

City Council Meeting

August 24, 2020



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Item 5

Planning and Development Services Department Activity Report



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Planning & Development Services Department

Development Activity

August 24, 2020



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Planning & Development Services Department



PLANNING DIVISION Development Activity Update



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Planning & Development Services Department

Despite the difficult climate the City has faced in 2020 as a result of COVID-19, development activity continues to be Robust & Vibrant.

The following slides will provide data showing activity in the Planning Division and the Inspection Division is up significantly in Valuations and Revenue.



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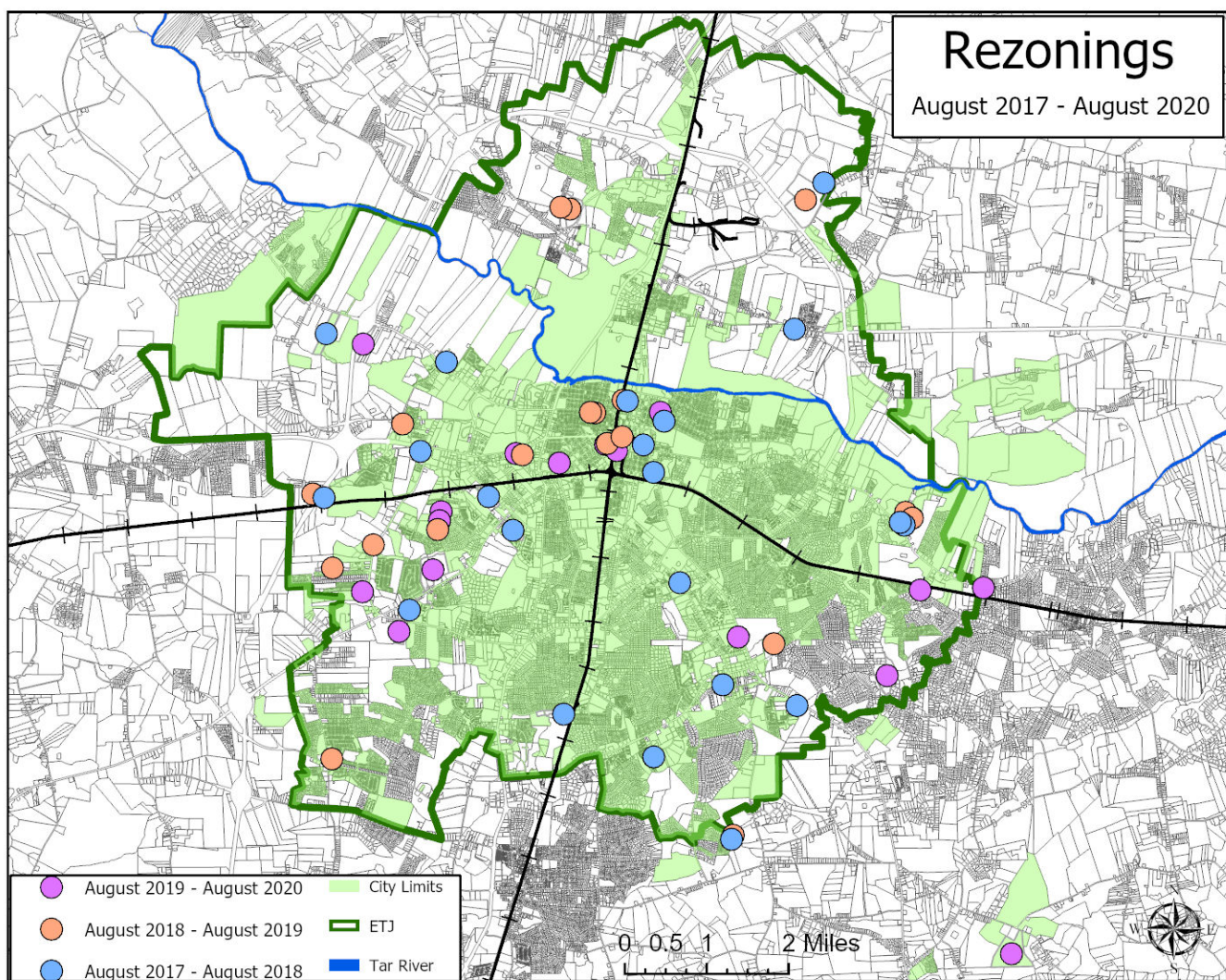
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Percent Difference between FY 18-19 to FY 19-20

