and East Carolina University. West 5th Street runs directly behind the medical district and provides direct access to ECU as well.



Average Selling Price:  
**\$377,844**

Average Size:  
**3,437 sq. ft.**

*Find yourself in good company*

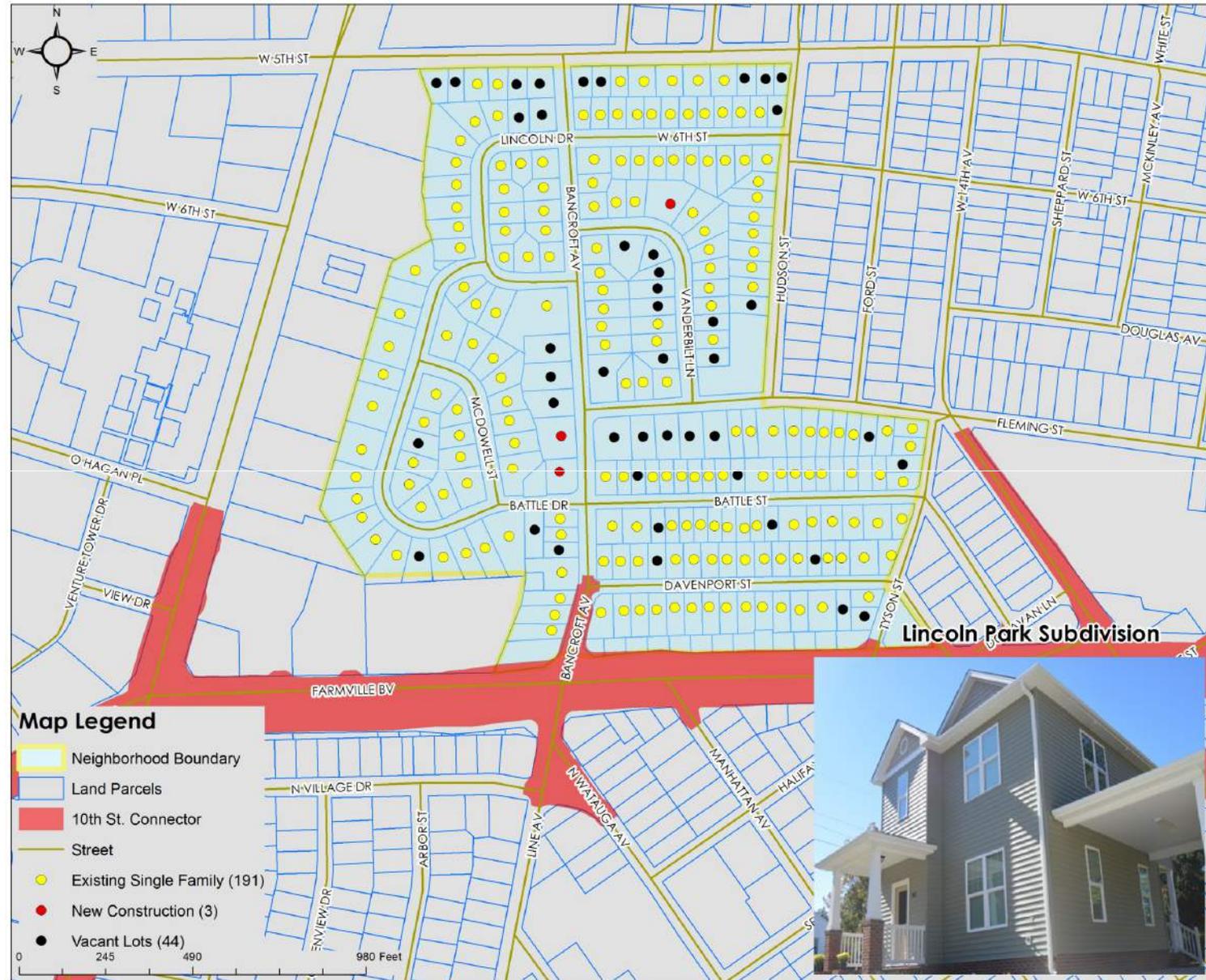
# Area #2

# Lincoln Park

The West Greenville 45-Block Revitalization Program is an effort to revitalize depressed areas in and adjacent to the neighborhoods of Cherry View, Perkins Town, Higgs Town, and Lincoln Park. With financial assistance from the U.S. Department of Housing and Urban Development, the City of Greenville will address issues within the 45-block area over the next 8 to 10 years. Utilizing funding from the Community Development Block Grant Program, the City will initiate revitalization efforts in eight specific areas that make up the 45-Block.

Average Tax Value:  
**\$133,000**

Average Size:  
**1,488 sq. ft.**



# Perkins Town

The Perkins Town-Cherry View, Higgs Town Historic District is a predominantly early twentieth century neighborhood. Houses within the district are generally small, one-story structures with hipped or front-gabled roofs, and the district includes a number of duplexes, and shotgun houses grouped on single parcels. The earliest structure in the district dates back to 1901, and the buildings range in age from 1901-1964, with new construction occurring from 2005-till present.

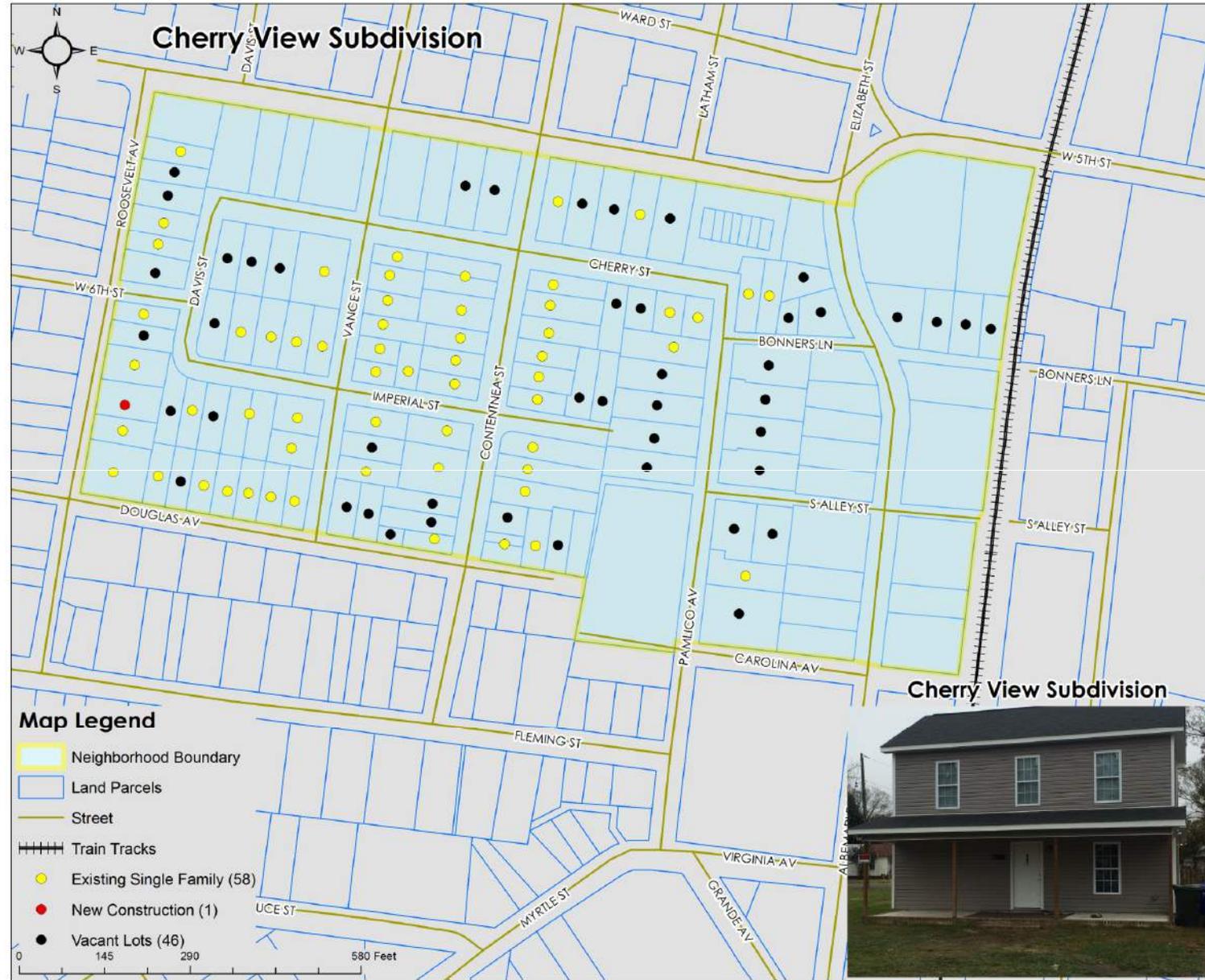
Average Tax Value:  
**\$71,203**

Average Size:  
**1,200 sq. ft.**



# Cherry View

The Perkins Town-Cherry View, Higgs Town Historic District is a predominantly early twentieth century neighborhood. Houses within the district are generally small, one-story structures with hipped or front-gabled roofs, and the district includes a number of duplexes, and shotgun houses grouped on single parcels. The earliest structure in the district dates back to 1901, and the buildings range in age from 1901-1964, with new construction occurring from 2005-till present.



Average Tax Value:  
**\$71,203**

Average Size:  
**1,200 sq. ft.**

# Higgs Town

The Perkins Town-Cherry View, Higgs Town Historic District is a predominantly early twentieth century neighborhood. Houses within the district are generally small, one-story structures with hipped or front-gabled roofs, and the district includes a number of duplexes, and shotgun houses grouped on single parcels. The earliest structure in the district dates back to 1901, and the buildings range in age from 1901-1964, with new construction occurring from 2005-till present.



Average Selling Price:  
**\$81,781**

Average Size:  
**1,324 sq. ft.**



# Lakewood Pines

Tall trees overhang the narrow roads and create a canopy in this extremely wooded neighborhood. Shade is abundant around the homes that are mostly traditional or ranch-style. The area is established and has a very country feel, even though you are located almost in the heart of Greenville. The exteriors of the homes are usually brick-veneer and horizontal-siding. Several shopping centers with national brands and restaurants are within walking distance.



Average Selling Price:  
**\$184,790**

Average Size:  
**2,330 sq. ft.**



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# Area #3

# The Village At Westpointe

The Village At Westpointe features lovely, traditional style patio homes. This neighborhood connects to the Westgate subdivision and is just a few blocks from Pitt Memorial Hospital. Many of these charming homes feature garages, fenced in patios, and covered side porches. Vidant Medical Center is just to the north of here on Statonsburg Road and makes for a quick drive to work. Several restaurants and shops are also conveniently located in this area as well.



The Village At Westpointe



Average Selling Price:  
**\$108,664**

Average Size:  
**1,217 sq. ft.**

\*Based on submitted Preliminary Plat

# Medford Pointe South

The houses have a mixture of brick-veneer in varying colors and horizontal-siding exteriors. Some of the garages are side-loading and help to keep the front of the homes looking uniform. There are hardly no mature trees in the subdivision, however, there are several wooded areas that border the lots. All of the roads end in cul-de-sacs and help to create quiet areas away from the busier streets. Medical Center is just to the north of here on Statonsburg Road and makes for a quick drive to work. Several restaurants and shops are also conveniently located in this area as well.

Average Selling Price:  
**\$155,453**

Average Size:  
**1,557 sq. ft.**



Medford Pointe South



# Teakwood Green

The homes here are mostly horizontal-siding exteriors with some stone-veneer accent walls as well. This section does have some sidewalks that are located after a drainage ditch that runs parallel to the road in front of the houses. Cul-de-sacs are also prevalent here and help to create quiet areas away from the busier streets. There are no mature trees in the newer section. Vidant Medical Center is just to the north of here on Statonsburg Road and makes for a quick drive to work. Several restaurants and shops are also conveniently located in this area as well.

Average Selling Price:  
**\$138,699**

Average Size:  
**1,591 sq. ft.**

\*Based on submitted Preliminary Plat



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# Langston Farms

Divided into two sections, this community features both patio-style and traditional-style homes. When you enter off of Thomas Langston Road, you will come to stacked-stone walls on your left and right-hand sides that are surrounded by beautiful landscaping. The road splits off with a divided median with a large stacked-stone sign in the center, followed by Maple trees and shrubs.



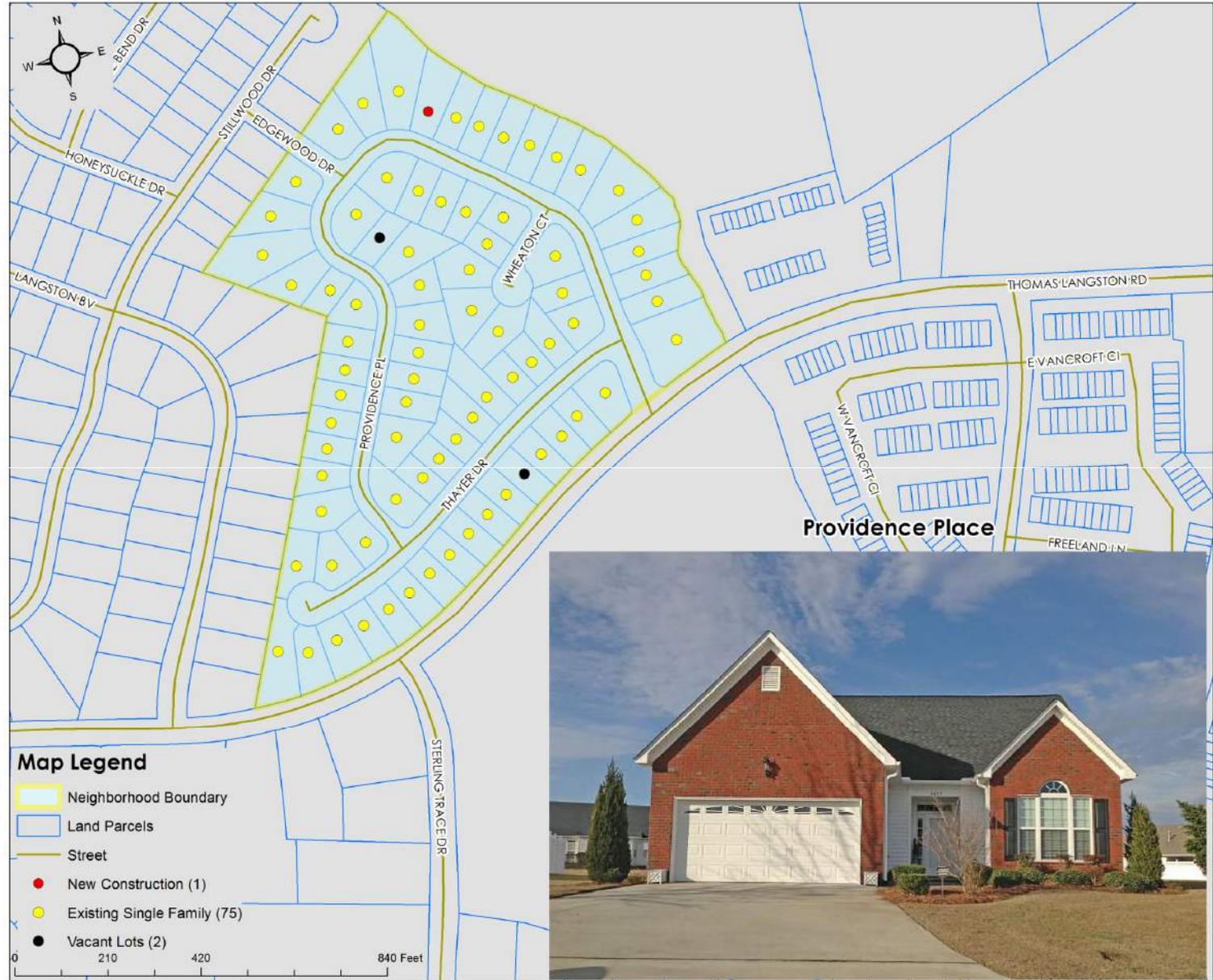
Average Selling Price:  
**\$181,087**

Average Size:  
**1,964 sq. ft.**

\*Based on submitted Preliminary Plat

# Providence Place

This patio home community features a mixture of brick-veneer and white vinyl-siding homes. The entrance has a curved brick sign in the center of a divided median that is followed by several Magnolia trees. All of the homes have garages that tend to have decorative windows on the garage doors. The color scheme of the entire community matches throughout and gives the area a uniform appearance. Many of the front yards have beautiful Oak trees that have been planted as well.



Average Selling Price:  
**\$154,162**

Average Size:  
**1,511 sq. ft.**

A stacked-stone sign in the middle of a divided median forms the entrance for this neighborhood. The main road runs in parallel with Megan Drive and ends in a cul-de-sac. The home exteriors are a mixture of vinyl siding with some brick and stone veneer accent walls. Front porches are common and help to add character to the houses. There are no mature trees in the yards, however, the landscaping is well-kept throughout the community.



Average Selling Price:  
**\$206,624**

Average Size:  
**2,127 sq. ft.**

\*Based on submitted Preliminary Plat

# Barrington Fields

This traditional-style neighborhood has brick-veneer and vinyl-siding homes. The entrance has a long divided median with a large brick sign in the center. Maple trees line the rest of the divided median and are lit up at night with landscape lighting. The right-hand side of the entrance has large privacy trees that border the road all the way down until you get to the homes. Most, if not all, of the houses have side-loading garages that help to keep the front of them looking uniform. There are little to no mature trees on the lots.

Average Selling Price:  
**\$268,269**

Average Size:  
**2,570 sq. ft.**

\*Based on submitted Preliminary Plat



# Colony Woods

This community features craftsman-bungalow style homes with unique trim work. The houses are a mix of vinyl siding, shake siding, stone veneer, and brick veneer. Most, if not all, of the homes have large front porches complete with ceiling fans that are great for relaxing on a summer afternoon. All of the homes have detailed, white trim and garages with decorative windows. Many of the lots have tall pine trees that surround them and give the area some shade as well.

Average Selling Price:  
**\$250,641**

Average Size:  
**2,227 sq. ft.**



# Charleston Village

This expansive neighborhood spans over a wide area. The homes are all traditional style with vinyl-siding exteriors in neutral colors and brick-veneer foundations. Small front porches are common and help to give the homes a sense of character. The entrance has a divided median with a large brick sign in the center followed by Crape Myrtle trees. Most, if not all, of the streets end in cul-de-sacs and help to create quiet areas away from busier roads.



