



## Existing and Future Potential Residential Development in Southwest Greenville (portion of Vision Area E)



**Report on Development Activities in the Southwest Quadrant  
March 27, 2007**

The study area is part of Vision Area E, being generally described as the southwest sanitary sewer test area and adjoining properties. The area is located south of Greenville Boulevard and Dickinson Avenue Extension, north of Forlines Road, west of Memorial Drive and east of the western extent of the City's jurisdictional boundary in the vicinity of Frog Level Road.

In 1998, as part of a sanitary sewer (GUCO) outfall extension project, the City of Greenville in cooperation with Pitt County extended the city's extraterritorial jurisdiction (ETJ) boundary to the present limit. This 2-¼ square mile expansion area, at its greatest dimension, extended the city's planning, zoning and regulatory authority approximately 1-½ miles to areas beyond Frog Level Road. This new ETJ area, which shares a concomitant southern boundary with the Town of Winterville, has experienced a high level of zoning, development and annexation activity in the past several years due to the availability of municipal, county and GUCO services and facilities. The new South Central High School is a major feature in the area, and in addition to the availability of sanitary sewer service has been a contributing factor in public and private development decisions.

This outlying building activity has also accelerated development in the interior (pre 1998) ETJ area immediately west of Memorial Drive. Expansions to already existing subdivisions, as well as new single-family and multi-family developments in conjunction with construction of new office and retail establishments have established this interior area as a major growth area.

To visually illustrate these trends, select development activities are illustrated on the attached map included in this report, dated March 27, 2007.

In total, the area currently contains 3,253 residential units/lots categorized as existing development and 1,418 residential units/lots categorized as preliminary or sketch plan approvals. These two (2) categories together contain 4,671 known or shortly anticipated dwellings. Build-out of the second category (1,418 units) is eminent and should occur prior to 2010.

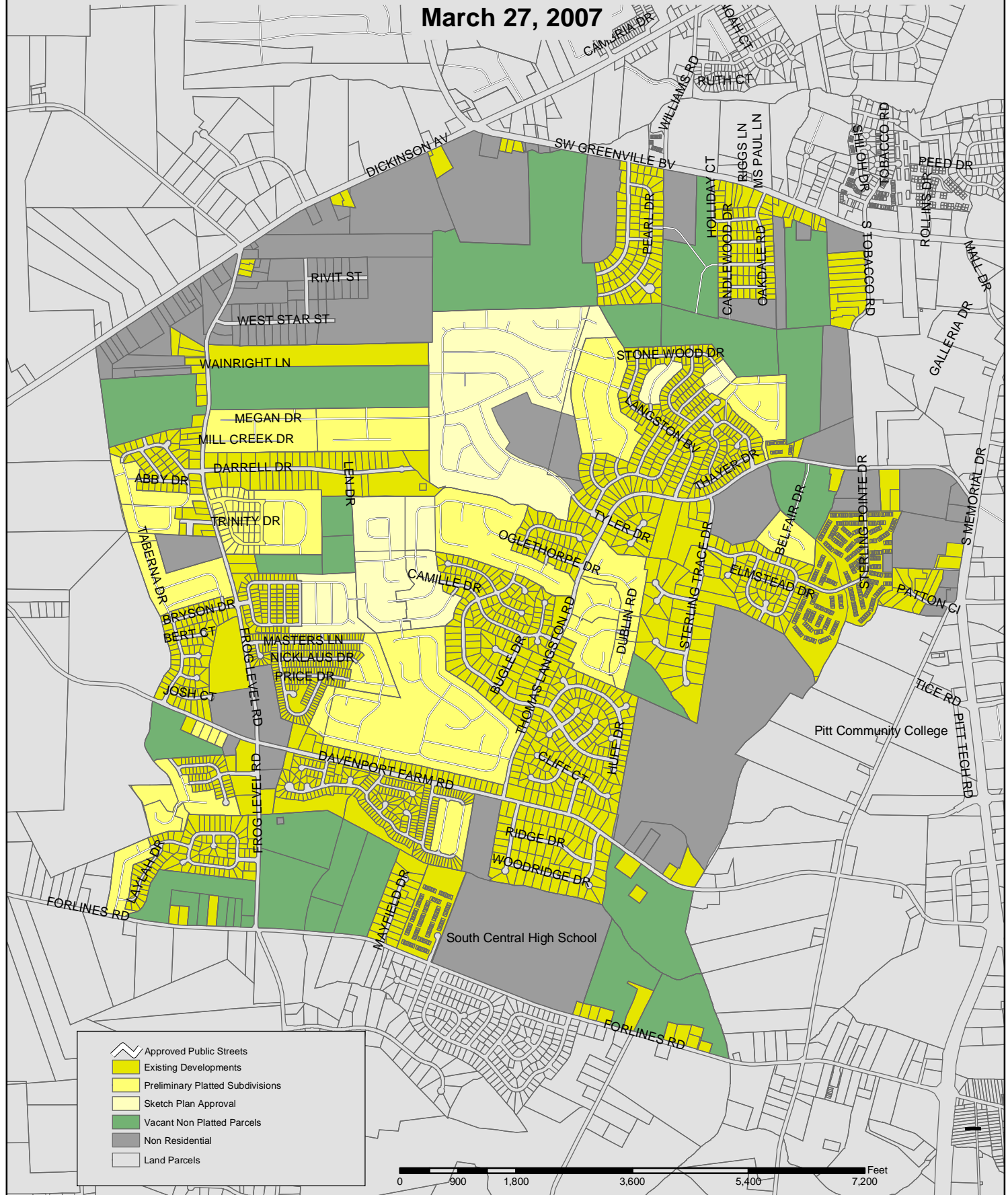
Although a significant amount of growth has taken place to date, significant acreage remains undeveloped farmland or woodlands. Vacant lands susceptible to residential development comprise approximately 424 acres that at full development will yield upwards of 2,052 additional dwelling units. Total build-out for all vacant lands would be estimated at 20 plus years.