- Rezoning valuation up 337%
- Preliminary Plat valuation up 650%
- Annexation valuation up 516%
- Building Permit Valuation up 89%
- Revenue up 39%

Planning



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Planning

Rezoning

Aug 2017 - Aug 2018		
Case #	Applicant	Estimated Tax Value
17-08	Happy Trail Farms, LLC and Jack Jones Allen	\$5,000,000
17-09	POHL, LLC	\$1,000,000
17-10	POHL, LLC	\$12,000,000
17-11	Big East Properties, LLC	\$50,000
17-12	LOPRO, LLC**	\$500,000
17-13	East Carolina University (classroom)	\$0 tax exempt
17-14	Blackwood, Parrott & Roberson, LLC	\$500,000
17-15	Glen Arthur, LLC (Jolly Roger)	\$60,000,000
17-17	Dr. Lewis Stephen Redd**	\$40,000,000
17-18	FMM Partnership, LLC**	\$40,000,000
17-19	Amanda M. Garris and Karl B Manning et al **	\$22,000,000
17-20	James F. Hopf and Amy A. Wells	\$5,000
18-01	Tracy Mason	\$30,000
18-02	South Creek Development, LLC**	\$1,000,000
18-03	H E Whichard, Jr**	\$10,000
18-05	Kate Vincent Kittrell**	\$20,000,000
18-09	Happy Trail Farms, LLC** (across from Physicians East)	\$80,000,000
18-10	County of Pitt	\$0 tax exempt
18-11	Ag Carolina Farm Credit, FLCA	\$3,000,000
18-12	Happy Trail Farms, LLC** (Charles Blvd and Bluebill Dr.)	\$500,000
18-13	Pitt Co Committee of 100, Inc. (Industrial Park)**	\$0 tax exempt
		\$285,595,000

Aug 2018 - Aug 2019		
Case #	Applicant	Estimated Tax Value
18-16	City of Greenville	\$0 tax exempt
18-17	Gary L. Warren, Trustee, (Industrial Park)**	\$0 tax exempt
18-18	Salvatore Passalacqua**	\$500,000
18-19	The Imperial Bldg, LLC and Saad Rentals	\$100,000
18-20	Happy Trail Farms, LLC (Belvoir Hwy and Sunnybrook Rd.)**	\$30,000,000
18-21	McKesson Properties, LLC	\$30,000
18-22	Synergy Properties, LLC**	\$1,800,000
18-25	East Carolina Inn, Inc	\$20,000,000
18-26	Scotland Mgmt, LLC and Happy Trail Farms, LLC (Davenport Farm Rd. and Frog Level Rd.)**	\$7,250,000
18-27	Happy Trail Farms, LLC (SW Bypass and Stantonsburg Rd.)**	\$50,000
18-28	Bent Creek Farms, LLC	\$100,000
18-29	ACP Holdings, LLC	\$12,000,000
18-30	Carolina Penn Investment Group, LLC	\$300,000
18-31	Bent Creek Farms, LLC	\$500,000
18-33	Bobby Joyner**	\$12,000,000
19-01	Ocean Reef Investments, LLC**	\$1,000,000
19-02	Happy Trail Farms, LLC (E. 10th St. and Port Terminal Rd.)**	\$12,000,000
19-03	Blackwood, Parrott & Roberson, LLC	\$1,000,000
		\$98,630,000

Aug 2019 - Aug 2020		
Case #	Applicant	Estimated Tax Value
19-04	Carolina Eastern Homes, LLC**	\$149,000,000
19-07	Home Builders and Supply	\$20,000
19-09	Collice and Ann Moore, LLC	\$25,000
19-13	Liberty FWB Church of Gville, Inc	\$50,000
19-16	Salvatore Passalacqua**	\$100,000
19-18	East Carolina University	\$20,000,000
19-19	John Marvin Taft	\$1,800,000
19-20	Rocky Russell Development, LLC	\$165,000
19-21	HBL Investments, LLC	\$11,000,000
20-06	East Carolina University**	\$60,000,000
20-05	Three Twenty LLC**	\$40,000,000
20-02	John F. Moye, Sr. Heirs**	\$26,800,000
20-03	Amy A. Edwards**	\$40,000,000
20-04	Happy Trail Farms, LLC** (Herman Garris Rd. and Portertown Rd.)	\$36,000,000
20-08	CR Development, LLC**	\$46,200,000
		\$431,160,000



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*This information is intended to be a condensed representation of activity and estimated tax value. Staff can provide more detailed information if needed.