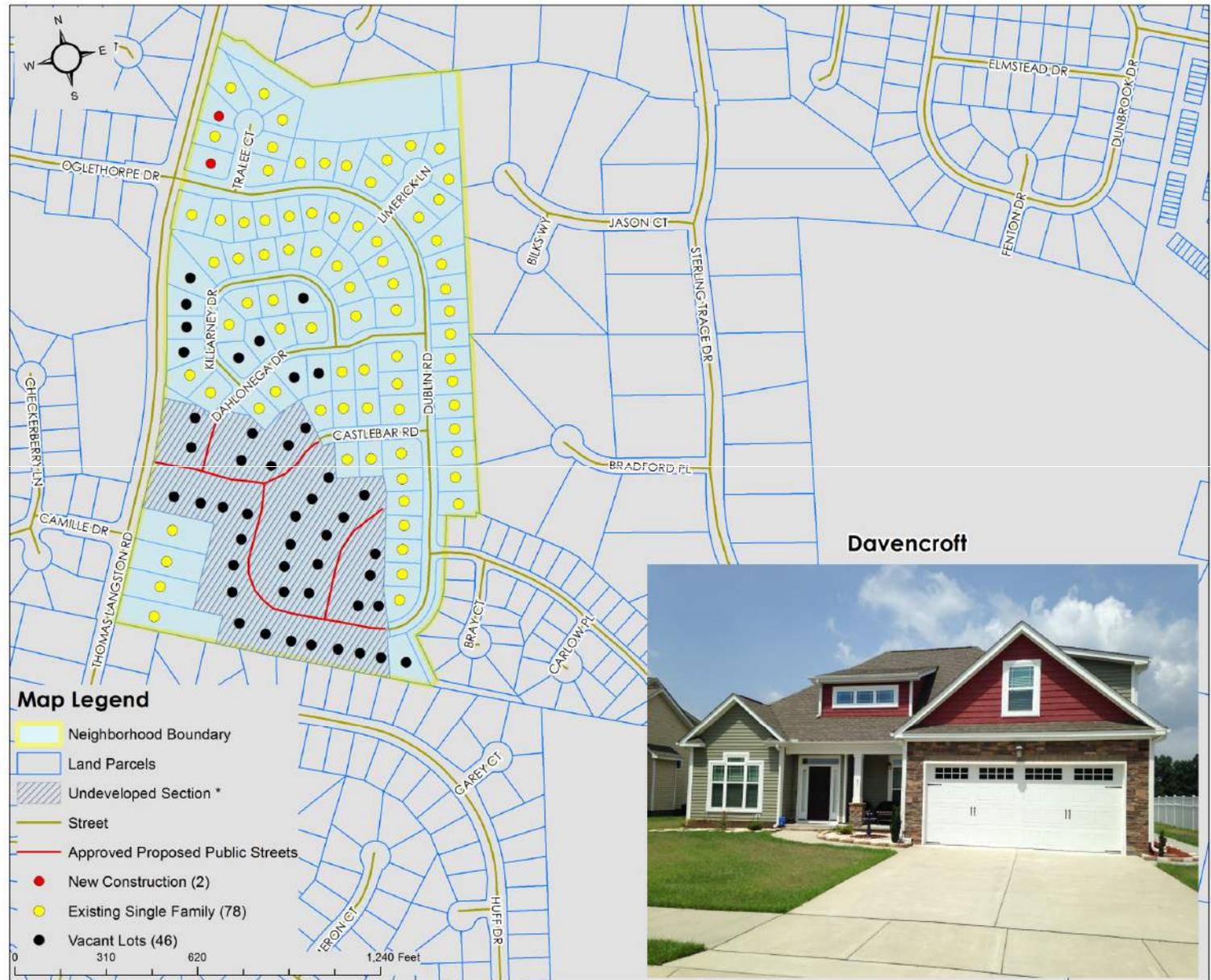
Average Selling Price:  
**\$152,212**

Average Size:  
**1,522 sq. ft.**

\*Based on submitted Preliminary Plat

# Davencroft

There are two sections to this subdivision, Davencroft and Davencroft Village. The first section is Davencroft, the homes here are traditional style with vinyl-siding and brick-veneer exteriors. The color scheme takes the trend of darker, fall colors in the vinyl siding. Stone-veneer accent walls are common around the garages along with imitation shake siding. Several of the homes have roof lines that appear to be pulled down and run parallel to the road. Each home also has a small Maple trees planted between the yards.



Average Selling Price:  
**\$205,645**

Average Size:  
**2,429 sq. ft.**

\*Based on submitted Preliminary Plat

# Davencroft Village

There are two sections to this subdivision, Davencroft and Davencroft Village. The first section is Davencroft, the homes here are traditional style with vinyl-siding and brick-veneer exteriors. The color scheme takes the trend of darker, fall colors in the vinyl siding. Stone-veneer accent walls are common around the garages along with imitation shake siding. Davencroft Villages homes have roof lines that appear to be pulled down and run parallel to the road. Each home also has a small Maple trees planted between the yards.

Average Selling Price:  
**\$205,645**

Average Size:  
**2,429 sq. ft.**

\*Based on submitted Preliminary Plat



# Taberna

This traditional-style neighborhood has two entrances spread out in an elongated shape. The entrance off of Frog Level Road has a landscaped divided median with a brick sign in the middle surrounded by seasonal flowers. The homes off to the right-hand side of this entrance tend to be newer than the homes off to the left. The newer homes tend to use more stone and brick veneer for the exteriors, rather than all vinyl siding, along with some imitation shake siding. Many of the houses also have front porches that add to their character.



Average Selling Price:  
**\$138,699**

Average Size:  
**1,591 sq. ft.**

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# Meadow Woods

This neighborhood features a playground area off to the left once you enter. The entrance has a landscaped divided median in the center of the road that houses the subdivision sign and some shrubs. Further down, there are some seasonal flowers and Maple trees as well. The homes are mostly one-story tall with vinyl-siding exteriors and brick-veneer foundations. Although the front yards are not very large, the landscaping is well-kept and manicured.



Average Selling Price:  
**\$123,545**

Average Size:  
**1,263 sq. ft.**

\*Based on submitted Preliminary Plat

A pool and playground area are highlights to this neighborhood. A large stone-veneer sign sits in the middle of this median, followed by some holly bushes and small shrubs. There is an elegant, but small, guard hut in the middle of the road as well. The houses mostly have vinyl-siding exteriors with a mix of stone and brick veneer as well. The front yards are somewhat smaller than average for the area, but the landscaping is well kept. The streetlights in the community are unique and look like black lamps that overhang off of a pole.



Average Selling Price:  
**\$177,810**

Average Size:  
**2,097 sq. ft.**

# Area #4

# Westhaven South

Located right off of Regency Boulevard and Memorial Drive, these traditional-style homes have vinyl-siding and stone-veneer exteriors. Imitation shake siding is also used frequently to give the houses some character. There are no mature trees on the lots themselves, but there are some wooded areas that border them in the back yards. A raised mound with tall shrubs forms a privacy screen to help shield the homes from the road on Regency Boulevard.



Average Selling Price:  
**\$184,543**

Average Size:  
**2,146 sq. ft.**

\*Based on submitted Preliminary Plat

# Lynndale East

Conveniently located right off of Red Banks Road, this subdivision features large, traditional-style homes. The exteriors are mostly brick veneer, with a small amount of accent siding. The brick varies in color from light to dark, but the majority tend to be lighter tones. Most, if not all, of the garages in the neighborhood are side loading, which help to give the front of the homes a uniform look. Landscaping is well-kept in the front yards and makes up for the lack of mature trees around the homes.

Average Selling Price:  
**\$435,804**

Average Size:  
**3,404 sq. ft.**

\*Based on submitted Preliminary Plat



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# Bedford

Comprised of an older section and a newer section, this neighborhood features many custom-built homes. The community has no official entrance or sign, since it is located in the heart of many neighborhoods that surround it. The **older section** is established and has many mature trees that interweave with the houses. This section is mostly comprised of two roads, Bremerton Drive and Wynestone Road, that come together to form a giant loop and all the roads within them. This area was designed in more of a grid-like layout with hardly any cul-de-sacs.

Average Selling Price:  
**\$383,028**

Average Size:  
**3,523 sq. ft.**



# Bedford West

Comprised of an older section and a newer section, this neighborhood features many custom-built homes. The community has no official entrance or sign, since it is located in the heart of many neighborhoods that surround it. The **newer section** of Bedford tends to be traditional-style and custom-built. This section has sidewalks throughout and little to no mature trees around the homes themselves. Cul-de-sacs are common and help to provide quiet areas away from the busier roads.

Average Selling Price:  
**\$383,028**

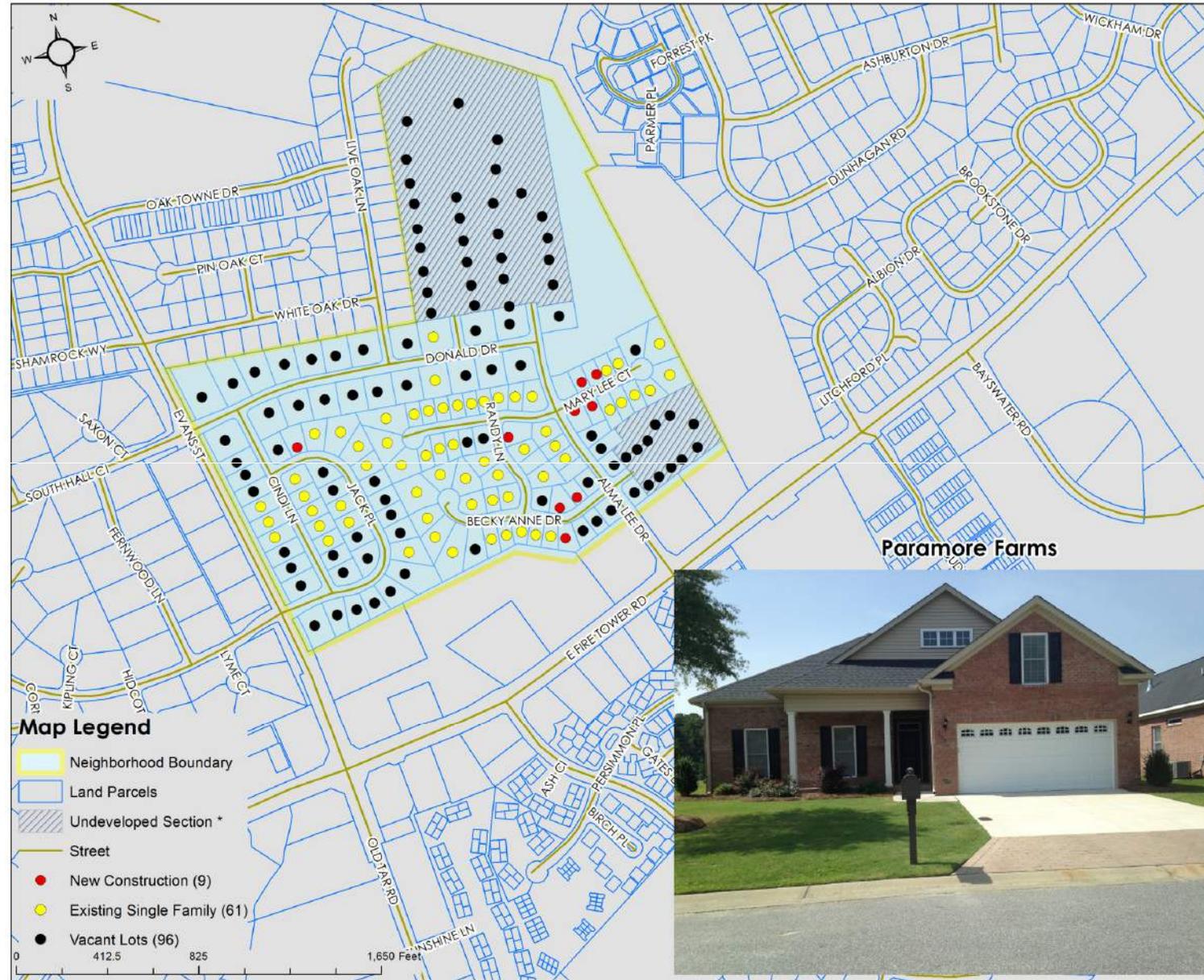
Average Size:  
**3,523 sq. ft.**

\*Based on submitted Preliminary Plat



# Paramore Farms

Centrally located on the corner of Evans Street and Fire Tower Road, this community has several, smaller sub-communities within. Both entrances have a beautiful stone-veneer entrance sign with lamp posts on top. Magnolia trees and Sky Pencil Holly shrubs are planted around the signs as well. The clubhouses has craftsman-style porch columns atop stone bases and a brick-veneer exterior.



Average Selling Price:  
**\$278,829**

Average Size:  
**2,430 sq. ft.**

\*Based on submitted Preliminary Plat

# Irish Creek

This large, upscale community has beautiful stone entrance signs that are surrounded by trees, shrubbery, and well-kept common areas. A divided median with large Magnolia and Crape Myrtle trees in the center leads you into the homes on West Meath Drive. The houses along this street tend to be smaller than the rest of the neighborhood and have some vinyl-siding accent walls.



Average Selling Price:  
**\$359,938**

Average Size:  
**3,012 sq. ft.**

# Windsor Downs

The exterior of these homes have a mixture of brick veneer and vinyl siding. The entrance has a brick sign on both sides of the road followed by a divided median in the middle with shrubbery and alternating Crape Myrtle trees. Several of the homes on Southlea Drive have side-loading garages and help to keep the front of the homes looking uniform. The landscaping is well-kept throughout the community and accents the homes nicely



Average Selling Price:  
**\$236,536**

Average Size:  
**2,725 sq. ft.**

# Cottages At Kittrell Farms

Aptly named for their bungalow-like appearance, these small homes have lots of unique charm. The exteriors are a mixture of stacked-stone veneer and horizontal/shake siding. White trimwork is common at the roof peaks and gives the cottages a slight craftsman flare. There are little to no trees in or around the homes, however the landscaping is well-kept and uniform.



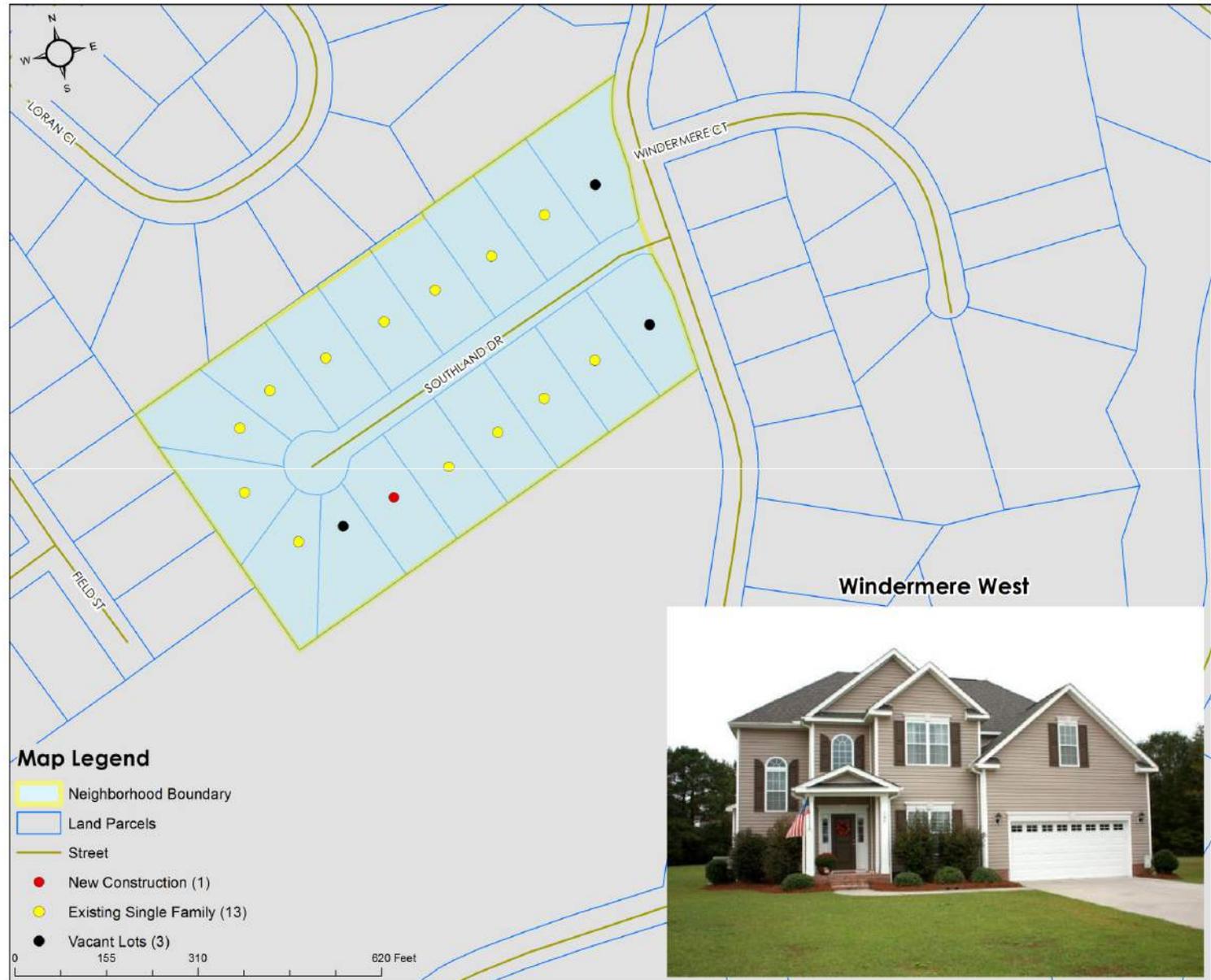
Average Selling Price:  
**\$169,465**

Average Size:  
**1,682 sq. ft.**

# Area #5

# Windermere West

The equally elegant neighborhood of Windermere West is located just around the corner from Summer's Walk. Traditional and craftsman style homes are beautifully accented by the vinyl and stone facade exteriors. A single road ending in a cul-de-sac, this community is quite cozy while offering a family oriented setting. Windermere West is just five minutes from Greenville, but it also has the "get away from it all" feel.



Average Selling Price:  
**\$215,131**

Average Size:  
**2,413 sq. ft.**

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# Arbor Hills South

There are two sections in this traditional-style community. The homes in both areas have horizontal-siding exteriors and come in both one and two-stories. The older of the two sections makes up the northern-half of the neighborhood. The homes here tend to be spaced slightly further apart and have larger lot sizes than the newer section. Mature trees border portions of Arbor Drive and give the area a slightly more mature look.



