



Agenda

Greenville City Council

August 14, 2025

6:00 PM

City Hall Council Chambers, 200 West 5th Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Council Member Matthew Scully

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Public Information Office - 2025 NC3C Excellence in Communications Award
2. Brock Davenport - Chief of Fire/Rescue

VII. Public Comment Period

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VIII. Appointments

3. Appointments to Boards and Commissions

IX. New Business

Public Hearings

4. Ordinance requested by Hillpointe, LLC to rezone 23.888 acres located near the northeastern corner of Dickinson Avenue Extension and Allen Road from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-Family])
5. Ordinance to annex Hillpointe, LLC property involving 23.888 acres located near the northeastern corner of Dickinson Avenue Extension and Allen Road
6. Resolution Authorizing Amendment to Partnership Development Grant Agreement with North Carolina Biotechnology Center for Project Lucky

Other Items of Business

7. 2025 HOME Investment Partnership Fund Commitment for Multi-Family Rental Housing Development

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 08/14/2025

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Multimodal Transportation Commission, Planning and Zoning Commission, Recreation and Parks Commission, and the Youth Council.

The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:

- 2 seats on the Youth Council

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Multimodal Transportation Commission, Planning and Zoning Commission, Recreation and Parks Commission, and the Youth Council.

ATTACHMENTS

☐ [COG-#1206748-v2-August_2025_Boards_and_Commissions_List.docx](#)

Appointments to Boards and Commissions

August 2025

Environmental Advisory Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Robert Shaw		Second Term	Resigned	April 2028

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
David Thompson		First Term	Ineligible	January 2027

Housing Authority

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Ebony Harris <i>Resident Commissioner</i>		Unexpired Term	Eligible	May 2025

Human Relations Council

Council Liaison: Council Member Portia Willis

Name	District #	Current Term	Reappointment Status	Expiration Date
Rebecca Houston		First Term	Resigned	May 2027

Multimodal Transportation Commission

Council Liaison: Council Member Matt Scully

Name	District #	Current Term	Reappointment Status	Expiration Date
------	------------	--------------	----------------------	-----------------

Gary Fenton	First Term	Resigned	January 2026
-------------	------------	----------	--------------

Planning and Zoning Commission

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Billy Parker <i>Council Member Marion Blackburn</i>		Second Term	Ineligible	June 2025
Andrew Denton <i>Council Member Matt Scully</i>		First Term	Eligible	June 2025
Alan Brock <i>Council Member Les Robinson</i>		Second Term	Ineligible	June 2025

Recreation and Parks Commission

Council Liaison: Mayor Pro-Tem Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Clark <i>(Mayor P.J. Connelly)</i>		First Term	Ineligible	May 2025

Youth Council

Council Liaison: Council Member Portia Willis

Name	Current Term	Reappointment Status	Expiration Date
Alanah S Eason	First Term	Resigned	September 2025
Rihanna Knight	First Term	Resigned	September 2025
(2 open seats)			

Seats that are open to nominations from the City Council are highlighted.



City of Greenville, North Carolina

Meeting Date: 08/14/2025

Title of Item:

Ordinance requested by Hillpointe, LLC to rezone 23.888 acres located near the northeastern corner of Dickinson Avenue Extension and Allen Road from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-Family])

Explanation:

Required Notices:

- Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 30, 2025.
- On-site sign(s) posted on June 30, 2025.
- City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 29, 2025.
- Public hearing legal advertisement published on August 2, 2025 and August 9, 2025.

Comprehensive Plan:

The Future Land Use and Character Map recommends Mixed Use (MU) at the northeastern corner of Dickinson Avenue Extension and Allen Road transitioning to Traditional Neighborhood, Medium-High Density (TNMH) and Potential Conservation/Open Space (PCOS) to the north and Residential, High Density (HDR) to the east.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use, high intensity (MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

- Vertical mixed-use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1,146 trips to and from the site on Dickinson Avenue, which is a net increase of 816 additional trips per day.

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1,146 trips to and from the site on Allen Road, which is a net increase of 816 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

In 1972, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned its current zoning.

There was a Future Land Use and Character Map Amendment associated with this request to amend the Future Land Use and Character Map for 22 acres from Office/Institutional (OI), Traditional Neighborhood, Medium to High Density (TNMH), and Potential Conservation/Open Space (PCOS) to Mixed Use (MU) for the property located near the northeastern corner of Dickinson Avenue Extension and Allen Road.

On April 10, 2025, City Council approved the request. Additionally, City Council requested for the applicant to conduct a neighborhood meeting in advance of the rezoning request. There were two meetings held on the following dates: May 19, 2025 and May 29, 2025. Both meetings were held at City Hall from 5:00PM - 7:00PM.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property drains to the Greens Mill Run Watershed (Tar River Basin). If stormwater rules apply, it would require 25-year detention, nitrogen and phosphorus reduction.

The property is not located in the Special Flood Hazard Area. There may be jurisdictional wetlands on the property. There are jurisdictional streams and buffers on the property.

Surrounding Land Uses and Zoning:

North: R6 - Vacant; RA20 - One (1) vacant lot

South: RA20 - Four (4) single-family residences

East: RA20 - One (1) vacant lot and one (1) single-family residence

West: CG - Two (2) vacant lots; RA20 - One (1) vacant lot and farmland; O - Two (2) vacant lots

Density Estimates:

Under the current zoning, the site could accommodate 60-70 single-family lots.

Under the proposed zoning, the site could accommodate 330-340 multi-family units.

The anticipated build-out is within 3-5 years.

Fiscal Note:

There is no cost to the City for this request.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its July 15, 2025 meeting.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promoted the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS

- ☐ [Ordinance Hillpointe_ LLC Rezoning.DOC](#)
- ☐ [Text Excerpt Hillpointe, LLC](#)
- ☐ [Hillpointe LLC APO Map.pdf](#)
- ☐ [Hillpointe, LLC Rezoning Survey.pdf](#)
- ☐ [RA20 to R6.pdf](#)
- ☐ [Hillpointe Traffic Report.pdf](#)
- ☐ [Density and Veg Charts.pdf](#)

ORDINANCE NO. 25-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 14th day of August, 2025, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Preferred Growth Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES
HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6 (Residential).

TO WIT: Edward Hugh Clark and Elvy Kittrell Forest Jr.

LOCATION: Located near the northeastern corner of Dickinson Avenue Extension and Allen Road.