Estimates of future build-out are based on existing zoning patterns and anticipated future rezoning of existing RA20 district properties as recommended by the Horizons Plan and Future Land Use Plan Map (2/04). The projected densities for future development areas are based on current and historical residential trends and continued application of current regulatory standards. Adjoining land uses patterns, environmental constraints, and existing and future transportation systems and land dedications have also been considered in the estimation of future development density.

**In summary**, staff would estimate that the 4.38 square mile study area would, in the future, contain approximately 7,324 total dwellings with a resident population of up to 18,310 persons at 2-½ persons per dwelling unit.

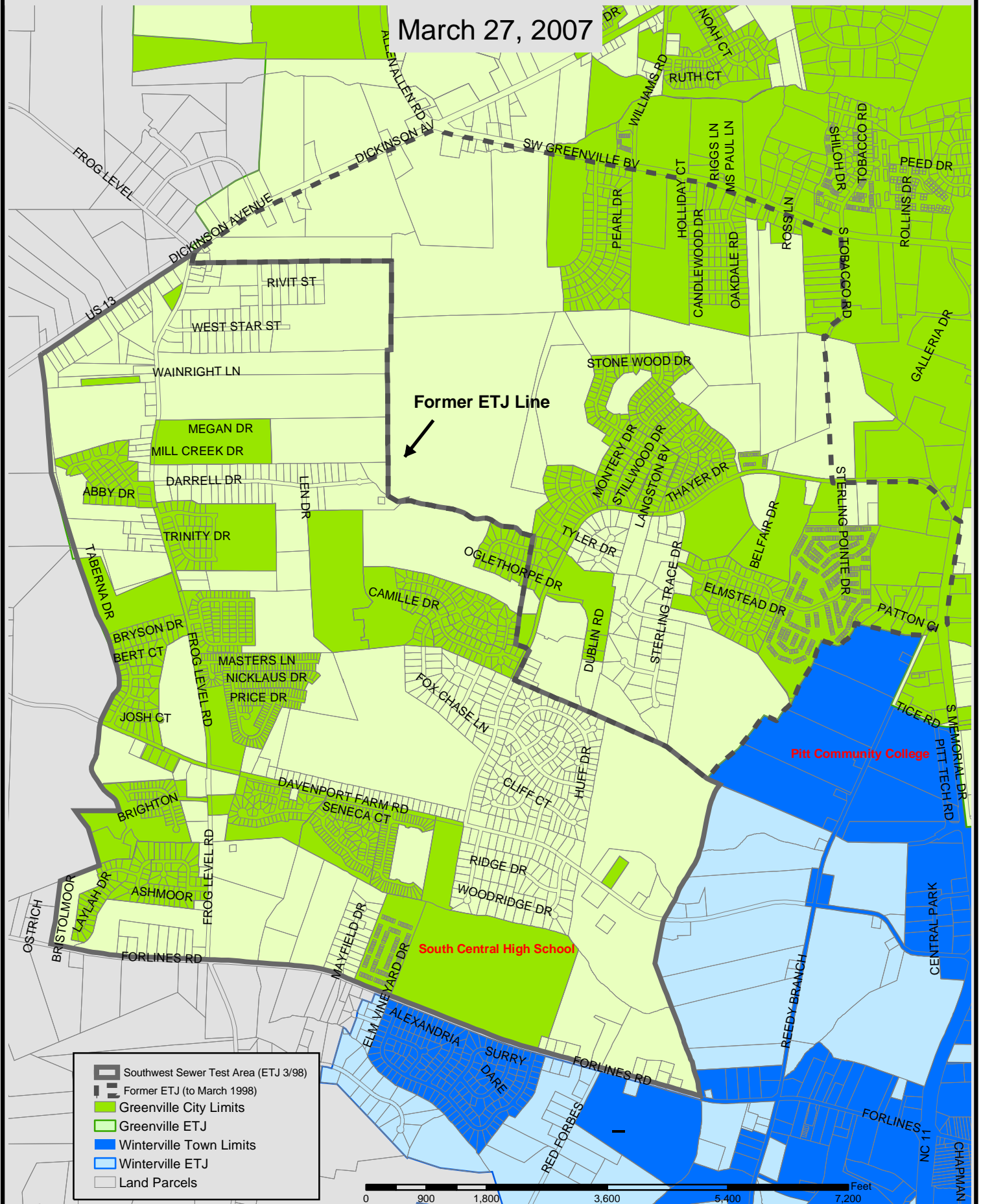
# Existing & Future Potential Residential Development