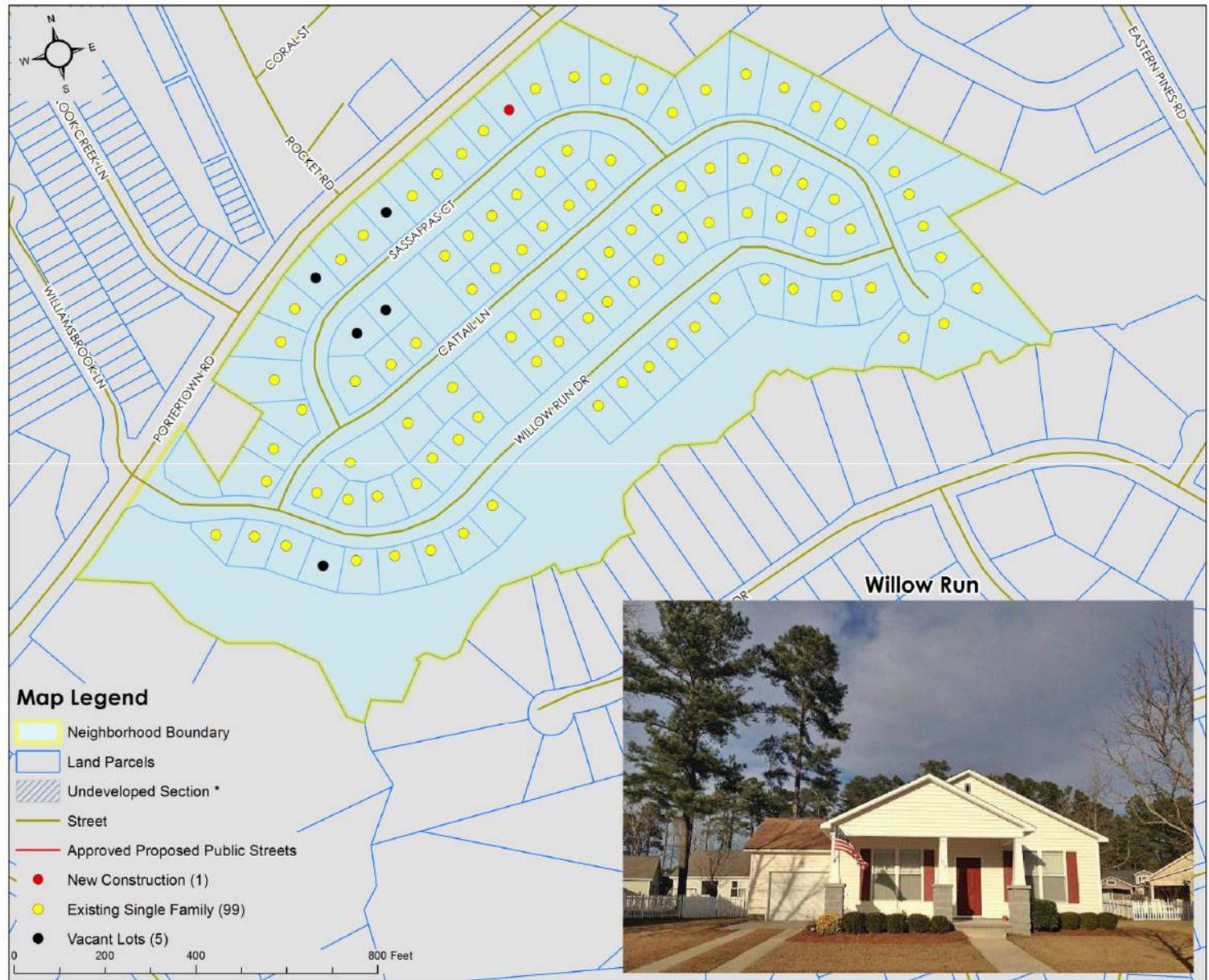
Average Selling Price:  
**\$143,312**

Average Size:  
**1,553 sq. ft.**

\*Based on submitted Preliminary Plat

# Willow Run

This craftsman-bungalow neighborhood offers plenty of charm and unique attributes. A pergola with a sign underneath that is supported by stacked-stone columns greets you in the center of a divided median when you enter off of Portertown Road. Off to your immediate right-hand side, the entrance to the nature trail begins. This trail is paved and meanders itself along the southern-most section of the subdivision, eventually leading to a cul-de-sac.

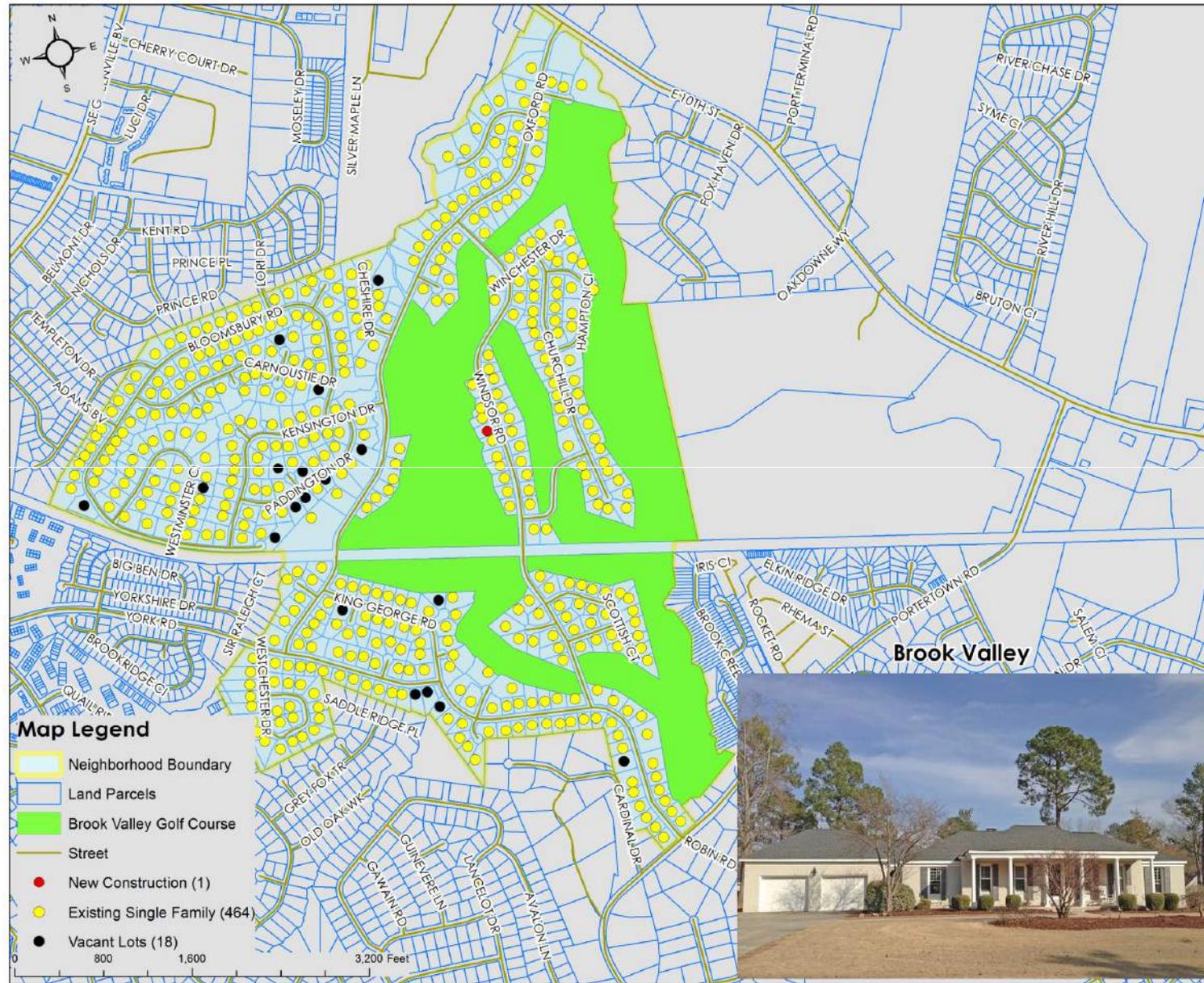


Average Selling Price:  
**\$176,903**

Average Size:  
**1,679 sq. ft.**

# Brook Valley

A golf course community at heart, this unique neighborhood boasts a wide range of home styles and amenities. The main entrance is located on East 10th Street and features a large, white-brick sign that is positioned in front of a wooded backdrop. After entering, the homes begin on both sides of the road, with the golf course on the left as well.



Average Selling Price:  
**\$138,699**

Average Size:  
**1,591 sq. ft.**



## **New Duplex, Multi-Family, & Single Family**

### **DUPLEX**

- 6 Duplex Neighborhoods / 44 Duplex's / 88 Units

### **MULTI-FAMILY**

- 5 Multi-Family Projects /29 Buildings /541 Units

### **SINGLE FAMILY**

- 31 Single Family Neighborhoods Saw Residential Growth
  - 162 New Single Family Homes (New Construction)
  - 1,774 Vacant Lots within these 31 Neighborhoods

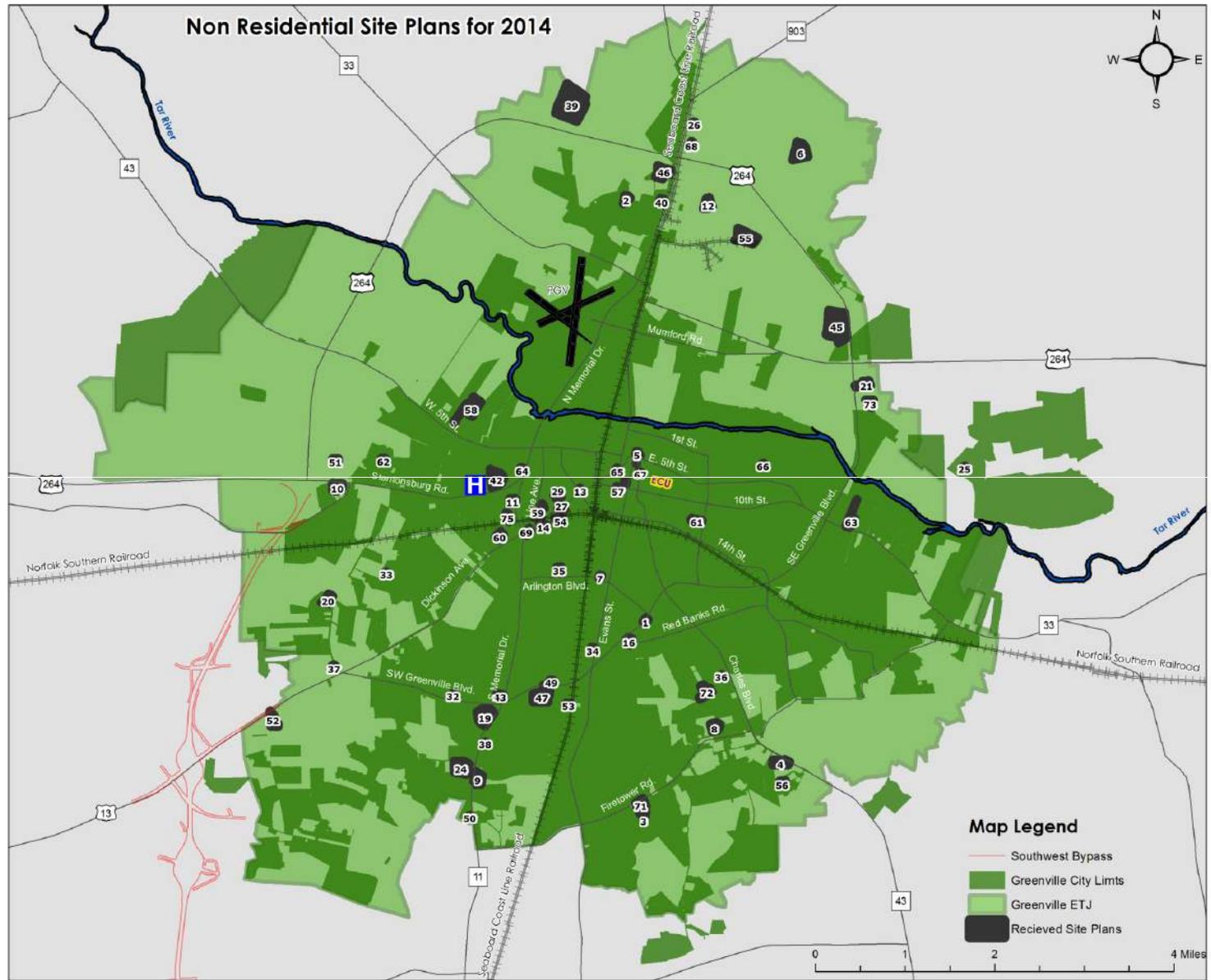
# NON-RESIDENTIAL DEVELOPMENT

# 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.

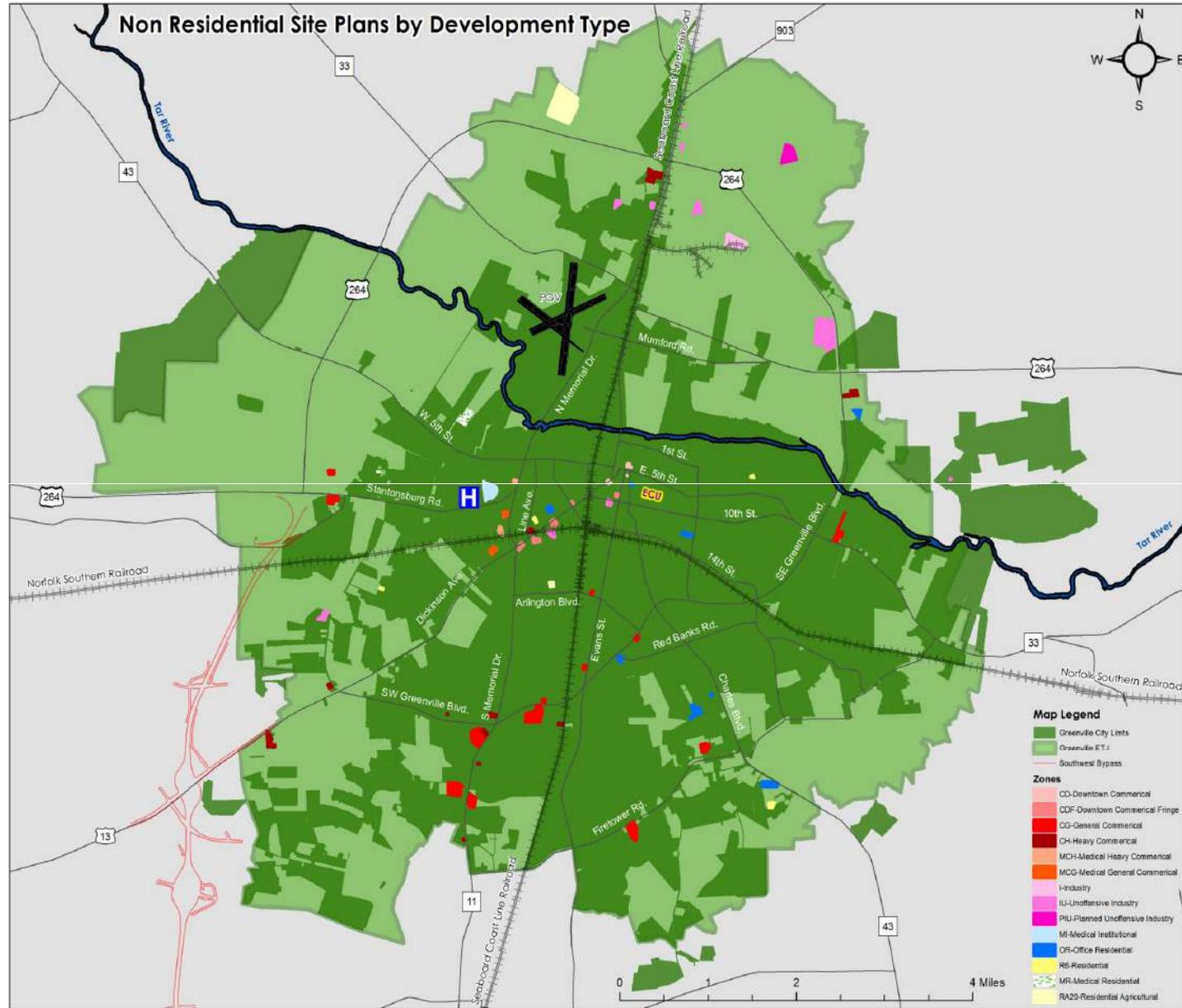
During the 2014 calendar years, the city reviewed 75 site plans for new development or substantial expansion or redevelopment projects involving over 317.34 acres (0.49 square miles) of property. 56 of these projects involving 167.96 acres (0.30 square miles) of property resulted in Commercial or Office & Institutional development.

Site Plan	Number
Carrera, LLC	1
Greenfield Park, Lot 16	2
Firetower Junction, Sec. 3, Lot 6, Blk A	3
Kitrell Farms Apartments	4
City of Greenville - Uptown Parking Deck	5
Metrics Minor Alt.	6
Wandsworth Commons, Lot 5 Parking Addition	7
Walmart Neighborhood Market - Arlington	8
Walmart Neighborhood Market - Regency	9
Walmart Neighborhood Market - Staton Rd.	10
Dollar Tree	11
Waste Industrie Minor Alt.	12
Broderick Best Parking Lot	13
Public Works Hooker Rd. Facility	14
Greenfield Park, Lot 16 Minor Alt.	15
Tripps Restaurant Expansion	16
Express Auto Sale	17
Chick-Fil-A Minor Alt.	18
RKM Retail Center	19
Leon Hardee Property Minor Alt.	20
Figure Eight Technologies	21
Elevator Additions	22
Bob Barbour - Bay Addition	23
Burlington Coat Factory	24
GCU WWTP Minor Alt.	25
DSM HIP Project	26
Save-A-Lot Food Store	27
Community Square, Ph. 3 Lot 5	28
Greenville Homeless Shelter Addition	29
Wells Fargo Bank - ATM Location	30
US Cellular Staton House Rd.	31
US Cellular - Greenville Grande	32
Pitt County Schools Modular Units	33
Chick-Fil-A Ramp Additions	34
JH Rose High School	35
Madison Clubhouse	36
McDonalds Allen Rd.	37
Greenville Toyota Detail Shop	38
Fleming Solar Center	39
Peadens Modifications	40
Red Oak Fire Department Expansion	41
Cancer Center Vidant Medical	42
The Venue	43
The Rosemyr Mini-Storage	44
Pitt Co. Faril Grounds Shelter Addition	45
Walmart Super Center- Staton House Rd.	46
City of Greenville	47
Kinetic Physical Therapy	48
Yerbaabuena Restaurant	49
Community Square, Ph. 3 Lot 5	50
Piedmont Natural Gas #3	51
Piedmont Natural Gas #5	52
Piedmont Natural Gas #2	53
City of Greenville - Public Works Shelter	54
TRI EST AG Group	55
Grey Fox Run Ph. 1 Minor Alt. 4	56
ECU Dance Studio Renovations	57
The Heritage at Arlington Minor Alt.	58
Home Builders Warehouse	59
Med Moore Park Ph. III	60
Verizon Wireless	61
Magregor Downs Pointe	62
Ample Storage	63
Wendy's	64
703 Dickinson Ave.	65
Cypress Glen Parking Lot Expansion	66
AT&T Campus Towers Generator	67
Pathoen Loading Dock	68
Arthur Dellano Addition	69
A&B Auto Service	70
Fire Tower Crossing Vegetation Retrofit	71
Childrens World Learning Center	72
Iglesia Pentecostal Unida	73
Cherry Lane FWB Church Minor Alt.	74
Fairfield Inn	75



# Non-Residential Development

Development Type	#of Site Plans Approved	Acres +/-
CD-Downtown Commercial	4	1.38
CDF-Downtown Commerical Fringe	6	6.85
CG-General Commerical	16	78.82
CH-Heavy Commerical	14	22.74
MCH-Medical Heavy Commerical	2	4.18
MCG-Medical General Commerical	2	2.63
I-Industry	1	15.37
IU-Unoffensive Industry	11	59.01
PIU-Planned Unoffensive Industry	1	14.29
MI-Medical Institutional	1	14.07
OR-Office Residential	9	21.82
R6-Residential	4	3.31
MR-Medical Residential	2	15.45
RA20-Residential Agricultural	2	57.39
<b>Total</b>	<b>75</b>	<b>317.34</b>



## Institutional Project Highlights

### *Entrophy Solar Integrators, LLC*

Located off of Fleming School Rd., the Fleming Solar Center comprises 44.3 acres of 10-500kw inverters and 21,280 solar panel modules.