DESCRIPTION: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4A-2, AS SHOWN ON THAT PLAT TITLED "TYSON FARM DIVISION OF LOT 4A", RECORDED IN PLAT BOOK 61, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PITT COUNTY, NORTH CAROLINA, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF DICKINSON AVENUE EXTENSION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S64°36'09"W, 138.74 FEET; (2) S64°53'07"W, 70.96 FEET; (3) S64°53'14"W, 314.86 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N31°52'01"W, 313.67 FEET; THENCE S65°18'29"W, 576.18 FEET; THENCE N27°41'35"W, 21.06 FEET; THENCE N55°25'07"W, 170.48 FEET; THENCE N52°30'02"W, 144.74 FEET; THENCE S76°31'16"W, 59.53 FEET; THENCE S83°58'00"W, 58.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2745.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°56'01"W, 223.42 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 223.48 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N16°01'46"E, 216.91 FEET; THENCE N89°51'56"W, 137.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2745.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°38'50"W, 412.26 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 412.65 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N86°06'49"E, 206.62 FEET; THENCE S20°31'35"E, 237.83 FEET; THENCE N84°46'31"E, 529.15 FEET; THENCE S74°10'32"E, 834.05 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 4A-2; THENCE S25°25'58"E, ALONG THE EAST LINE OF SAID LOT 4A-2, A DISTANCE OF 453.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1,040,595 SQUARE FEET OR 23.888 ACRES, MORE OR LESS.

Section 2. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 14th day of August, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk
1206744

Excerpt from the draft Planning & Zoning Commission Minutes (07/15/2025)

2. REQUEST BY HILLPOINTE, LLC TO REZONE 23.889 ACRES LOCATED NEAR THE NORTHEASTERN CORNER OF DICKINSON AVENUE EXTENSION AND ALLEN ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY])

Chris Kelly, Planner II, presented on behalf of City Staff. This property was subject to previous council action. As a reminder, on April 10, 2025 council approved a future land use plan map amendment from office/institutional, traditional neighborhood, medium-high density and potential conservation and open space to mixed use. Additionally, at the April 10th City Council meeting, council requested that the applicant conduct a neighborhood meeting in advance of this rezoning request. The applicant held two meetings on May 19th and May 29th at City Hall from 5 p.m. to 7 p.m. This property is located in the southwest quadrant of the city. More specifically, this property is located near the northeastern corner of Dickinson Avenue and Allen Road. Based on the traffic volume report generated for this request, the current zoning could generate 660 trips per day. The proposed zoning could generate 2,292 trips per day, which is a net increase of 1,632 trips per day. During the development review process a traffic impact analysis will be required. The 1,632 trips are split between the 2 adjacent roadways, Dickinson Avenue and Allen Road for 816 trips per roadway. These two roadways are currently below design capacity. For Dickinson Avenue, an increase of 816 daily trips would represent an increase of 4% for average daily trips, with the current capacity being 63%. For Allen Road, an increase of 816 daily trips would represent an increase of 3% for average daily trips, with the current capacity being 93%. NCDOT project U-5875 is to widen Allen Road from the existing 2-lane roadway to a 4-lane divided-median roadway from Stantonsburg Road to Dickinson Avenue Extension. Currently utilities are being relocated and the projects estimated let date is Fall 2025. The property drains to the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction. The property is not located in the Special Flood Hazard Area. There may be jurisdictional wetlands on the property. There are jurisdictional streams and buffers on the property. This property is currently zoned RA20, under the current zoning, the property could accommodate 60-70 single-family lots. Under the proposed zoning of R6, the property could accommodate 330-340 multi-family units. The Future Land Use and Character Map recommends mixed use (MU) at the northeastern corner of Dickinson Avenue and Allen Road transitioning to traditional neighborhood, medium-high density (TNMH) and potential conservation and open space (PCOS) to the north and residential, high density (HDR) to the east. In staff's opinion the requested zoning is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

Chair Brock opened the public hearing.

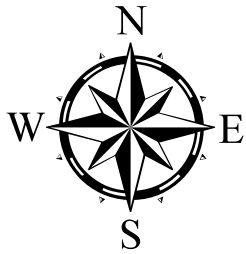
Molly Stuart, Attorney and representative for the applicant, spoke in favor of the request.

Marcus Wiedower, Vice President of External Affairs for Hillpointe, LLC, spoke in favor of the request.

No one spoke in opposition of the request.

Chair Brock closed the public hearing and opened board discussion.

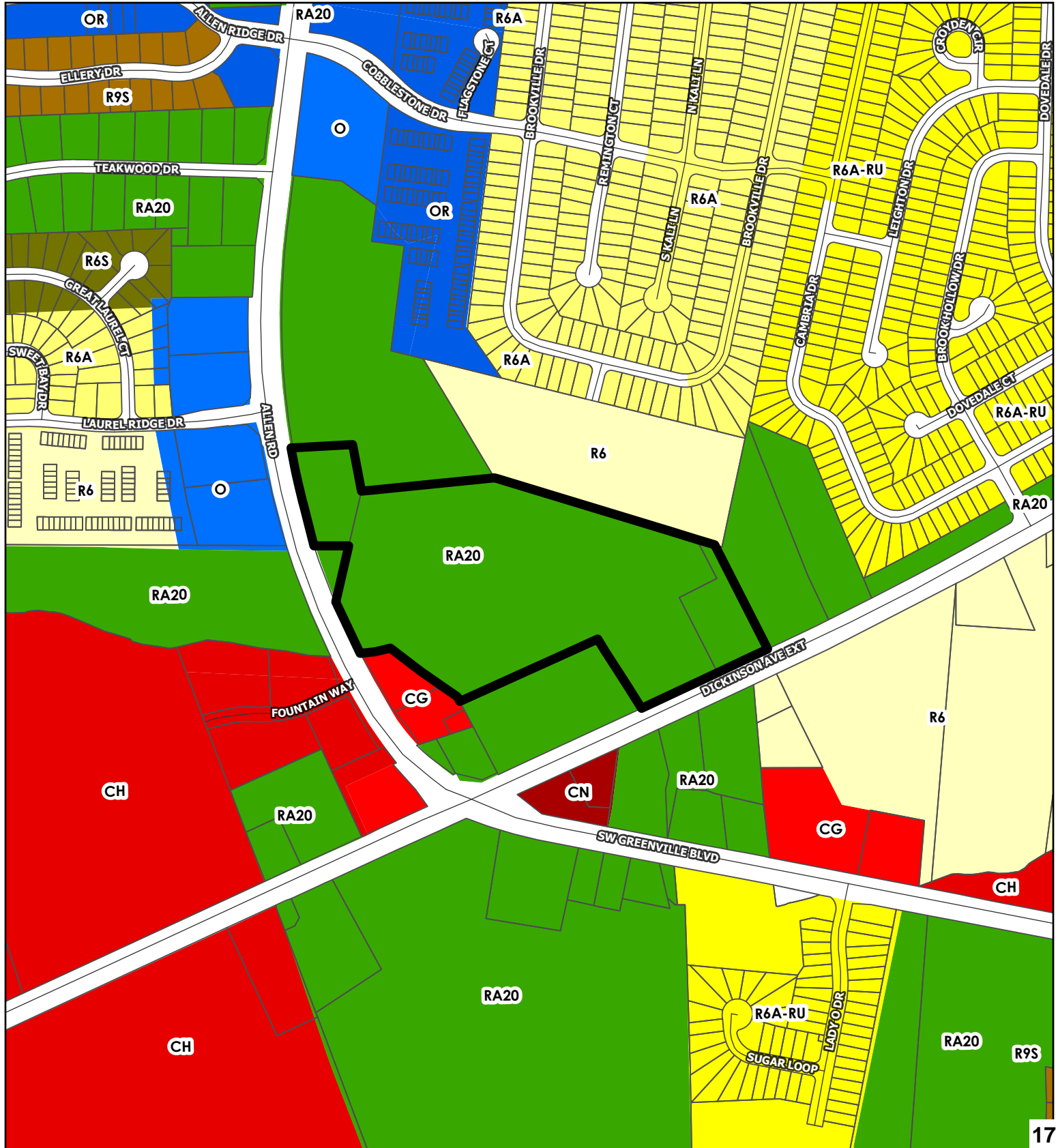
Motion made by Mr. Parker seconded by Mr. Denton, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.