March 27, 2007



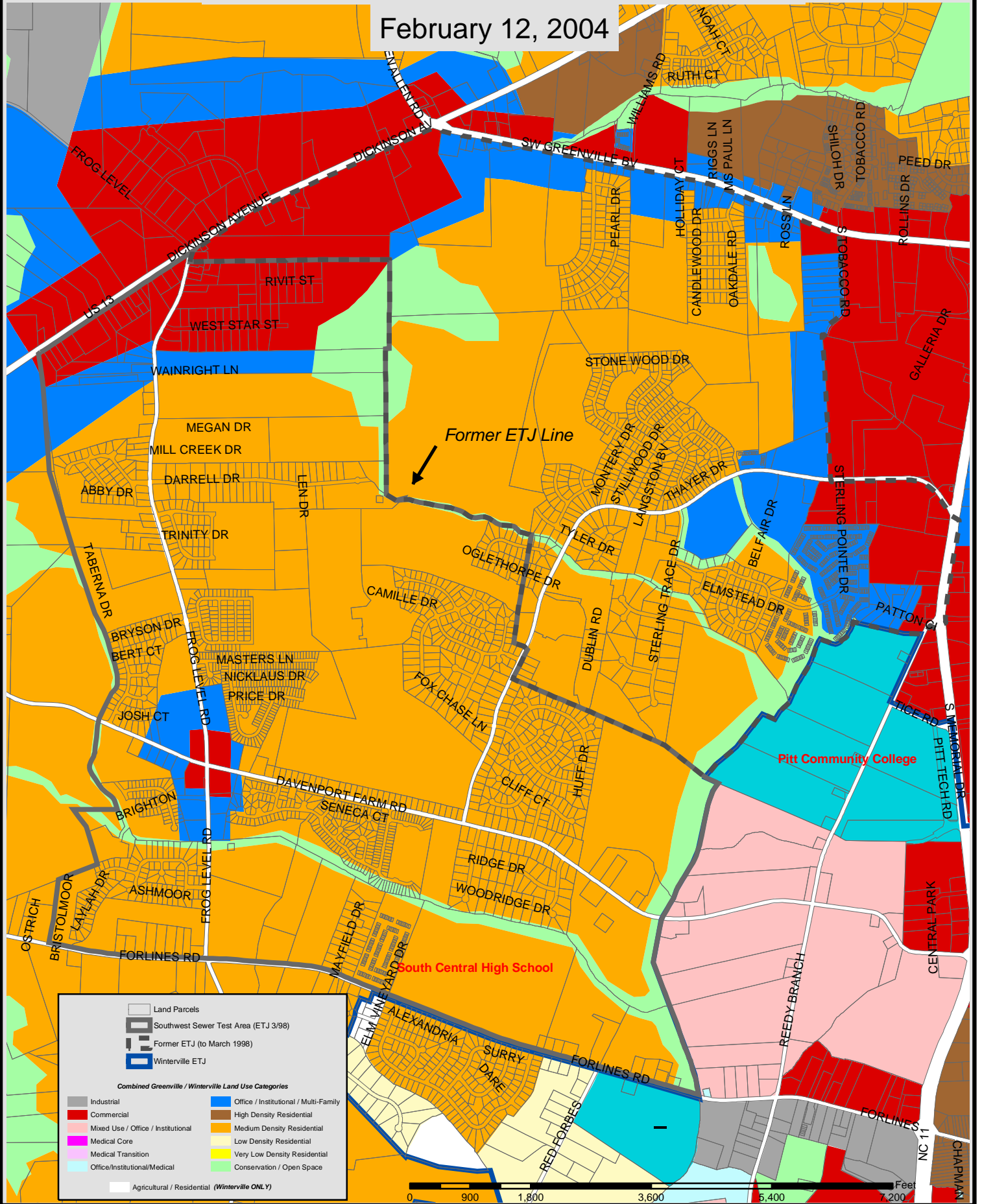
# Current City Limits & ETJ Boundaries

March 27, 2007



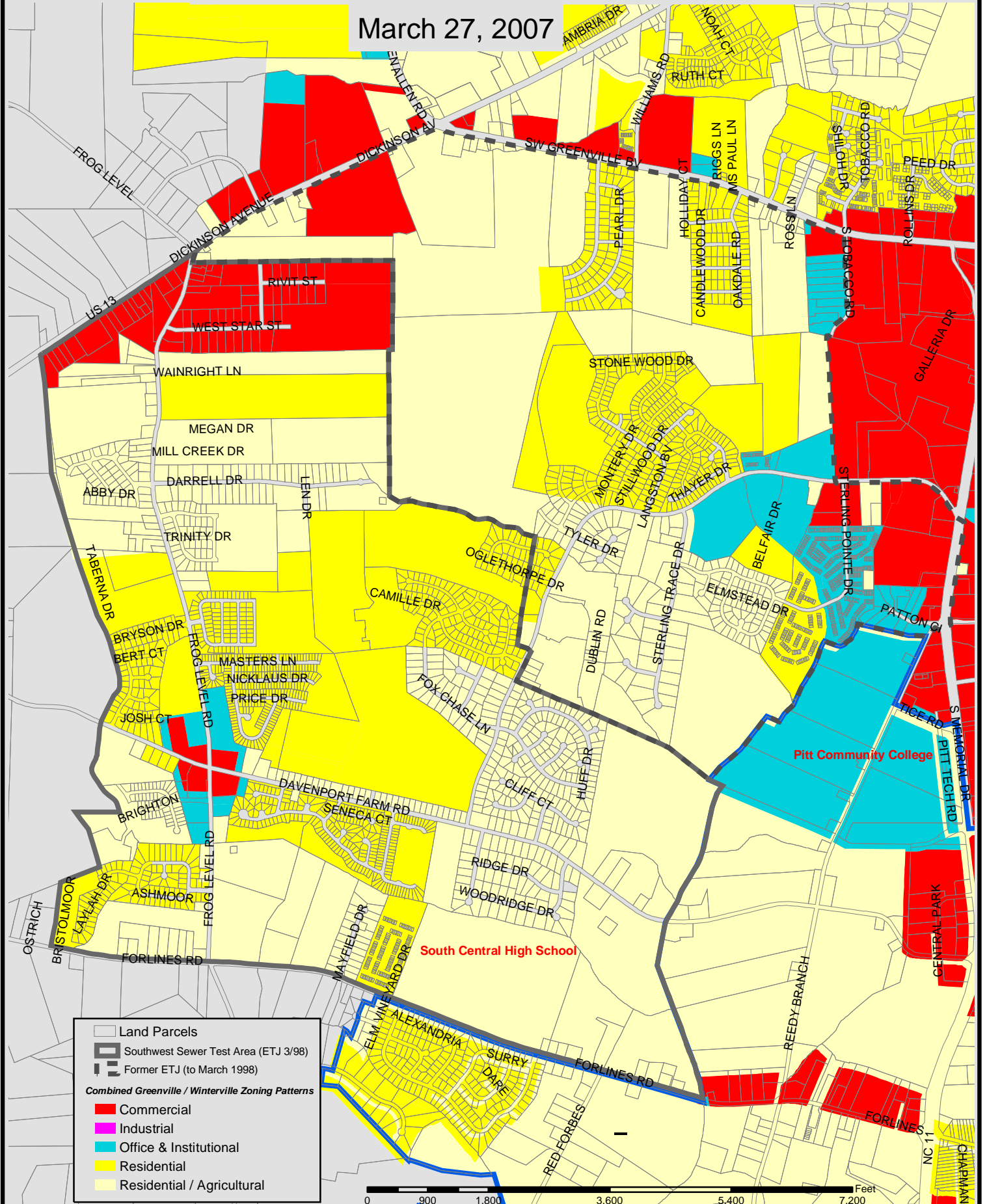
# Future Land Use Plans

February 12, 2004



# Current Zoning Patterns

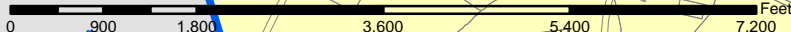
March 27, 2007



Land Parcels  
 Southwest Sewer Test Area (ETJ 3/98)  
 Former ETJ (to March 1998)