### *Save A Lot Food Store*

Located at the corner of Skinner St. & Dickinson Ave is a 15,000 sq. ft. supermarket that will provide enhancement to the neighborhood and a much needed service to the community.

### *Burlington Coat Factory Site Upgrade*

Formerly the Home Depot building, located along Thomas Langston Rd., will provide 90,578 sq. ft. of adaptive reuse retail space.

### *Vidant Cancer Center*

A new state-of-the-art cancer center and bed tower is being built on the Vidant Medical Center campus in Greenville. It will serve as the hub of Vidant Health's regional cancer programs and a central location where patients can receive highly specialized care by expert providers and the most modern technology available.

Entrophy Solar Integrators, LL C



Save A lot Food Store



Burlington Coat Factory



Vidant Cancer Center

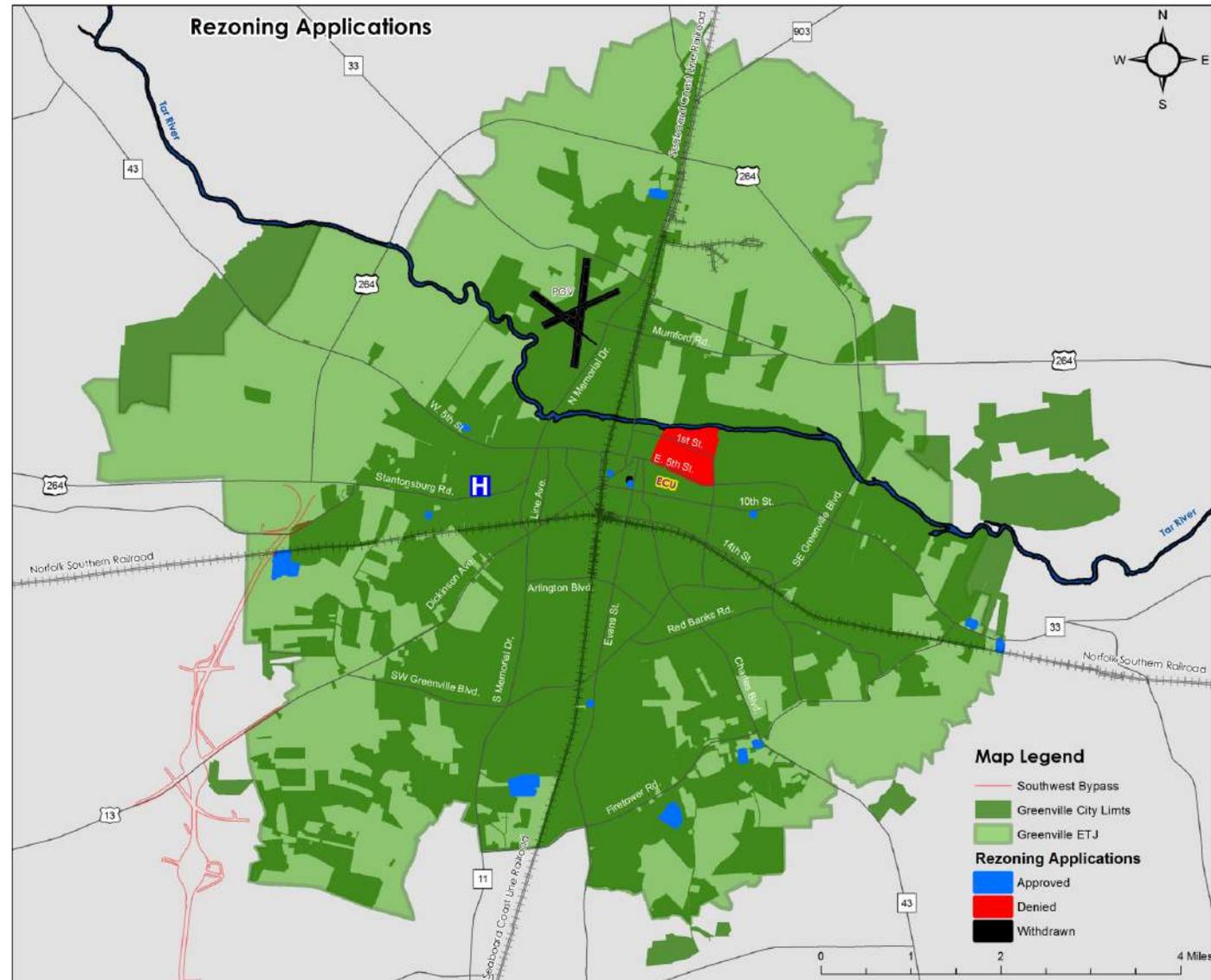


# ZONING

# Zoning

Zoning regulations are adopted to promote development of the land within the city and within the extraterritorial area of the city in a manner which will best promote the health, safety and the general welfare of the people, and for specific purposes. During the 2014 calendar year, the city **Received 17 Rezoning Applications**.

While rezoning a property is not in and of itself development, the number, location, size, and character of approved rezoning request can be used to identify potential future development. In 2014, the City of Greenville **Approved\* 15 Rezoning Applications** totaling over **96.34 acres** (0.15 square miles).



\*Case No. 14-17 has two tracts

**Case No: 14-01**

The City has received a request from Eastern Group Properties, LLC to rezone 0.825 acres located along the eastern right-of-way of Brownlea Drive and 130+/- feet south of East 10th Street from R9 (Residential [Medium Density Multi-family]) to R6 (Residential [High Density Multifamily]).

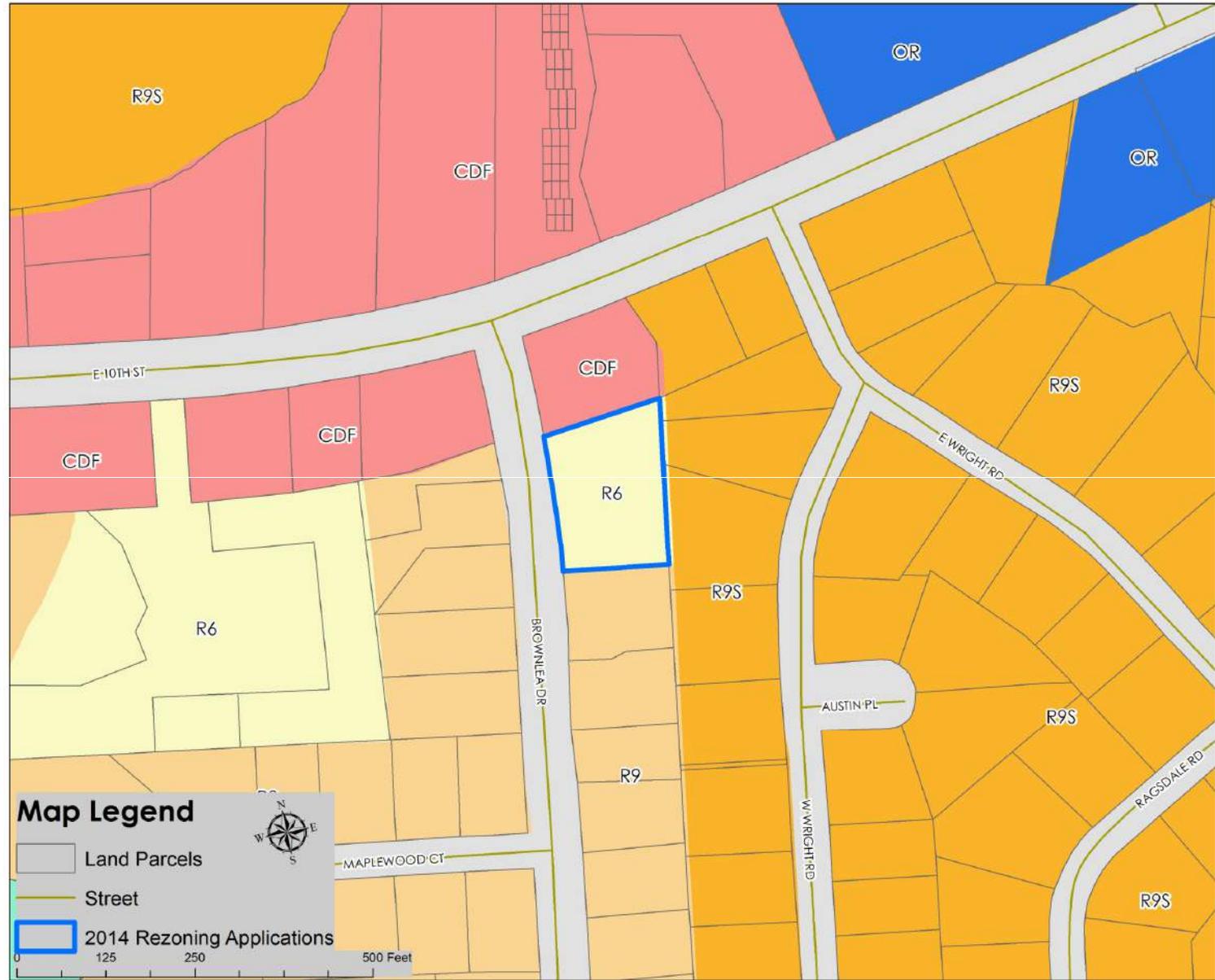
Property Information:

**Previous Zoning:** R9 (Residential [Medium Density Multi-family])

**Current Zoning:** R6 (Residential [High Density Multifamily])

Current Acreage: 4.2289

**Approved by City Council on February 13<sup>th</sup> 2014.**



**Case No: 14-02**

The City has received a request from Daughtride Oil Company of Greenville to rezone 4.2289 acres located between Staton House Road and Belvoir Highway and 400+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial).

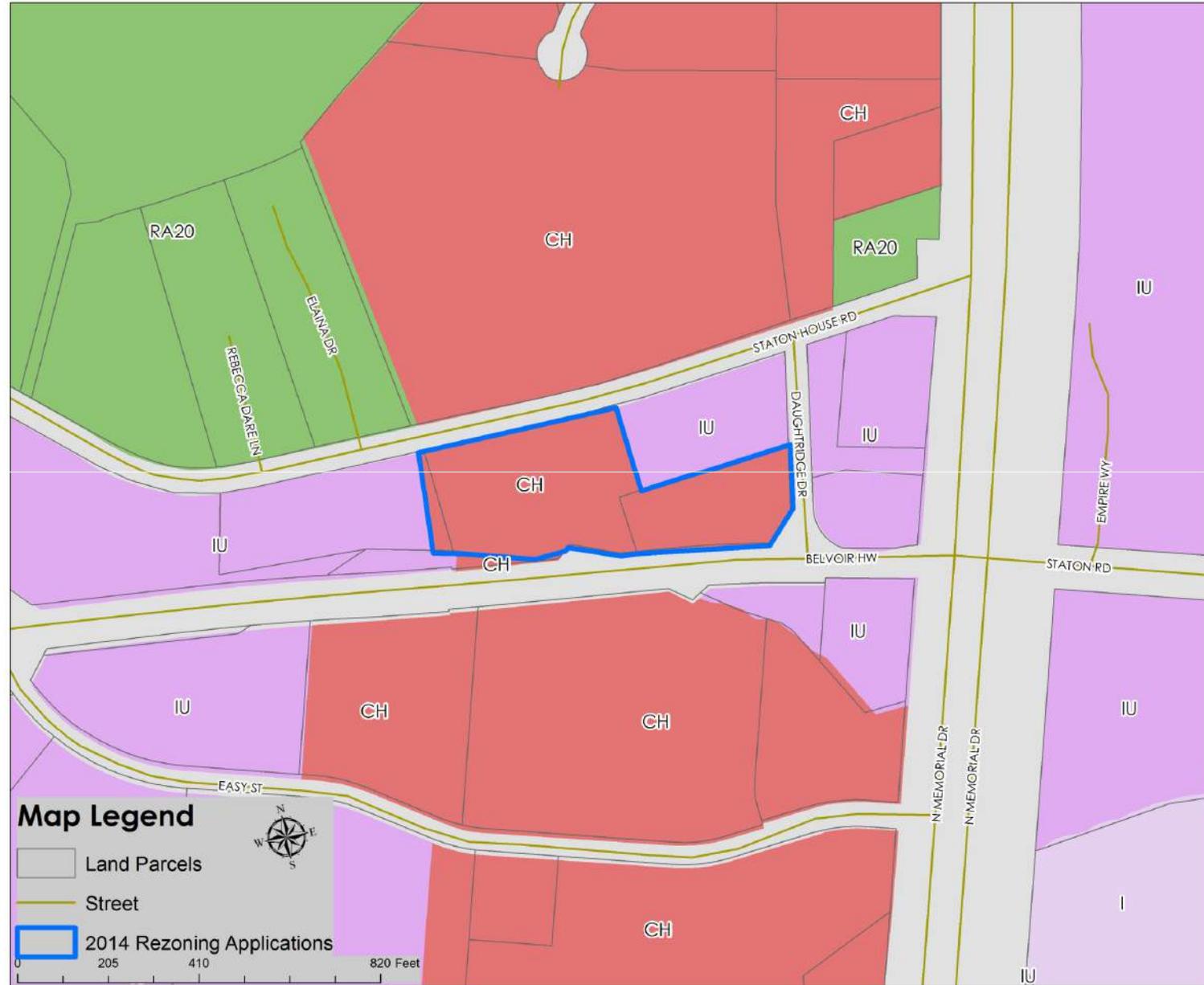
**Property Information:**

**Previous Zoning:** IU  
(Unoffensive Industry)

**Current Zoning:** CH  
(Heavy Commercial)

Current Acreage: 4.2289

**Approved by City Council  
on April 10<sup>th</sup> 2014.**



## Case No: 14-04

The City has received a request from Greg Lassiter DBA Champions Health and Fitness to rezone 2.505 acres located 250+/- north of East 10th Street and 430+/- feet east of Homestead Memorial Cemetery from OR (Office Residential [High Density Multi-family]) and O (Office) to CG (General Commercial).

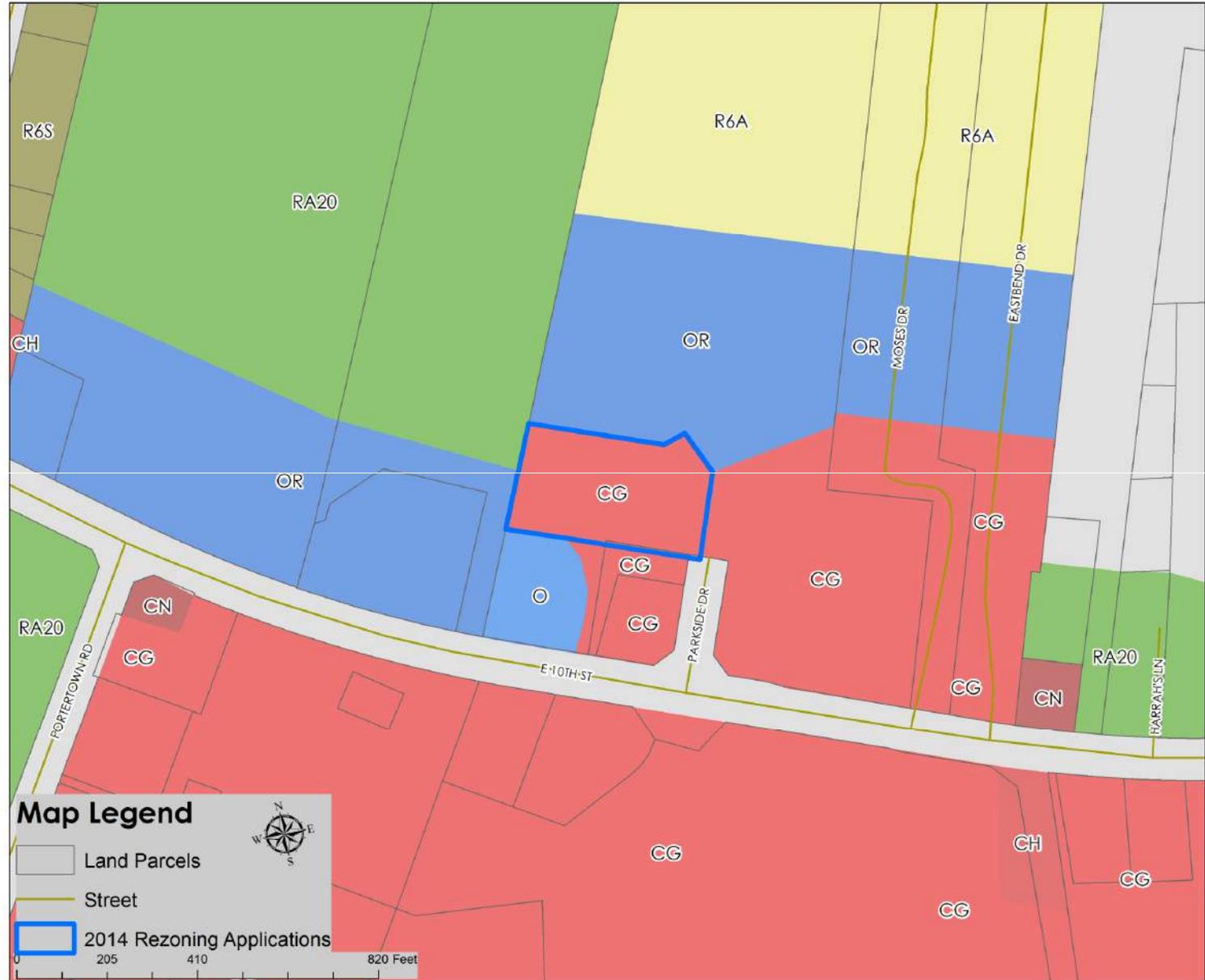
### Property Information:

**Previous Zoning:** OR (Office-Residential [High Density Multi-Family])

**Current Zoning:** CG (General Commercial)

Current Acreage: 2.505

**Approved by City Council on April 10<sup>th</sup> 2014.**



## Case No: 14-05

The City has received a request from Oxford Street, LLC to rezone 3.935 acres located between Old Fire Tower Road and Rosemont Drive and 450+/- feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