Hillpointe, LLC
From: RA20
To: R6
Acres: 23.888
July 15, 2025

Disclaimer: The GIS data which City of Greenville distributes may not be suitable for other purposes or uses. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification. All GIS data sets are provided "as is" with no warranty. Please consult primary sources before making any decisions or taking any action.

0 400 800 Feet





Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

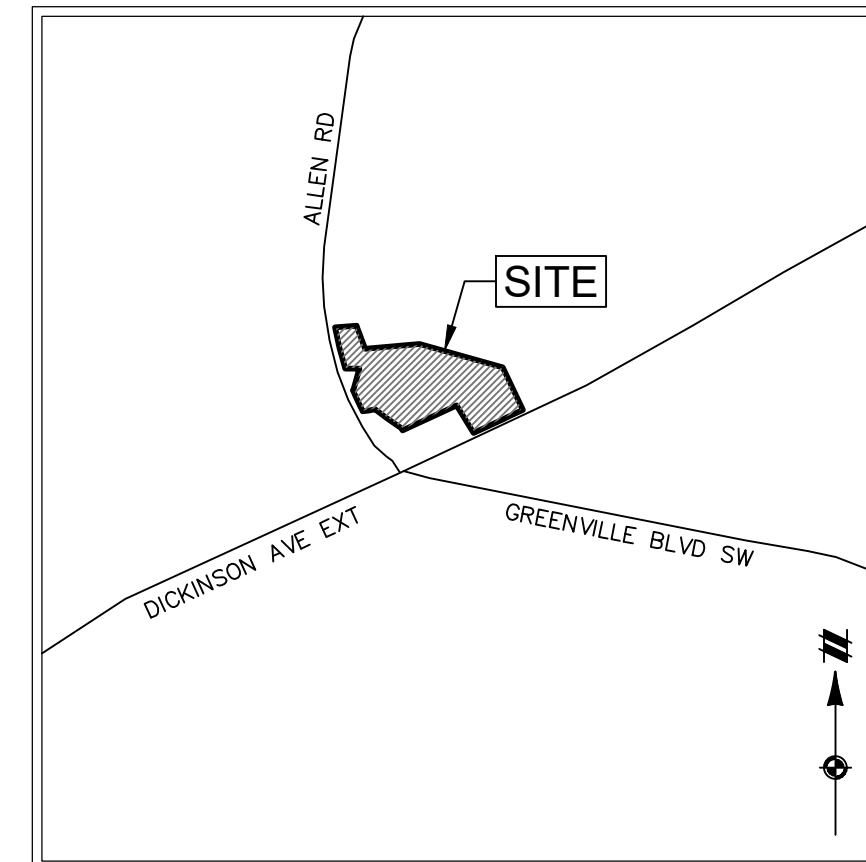
ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
WAXHAM, NC 27580
770.423.0907
ATWELL, LLC DBA ATWELL, PLLC COA# P-2380



LOCATED IN
HILLPOINTE, LLC
BOUNDARY SURVEY
3850 DICKINSON AVENUE
EXTENSION
GREENVILLE, NC
PITT COUNTY
NORTH CAROLINA

CLIENT
HILLPOINTE, LLC
DATE
04/16/2025
07/22/25: REVISE PROPOSED R/W;
ADD LEGAL DESCRIPTION

REVISIONS
DWG. DLG CH. KWK
P.M. CRE
CODE BS
JOB 24008678
SHEET NO.
1 OF 1



VICINITY MAP
NOT TO SCALE

DATUMS

Horizontal: Grid North, NAD83, North Carolina State Plane
(North American Datum of 1983) (2011)
US Survey Foot, Pitt County, North Carolina
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Conus)

OVERALL PARCEL LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN PITT COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4A-2, AS SHOWN ON THAT PLAT TITLED "TYSON FARM DIVISION OF LOT 4A", RECORDED IN PLAT BOOK 61, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PITT COUNTY, NORTH CAROLINA, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF DICKINSON AVENUE EXTENSION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S64°36'09"W, 138.74 FEET; (2) S64°53'07"W, 70.96 FEET; (3) S64°53'14"W, 314.86 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N31°52'01"W, 313.67 FEET; THENCE S65°18'29"W, 578.18 FEET; THENCE N27°41'35"W, 21.06 FEET; THENCE N65°20'07"W, 170.48 FEET; THENCE N62°00'02"W, 144.74 FEET; THENCE S76°31'16"W, 59.53 FEET; THENCE S83°58'00"W, 58.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2745.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°56'01"W, 223.42 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 223.48 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N16°01'40"E, 216.91 FEET; THENCE N89°51'56"W, 137.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2745.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°38'50"W, 412.26 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 412.65 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N86°06'49"E, 206.62 FEET; THENCE S20°31'35"E, 237.83 FEET; THENCE N84°46'31"E, 529.15 FEET; THENCE S74°10'32"E, 834.05 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 4A-2; THENCE S25°25'58"E, ALONG THE EAST LINE OF SAID LOT 4A-2, A DISTANCE OF 453.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,040,595 SQUARE FEET OR 23.888 ACRES, MORE OR LESS.