**Combined Greenville / Winterville Zoning Patterns**

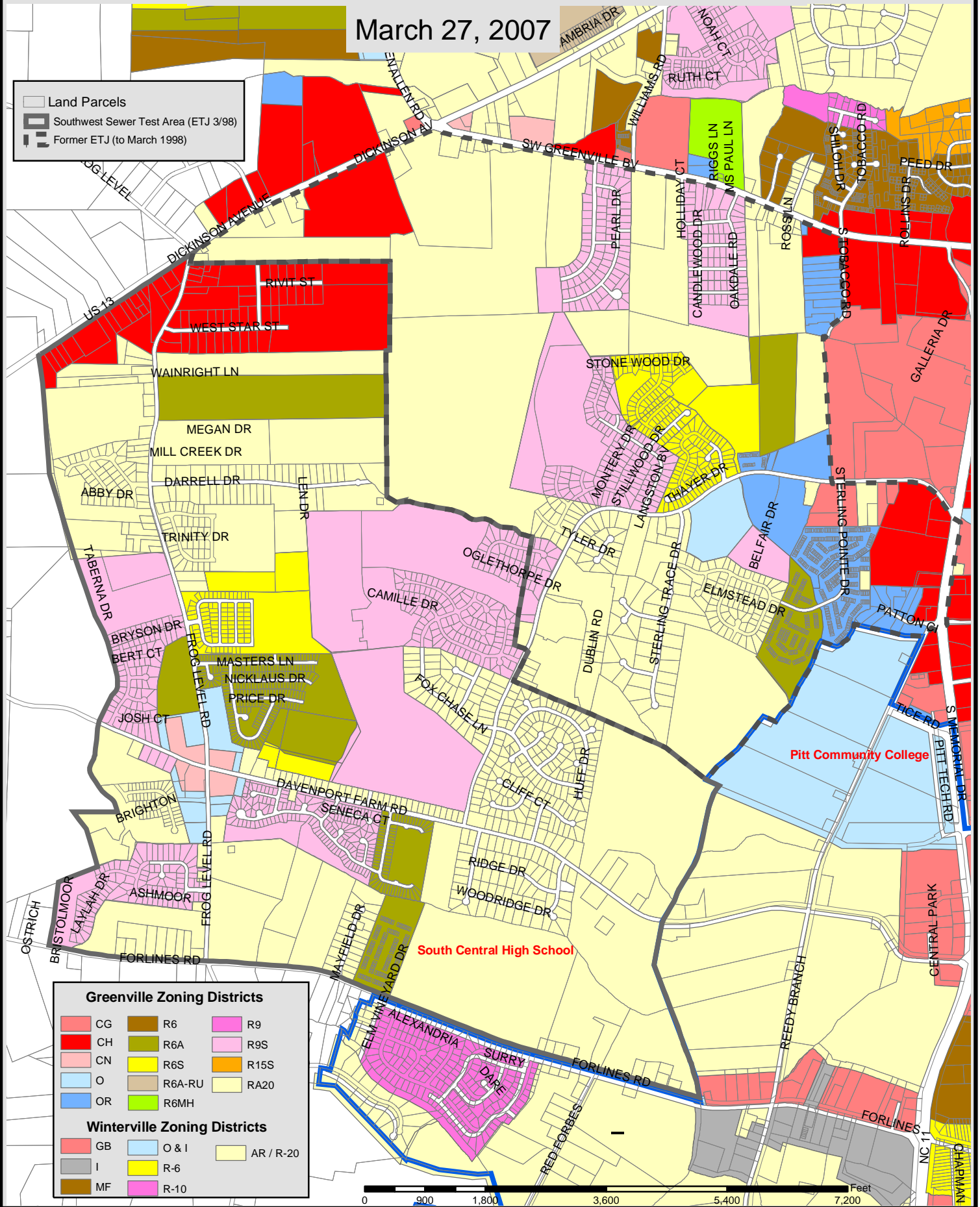
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural



# Current Zoning Districts

March 27, 2007

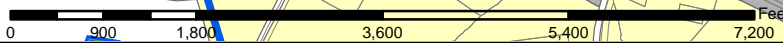
Land Parcels  
 Southwest Sewer Test Area (ETJ 3/98)  
 Former ETJ (to March 1998)



| Greenville Zoning Districts |        |      |
|-----------------------------|--------|------|
| CG                          | R6     | R9   |
| CH                          | R6A    | R9S  |
| CN                          | R6S    | R15S |
| O                           | R6A-RU | RA20 |
| OR                          | R6MH   |      |

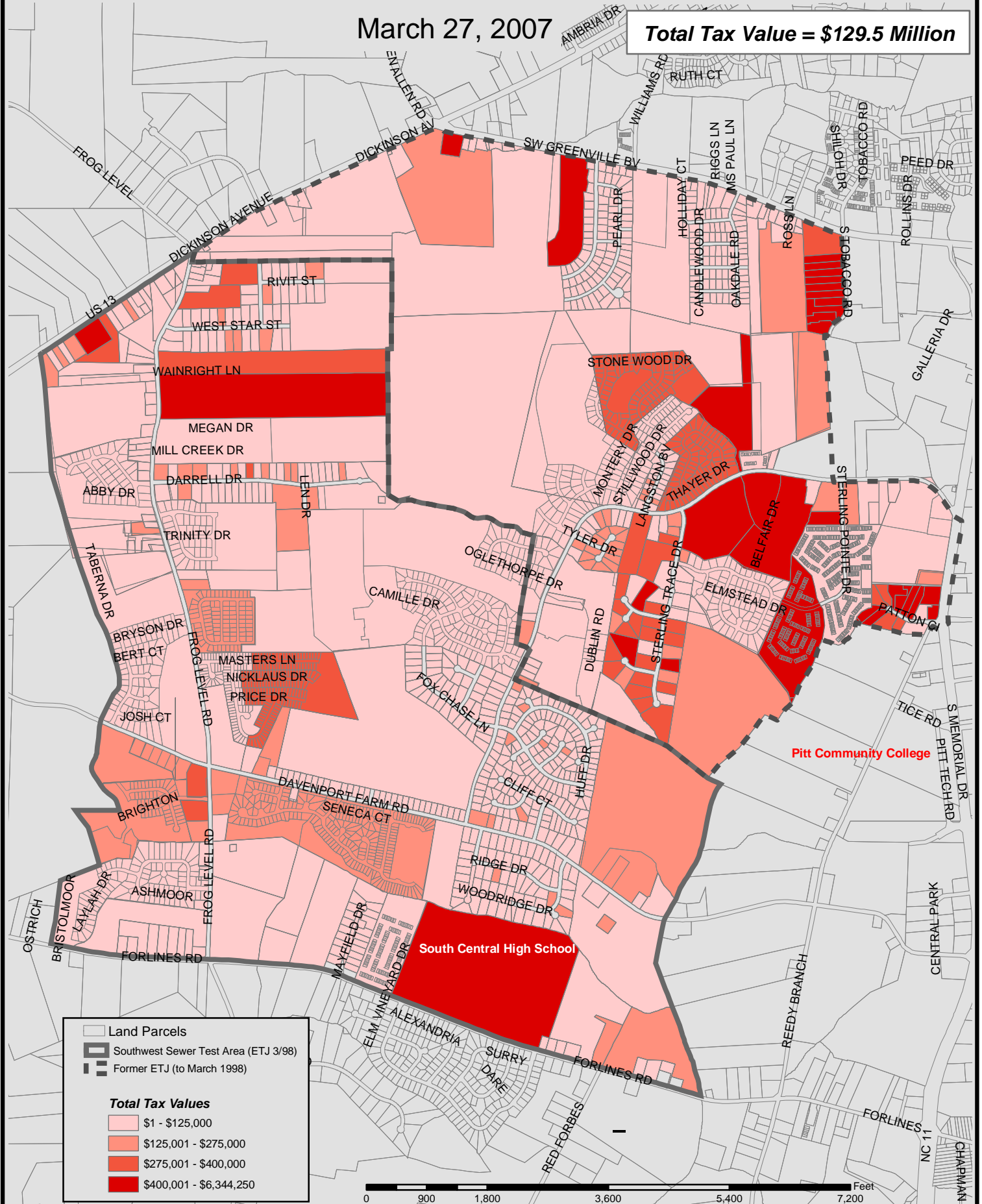
| Winterville Zoning Districts |       |           |
|------------------------------|-------|-----------|
| GB                           | O & I | AR / R-20 |
| I                            | R-6   |           |
| MF                           | R-10  |           |



