


# NOTES

TO: Honorable Mayor and City Council Members  
FROM: Michael W. Cowin, City Manager   
DATE: June 4, 2025  
SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Tiana Berryman, Director of Neighborhood & Business Development, regarding Joint Disparity Study update
2. Monthly Inspections Division report for the month of May
3. A chart outlining commercial and residential building permits issued during the month of May

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Attachment

# Memorandum

To: Michael Cowin, City Manager  
From: Tiana Berryman, Director of Neighborhood & Business Services  
Date: June 2, 2025  
Subject: Joint Disparity Study Update

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This memo provides a summary of progress made during the first two months of the City and Greenville Utilities Commission (GUC) Joint Disparity Study, which aims to evaluate the participation of minority and women-owned businesses (MWBES) in the City's procurement and contracting activities.

The Joint Disparity Study, conducted by Miller3 Consulting, officially launched March 19, 2025, and is expected to span 12-18 months. The study will assess opportunities for MWBEs in the City and GUC's contracting processes and will provide recommendations to promote fairness and access to those interested in doing business with the City and/or GUC.

## **Progress Highlights**

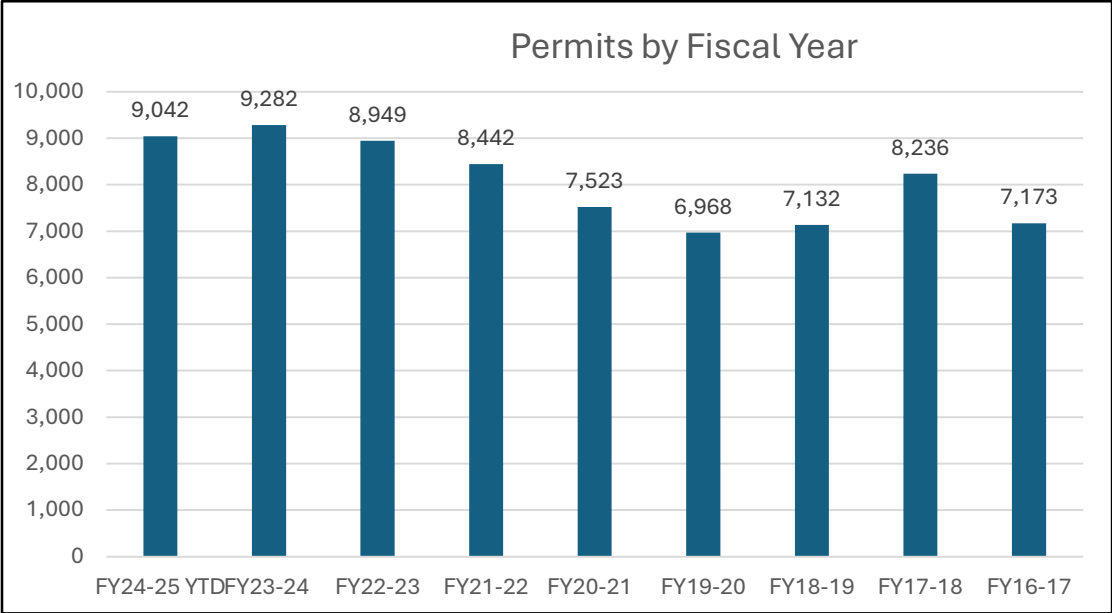
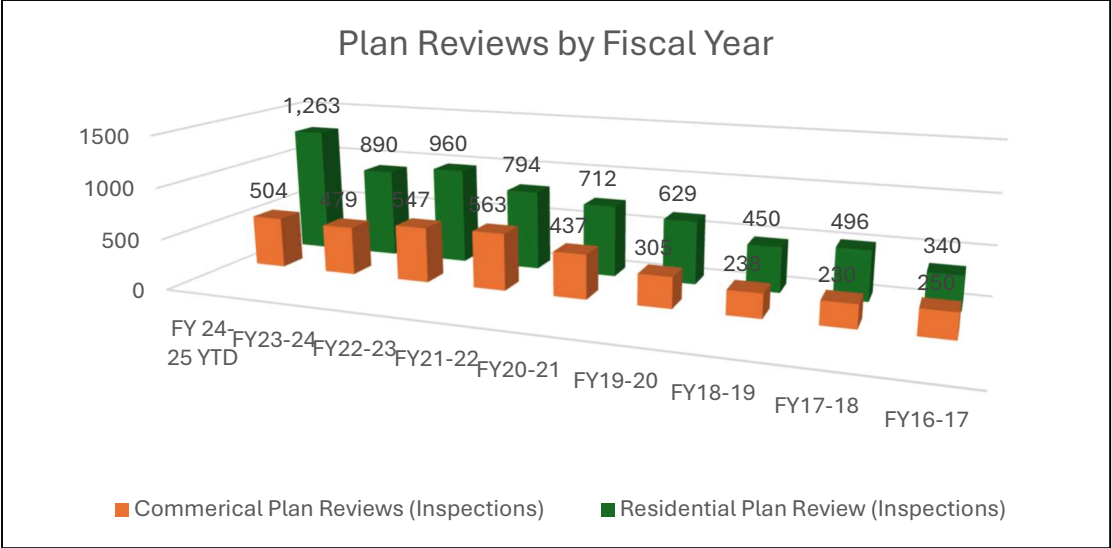
- **Kickoff Meeting:** A project kickoff was held March 19<sup>th</sup> at City Hall with the consultant team, City and GUC staff to provide an overview of the objectives, timelines and deliverables.
- **Data Collection:** Miller3 Consulting issued a formal data request, and departments have begun to submit procurement and contract data from the study analysis period July 1, 2019, through June 30, 2024.
- **Staff Interviews:** As part of the data collection phase, Miller3 will conduct interviews with City & GUC staff with procurement responsibilities, scheduled for June 3-4, 2025. The purpose of these interviews is to examine if there is alignment between policy and practice.
- **Community Engagement Preparation:** In collaboration with the Public Information Office, an email blast to 70,000 vendors and over 40 business support organizations are scheduled to be sent this week. This email communication is to raise awareness about this project and encourage participation in the disparity study.