PROPOSED RIGHT-OF-WAY LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN PITT COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 4A-2, AS SHOWN ON THAT PLAT TITLED "TYSON FARM DIVISION OF LOT 4A", RECORDED IN PLAT BOOK 61, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PITT COUNTY, NORTH CAROLINA, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF DICKINSON AVENUE EXTENSION; THENCE N25°25'58"W, ALONG THE EAST LINE OF SAID LOT 4A-2, A DISTANCE OF 453.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 4A-2; THENCE N74°10'32"W, 555.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N74°10'32"W, 834.05 FEET; THENCE S13°53'00"W, 1.94 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A CHORD BEARING AND DISTANCE OF S39°38'39"W, 16.95 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.53 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.03 FEET AND A CHORD BEARING AND DISTANCE OF S78°05'09"E, 74.72 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 296.34 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A CHORD BEARING AND DISTANCE OF N11°54'25"W, 16.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 11,685 SQUARE FEET OR 0.268 ACRES, MORE OR LESS.

SURVEY NOTES

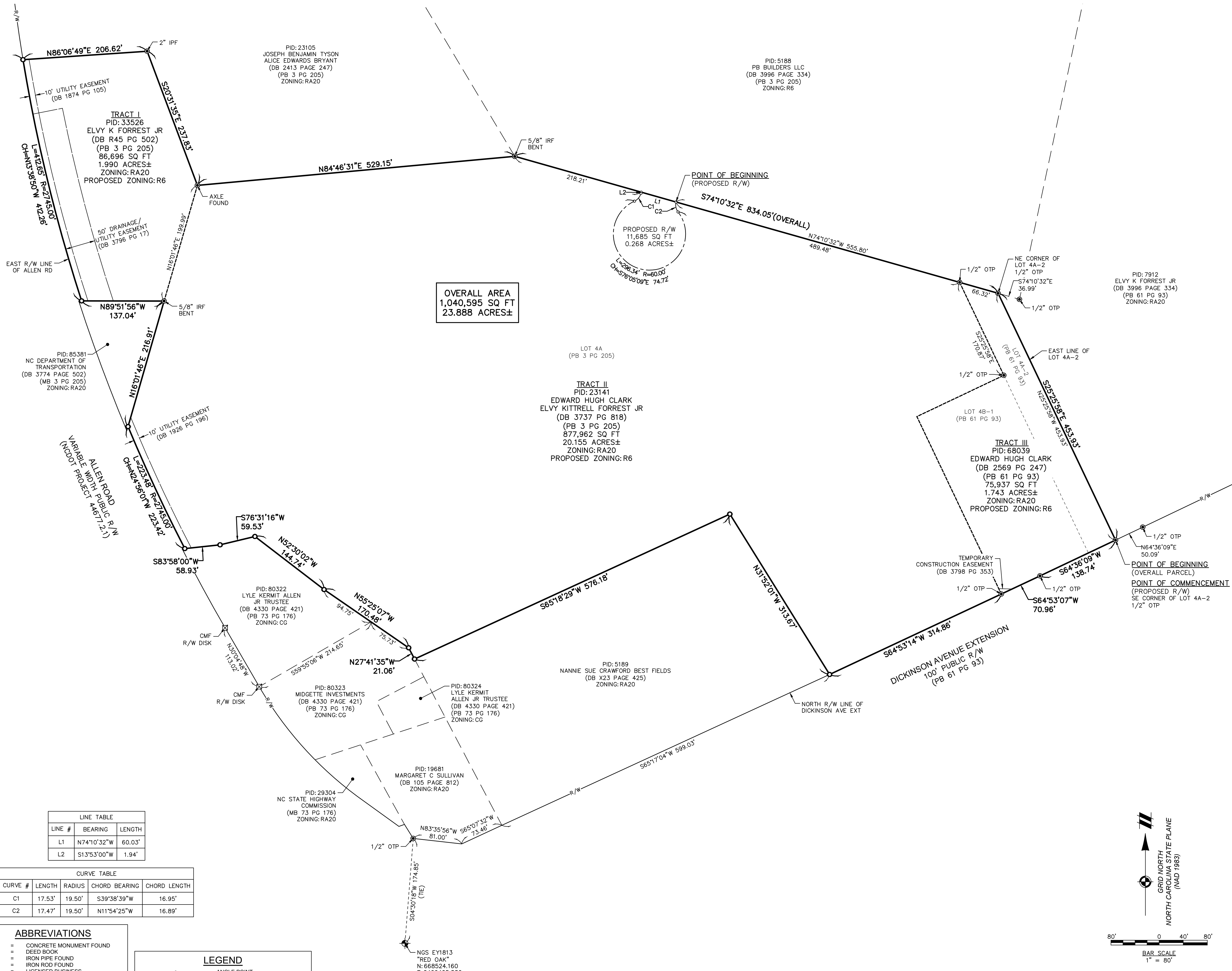
- THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON NORTH CAROLINA STATE PLANE - NAD 83 ADJUSTED 2011. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S-5 ROBOTIC TOTAL STATION, TRIMBLE R10 GPS RECEIVER
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR PITT COUNTY, NORTH CAROLINA, COMMUNITY-PANEL NUMBER 37204660J, DATED 07/07/2014, THE SUBJECT SITE AREA IS NOT IN A FLOOD HAZARD ZONE AND LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- TRACTS I, II AND III ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
- THE PROPERTY HAS DIRECT ACCESS TO DICKINSON AVENUE EXTENSION AND ALLEN ROAD.
- ZONING AND PROPOSED RIGHT-OF-WAY SHOWN HEREON PER INFORMATION PROVIDED BY THE CLIENT ON 03/12/2025.

SURVEYOR'S CERTIFICATION

I, WAYNE A. POWERS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS (A) AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 18, 2024; THAT THE SURVEY WAS COMPLETED APRIL 16, 2025; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STANDARD; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE "NAD 83" AND REALIZATION ADJUSTED 2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88.



PROFESSIONAL LAND SURVEYOR: WAYNE A. POWERS, PLS L-4837
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #4837
ATWELL, LLC DBA ATWELL, PLLC COA# P-2380



OVERALL AREA
1,040,595 SQ FT
23.888 ACRES±

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N74°10'32"W	60.03'
L2	S13°53'00"W	1.94'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	17.53'	19.50'	S39°38'39"W
C2	17.47'	19.50'	N11°54'25"W

- ABBREVIATIONS
- CMF = CONCRETE MONUMENT FOUND
 - DB = DEED BOOK
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - LB = LICENSED BUSINESS
 - NAD = NORTH AMERICAN DATUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - OTP = OPEN TOP PIPE FOUND
 - PB = PLAT BOOK
 - PG = PAGE
 - PID = PARCEL IDENTIFICATION NUMBER
 - PK = PARKER - KALON
 - RLS = REGISTERED LAND SURVEYOR
 - RTK = REAL-TIME KINEMATIC
 - R/W = RIGHT-OF-WAY
 - SQ FT = SQUARE FEET
 - VRS = VIRTUAL REFERENCE STATION