SF- Single Family
**Has not been built

Planning

Rezoning

	FY 17-18	FY 18-19	FY 19-20
Total Passed	21	18	15
*Estimated Tax Value	\$285,595,000	\$98,630,000	\$431,160,000

**Full valuation of rezonings will be spread out over several years*



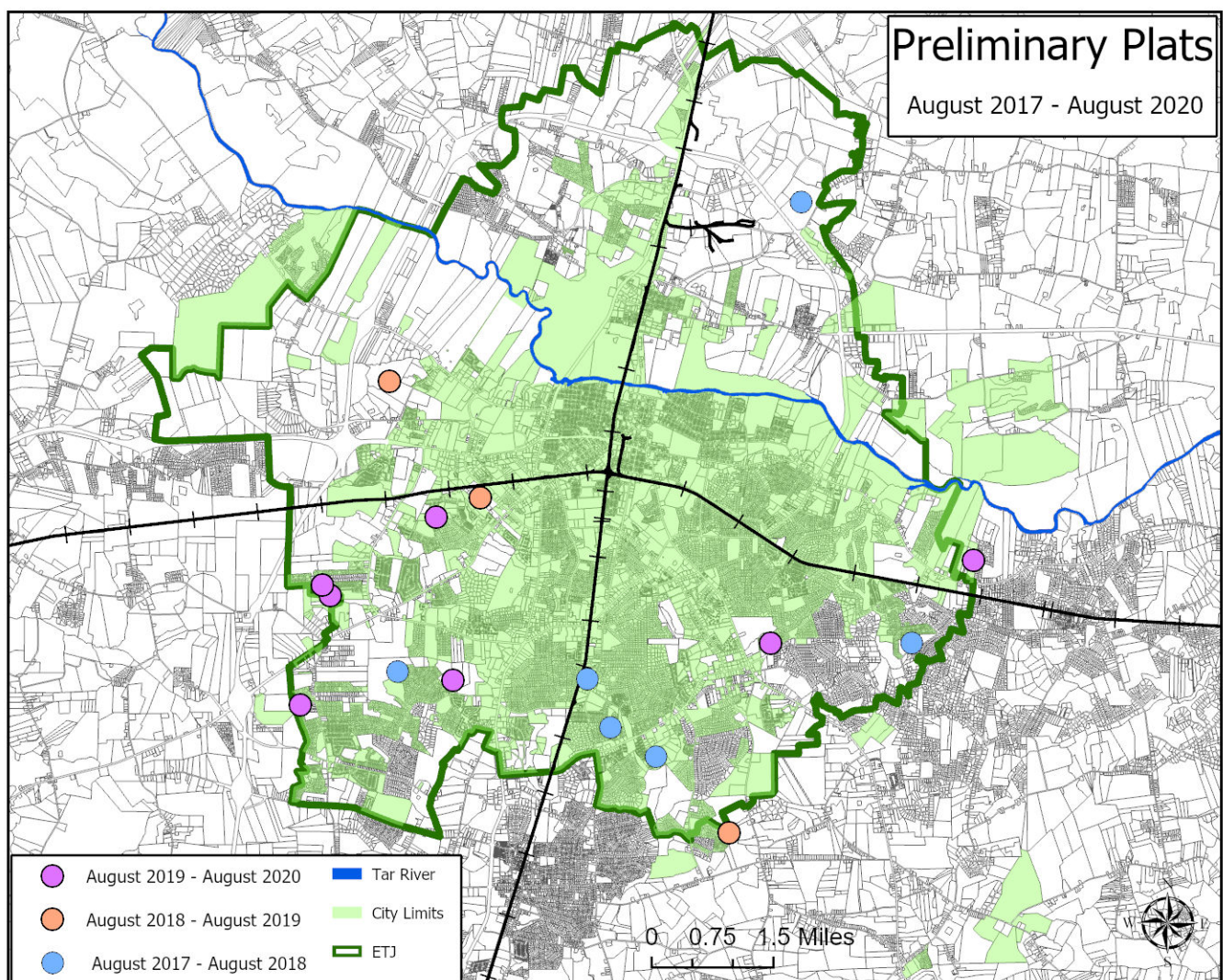
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Planning