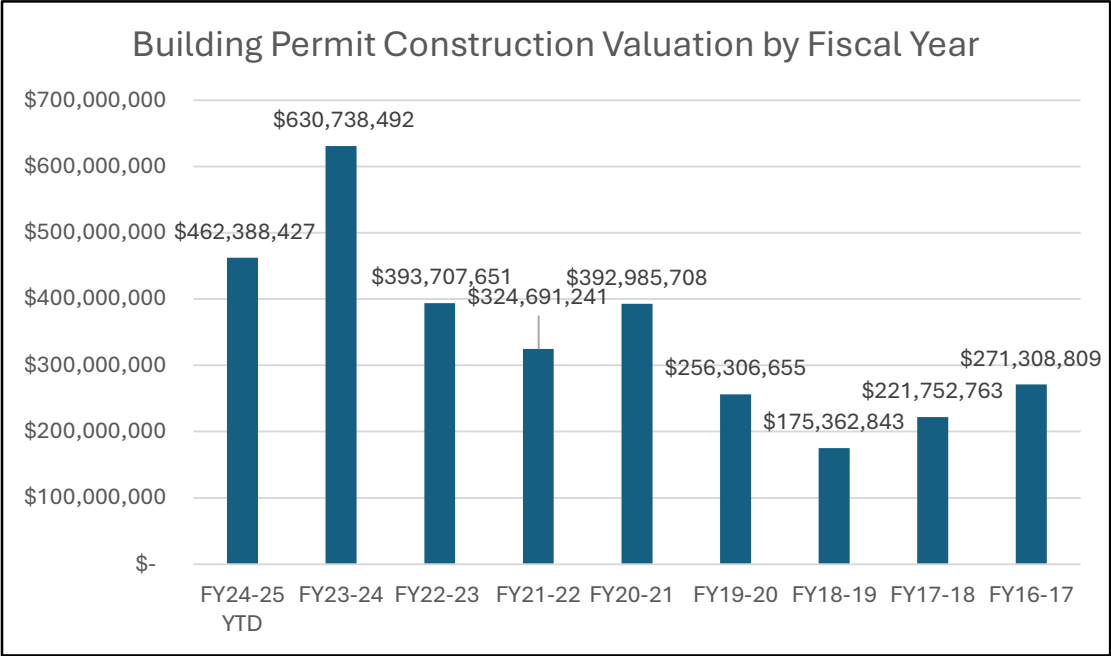
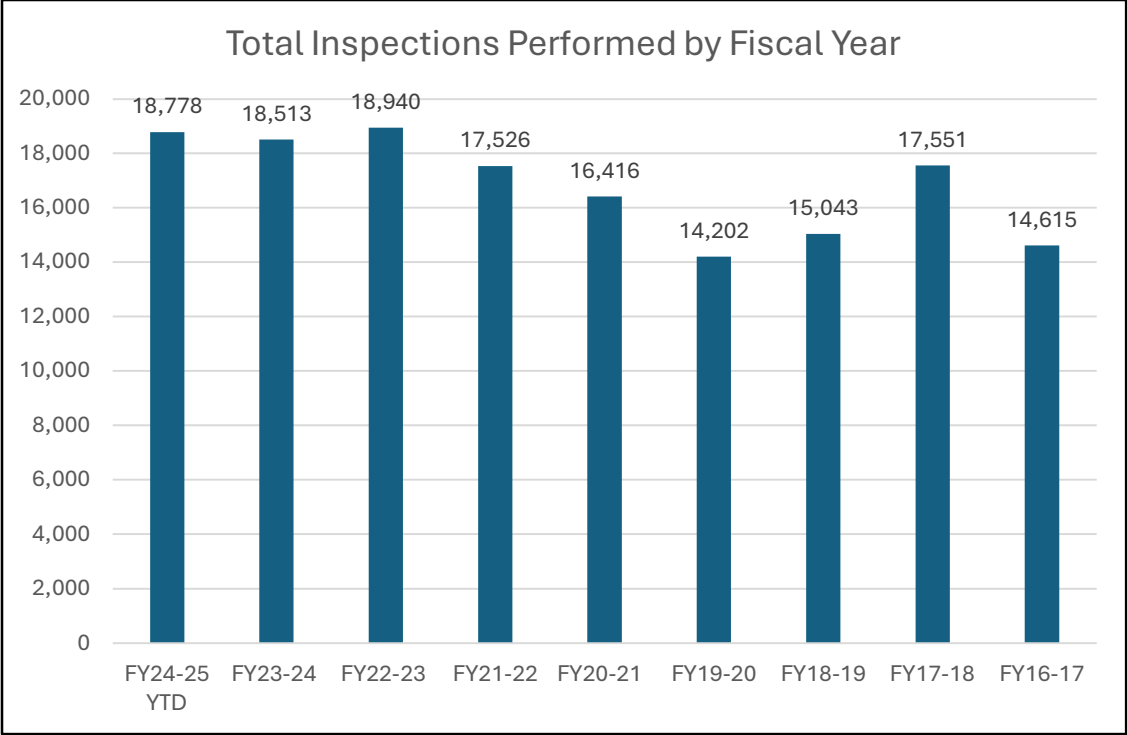
The Joint Disparity Study is progressing on schedule, with foundational work in data collection well underway.