- LEGEND
- ANGLE POINT
 - BOUNDARY MARKER FOUND
 - 5/8" IRON ROD & CAP SET, LB 7832
 - ⊠ CONCRETE MONUMENT FOUND
 - SUBJECT BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - R/W
 - PROPOSED RIGHT-OF-WAY LINE
 - EASEMENT

ACREAGE TABLE	
TRACT I:	1.990 ACRES±
TRACT II:	20.155 ACRES±
TRACT III:	1.743 ACRES±
TOTAL:	23.888 ACRES±

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
c.	Wayside market for farm products produced on-site
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility

o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	

	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)

h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 25-03

Applicant: Hillpointe, LLC

Property Information

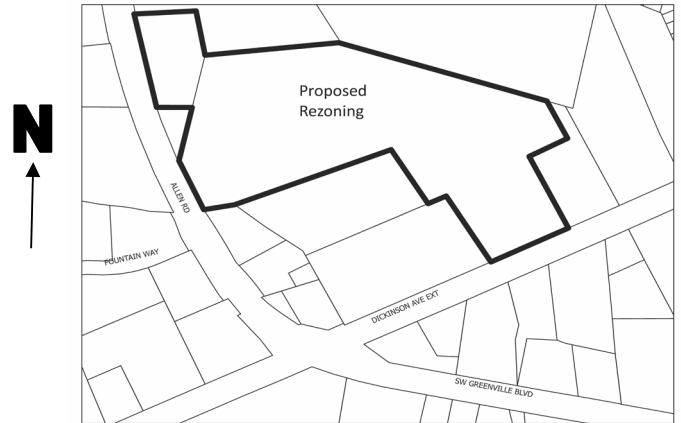
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R6 (Residential [High Density Multi-Family])

Current Acreage: 23.888 acres

Location: northeast corner of Dickinson Ave & Allen Rd

Points of Access: Dickinson Ave, Allen Rd



Location Map

Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	two lanes - paved shoulder	4-lanes with raised median
Right of way width (ft)	100	no change
Speed Limit (mph)	50	
Current ADT:	9,340 (*)	
Design ADT:	14,800 vehicles/day	41,800 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along Dickinson Ave that service this property.

Notes: (*) 2022 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Allen Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lanes, paved shoulder	4-lanes with raised median
Right of way width (ft)	60	110
Speed Limit (mph)	50	no change
Current ADT:	14,860 (*)	
Design ADT:	16,050 vehicles/day (**)	41,800 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along Allen Rd that service this property.

Notes: (*) 2022 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: U-5875 - widen approximately 2.3 miles of Allen Road from two lanes to a four-lane, median-divided roadway from Stantonsburg Road to Dickinson Avenue Extension (U.S. 13).

Trips generated by proposed use/change**Current Zoning: 660** -vehicle trips/day (*)**Proposed Zoning: 2,292** -vehicle trips/day (*)**Estimated Net Change: increase of 1632 vehicle trips/day (assumes full-build out)**

(*) - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Dickinson Ave and Allen Rd are as follows:

1.) Dickinson Ave, West of Site (25%): "No build" ADT of 9,340

Estimated ADT with Proposed Zoning (full build) – 9,913

Estimated ADT with Current Zoning (full build) – 9,505

Net ADT change = 408 (4% increase)**2.) Dickinson Ave, East of Site (25%): "No build" ADT of 9,340**

Estimated ADT with Proposed Zoning (full build) – 9,913

Estimated ADT with Current Zoning (full build) – 9,505

Net ADT change = 408 (4% increase)**3.) Allen Rd, North of Site (25%): "No build" ADT of 14,860**

Estimated ADT with Proposed Zoning (full build) – 15,433

Estimated ADT with Current Zoning (full build) – 15,025

Net ADT change = 408 (3% increase)**4.) Allen Rd, South of Site (25%): "No build" ADT of 14,860**

Estimated ADT with Proposed Zoning (full build) – 15,433

Estimated ADT with Current Zoning (full build) – 15,025

Net ADT change = 408 (3% increase)**Staff Findings/Recommendations**

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1146 trips to and from the site on Dickinson Ave, which is a net increase of 816 additional trips per day.

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1146 trips to and from the site on Allen Rd, which is a net increase of 816 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR, OR	17 units per acre
		R6MH	17 units per acre
	Medical-Transition (MT)	MR	17 units per acre
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMDR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)

Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)

Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)

Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)

Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)

Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)

Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.



City of Greenville, North Carolina

Meeting Date: 08/14/2025

Title of Item: Ordinance to annex Hillpointe, LLC property involving 23.888 acres located near the northeastern corner of Dickinson Avenue Extension and Allen Road

Explanation: There is a rezoning request for this property to be rezoned to R6 (Residential [High Density Multi-family]) to be considered at the same meeting. However, this annexation will be considered prior to the rezoning.

A. SCHEDULE

1. Advertising date: August 2, 2025
2. City Council public hearing date: August 14, 2025
3. Effective date: August 14, 2025

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 23.888
4. Voting District: 2
5. Township: Greenville
6. Zoning: RA20 (Residential-Agricultural)
7. Existing land use: Vacant
8. Anticipated land use: 330-340 multi-family units (proposed R6 zoning)
9. Population estimate:

	Formula	Number of people
Total current:	0	0
Estimated at full development	335 X 2.18	719
Current minority	0	0
Estimated minority at full development	719 X 43.4%	312
Current white	0	0
Estimated white at full development	719 - 312	407

* Source: Census.gov

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 5
12. Present tax value: \$951,980

13. Estimated tax value: \$55,275,000

Fiscal Note: Estimated tax value at full development is \$55,275,000.

Recommendation: City staff recommends approval of the attached ordinance to annex Hillpointe, LLC property

ATTACHMENTS

- ☐ [Ordinance Hillpointe_ LLC Annexation.DOC](#)
- ☐ [Hillpointe LLC Annexation Map.pdf](#)

ORDINANCE NO. 25-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 14th day of August, 2025, after due notice by publication in The Daily Reflector on the 2nd day of August, 2025; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Hillpointe, LLC”, involving 23.888 acres.

LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located near the northeastern corner of Dickinson Avenue Extension and Allen Road.

GENERAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4A-2, AS SHOWN ON THAT PLAT TITLED “TYSON FARM DIVISION OF LOT 4A”, RECORDED IN PLAT BOOK 61, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS FOR PITT COUNTY, NORTH CAROLINA, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF DICKINSON AVENUE EXTENSION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S64°36'09”W, 138.74 FEET; (2) S64°53'07”W, 70.96 FEET; (3) S64°53'14”W, 314.86 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N31°52'01”W, 313.67 FEET; THENCE S65°18'29”W, 576.18 FEET; THENCE N27°41'35”W, 21.06 FEET; THENCE N55°25'07”W, 170.48 FEET; THENCE N52°30'02”W, 144.74 FEET; THENCE S76°31'16”W, 59.53 FEET; THENCE S83°58'00”W, 58.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2745.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°56'01”W,

223.42 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 223.48 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N16°01'46"E, 216.91 FEET; THENCE N89°51'56"W, 137.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALLEN ROAD, SAID POINT LYING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2745.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°38'50"W, 412.26 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 412.65 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N86°06'49"E, 206.62 FEET; THENCE S20°31'35"E, 237.83 FEET; THENCE N84°46'31"E, 529.15 FEET; THENCE S74°10'32"E, 834.05 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 4A-2; THENCE S25°25'58"E, ALONG THE EAST LINE OF SAID LOT 4A-2, A DISTANCE OF 453.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1,040,595 SQUARE FEET OR 23.888 ACRES, MORE OR LESS.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 14th day of August, 2025.

ADOPTED this 14th day of August, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

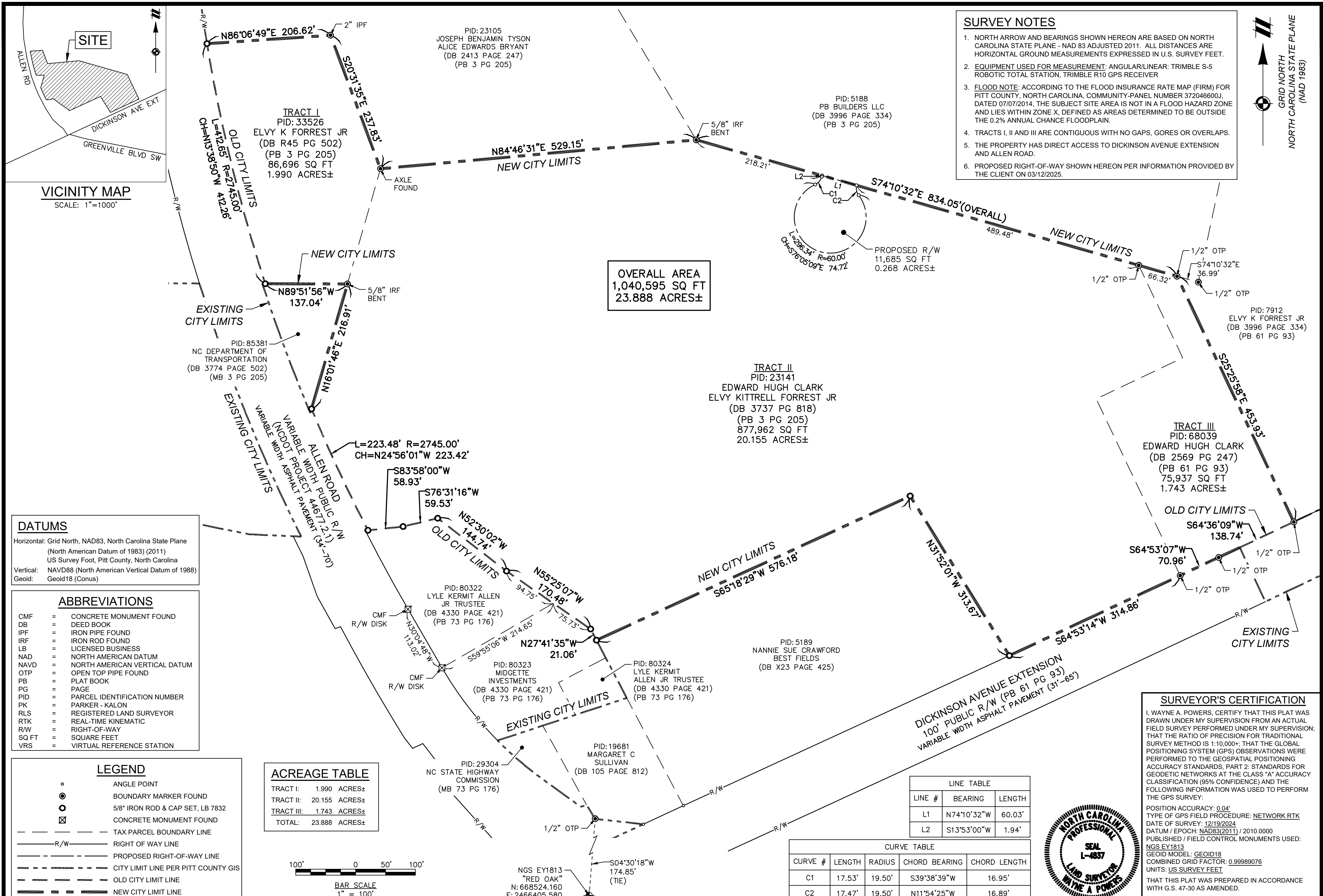
NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____th day of _____, 2025.

Notary Public

My Commission Expires: _____
1206745



SURVEY NOTES

1. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON NORTH CAROLINA STATE PLANE - NAD 83 ADJUSTED 2011. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
2. EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S-5 ROBOTIC TOTAL STATION, TRIMBLE R10 GPS RECEIVER
3. FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR PITT COUNTY, NORTH CAROLINA, COMMUNITY-PANEL NUMBER 372046600J, DATED 07/07/2014, THE SUBJECT SITE AREA IS NOT IN A FLOOD HAZARD ZONE AND LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. TRACTS I, II AND III ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
5. THE PROPERTY HAS DIRECT ACCESS TO DICKINSON AVENUE EXTENSION AND ALLEN ROAD.
6. PROPOSED RIGHT-OF-WAY SHOWN HEREON PER INFORMATION PROVIDED BY THE CLIENT ON 03/12/2025.

GRID NORTH
NORTH CAROLINA STATE PLANE
(NAD 1983)

DATUMS

Horizontal: Grid North, NAD83, North Carolina State Plane
(North American Datum of 1983) (2011)
US Survey Foot, Pitt County, North Carolina

Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Conus)

ABBREVIATIONS

CMF = CONCRETE MONUMENT FOUND
DB = DEED BOOK
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
LB = LICENSED BUSINESS
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
OTP = OPEN TOP PIPE FOUND
PB = PLAT BOOK
PG = PAGE
PID = PARCEL IDENTIFICATION NUMBER
PK = PARKER - KALON
RLS = REGISTERED LAND SURVEYOR
RTK = REAL-TIME KINEMATIC
R/W = RIGHT-OF-WAY
SQ FT = SQUARE FEET
VRS = VIRTUAL REFERENCE STATION