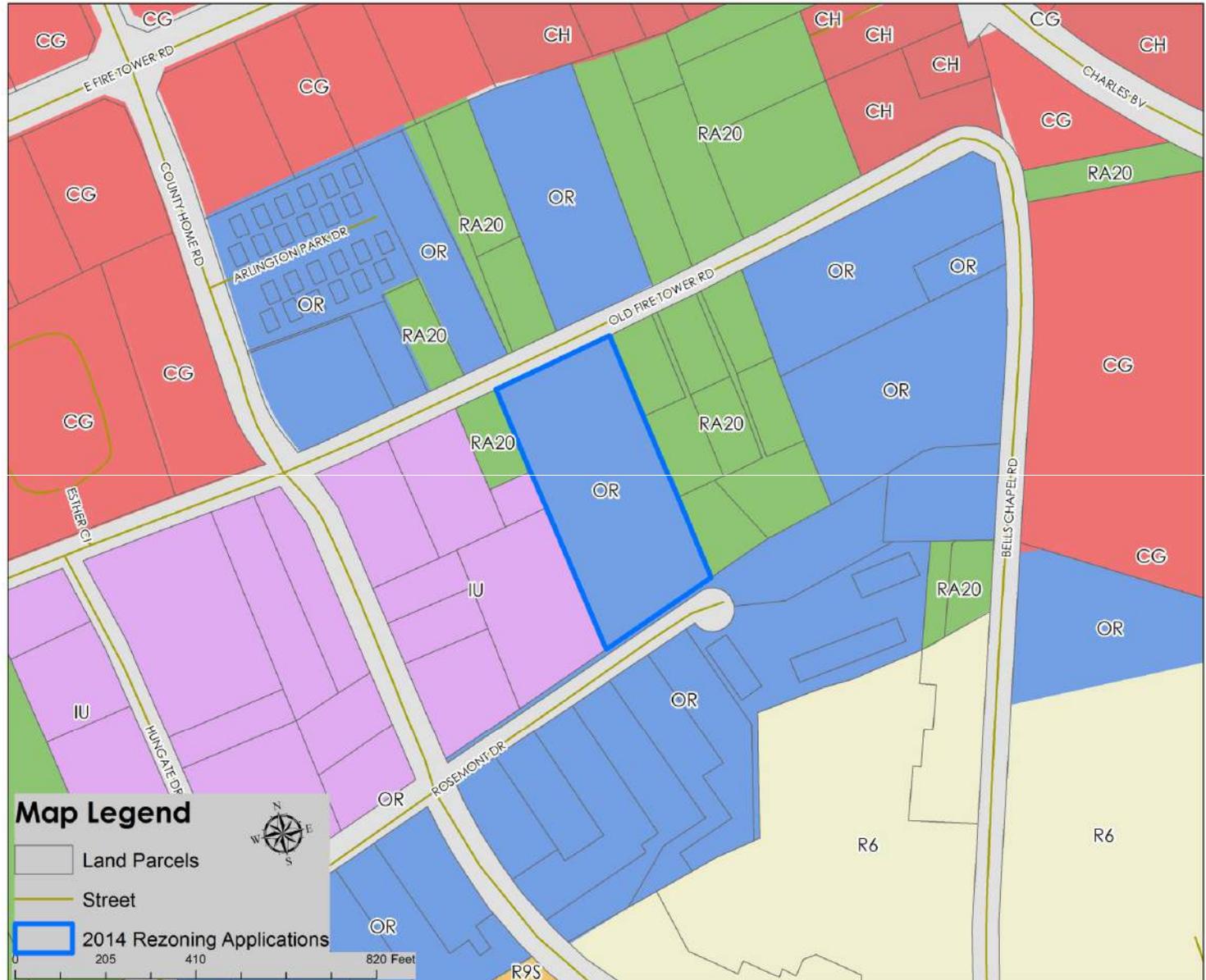
### Property Information:

**Previous Zoning:** RA20 (Residential-Agricultural)

**Current Zoning:** OR (Office-Residential [High Density Multi-Family])

Current Acreage: 3.9535

**Approved by City Council on April 10<sup>th</sup> 2014.**



## Case No: 14-07

The City has received a request from Matthew Hines to rezone 0.36 acres located at the northwest corner of Dickinson Avenue and Clark Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

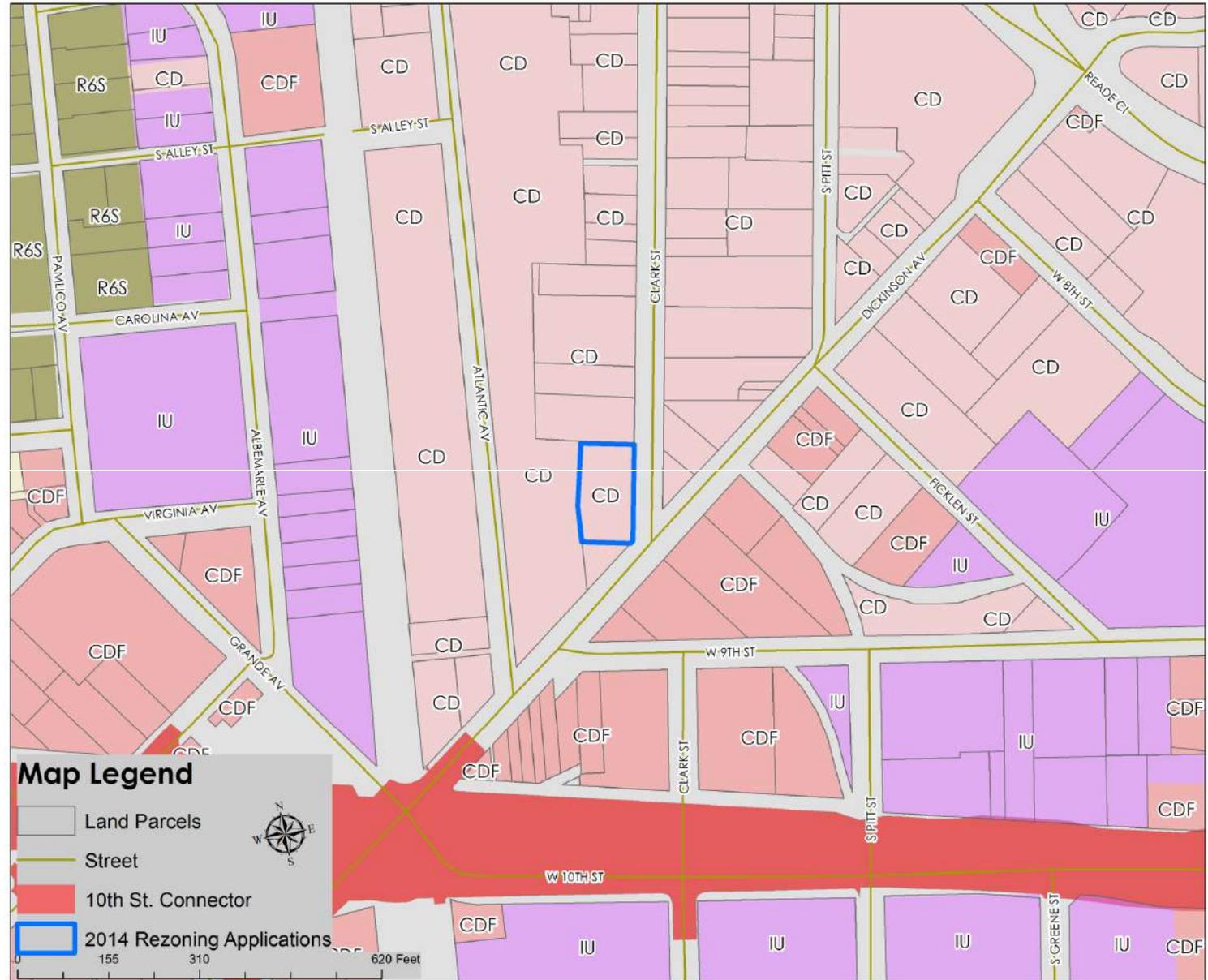
### Property Information:

**Previous Zoning:** CDF (Downtown Commercial Fringe)

**Current Zoning:** CD (Downtown Commercial)

Current Acreage: 0.36

**Approved by City Council on May 8<sup>h</sup> 2014.**



**Case No: 14-08**

The City has received a request from the County of Pitt to rezone 28.975 acres located along the southern right-of-way of the Norfolk Southern Railroad, 3,600+/- feet west of Allen Road and north of Allen Ridge Subdivision from RA20 (Residential-Agricultural) to I (Industry).

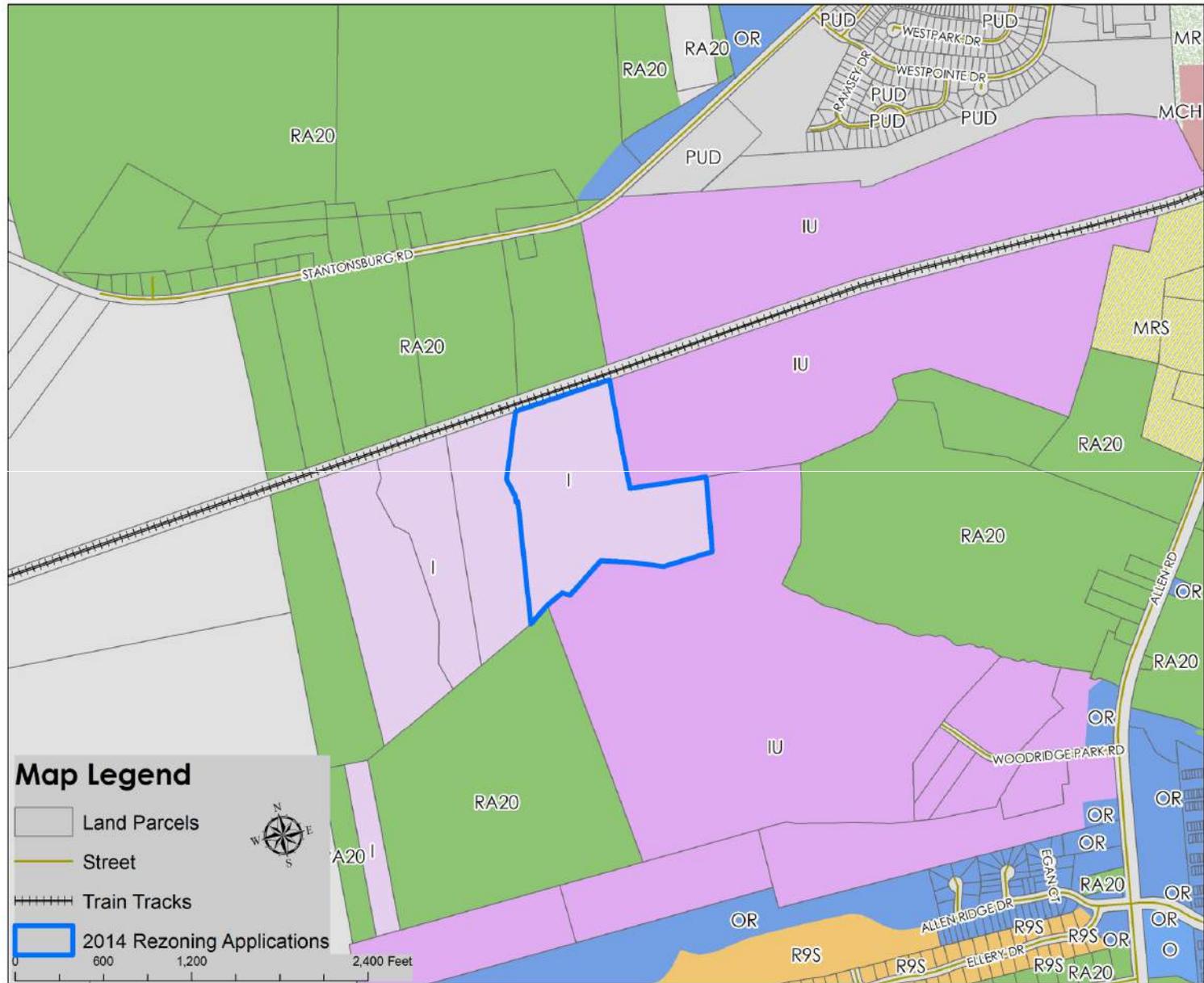
**Property Information:**

**Previous Zoning:** RA20 (Residential-Agriculture)

**Current Zoning:** I (Industry)

Current Acreage: 28.975

**Approved by City Council on May 8<sup>h</sup> 2014.**



**Case No: 14-09**

The City has received a request from Eastern Area Health Education Center to rezone 0.757 acres located east of the intersection of West Arlington Boulevard and Melrose Drive and 400+/- feet north of West Fifth Street from MR (Medical-Residential [High Density Multi-family]) to MO (Medical-Office).

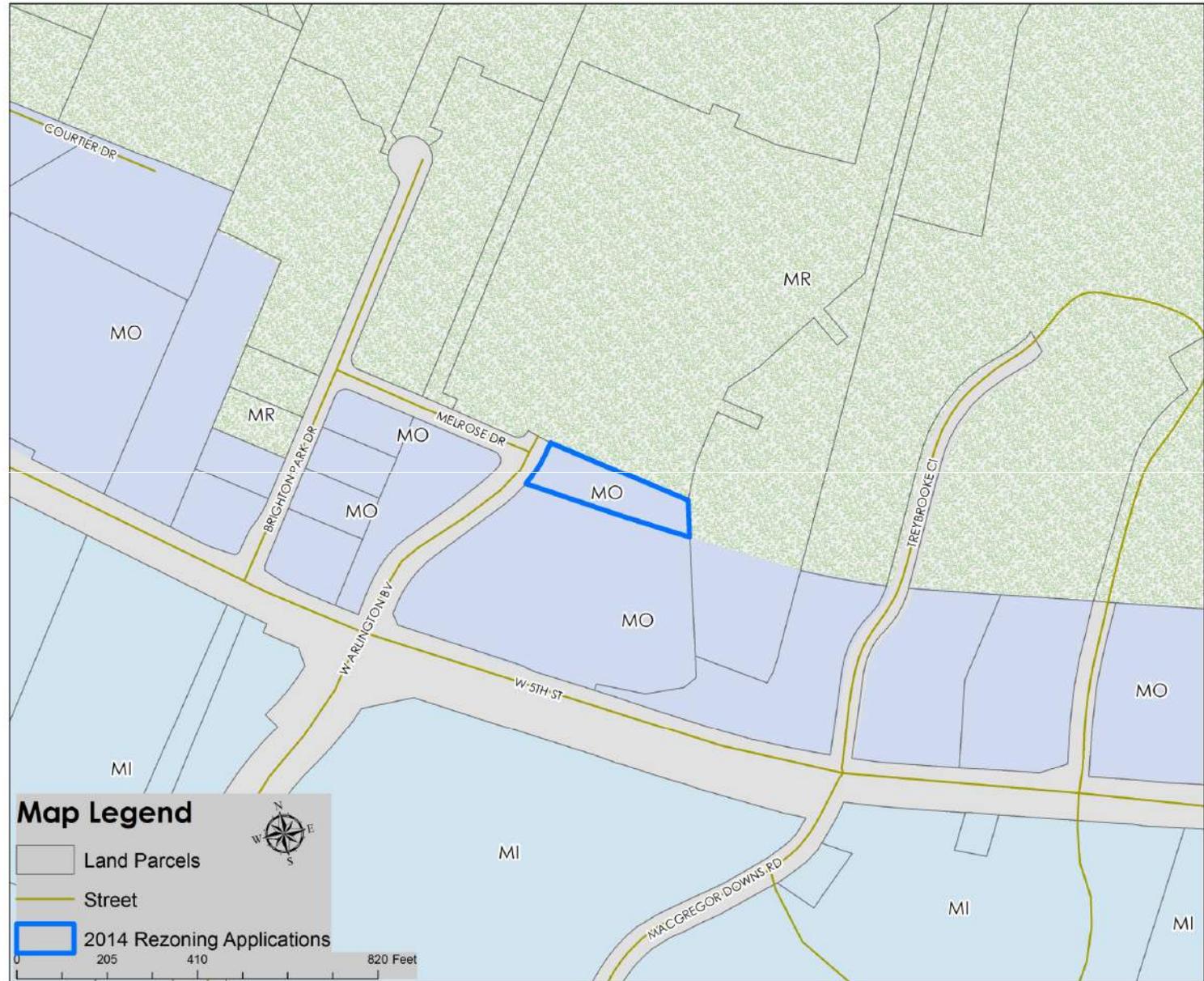
**Property Information:**

**Previous Zoning:** MR (Medical-Residential [High Density Multi-Family])

**Current Zoning:** MO (Medical-Office)

Current Acreage: 0.757

**Approved by City Council on May 8<sup>th</sup> 2014.**



**Case No: 14-10**

The City has received a request from Happy Trails, LLC to rezone 28.534 acres located along the southern right-of-way of Regency Boulevard and adjacent to South Pointe Duplexes from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family]).

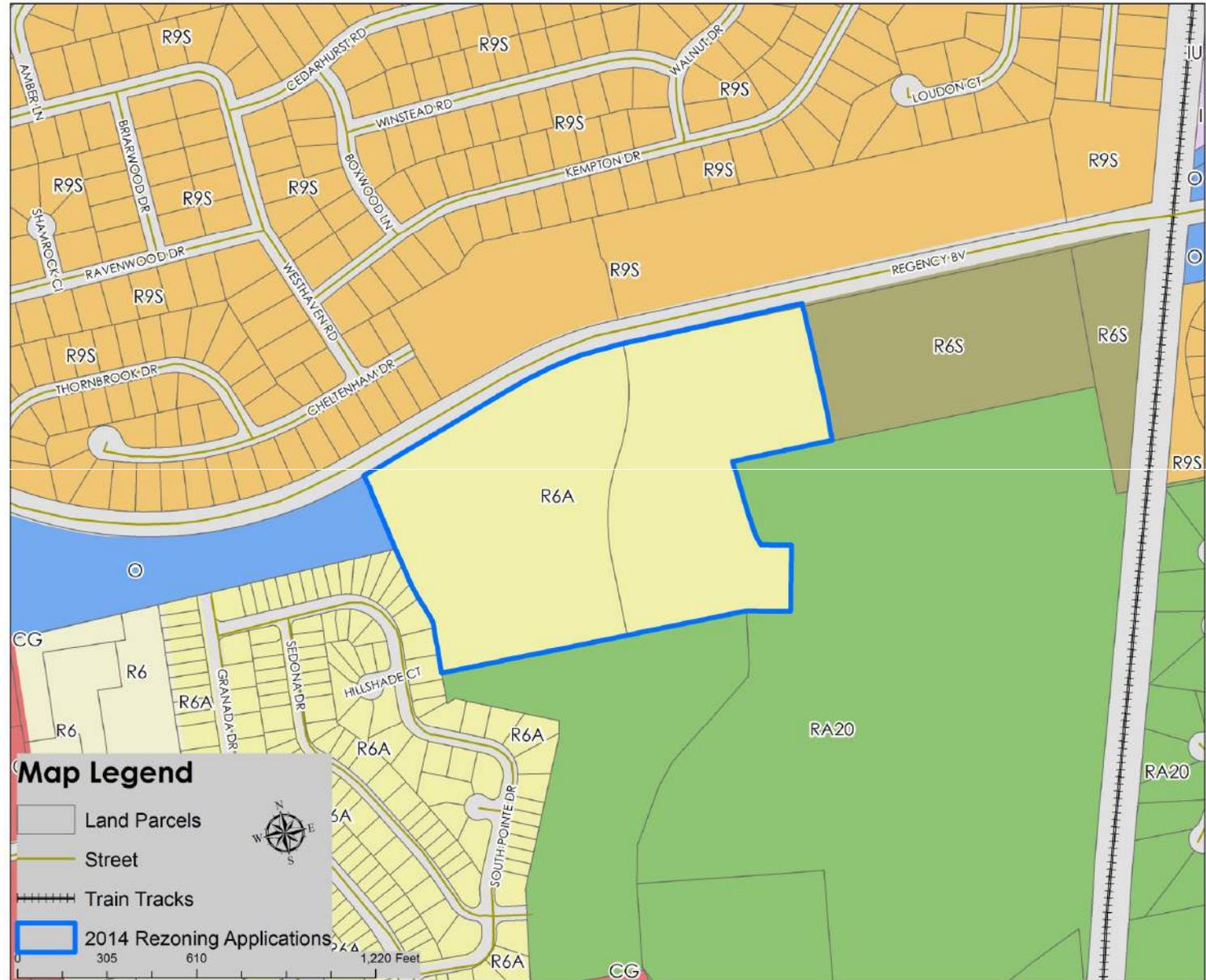
**Property Information:**

**Previous Zoning:** R6S (Residential-Single-family [Medium Density])

**Current Zoning:** R6A (Residential [Medium Density Multi-family])

Current Acreage: 28.534

**Approved by City Council on June 12<sup>th</sup> 2014.**



**Case No: 14-11**

The City has received a request from Champions Health and Fitness to rezone 5.13 acres located 950+/- feet south of East Fire Tower Road and adjacent to Whitebridge Duplexes from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial).