Preliminary Plats

August 2017 - August 2020



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Planning

Preliminary Plats

Aug 2017 - Aug 2018			Aug 2018 - Aug 2019		
Case #	Applicant	Estimated Tax Value	Case #	Applicant	Estimated Tax Value
17-07	The Drake Apartments	\$15,000,000	18-05	West Arlington Commercial Park**	\$80,000,000
17-08	Firetower Junction Commercial Center	\$12,000,000	19-01	Blackwood Ridge SF Subdivision	\$2,300,000
17-09	Langston West SF Subdivision	\$8,200,000	19-02	Carter Ridge SF Subdivision and	\$13,000,000
18-01	Paramore Farms SF Subdivision	\$3,000,000			
18-02	Arbor Hills SF South	\$34,000,000			
18-03	MW Warren Heirs** (Industrial Park)	\$0 tax exempt			
		\$57,200,000			\$15,300,000

Aug 2019 - Aug 2020		
Case #	Applicant	Estimated Tax Value
19-03	River Bend SF Subdivision**	\$21,600,000
19-04	Farrington Trace Townhomes**	\$12,000,000
20-01	Fieldstone Duplexes	\$8,000,000
20-02	Barrington Fields SF	\$12,000,000
20-03	Ridgewood Farms SF Subdivision**	\$43,000,000
20-04	Stonehaven SF Subdivision	\$9,300,000
20-05	Bent Creek Duplexes**	\$9,500,000
		\$115,400,000

*This information is intended to be a condensed representation of activity and estimated tax value. Staff can provide more detailed information if needed.

SF- Single Family
**Has not been built



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Planning

Preliminary Plats

	FY 17-18	FY 18-19	FY 19-20
Total Passed	6	3	7
Estimated Tax Value	\$57,200,000	\$15,300,000	\$115,400,000