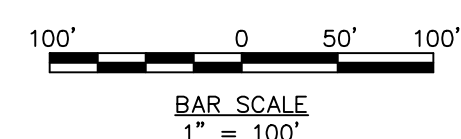
LEGEND

○ ANGLE POINT
● BOUNDARY MARKER FOUND
○ 5/8" IRON ROD & CAP SET, LB 7832
⊠ CONCRETE MONUMENT FOUND

— TAX PARCEL BOUNDARY LINE
— R/W — RIGHT OF WAY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - CITY LIMIT LINE PER PITT COUNTY GIS
- - - OLD CITY LIMIT LINE
- - - NEW CITY LIMIT LINE

ACREAGE TABLE

TRACT I:	1.990 ACRES±
TRACT II:	20.155 ACRES±
TRACT III:	1.743 ACRES±
TOTAL:	23.888 ACRES±



HILLPOINTE, LLC		MAP NO.	PLATS RECORDED	BOOK	PAGE
 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 770.423.0807	SURVEYED	12/19/2024	APPROVED	KMK	
	DRAWN	DLG	DATE	07/22/2025	
	CHECKED	CRE	SCALE	1" = 100'	

MAP SHOWING AREA ANNEXED BY THE CITY OF GREENVILLE, NC

DATE: _____ ORDINANCE NO.: _____ AREA: 23.888 ACRES

GREENVILLE TOWNSHIP, PITT COUNTY, NC

LINE TABLE

LINE #	BEARING	LENGTH
L1	N74°10'32"W	60.03'
L2	S13°53'00"W	1.94'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	17.53'	19.50'	S39°38'39"W	16.95'
C2	17.47'	19.50'	N11°54'25"W	16.89'



SURVEYOR'S CERTIFICATION

I, WAYNE A. POWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION FOR TRADITIONAL SURVEY METHOD IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

POSITION ACCURACY: 0.04'
TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
DATE OF SURVEY: 12/19/2024
DATUM / EPOCH: NAD83(2011) / 2010.0000
PUBLISHED / FIELD CONTROL MONUMENTS USED: NGS EY1813
GEOID MODEL: GEOID18
COMBINED GRID FACTOR: 0.99989076
UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (11) (d) THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 22ND DAY OF JULY, 2024.

Wayne A. Powers
PROFESSIONAL LAND SURVEYOR
WAYNE A. POWERS, PLS L-4837
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #4837
ATWELL, LLC DBA ATWELL, PLLC COA# P-2380



City of Greenville, North Carolina

Meeting Date: 08/14/2025

Title of Item: Resolution Authorizing Amendment to Partnership Development Grant Agreement with North Carolina Biotechnology Center for Project Lucky

Explanation: The City entered into an economic development partnership with the North Carolina Biotechnology Center (NCBiotech) and Patheon Manufacturing Services, LLC (Patheon) for the creation of jobs and support of training to prepare recent graduates for careers at Patheon's facility located in the City's extraterritorial jurisdiction. Based on the partnership, Patheon was to receive a \$100,000 lump-sum payment to be expended over a three-year grant period, with an additional one year of maintenance following the end of the three years.

The partnership required the City to enter into a performance agreement with Patheon and a grant agreement with NCBiotech requiring the City to function as a pass-through and provide administration of the grant. The agreements were fully executed in June 2022, and at this time, several substantive amendments are proposed by the parties to the grant agreement with NCBiotech.

Substantive changes in the proposed amendment include the following:

- Extend the grant end date of the grant agreement from 9/14/25 to 12/31/27.
- Modify the funding and method date to appropriately correspond with the new grant end date.
- Replace the sections pertaining to the use of funds and the description of milestones in their entirety to provide a reallocation of funds that focuses on the uses identified in the chart below.

Use of Funds: Item	No.	Description	Ct/Unit	Total Cost
Pharma K12 (i.e. NCGrads2Work)	27	2.5-day training program at the Pharmaceutical Services Network at Pitt Community College for recent high school graduates.	\$1,500	\$40,500
Upfitting of PSN@PCC	N/A	Upfitting of aseptic/isolator training area of the PSN@PCC to align student training experience with employer needs.	N/A	\$25,000*
Virtual Reality Training	3	Annual Altoura licensing fees for 2 Meta Quest headsets to enable career exposure through 2030. Note: amount includes 20% multi year discount.	\$9,600	\$28,800
Marketing & Outreach for NCGrads2Work	N/A	Advertisement, media and outreach events including refreshments and promo items to increase awareness of the NCGrads2Work program and to recruit participants	N/A	\$5,700
TOTAL				\$100,000

Key Project Milestones	Completion (Quarter/Year)
Train 14 Pharma K12 students	Q3 2022
Complete upfit of PSN@PCC facilities	Q1 2026
Develop and deploy NCGrads2Work marketing	Q2 2027
Secure multi-year virtual reality licensing contract	Q2 2027
Train 13 NCGrads2Work	Q3 2027

Fiscal Note: There is no fiscal impact to the City.

Recommendation: Conduct a public hearing and approve the resolution authorizing the amendment of previously entered grant agreement with North Carolina Biotechnology Center.

ATTACHMENTS

- ☐ [Resolution Authorizing Amendment to Grant Agreement with NCBiotech.pdf](#)
- ☐ [Project Lucky NCBiotech PDG Amendment.pdf](#)

RESOLUTION NO. _____

RESOLUTION OF THE GREENVILLE CITY COUNCIL AUTHORIZING AMENDMENT
TO PREVIOUSLY ENTERED PARTNERSHIP DEVELOPMENT GRANT AGREEMENT
WITH NCBIOTECH

WHEREAS, North Carolina General Statute § 158-7.1 grants authority to the City of Greenville (the “City”) to make appropriations for the purposes of aiding and encouraging the location or expansion of certain business enterprises in the corporate limits of the City or in Pitt County, or for other purposes which the City Council finds, in its discretion, will increase employment, taxable property base, and business prospects of the City; and

WHEREAS, Patheon Manufacturing Services LLC (“Patheon” or “Company”), a foreign corporation duly organized and existing under the laws of the State of Delaware, has a location in the City’s extraterritorial jurisdiction, and is a Company that manufactures pharmaceutical products, technology and equipment, and does business throughout the United States; and

WHEREAS, the Greenville City Council previously approved participation in an economic development project by authorizing a Job Creation Grant (cash incentive) to be paid to Patheon upon proof of agreed-upon taxable investments in real property of \$53 million, purchase of equipment and machinery totaling at least \$101 million and creation of up to 290 full-time jobs; and

WHEREAS, the North Carolina Biotechnology Center (“NCBiotech”) leads life sciences technology-based economic development for North Carolina by supporting the progression of ideas from the research lab to the marketplace. NCBiotech invests in technology development through grants, in company development through loans, and in economic development through its Partnership Development Grant. NCBiotech’s programs and activities target emerging sectors and work across North Carolina to develop strengths that yield jobs in the life sciences; and

WHEREAS, NCBiotech previously agreed to provide grant funds totaling \$100,000 to Patheon for creation of at least 125 jobs and supporting training at the Pharmaceutical Services Network at Pitt Community College to prepare recent high school graduates for careers at Patheon’s facilities located in the City’s ETJ over a three (3) year period with a period of maintenance for one (1) year after the initial grant period ends, with the condition the grant funds be passed through and administered by the City; and

WHEREAS, the City Council determined that the proposed economic development funding would increase the taxable property base of the City, increase the business prospects of the City, and create high-paying jobs, and that it is in the public interest to provide assistance, as authorized by North Carolina General Statute § 158-7.1;

WHEREAS, NCBiotech and the City wish to amend the terms of the previously entered Partnership Development Grant Agreement to change the grant end date originally contemplated and funding and method date, and sections pertaining to use of funds and description of milestones.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that the City authorizes the Mayor or City Manager to execute all requisite documents necessary to amend the previously entered Partnership Development Grant Agreement and any other documents necessary to the project on behalf of the City.