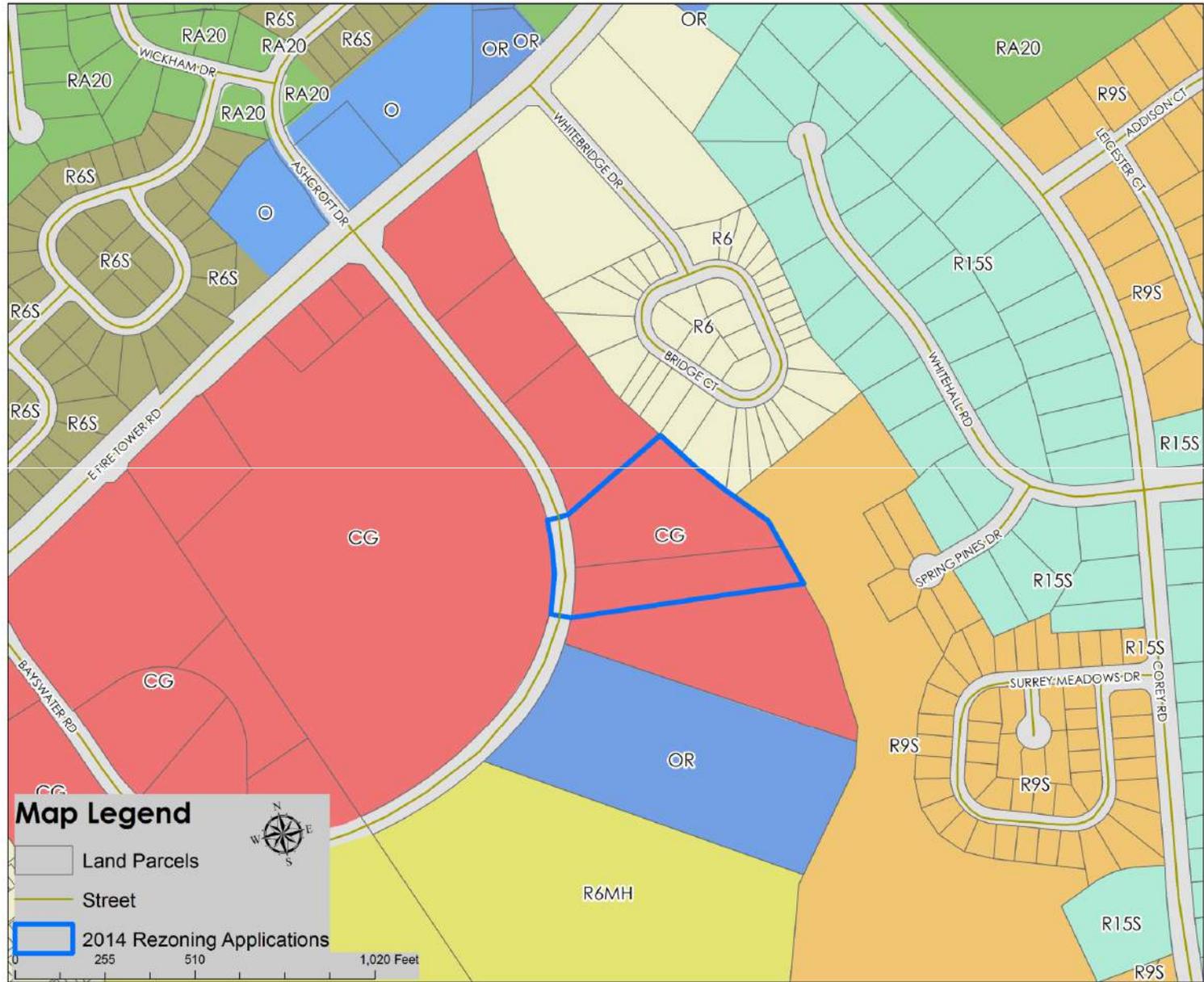
**Property Information:**

**Previous Zoning:** R6MH (Residential-Mobile Home [High Density])

**Current Zoning:** CG (General Commercial)

Current Acreage: 5.13

**Approved by City Council on June 12<sup>th</sup> 2014.**



**Case No: 14-12**

The City has received a request from Jason B. Adams and Gene Bland Adams to rezone 0.468 acres located at the southwest corner of the intersection of Evans Street and West 9th Street from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

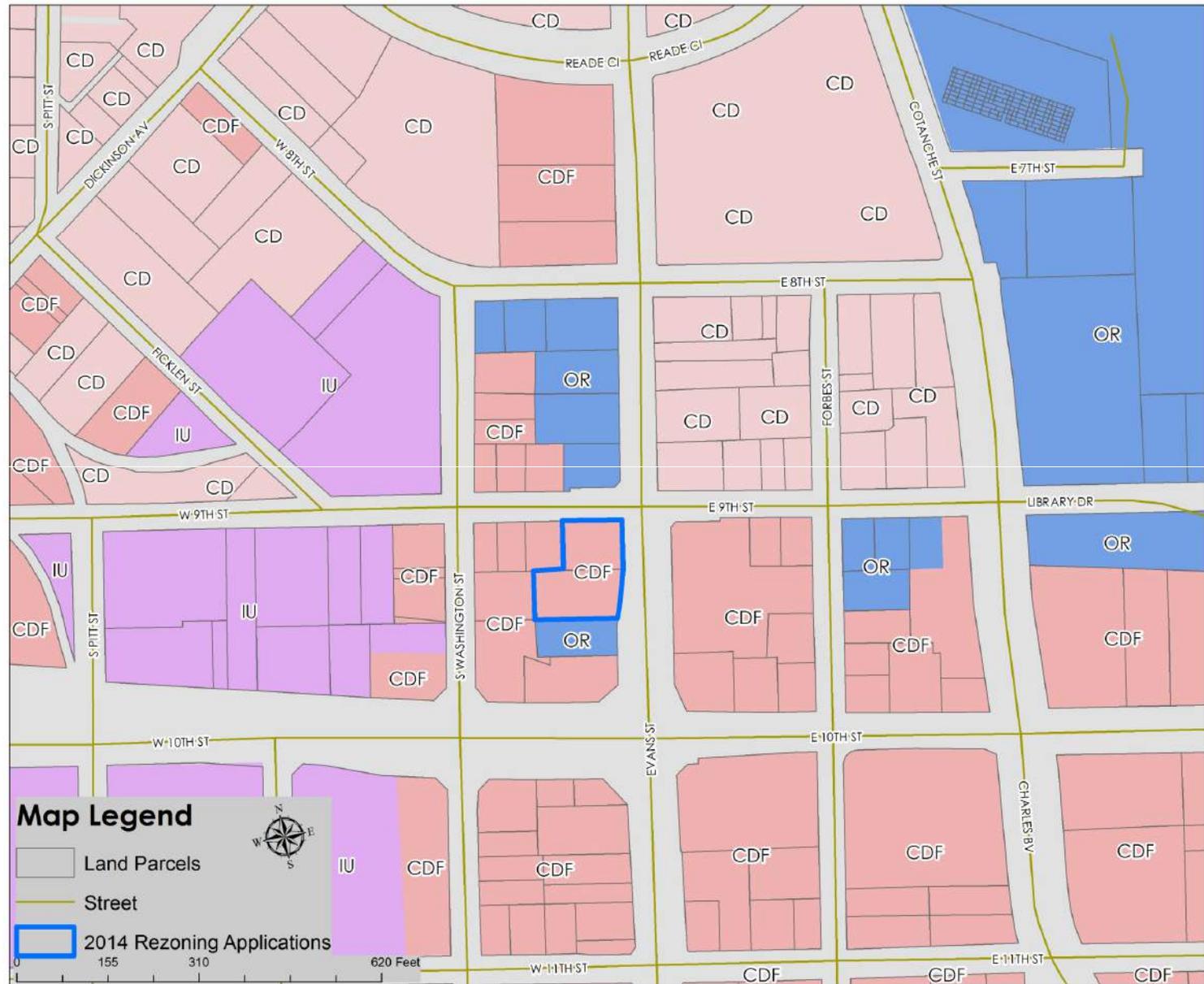
**Property Information:**

**Previous Zoning:** OR (Office-Residential [High Density Multi-family])

**Current Zoning:** CDF (Downtown Commercial Fringe)

Current Acreage: 0.468

**Approved by City Council on August 14<sup>th</sup> 2014.**



**Case No: 14-13**

The City has received a request from DVM Services Realty, Incorporated to rezone 1.012 acres located along the western right-of-way of Evans Street and south of Lynncroft Shopping Center from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

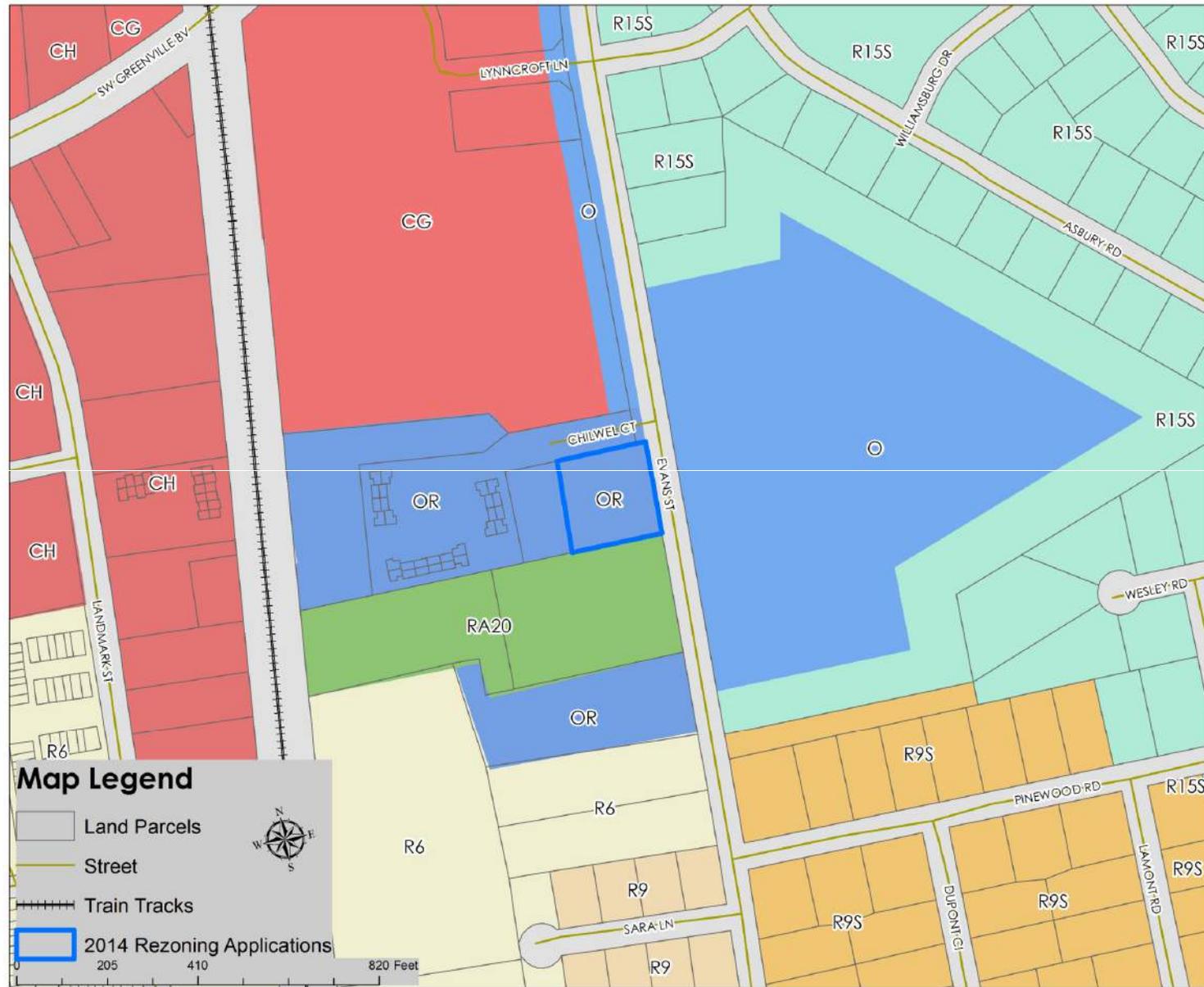
**Property Information:**

**Previous Zoning:** RA20 (Residential-Agricultural)

**Current Zoning:** OR (Office-Residential [High Density Multi-family])

Current Acreage: 1.012

**Approved by City Council on August 14<sup>th</sup> 2014.**



**Case No: 14-14**

The City has received a request from Hennrietta Smith to rezone 1.3109 acres located north of the intersection of Old Fire Tower Road and Bells Chapel Road from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

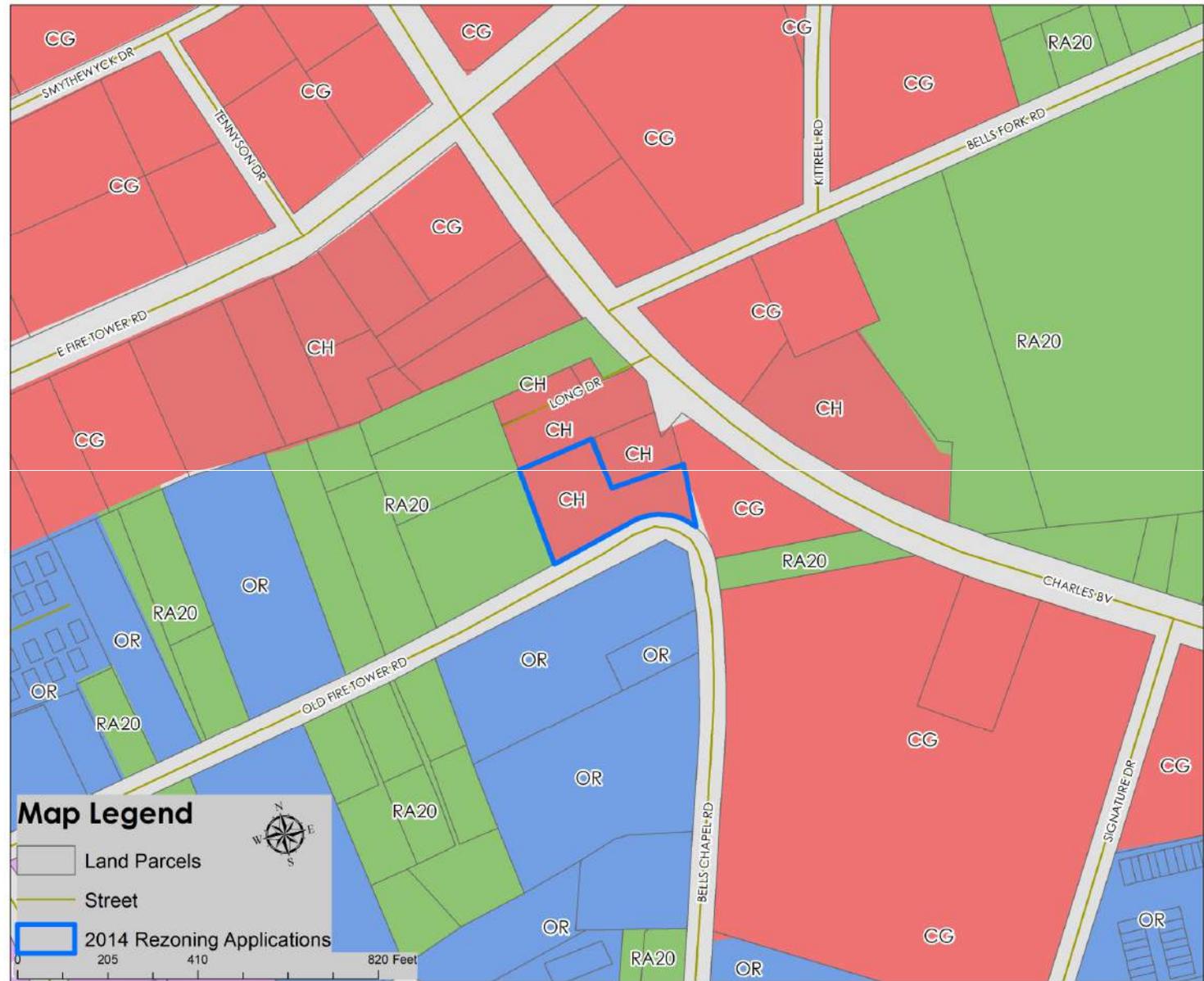
**Property Information:**

**Previous Zoning:** RA20 (Residential-Agricultural)

**Current Zoning:** CH (Heavy Commercial)

Current Acreage: 1.3109

**Approved by City Council on September 11<sup>th</sup> 2014.**



**Case No: 14-15**

The City has received a request from Parkside MM, LLC to rezone 0.53 acres located at the southwest corner of the intersection of Johns Hopkins Drive and Scales Place from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family]).