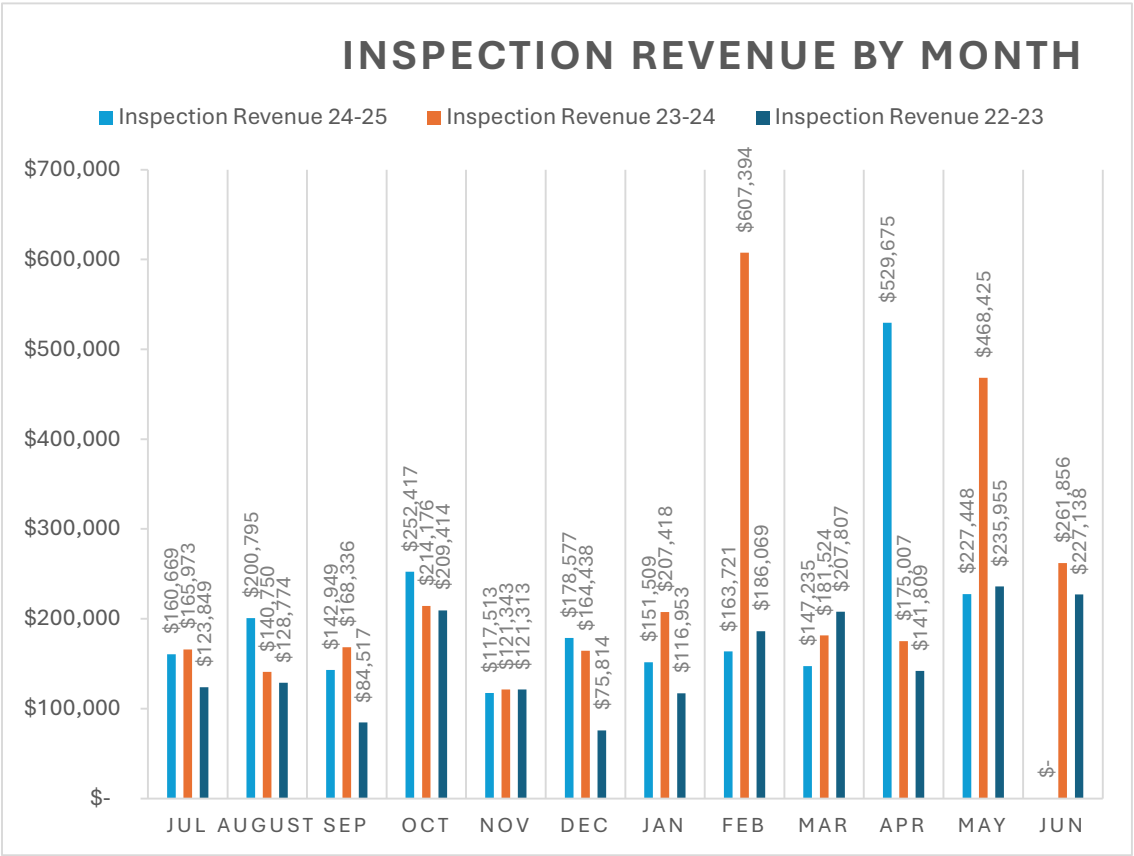
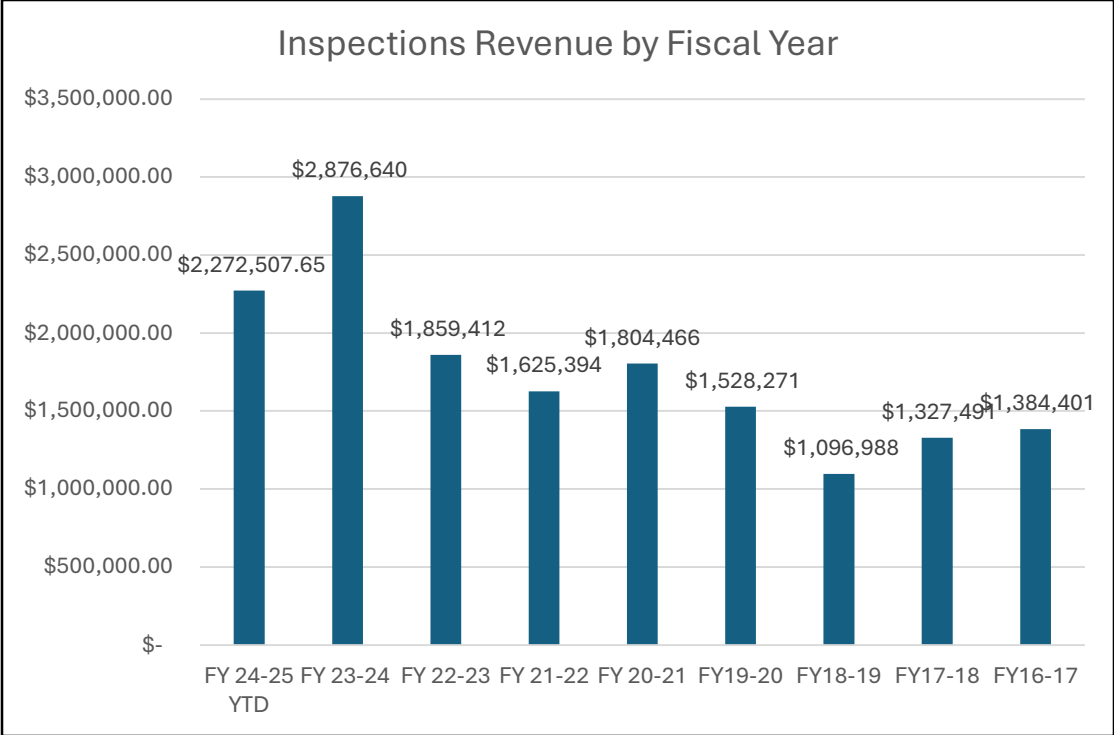
For more information, please contact the Business Development Division at 252-329-4505.