# Total Tax Values (2000)

March 27, 2007

**Total Tax Value = \$129.5 Million**

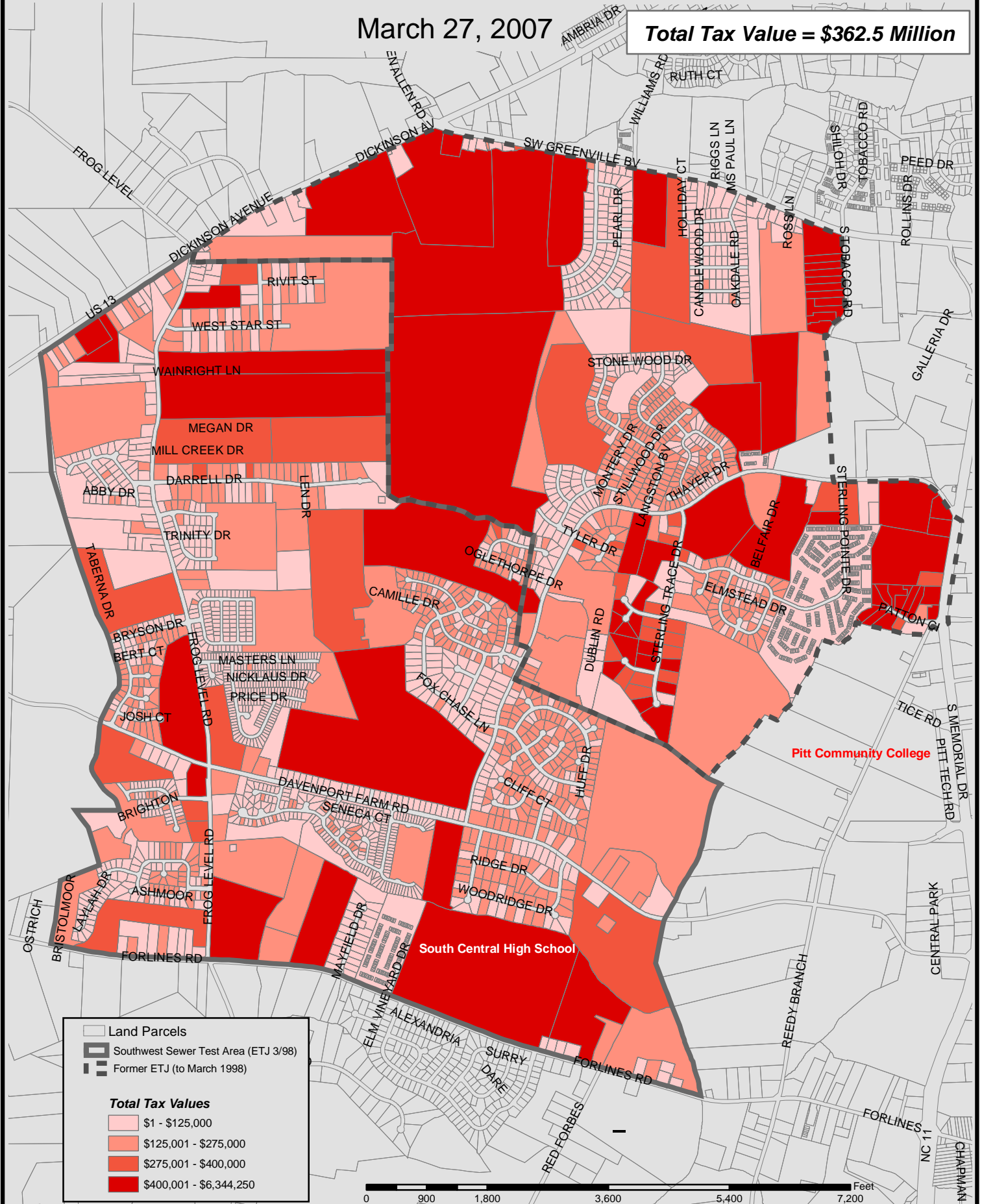




# Total Tax Values (2007)

March 27, 2007

**Total Tax Value = \$362.5 Million**



**Existing Development**

| <b>NAME</b>                             | <b>TOTAL<br/>UNITS</b> | <b>ACRES</b>  | <b>SQUARE<br/>MILES</b> |
|---|------------------------|---------------|-------------------------|
| Augusta Trails                          | 236                    | 29.13         | 0.0455                  |
| Barrington Fields                       | 45                     | 15.85         | 0.0248                  |
| Brighton Place                          | 46                     | 8.41          | 0.0131                  |
| Bristol Moor                            | 92                     | 29.22         | 0.0457                  |
| Charleston Village                      | 116                    | 33.64         | 0.0526                  |
| Fairfield                               | 34                     | 15.85         | 0.0248                  |
| Fieldstream                             | 58                     | 20.07         | 0.0314                  |
| Forest Pines                            | 38                     | 46.44         | 0.0726                  |
| Fox Chase                               | 47                     | 29.11         | 0.0455                  |
| Hampton Creek                           | 69                     | 9.33          | 0.0146                  |
| Langston Farms                          | 227                    | 63.20         | 0.0988                  |
| Langston Townhomes                      | 29                     | 2.48          | 0.0039                  |
| Mayfield                                | 22                     | 14.49         | 0.0226                  |
| Meadow Woods                            | 85                     | 15.67         | 0.0245                  |
| Mobile Home Park                        | 17                     | 26.39         | 0.0412                  |
| Oakdale                                 | 83                     | 29.96         | 0.0468                  |
| Pinecrest at Sawgrass Pointe            | 89                     | 20.59         | 0.0322                  |
| Providence Place                        | 78                     | 17.97         | 0.0281                  |
| Red Oak                                 | 88                     | 33.74         | 0.0527                  |
| Savannah Place                          | 46                     | 16.67         | 0.0260                  |
| Scattered Homes                         | 87                     | 98.07         | 0.1532                  |
| South Square Apartments (Patton Circle) | 185                    | 10.71         | 0.0167                  |
| Sterling Pointe Apartments              | 496                    | 55.87         | 0.0873                  |
| Sterling Trace                          | 33                     | 50.52         | 0.0789                  |
| Taberna (Multi-Family)                  | 100                    | 12.70         | 0.0198                  |