**Full valuation of Preliminary Plats will be spread out over several years*



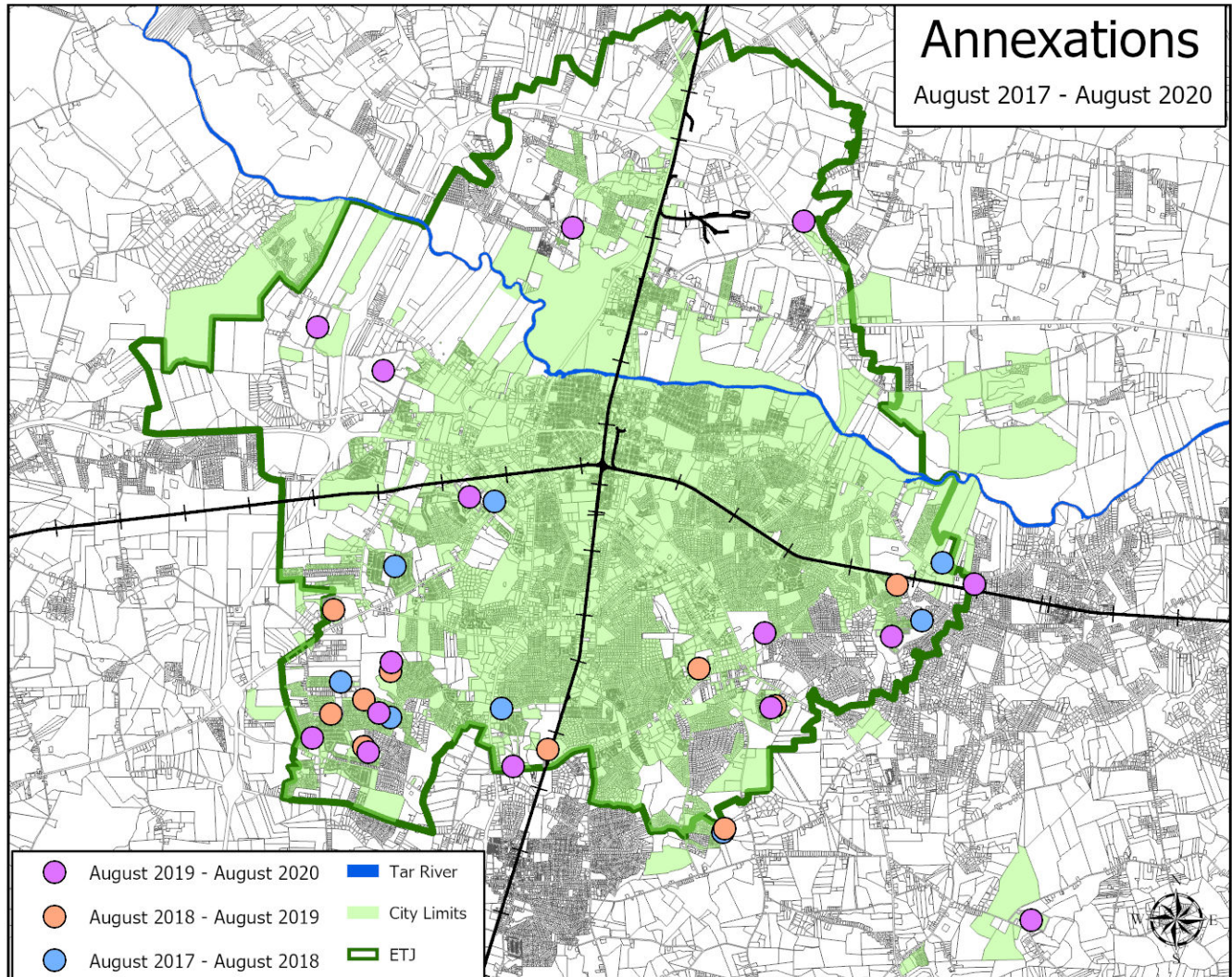
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Planning



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Annexations

Aug 2017 - Aug 2018		
Case #	Applicant	Estimated Tax Value
17-14	Blackwood Ridge SF Subdivision (portion)	\$1,000,000
17-15	Craig F. Goess	\$105,000
17-16	Savannah Place SF Subdivision (portion)	\$2,870,000
18-01	Parkside Bluffs Commercial Center	\$2,800,000
18-02	Brook Hollow Duplexes (portion)	\$7,000,000
18-03	Arbor Hills South SF Subdivision (portion)	\$4,500,000
18-05	Langston Commercial and Office Park	\$1,800,000
18-06	Mill Creek SF Subdivision (portion)	\$8,200,000
		\$28,275,000

Aug 2018 - Aug 2019		
Case #	Applicant	Estimated Tax Value
18-04	Covington Downne Commercial Center	\$675,000
18-07	Greenville Auto Auction	\$3,325,000
18-09	Stuart Michael Edwards	\$142,000
18-10	Charleston Village SF Subdivision (portion)	\$7,800,000
18-11	Savannah Place SF Subdivision (portion)	\$300,000
18-12	Langston West SF Subdivision (portion)	\$8,200,000
18-14	Grey Fox Run Townhomes	\$2,600,000
18-15	City of Greenville	\$14,000,000
19-01	Davenport Farms at Emerald Park SF Subdivision (portion)	\$4,000,000
19-02	Blackwood Ridge SF Subdivision (portion)	\$1,300,000
		\$42,342,000

Aug 2019 - Aug 2020		
Case #	Applicant	Estimated Tax Value
19-07	Mills Rd Area**	\$149,000,000
19-09	Fire Tower Comm Park	\$1,800,000
19-10	Arbor Hills South SF Subdivision (portion)	\$14,200,000
19-11	Langston West SF Subdivision (portion)	\$5,600,000
20-01	Bobby Joyner**	\$12,000,000
20-02	Davenport Farms at Emerald Park SF Subdivision (portion)	\$3,800,000
20-03	Taberna SF Subdivision (portion)	\$6,000,000
20-04	Three Twenty Enterprises**	\$11,000,000
20-05	North Creek Comm Park, Lot 8**	\$2,500,000
20-06	Grey Fox Run Townhomes (portion)	\$5,200,000
20-07	Savannah Pl. SF Subdivision (portion)	\$5,833,000
20-08	West Arlington Comm Park Sect 1**	\$19,500,000
20-09	Carter Ridge**	\$20,000,000
20-10	Travathan Family	\$1,400,000
20-11	Ag Carolina Farm Credit**	\$3,000,000
		\$260,833,000