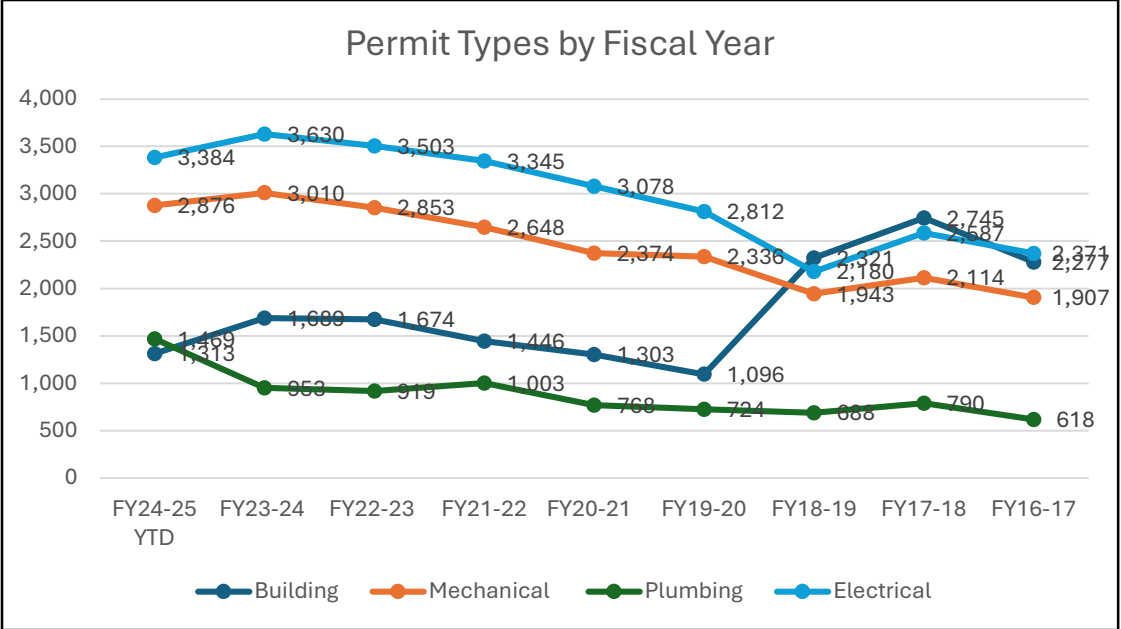
cc: Dene' Alexander, Assistant City Manager  
Tish Williams, Business Development Manager

PDS INSPECTIONS Monthly Report Information				
	Current Year			Prior Year
	2024-2025			2023-2024
	May			May
	For Month	YTD	For Month	YTD
Building Permits	117	1313	122	1584
Mechanical Permits	437	2876	311	2700
Plumbing Permits	475	1469	117	857
Electrical Permits	481	3384	322	3253
Total Permits	1510	9042	872	8394
Building Inspections	541	5400	444	4823
Plumbing Inspections	475	3985	390	3525
Mech. Inspections	437	4221	438	4154
Elect. Inspections	481	5093	439	4306
Fire Inspections	0	24	3	17
Stop Work Orders	0	26	3	16
Condemnations	0	2	0	0
ABC Lic. Insp	1	27	3	27
Total Inspections	1935	18,778	1720	16,868
Commercial Plan Reviews	85	504	57	439
Residential Plan Reviews	173	1263	85	856
Demolition Plan Reviews	2	33	1	23
Site Plan Reviews	9	162	10	74
BOA Reviews	0	19	0	29
Turnover	\$ 227,448.57	\$ 2,272,505.64	\$ 468,424.87	\$ 2,614,783.76
Valuation	\$ 24,485,475.00	\$ 462,388,427	\$ 88,098,939.88	\$ 609,539,745.32