Adopted this 14th day of August, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA BIOTECHNOLOGY CENTER PARTNERSHIP DEVELOPMENT GRANT AMENDMENT

This First Amendment to Grant Agreement Number 2022-PDG-3904, entered into on the ____ day of ____, 2025, by and between the City of Greenville, (hereinafter referred to as the “Local Unit of Government”) and the North Carolina Biotechnology Center (hereinafter referred to as “NCBiotech”) is hereby made by mutual consent of the parties hereto as follows:

Page 2 of 13 – Definitions:

Delete “Grant End Date or GED” definition in its entirety and replace with the following:

Grant End Date or GED: The final date of the Agreement upon which all requirements will be met. The GED is December 31, 2027.

Page 3 of 13 – Funding and Method of Payment:

Delete 4.(b) in its entirety and replace with the following:

(b) All Grant Funds received by the Local Unit of Government from the Center but be transferred to and expended by the Company no later than the Grant End Date. Any unexpended Grant Funds as of the Grant End Date shall be obtained by the Local Unit of Government from the Company and returned to the Center. Such amounts shall be paid by the Local Unit of Government to the Center no later than ninety (90) days after the Grant End Date.

Page 9 of 13 – Exhibit A – Section 1. Use of Funds

Delete “Use of Funds” narrative in its entirety and replace with the following:

The PDG will be used to strengthen Thermo Fisher Scientific’s talent pipeline and community engagement in Greenville, NC through providing training and job placement opportunities. As Thermo Fisher Scientific expands its footprint in Greenville, it is critical to ensure young people are aware and trained for careers in pharma manufacturing.

1. Use of Funds

The PDG will be used to strengthen Thermo Fisher Scientific’s talent pipeline and community engagement in Greenville, NC through providing training and job placement opportunities. As Thermo Fisher Scientific expands its footprint in Greenville, it is critical to ensure young people are interested and aware of careers in pharma manufacturing.

Use of funds: Item	No.	Description	Ct/Unit	Total Cost
Pharma K12 (i.e. NCGrads2Work)	27	2.5 day training program at the Pharmaceutical Services Network at Pitt Community College for recent high school graduates	\$ 1,500	\$ 40,500

Upfitting of PSN@PCC	N/A	Upfitting of aseptic/isolator training area of the PSN@PCC to align student training experience with employer needs.	N/A	\$25,000*
Virtual Reality Training	3	Annual Altoura licensing fees for 2 Meta Quest headsets to enable career exposure through 2030. Note: amount includes 20% multiyear discount.	\$9,600	\$28,800
Marketing & Outreach for NCGrads2Work	N/A	Advertisement, media, and outreach events including refreshments and promo items to increase awareness of the NCGrads2Work program and recruit participants	N/A	\$5,700
TOTAL			\$100,000	

*\$25,000 represents a maximum amount to be allocated to support upfitting the PSN@PCC. If less than \$25,000 is utilized for this purpose, the balance of the funds shall be used for NCGrads2Work training and/or outreach.

Page 12 of 13 – Exhibit A – Section 3. Milestones Description

Delete Key Project Milestones table in its entirety and replace with the following:

Key Project Milestones	Completion (Quarter/Year)
Train 14 Pharma K12 students	Q3 2022
Complete upfit of PSN@PCC facilities	Q1 2026
Develop and deploy NCGrads2Work marketing.	Q2 2027
Secure multi-year virtual reality licensing contract	Q2 2027
Train 13 NCGrads2Work	Q3 2027

[Signatures appear on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment.

CITY OF GREENVILLE

By: _____

Name: _____

Title: _____

PATHEON MANUFACTURING SERVICES LLC

By: _____

Name: _____

Title: _____

NORTH CAROLINA BIOTECHNOLOGY CENTER

By: _____

Name: Doug Edgeton

Title: President & CEO



City of Greenville, North Carolina

Meeting Date: 08/14/2025

Title of Item: 2025 HOME Investment Partnership Fund Commitment for Multi-Family Rental Housing Development

Explanation: The provision of affordable housing is an identified priority in the adopted 2023 Consolidated Plan. Partnerships involving an allocation of City of Greenville program funds with developments that also use the NC Low Income Housing Tax Credit is a common method utilized by the City. Since 2010, the City has partnered with affordable housing developers that have produced over 500 units of affordable housing.

On June 30, 2025, the Neighborhood and Business Services Department's Community Development staff issued a Request for Proposals (RFP) inviting developers to submit proposals for funding consideration. Only one response was received, submitted by Taft Mills. To allow additional interested developers the opportunity to apply, the RFP was reissued on July 23, 2025.

The only response received after two rounds of advertising was the funding application from the Taft-Mills Group, requesting \$285,000 in supplemental funds to support their current project under the North Carolina Housing Finance Agency's (NCHFA) Low-Income Housing Tax Credit (LIHTC) program.

The Taft-Mills Group, an affiliate of Greenville-based Taft Family Ventures, has been awarded LIHTC funding to develop a housing community at 1925 Smythewyck Drive. The proposed development will offer 100% of its units to residents aged 55 and older with incomes at or below 80% of the Area Median Income (AMI), adjusted for household size. The project will include a total of 72 units—18 one-bedroom and 54 two-bedroom apartments—with rents ranging from \$550 to \$995. Additionally, 10% of the units (8 total) will be reserved for vulnerable populations at heightened risk of homelessness.

On April 10, 2025, City Council previously approved \$715,000 in HOME-ARP funding to support this project. The project is shovel-ready and recently broke ground.

Fiscal Note: Staff will award \$285,000.00 in HOME Investment Partnership Funding to the Taft-Mills Group as gap financing for affordable housing development.

Recommendation: Staff recommends that City Council approve awarding Taft Mills Group \$285,000.00 for its Turnbury Trace project, as the project has been awarded a

LIHTC from NCHFA.