*This information is intended to be a condensed representation of activity and estimated tax value. Staff can provide more detailed information if needed.

SF- Single Family
 **Has not been built

Annexations

	FY 17-18	FY 18-19	FY 19-20
Total Passed	8	10	15
Estimated Tax Value	\$28,275,000	\$42,342,000	\$260,833,000

**Full valuation of annexations will be spread out over several years*

Inspections

Planning & Development Services Department



INSPECTION'S DIVISION Development Update



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Inspections Division



ALL Building Permit Valuation Past 3 Years

	FY 17-18	FY 18-19	FY 19-20
Building Permit Valuation	\$221,752,763	\$177,362,843	\$335,077,117

Inspections Division



Past 3 Years Revenue

	FY 17-18	FY 18-19	FY 19-20
Inspections	\$1,327,491	\$1,096,988	\$1,528,271
Planning	\$136,222	\$126,820	\$109,806
Total	\$1,463,713	\$1,223,808	\$1,638,077



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Inspections Division

Past 3 Years Permits

	FY 17-18	FY 18-19	FY 19-20
Building	2,745	2,321	1,096
Mechanical	2,114	1,943	2,336
Plumbing	790	688	724
Electrical	2,587	2,180	2,812
Total	8,236	7,132	*6,968

**Includes large projects like Jolly Roger, State Employees Credit Union, Thermo Fisher, Patheon, ect.*



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Inspections Division

Past 3 Years Field Inspections

	FY 17-18	FY 18-19	FY 19-20
Field Inspections	17,551	15,043	*14,202

*Fewer Individual Inspections due to larger projects.



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Jolly Roger

443,000 Sq. Ft.

7 stories

294 units

\$52,000,000

Parking Deck

\$25,500,000

Total Project
cost:

\$77,500,000



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Industrial Development



\$35.4 Million investment in Industrial development such as Thermo Fisher, Patheon, ect



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Vidant



Hospital Pharmacy Project

\$3,199,000.

Renovation to existing area



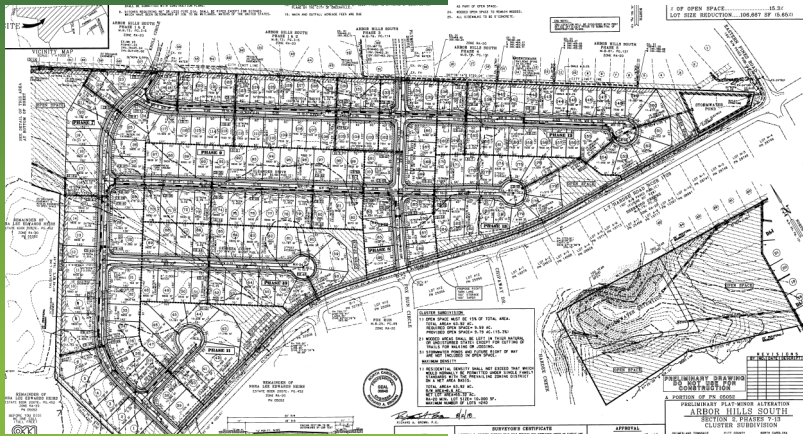
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Subdivision Development

Ex: Arbor Hills South

- Phase shown below: Lots first open to sales early months of 2020
- 31 permits issued in Current phase since April 2020 (4 months)



- Of the 31 permits issued, 27 are under contract as pre-sales
- Current Phase shown has 69 Lots, again 31 have been permitted
- Full Area all phases has 188 lots
- BCH has informed us their sales have gone up 15% from last year.