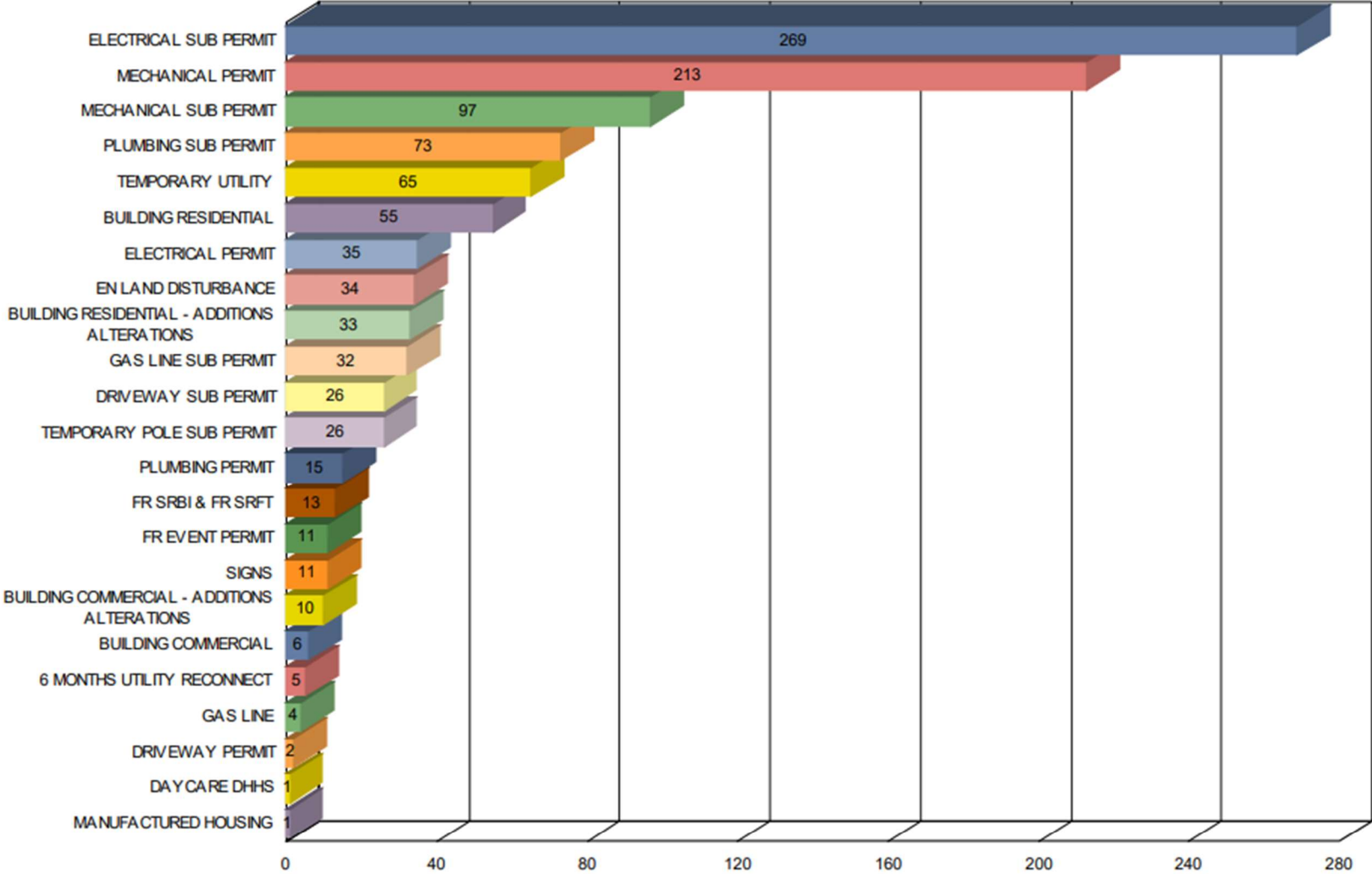








PERMITS ISSUED BY TYPE (05/01/2025 TO 05/31/2025)  
FOR CITY OF GREENVILLE NC





### PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)

Selected Permit Type: Building Commercial, Building Commercial - Additions Alterations, Building Residential, Building Residential - Additions Alterations

Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
Building Commercial	BLD-COM-2025-0020	Commercial	05/23/2025	4610 North Creek Dr Greenville, NC 27834	HUDSON BROTHERS CONST. CO.		1,344,625.00
	BLD-COM-2025-0063	Commercial	05/30/2025	970 Woodridge Park Rd Greenville, NC 27834	P. West Company, Inc. DBA Custom Building Company		6,250,000.00
	BLD-COM-2025-0064	Commercial Generator	05/29/2025	1431 Evans St Greenville, NC 27858	Embark Telecom Group Inc	CROWN CASTLE SOUTH LLC	26,000.00
	BLD-COM-2025-0017	Storage/Accessory Structure	05/01/2025	144 Wellingham Ave A Greenville, NC 27834	Mosley Construction Company		1,005,000.00
	BLD-COM-2025-0015	Storage/Accessory Structure	05/02/2025	145 Wellingham Ave Greenville, NC 27834	Mosley Construction Company		1,800,000.00
	BLD-COM-2025-0016	Storage/Accessory Structure	05/02/2025	144 Wellingham Ave B Greenville, NC 27834	Mosley Construction Company		1,200,000.00
TOTAL VALUATION FOR BUILDING COMMERCIAL:							11,625,625.00
TOTAL PERMITS FOR BUILDING COMMERCIAL:							6
Building Commercial - Additions Alterations	BLD-AAC-2025-0015	Commercial Additions	05/29/2025	1010 Gum Rd W Greenville, NC 27834	P. West Company, Inc. DBA Custom Building Company		220,000.00
	BLD-AAC-2025-0047	Commercial Alterations	05/08/2025	207 Manhattan Ave Greenville, NC 27834	Farrior & Sons, Inc.		750,000.00
	BLD-AAC-2025-0044	Commercial Alterations	05/21/2025	2400 Memorial Dr S B2 Greenville, NC 27834	Avalon Brothers LLC		227,850.00
	BLD-AAC-2025-0050	Commercial Alterations	05/22/2025	5900 Martin Luther King Jr Hwy Greenville, NC 27834	Edwards, Inc. (Greenville)		2,500,000.00
	BLD-AAC-2025-0058	Commercial Alterations	05/23/2025	905 Conference Dr A Greenville, NC 27858	HUDSON BROTHERS CONST. CO.		213,750.00
	BLD-AAC-2025-0053	Commercial Alterations	05/23/2025	601 Staton Rd 5-6 Unincorporated, NC 27834	P. West Company, Inc. DBA Custom Building Company		26,000.00
	BLD-AAC-2025-0023	Commercial Alterations	05/29/2025	930 Wellness Dr Greenville, NC 27834	Barrow Construction		100,000.00
	BLD-AAC-2025-0049	Roofing	05/20/2025	1240 Sugg Pkwy Greenville, NC 27834	Baker Roofing		2,242,500.00

# PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)

Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
	BLD-AAC-2025-0052	Roofing	05/22/2025	2401 United Dr Unincorporated, NC 27834	AAR of North Carolina, Inc		1,282,500.00
	BLD-AAC-2025-0054	Roofing	05/27/2025	1903 Greenville Blvd Se Greenville, NC 27858	North American Roofing Services, LLC.		675,000.00
TOTAL VALUATION FOR BUILDING COMMERCIAL - ADDITIONS ALTERATIONS:							8,237,600.00
TOTAL PERMITS FOR BUILDING COMMERCIAL - ADDITIONS ALTERATIONS:							10
Building Residential	BLD-RES-2024-0415	Garage/Carport	05/09/2025	1409 Rondo Dr Greenville, NC 27858		AP Backflow and Plumbing	27,500.00
	BLD-RES-2025-0251	Garage/Carport	05/22/2025	933 Van-Gert Dr Greenville, NC 28590	JT Williams Building Group		300,000.00
	BLD-RES-2025-0244	Garage/Carport	05/23/2025	302 King George Rd Greenville, NC 27858			55,000.00
	BLD-RES-2025-0165	Single-family	05/01/2025	402 Moore St W Greenville, NC 27834	Evans Custom Builders Inc.		137,000.00
	BLD-RES-2025-0196	Single-family	05/05/2025	3401 South Bend Rd Greenville, NC 28590	Bill Clark Homes		445,800.00
	BLD-RES-2025-0204	Single-family	05/07/2025	1524 Stonebriar Dr Winterville, NC 28590	D.R. Horton Inc.		304,200.00
	BLD-RES-2025-0187	Single-family	05/07/2025	805 Rupert Dr Greenville, NC 27858	Bill Clark Homes		423,300.00
	BLD-RES-2025-0206	Single-family	05/07/2025	316 Oleander Dr Greenville, NC 27858	Bill Clark Homes		320,900.00
	BLD-RES-2025-0217	Single-family	05/09/2025	2105 Rhinestone Dr Greenville, NC 28590	Bill Clark Homes		249,800.00
	BLD-RES-2025-0221	Single-family	05/12/2025	725 Peridot Ct Greenville, NC 28590	Bill Clark Homes		266,700.00
	BLD-RES-2025-0229	Single-family	05/14/2025	1516 Stonebriar Dr Greenville, NC 28590	D.R. Horton Inc.		273,700.00
	BLD-RES-2025-0230	Single-family	05/14/2025	1520 Stonebriar Dr Greenville, NC 28590	D.R. Horton Inc.		229,500.00
	BLD-RES-2025-0238	Single-family	05/15/2025	3216 Mossey Oak Ct Greenville, NC 28590	Bill Clark Homes		292,400.00
	BLD-RES-2025-0250	Single-family	05/20/2025	1600 Stonebriar Dr Greenville, NC 28590	D.R. Horton Inc.		330,300.00

# PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)

Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
	BLD-RES-2025-0239	Single-family	05/20/2025	3464 Rockbend Rd Greenville, NC 28590	Bill Clark Homes		405,400.00
	BLD-RES-2025-0193	Single-family	05/22/2025	3104 Ashland Park Greenville, NC 27834	On Point Construction		1,500,000.00
	BLD-RES-2025-0245	Single-family	05/27/2025	801 Rupert Dr Greenville, NC 27858	Bill Clark Homes		432,700.00
	BLD-RES-2025-0029	Single-family	05/28/2025	3705 Ashcroft Dr Winterville, NC 28590	Homegrown Construction Inc		257,600.00
	BLD-RES-2025-0249	Single-family	05/30/2025	301 Donald Dr Greenville, NC 28590	Bill Clark Homes		372,200.00
	BLD-RES-2025-0191	Storage/Accessory Structure	05/05/2025	321 Scottish Ct Greenville, NC 27858			19,000.00
	BLD-RES-2025-0220	Storage/Accessory Structure	05/08/2025	3802 Saxon Ct Greenville, NC 27834		Oceola Fair	9,600.00
	BLD-RES-2025-0219	Storage/Accessory Structure	05/09/2025	1606 Pelham Rd Winterville, NC 28590		Michael DYga	15,750.00
	BLD-RES-2025-0248	Storage/Accessory Structure	05/21/2025	4217 Barrington Dr Greenville, NC 27834		Richard P Swindell	14,400.00
	BLD-RES-2025-0247	Storage/Accessory Structure	05/22/2025	933 Van-Gert Dr Greenville, NC 28590	JT Williams Building Group		250,000.00
	BLD-RES-2025-0195	Swimming Pools	05/05/2025	1803 Woodwind Dr Greenville, NC 27858	jj&t builders llc		55,000.00
	BLD-RES-2025-0224	Swimming Pools	05/09/2025	3037 Rolston Rd Greenville, NC 27858	POOL PROS OF GREENVILLE, LLC		117,300.00
	BLD-RES-2025-0215	Townhome (2 Units)	05/01/2025	2417 Brookville Dr A Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0207	Townhome (2 Units)	05/07/2025	2412 Brookville Dr A Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0208	Townhome (2 Units)	05/07/2025	2412 Brookville Dr B Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0209	Townhome (2 Units)	05/08/2025	2416 Brookville Dr A Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0210	Townhome (2 Units)	05/08/2025	2416 Brookville Dr B Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0211	Townhome (2 Units)	05/08/2025	2420 Brookville Dr A Greenville, NC 27834	WJH LLC: Century Complete		199,000.00



# PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)

Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
	BLD-RES-2025-0212	Townhome (2 Units)	05/08/2025	2420 Brookville Dr B Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0213	Townhome (2 Units)	05/08/2025	2424 Brookville Dr A Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0214	Townhome (2 Units)	05/08/2025	2424 Brookville Dr B Greenville, NC 27834	WJH LLC: Century Complete		199,000.00
	BLD-RES-2025-0225	Townhome (2 Units)	05/13/2025	636 Abigail Taylor Dr A Greenville, NC 27834	First Colony Construction Co		194,200.00
	BLD-RES-2025-0226	Townhome (2 Units)	05/13/2025	636 Abigail Taylor Dr B Greenville, NC 27834	First Colony Construction Co		194,200.00
	BLD-RES-2025-0227	Townhome (2 Units)	05/13/2025	600 Abigail Taylor Dr A Unincorporated, NC 27834	First Colony Construction Co		194,200.00
	BLD-RES-2025-0228	Townhome (2 Units)	05/13/2025	600 Abigail Taylor Dr B Unincorporated, NC 27834	First Colony Construction Co		194,200.00
	BLD-RES-2025-0198	Townhome (3 or More Units)	05/02/2025	3505 Sedge Dr 1 Greenville, NC 28590	D.R. Horton Inc.		175,000.00
	BLD-RES-2025-0199	Townhome (3 or More Units)	05/02/2025	3505 Sedge Dr 2 Greenville, NC 28590	D.R. Horton Inc.		175,000.00
	BLD-RES-2025-0200	Townhome (3 or More Units)	05/07/2025	3505 Sedge Dr 3 Greenville, NC 28590	D.R. Horton Inc.		175,000.00
	BLD-RES-2025-0201	Townhome (3 or More Units)	05/07/2025	3505 Sedge Dr 4 Greenville, NC 28590	D.R. Horton Inc.		175,000.00
	BLD-RES-2025-0202	Townhome (3 or More Units)	05/07/2025	3505 Sedge Dr 5 Greenville, NC 28590	D.R. Horton Inc.		175,000.00
	BLD-RES-2025-0203	Townhome (3 or More Units)	05/07/2025	3505 Sedge Dr 6 Greenville, NC 28590	D.R. Horton Inc.		175,000.00
	BLD-RES-2025-0231	Townhome (3 or More Units)	05/14/2025	2001 Newbury Way A Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0232	Townhome (3 or More Units)	05/14/2025	2001 Newbury Way B Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0236	Townhome (3 or More Units)	05/14/2025	2001 Newbury Way F Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0233	Townhome (3 or More Units)	05/14/2025	2001 Newbury Way C Greenville, NC 27834	A Elks Construction, Inc.		213,700.00

# PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)

Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
	BLD-RES-2025-0234	Townhome (3 or More Units)	05/14/2025	2001 Newbury Way D Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0235	Townhome (3 or More Units)	05/14/2025	2001 Newbury Way E Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0240	Townhome (3 or More Units)	05/20/2025	1909 Newbury Way A Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0241	Townhome (3 or More Units)	05/20/2025	1909 Newbury Way B Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0242	Townhome (3 or More Units)	05/20/2025	1909 Newbury Way C Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
	BLD-RES-2025-0243	Townhome (3 or More Units)	05/20/2025	1909 Newbury Way D Greenville, NC 27834	A Elks Construction, Inc.		213,700.00
TOTAL VALUATION FOR BUILDING RESIDENTIAL:							12,859,850.00
TOTAL PERMITS FOR BUILDING RESIDENTIAL:							55
Building Residential - Additions Alterations	BLD-AAR-2025-0092	Duplex Alterations	05/05/2025	113 Stancill Dr A & B Greenville, NC 27858			180,000.00
	BLD-AAR-2025-0106	Residential Additions	05/14/2025	3807 Sterling Trace Dr Winterville, NC 28590	JT Williams Building Group		74,150.00
	BLD-AAR-2025-0119	Residential Additions	05/20/2025	702 Kensington Dr Greenville, NC 27858	Porter Building Co LLC		50,000.00
	BLD-AAR-2025-0122	Residential Additions	05/21/2025	1699 Scarborough Rd Greenville, NC 27858	JT Williams Building Group		24,850.00
	BLD-AAR-2025-0094	Residential Alterations	05/01/2025	721 Hooker Rd Greenville, NC 27834	Winterville Construction LLC		139,950.00
	BLD-AAR-2025-0093	Residential Alterations	05/01/2025	564 Huntingridge Rd Greenville, NC 27834	Groundworks NC LLC - Tar Heel Basement Systems		174,075.00
	BLD-AAR-2025-0098	Residential Alterations	05/05/2025	944 Van-Gert Dr Winterville, NC 28590	JT Williams Building Group		275,000.00
	BLD-AAR-2025-0100	Residential Alterations	05/05/2025	1704 Piccadilly Dr Winterville, NC 28590	The Vinyl Answer AKA Renewal by Andersen of Triad		44,197.42
	BLD-AAR-2025-0097	Residential Alterations	05/07/2025	600 Contentnea St Greenville, NC 27834	Elect Builders Inc.		145,000.00
	BLD-AAR-2025-0102	Residential Alterations	05/07/2025	806 Fairfax Ave Greenville, NC 27834		Tammie Morrison	47,025.00

### PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)

Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
	BLD-AAR-2025-0076	Residential Alterations	05/12/2025	4210 Treetops Cir Winterville, NC 28590	East Carolina General Contracting Inc.		18,300.00
	BLD-AAR-2025-0104	Residential Alterations	05/12/2025	211 Paris Ave Greenville, NC 27834	Strictly Business Builders LLC		118,000.00
	BLD-AAR-2025-0080	Residential Alterations	05/14/2025	3090 Dickinson Ave Ext Greenville, NC 27834	Vonor LLC AKA: Regional Foundation & Crawlspace Repair		154,800.00
	BLD-AAR-2025-0107	Residential Alterations	05/14/2025	933 Van-Gert Dr Winterville, NC 28590	JT Williams Building Group		63,500.00
	BLD-AAR-2025-0110	Residential Alterations	05/15/2025	107 Dupont Cir Greenville, NC 27858	Justice Home Improvements, Inc.		123,600.00
	BLD-AAR-2025-0111	Residential Alterations	05/15/2025	708 Kensington Dr Greenville, NC 27858	Justice Home Improvements, Inc.		220,500.00
	BLD-AAR-2025-0112	Residential Alterations	05/15/2025	306 Granville Dr Greenville, NC 27858	Justice Home Improvements, Inc.		221,550.00
	BLD-AAR-2025-0113	Residential Alterations	05/15/2025	211 Mary Beth Dr Greenville, NC 27858	Carolina Foundation Repairs, inc.		207,600.00
	BLD-AAR-2025-0109	Residential Alterations	05/16/2025	1509 Wheaton Ct Winterville, NC 28590	Pope Custom Homes, Inc.		124,950.00
	BLD-AAR-2025-0114	Residential Alterations	05/19/2025	207 Williams St Unincorporated, NC 27858	Longs Services LLC		17,326.31
	BLD-AAR-2025-0115	Residential Alterations	05/20/2025	1005 4Th St W Greenville, NC 27834		Jeff T Heath	112,500.00
	BLD-AAR-2025-0118	Residential Alterations	05/20/2025	3201 Tucker Dr Greenville, NC 27858			136,500.00
	BLD-AAR-2025-0120	Residential Alterations	05/20/2025	1807 Rosewood Dr Greenville, NC 27858			5,227.28
	BLD-AAR-2025-0123	Residential Alterations	05/22/2025	4000 Sterling Trace Dr Greenville, NC 28590			225,000.00
	BLD-AAR-2025-0128	Residential Alterations	05/22/2025	1604 Hollybriar Ln Greenville, NC 27858			6,000.00
	BLD-AAR-2025-0101	Residential Alterations	05/22/2025	1201 10Th St E Greenville, NC 27858	KDL Construction LLC		212,475.00
	BLD-AAR-2025-0132	Residential Alterations	05/29/2025	128 Harell St Unincorporated, NC 27858	Dudley Construction, Inc.		29,963.00

PERMITS ISSUED BY PERMIT TYPE (05/01/2025 TO 05/31/2025)							
Permit Type	Permit Number	Work Class	Issue Date	Address	Contractor	Owner	Value
	BLD-AAR-2025-0126	Residential Alterations	05/30/2025	3100 Sherwood Dr Greenville, NC 27858			135,900.00
	BLD-AAR-2025-0127	Residential Alterations	05/30/2025	3100 Sherwood Dr Greenville, NC 27858			135,900.00
	BLD-AAR-2025-0096	Solar Panels	05/07/2025	1707 John Brown Ct Greenville, NC 27834	Beam Solar		25,200.00
	BLD-AAR-2025-0108	Solar Panels	05/14/2025	607 Kensington Dr Greenville, NC 27858			30,225.00
	BLD-AAR-2025-0116	Townhome Alterations (3 or More Units)	05/21/2025	1113 Grovemont Dr 4G Greenville, NC 27834	Winterville Construction LLC		108,975.00
	BLD-AAR-2025-0125	Townhome Alterations (3 or More Units)	05/22/2025	3909 Sterling Pointe Dr Hh10 Greenville, NC 28590	Premier Restoration Services DBA		115,000.00
TOTAL VALUATION FOR BUILDING RESIDENTIAL - ADDITIONS ALTERATIONS:							3,703,239.01
TOTAL PERMITS FOR BUILDING RESIDENTIAL - ADDITIONS ALTERATIONS:							33
GRAND TOTAL OF VALUATION OF ISSUED PERMITS:							36,426,314.01
GRAND TOTAL OF ISSUED PERMITS:							104