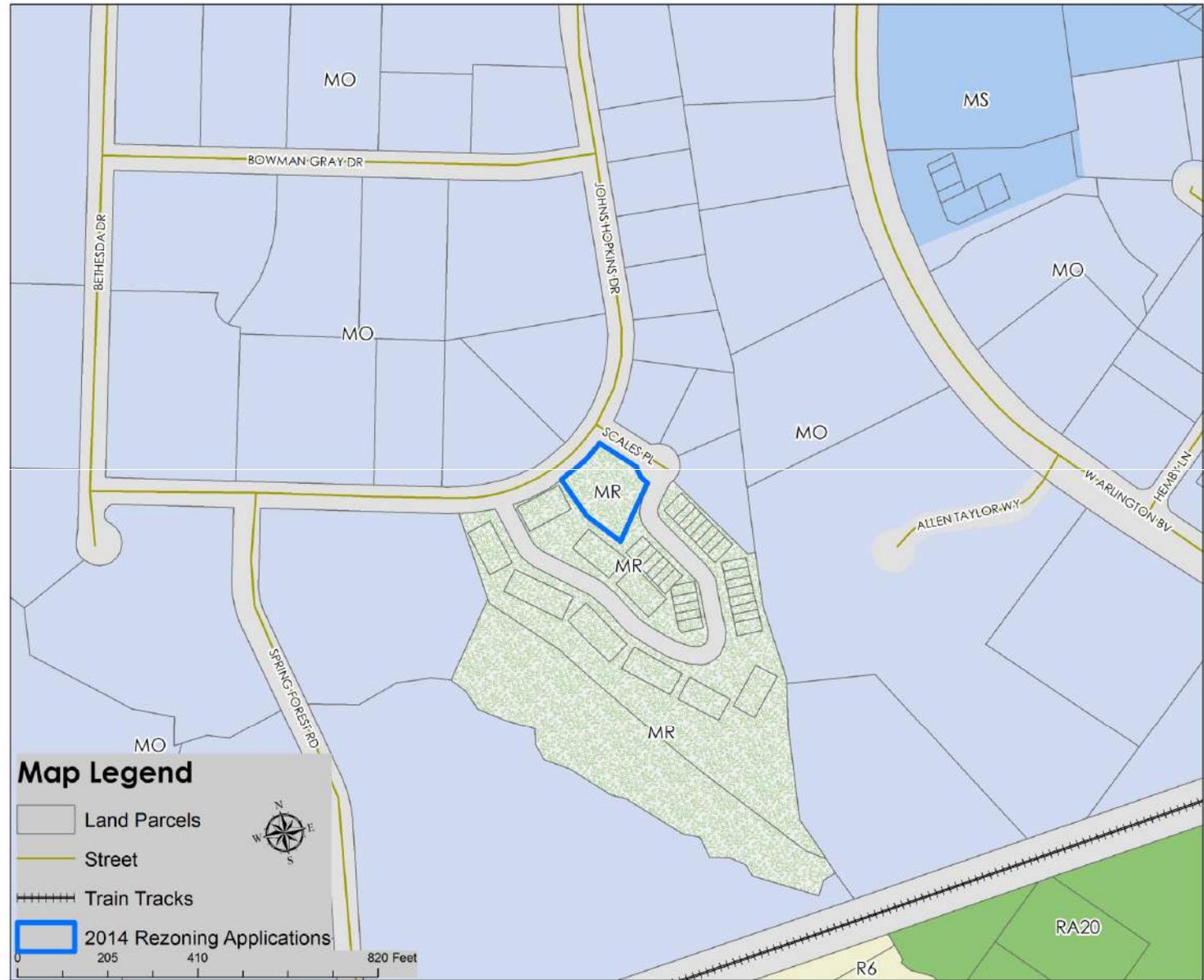
**Property Information:**

**Previous Zoning:** MO  
(Medical-Office)

**Current Zoning:** MR  
(Medical-Residential)

Current Acreage: 0.53

**Approved by City Council  
on November 13<sup>th</sup> 2014.**



**Case No: 14-16**

The City has received a request from HD Property Holdings, LLC to rezone 3.062 acres located near the southwest corner of the intersection of East 10th Street and L. T. Hardee Road from IU (Unoffensive Industry) to CG (General Commercial).

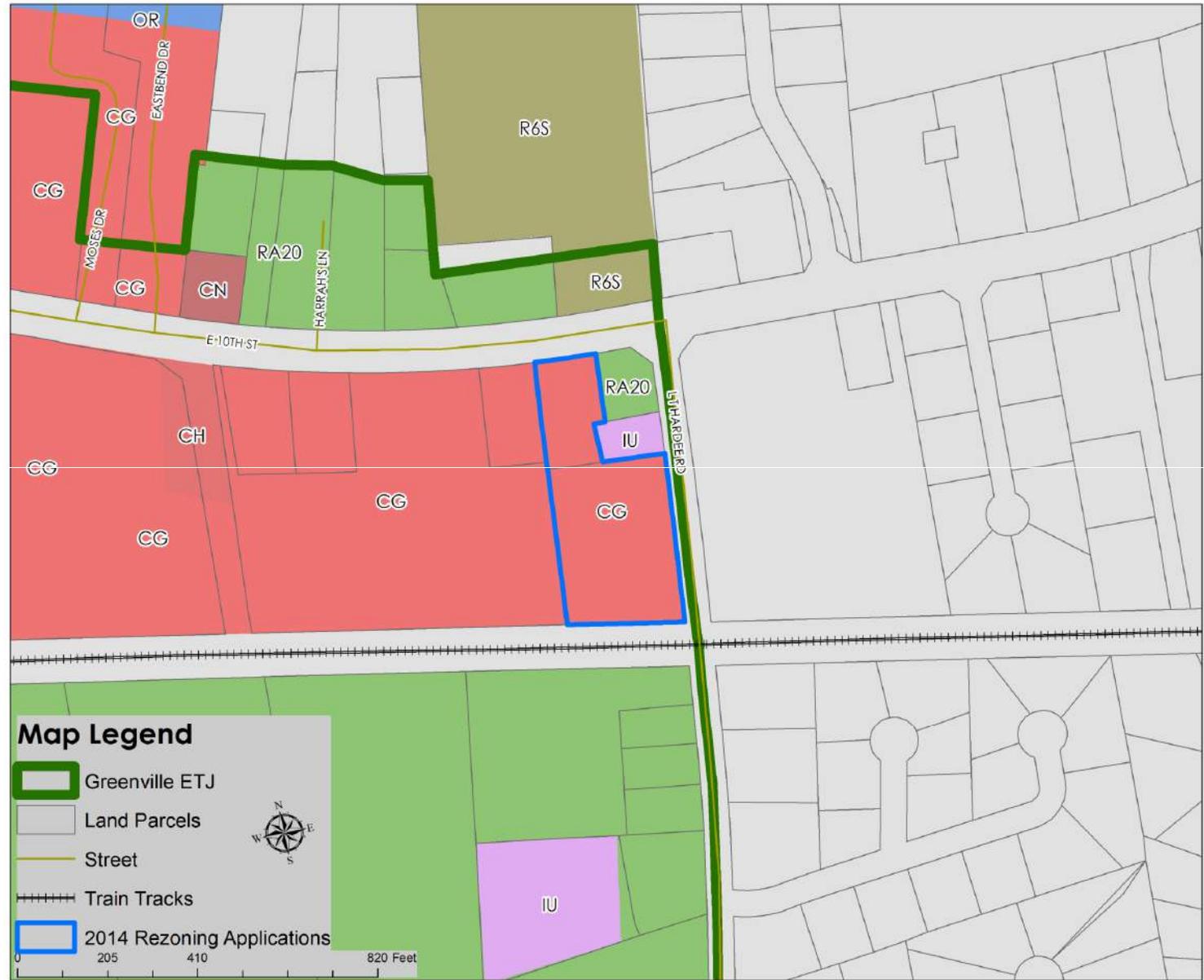
**Property Information:**

**Previous Zoning:** IU  
(Unoffensive Industry)

**Current Zoning:** CG  
(General Commercial)

Current Acreage: 3.062

**Approved by City Council  
on November 13<sup>th</sup> 2014.**



# V. Parker Overton

## Case No: 14-17 Two Tracts

The City has received a request by V. Parker Overton to rezone 13.62 acres located 1,300+/- feet south of Fire Tower Road and 900+/- feet west of Corey Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial) and OR (Office-Residential [High Density Multi-family]).

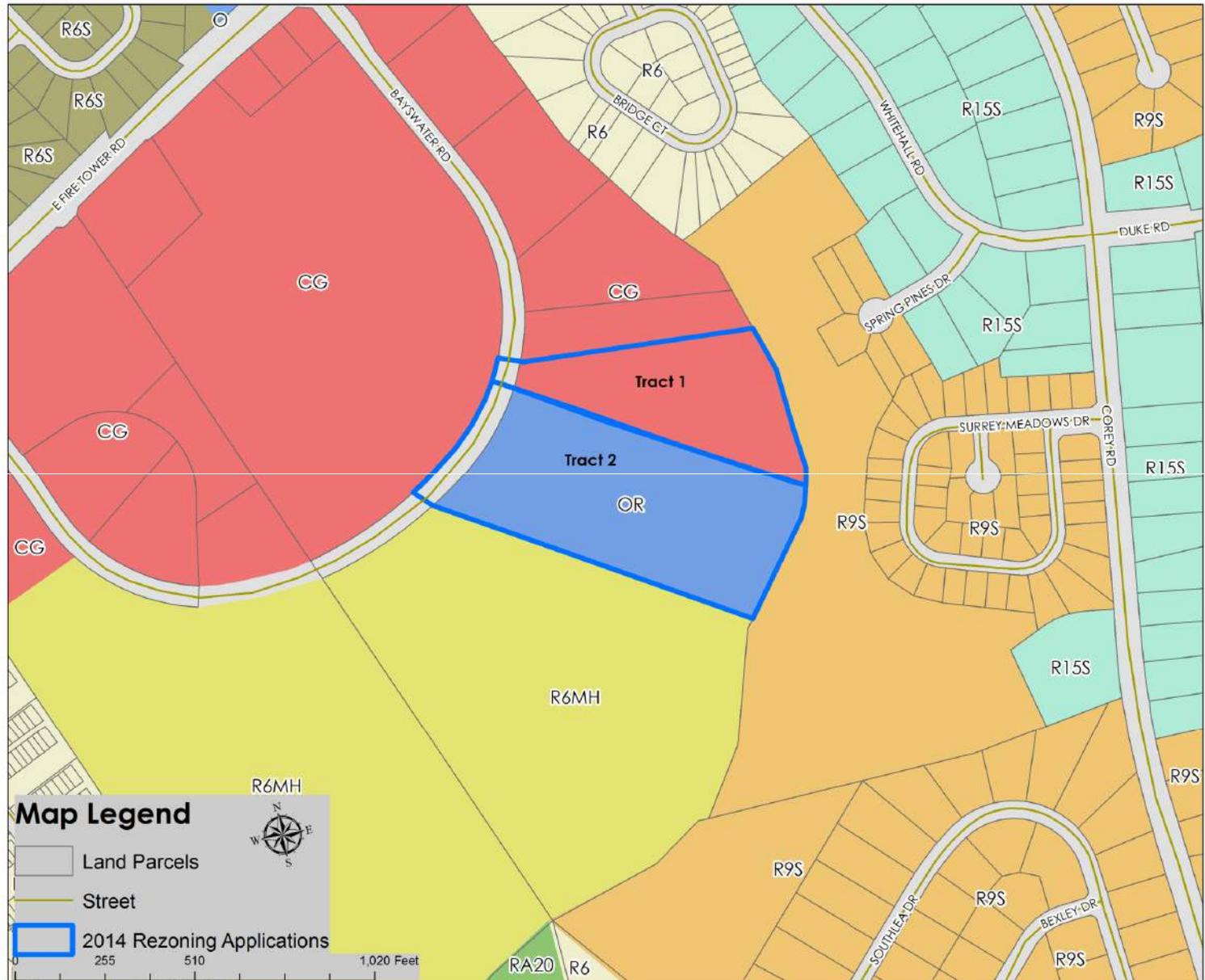
### Property Information:

**Previous Zoning:** R6MH (Residential-Mobile Home [High Density Multi-family])

**Current Zoning:** CG & OR (General Commercial) & (Office-Residential [High Density Multi-family])

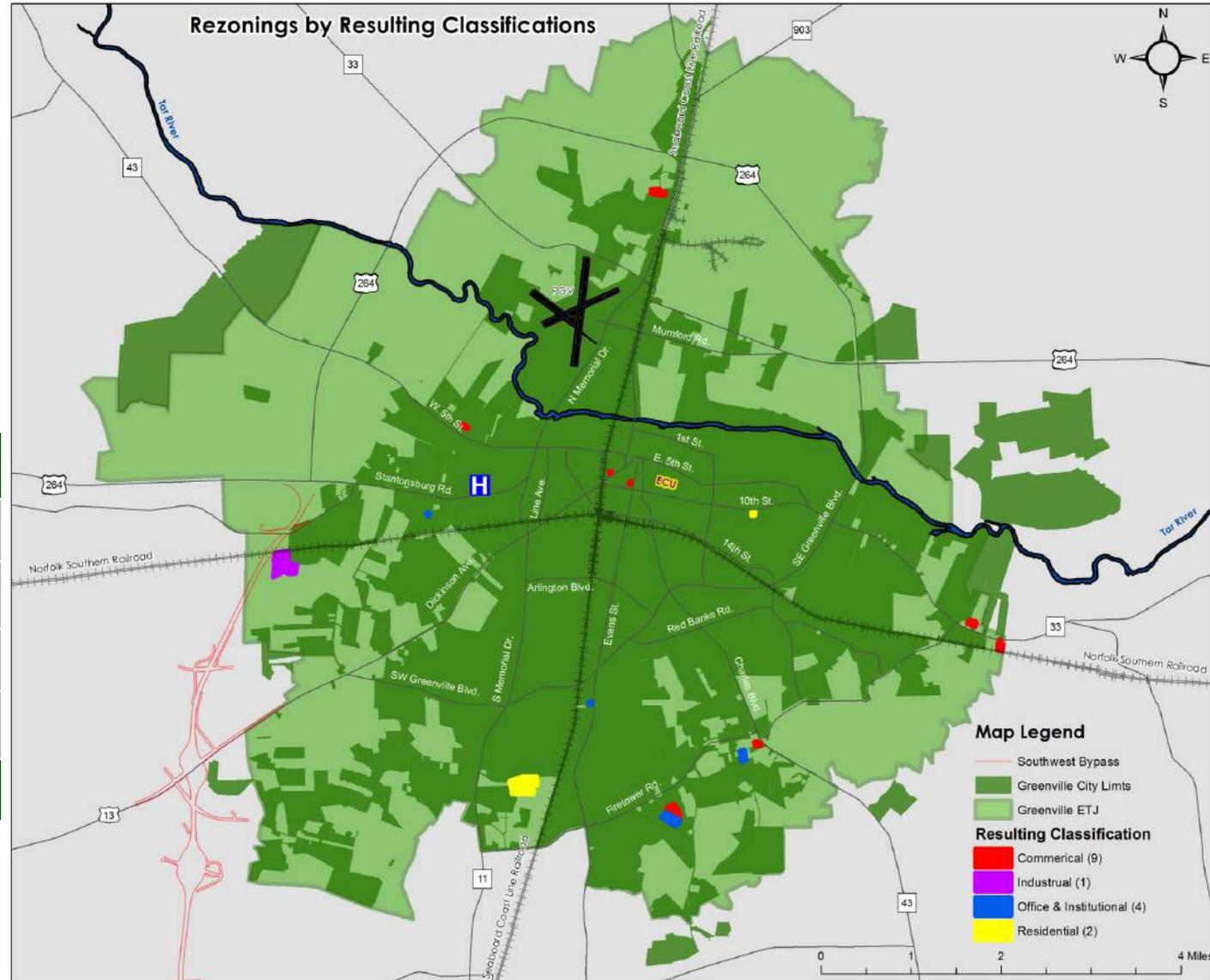
Current Acreage: 13.62

**Approved by City Council on November 13<sup>th</sup> 2014.**



# Rezoning by Resulting Classifications

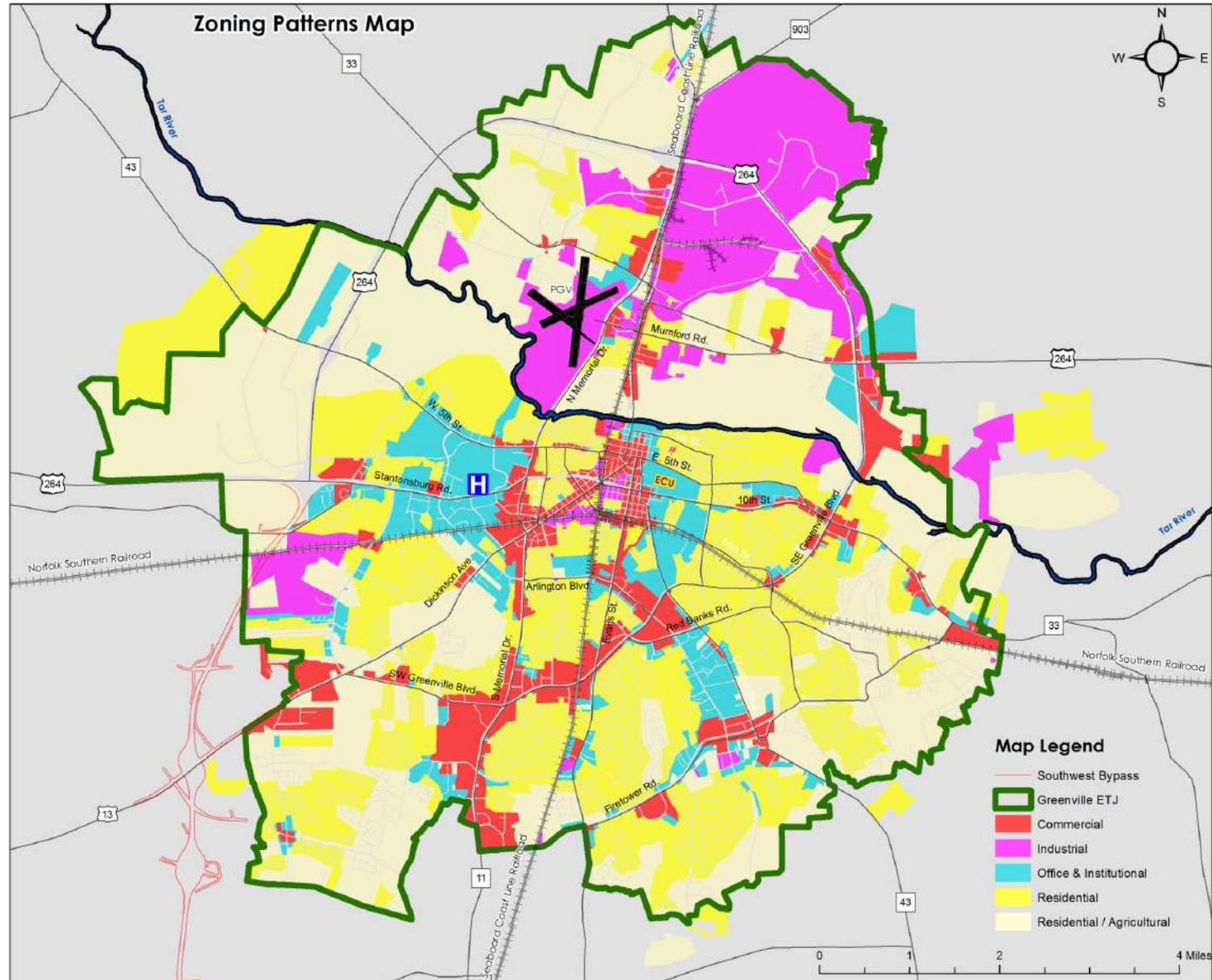
Zoning Classifications	Number of Rezoning	Acres
Commercial	9	22.82
Office & Institutional	4	28.66
Residential	2	15.36
Industry	1	29.50
<b>Total</b>	<b>16</b>	<b>96.34</b>



# Official Zoning Map

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. At the end of 2014, a vast majority of the city's territorial jurisdiction (71.45%) is designated as residential or residential/agricultural.