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Valuation of “NEW” Residential



	FY 17-18	FY 18-19	FY 19-20
New Residential	\$77,086,712	\$54,879,807	\$73,819,350

Simply put, this shows the COVID-19 pandemic has not slowed the permit valuation of new Single Family and Duplex homes being built at this time.

Planning & Development Services Department



CODE ENFORCEMENT

Update



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Mar 7, 2020 9:36:07 AM

Code Enforcement



Summary	FY 17-18	FY 18-19	FY 19-20
Total Service Requests / Cases	1,611	4,148	7,260



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Code Enforcement

May 27, 2020 3:29:29 PM



Most requested services

	FY 17-18	FY 18-19	FY 19-20
Minimum Housing	312	397	309
Public Nuisance	1,208	3,269	6,470
Abandoned / Junk Vehicles	91	482	481
Total	1,611	4,148	7,260



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Item 6

Budget ordinance amendment #1
to the 2020-2021 City of
Greenville Budget, Capital
Projects Funds, and Special
Revenue Grant Fund



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CITY OF GREENVILLE
FY 2021 BUDGET ORDINANCE AMENDMENT #1

CITY OF GREENVILLE

BUDGET ORDINANCE AMENDMENT #1

Budget Ordinance Amendment #1 Includes Adjustments to the Following Funds:

- **General Fund**
- **Convention & Visitors Authority**
- **Public Works Capital Projects Fund**
- **Rec & Parks Capital Projects Fund**
- **Grants Special Revenue Fund**

CITY OF GREENVILLE

BUDGET ORDINANCE AMENDMENT #1

Description	Impacted	Amount
To reclassify capital expenses to the Vehicle Replacement Fund (VRF) as well as recognize transfers within the designated Capital Project funds.	General Fund; VRF RP Cap Proj PW Cap Proj	\$ -
To appropriate and reclassify funding within the Recreation & Parks Capital Project Fund for various R&P Capital Projects to be completed within Fiscal Year 2020-21.	RP Cap Proj	\$ 570,035
To move funds from the Engineering Department (as a portion of the City's share of the BUILD Grant) to the Engineering Capital Project fund.	General Fund	\$ -
To appropriate funds from the Asset Forfeiture Funds within PD to purchase Body Worn Cameras as presented to the Council on August 13, 2020	General Fund	\$ 38,460
To reclassify Economic Development funding from the Planning & Development Services Department to Mayor and City Council and City Manager's Office to capture various contracted services expenses in the correct departments.	General Fund	\$ -

CITY OF GREENVILLE
BUDGET ORDINANCE AMENDMENT #1

Description	Impacted	Amount
To appropriate funding received from NCDOT for previous traffic signal maintenance contracts.	General Fund	\$ 485,383
To recognize funding that will be received related to the CARES Act for COVID-19.	Grants Spec Rev	\$ 245,567
To appropriate the remaining 2018 and 2019 JAG funding for reimbursement to Pitt County Sheriff based on the designated allocation amounts.	Grants Spec Rev	\$ 75,695
To appropriate fund balance from Occupancy Tax assigned to Marketing for additional marketing efforts of the Convention and Visitors Authority.	CVA	\$ 73,658

CITY OF GREENVILLE
BUDGET ORDINANCE AMENDMENT #1 SUMMARY

City of Greenville Operating Fund Budget per Amendment #1:

Fund	Budget	%
General	\$ 81,537,927	63.2%
Debt Service	5,943,531	4.6%
Public Transportation (Transit)	3,230,676	2.5%
Fleet Maintenance	4,923,234	3.8%
Sanitation	7,863,853	6.1%
Stormwater	7,559,820	5.9%
Housing	1,852,166	1.4%
Health Insurance	13,757,908	10.7%
Vehicle Replacement	2,051,643	1.6%
Facilities Improvement	232,456	0.2%
Total	\$ 128,953,214	100%

CITY OF GREENVILLE
BUDGET ORDINANCE AMENDMENT #1
SUMMARY

RECOMMENDATION

Approve budget ordinance amendment #1 to the 2020-2021 City of Greenville budget (Ordinance #20-025), Capital Projects Fund (Ordinance #17-024), and Grants Special Revenue Fund Ordinance (Ordinance #11-003)

City Council Meeting

June 11, 2020



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