Zoning Patterns Classification	Acres	% of Total Jurisdiction
Commercial	3,227.42	8.40%
Industrial	4,616.96	12.02%
Office & Institutional	3,123.32	8.13%
Residential	11,669.55	30.38%
Residential/Agriculture	15,772.64	41.07%
<b>Total</b>	<b>38,409.89</b>	<b>100%</b>

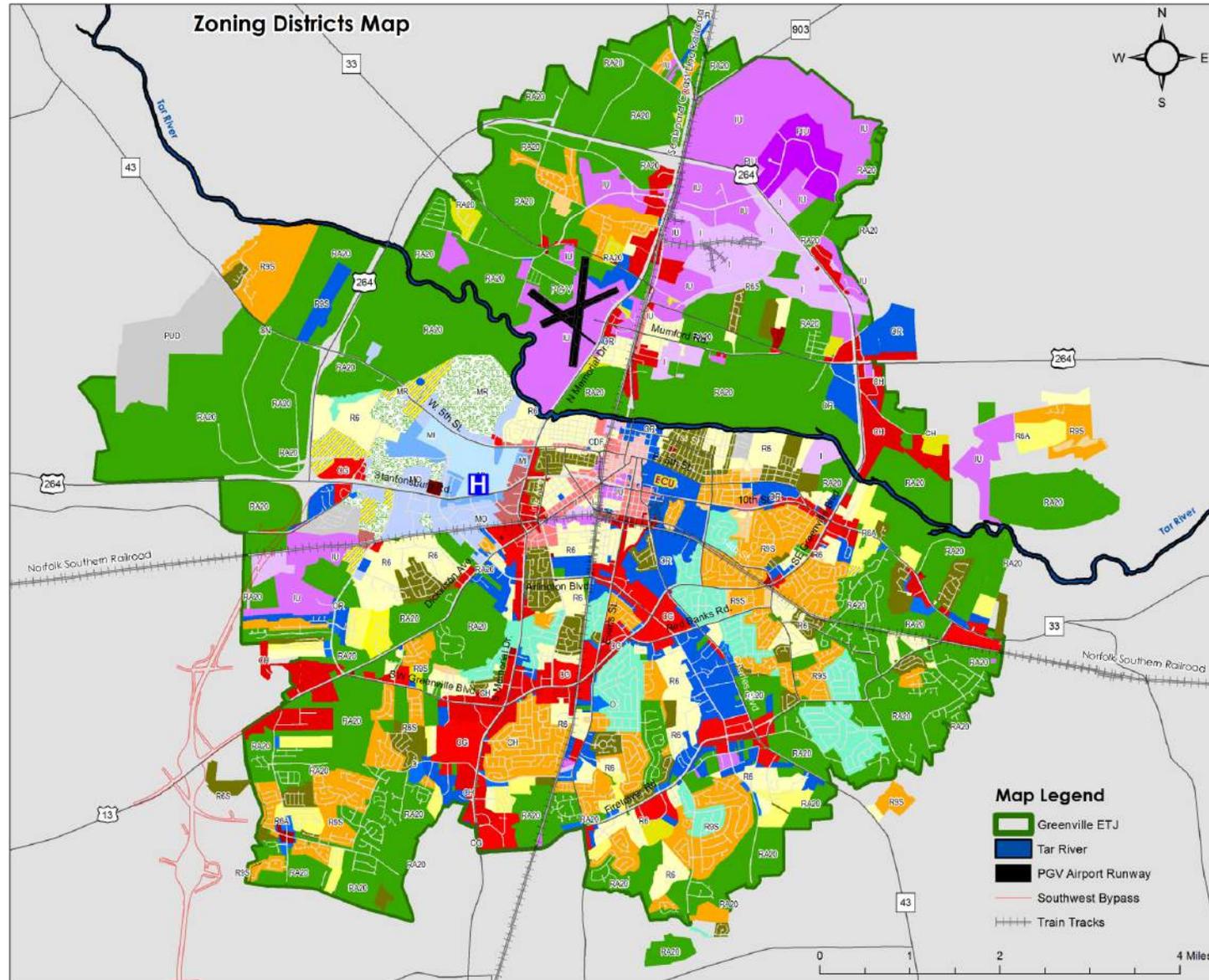


\*Rights-of-way not included in acreage calculation. Current Zoning Map as of Nov. 18<sup>th</sup> 2015.

# Official Zoning Map

Zoning Districts	# of Tracts	Acres+/-	% of Total Jurisdiction
CD	66	77.86	0.20%
CDF	139	246.16	0.64%
CG	153	1,215.74	3.17%
CH	184	1,519.49	3.96%
CN	35	59.08	0.15%
MCG	2	16.29	0.04%
MCH	19	92.80	0.24%
I	34	985.40	2.57%
IU	97	3,291.07	8.57%
PIU	5	340.49	0.89%
MI	10	269.78	0.70%
MO	45	515.54	1.34%
MS	13	169.34	0.44%
O	68	209.15	0.54%
OR	202	1,941.79	5.06%
OR-UC	3	17.72	0.05%
R6	316	2,546.80	6.63%
R6S	333	1,466.86	3.82%
R6A	70	746.96	1.94%
R6A-CA	2	11.89	0.03%
R6A-RU	5	67.42	0.18%
R6MH	16	232.40	0.61%
R9	31	134.85	0.35%
R9S-CA	1	4.22	0.01%
R9S	403	3,616.33	9.42%
R15S	128	1,194.59	3.11%
PUD	12	763.64	1.99%
MR	28	609.03	1.59%
MRS	12	274.56	0.71%
RA20	296	15,772.64	41.06%
<b>Total *</b>	<b>2728</b>	<b>38,409.89</b>	<b>100%</b>

\*Rights-of-way not included in acreage calculation.  
Current Zoning Map as of Nov. 18<sup>th</sup> 2015.

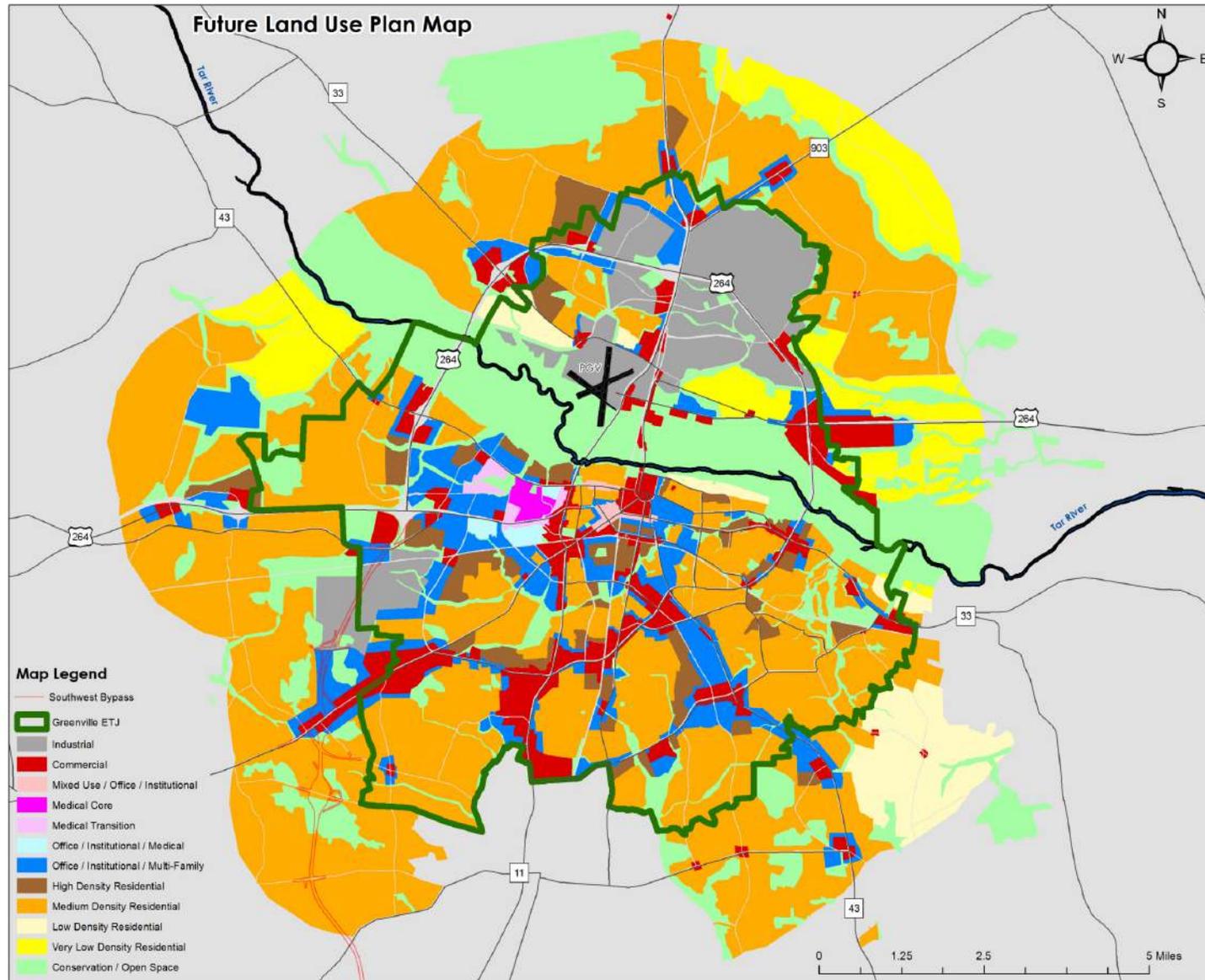


# FUTURE LAND USE PLAN MAP

# Future Land Use Plan (FLUPM)\*

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.

The City of Greenville received **1 Request** to amend the Future Land Use Plan Map.



\*The Current Future Land Use Plan Map was adopted on February 12<sup>th</sup>, 2004

# V. Parker Overton

## Case No: FLUPM 14-01 (Two Tracts)

The City has received a request by V. Parker Overton to amend the Future Land Use Plan Map from a High Density Residential (HDR) category to Commercial (C) and Office/Institutional/Multi-Family (OIMF) categories for the property located south of Fire Tower Road, adjacent to Dudley's Grant Townhomes and west of Corey Road containing 85 acres.

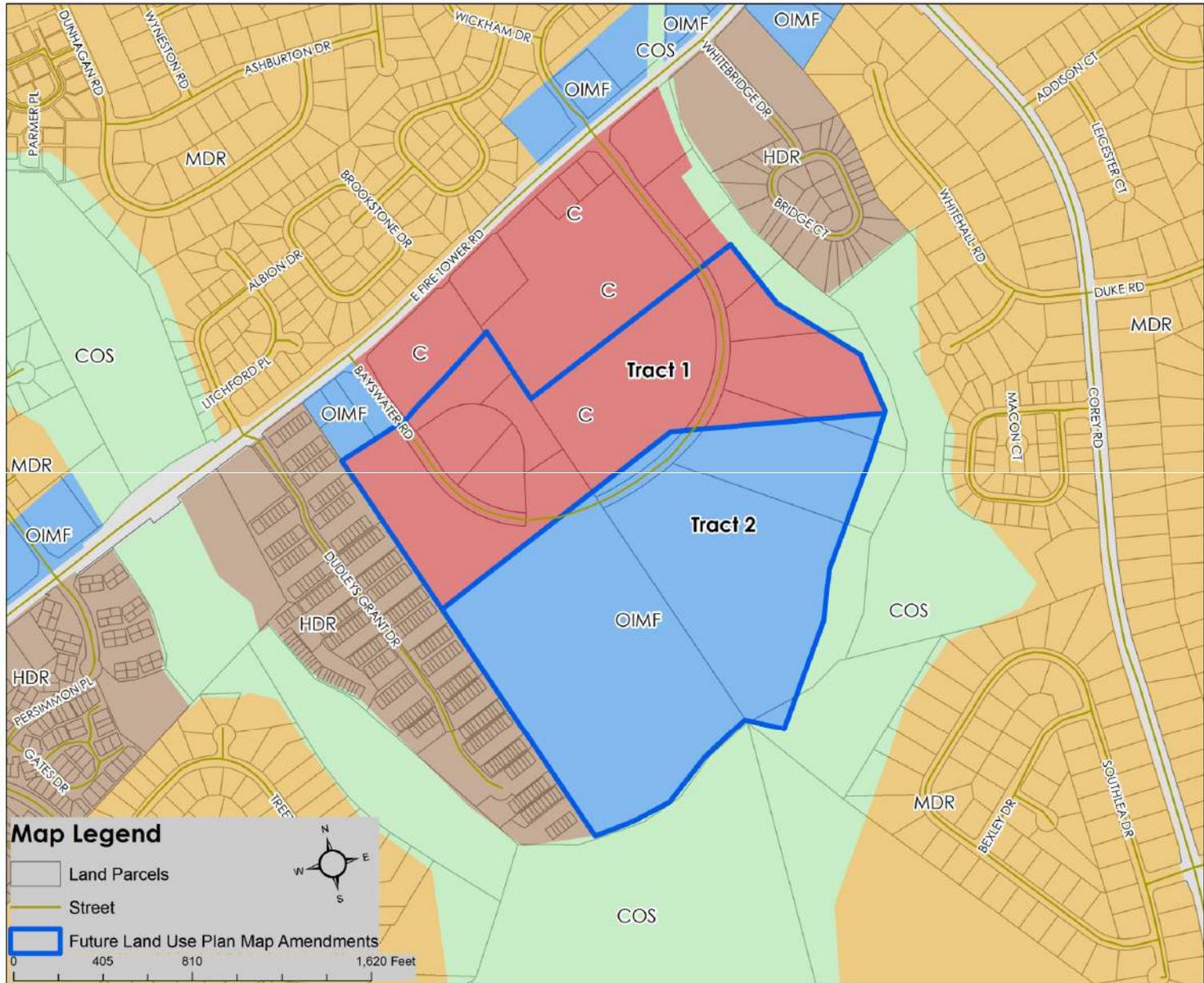
### Property Information:

**Previous Category:** HDR  
(High Density Residential)

**Current Category:** C & OIMF  
(Commercial and Office/Institutional/Multi-Family)

Current Acreage: 35 gross acres  
(12.5 net acres)

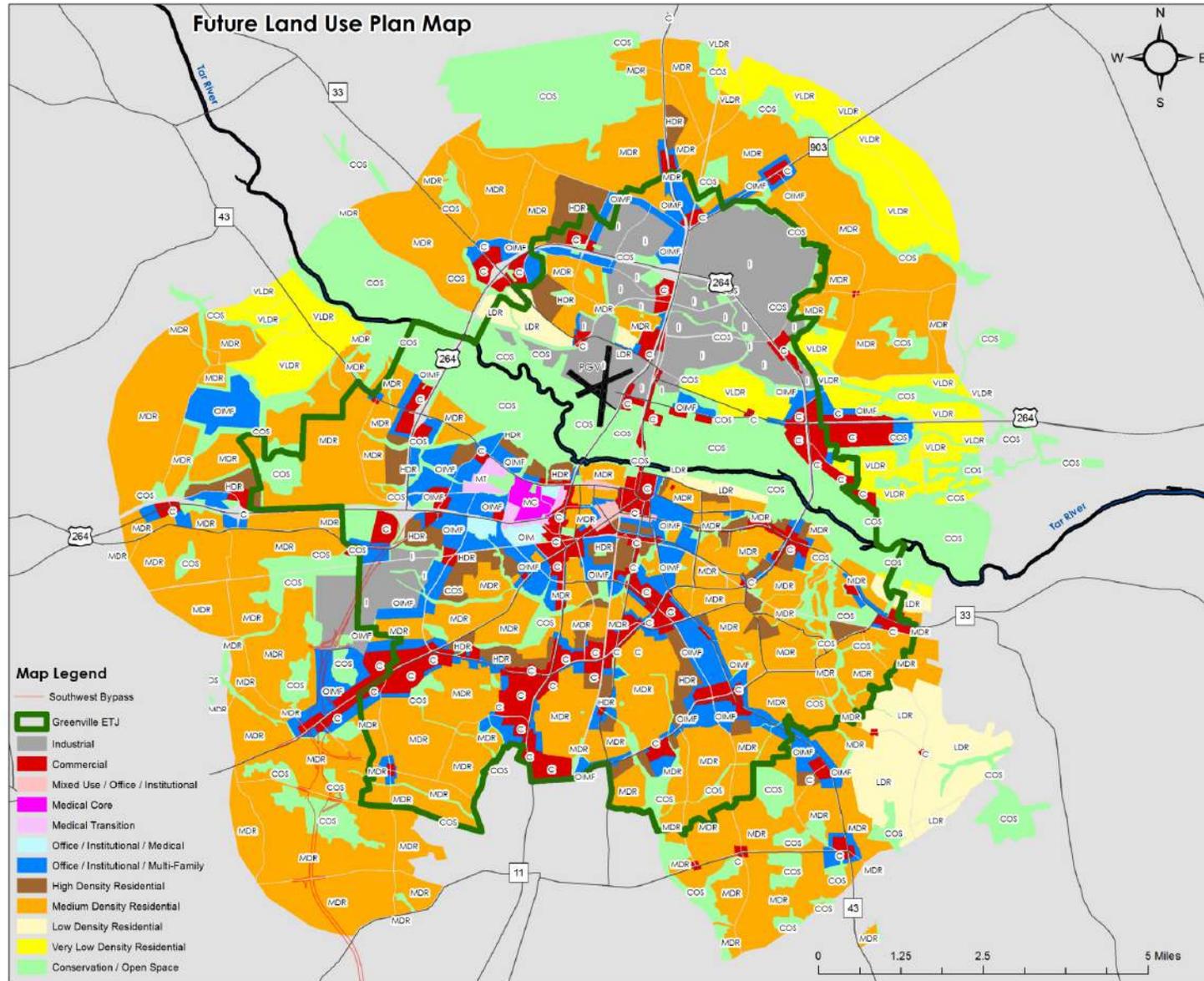
**Approved by City Council on  
October 9<sup>th</sup> 2014.**



## Future Land Use Plan Map Categories

At the end of 2014, a majority of the city's Land Use Plan extent is designated as (MDR) Medium Density Residential (42.07%) and (COS) Conservation Open Space (24.07%).

Future Land Use Plan Categories	Acres+/-	% of Total Jurisdiction
Industrial	5,187.26	6.31%
Commerical	4,611.03	5.61%
Mixed Use/Office/Institutional	129.05	0.16%
Medical Core	178.66	0.22%
Medical Transition	208.35	0.25%
Office/Institutional/Medical	195.61	0.24%
Office/Institutional/Multi-Family	5,994.81	7.29%
High Density Residential	2,886.77	3.51%
Medium Density Residential	34,603.82	42.07%
Low Density Residential	2,859.01	3.48%
Very Low Density Residential	5,595.74	6.80%
Conservation/Open Space	19,798.21	24.07%
<b>Total *</b>	<b>82,248.32</b>	<b>100%</b>



\*The Current Future Land Use Plan Map was adopted on February 12<sup>th</sup>, 2004

**Special Thanks:**

**The City of Greenville**

**<https://www.greenvillemove.com/>**  
**(for write ups for each neighborhood)**