| Taberna (Sec 1 & 2)                     | 78                     | 25.09         | 0.0392                  |
| The Vineyards                           | 155                    | 19.17         | 0.0300                  |
| Vancroft (Sec 1)                        | 78                     | 25.40         | 0.0397                  |
| Winchester                              | 21                     | 13.25         | 0.0207                  |
| Woodlands Apartments (Tobacco Rd)       | 227                    | 14.41         | 0.0225                  |
| Woodridge North                         | 181                    | 69.41         | 0.1085                  |
| Woodridge South                         | 67                     | 42.49         | 0.0664                  |
| <b>TOTALS</b>                           | <b>3,253</b>           | <b>915.30</b> | <b>1.4301</b>           |

### Preliminary Platted Subdivisions

| NAME                     | TOTAL UNITS  | ACRES         | SQUARE MILES  |
|--------------------------|--------------|---------------|---------------|
| Augusta Trails (Sec 3)   | 66           | 10.76         | 0.0168        |
| Barrington Fields        | 46           | 20.15         | 0.0315        |
| Brighton Place           | 51           | 19.98         | 0.0312        |
| Brighton Place (Sec 2)   | 4            | 2.91          | 0.0045        |
| Bristol Moor             | 77           | 9.48          | 0.0148        |
| Davencroft               | 121          | 44.93         | 0.0702        |
| Emerald Place            | 394          | 98.32         | 0.1536        |
| Hampton Creek            | 75           | 10.02         | 0.0157        |
| Langston Farms (Phase 7) | 81           | 32.88         | 0.0514        |
| Mill Creek               | 143          | 53.12         | 0.0830        |
| Providence Place (Sec 3) | 67           | 17.72         | 0.0277        |
| Savannah Place           | 107          | 38.78         | 0.0606        |
| Taberna                  | 66           | 21.90         | 0.0342        |
| Tripp Farms              | 95           | 38.28         | 0.0598        |
| Vancroft (Sec 2)         | 25           | 10.12         | 0.0158        |
| <b>TOTALS</b>            | <b>1,418</b> | <b>429.35</b> | <b>0.6709</b> |

### Sketch Plan Approval

| NAME                                | TOTAL UNITS | ACRES         | SQUARE MILES  |
|-------------------------------------|-------------|---------------|---------------|
| Charleston Village (Future Section) | 157         | 38.49         | 0.0601        |
| Meadow Woods (Future Section)       | 85          | 19.80         | 0.0309        |
| Savannah Place (Future Section)     | 19          | 24.96         | 0.0390        |
| Langston Farms (Future Sections)    | 340         | 143.81        | 0.2247        |
| <b>TOTALS</b>                       | <b>601</b>  | <b>227.06</b> | <b>0.3548</b> |

**Vacant Non Platted Parcels**

| NAME   | TOTAL UNITS  | UNITS PER ACRE | ACRES REDUCED BY 20% | SQUARE MILES  |
|--|--------------|----------------|----------------------|---------------|
| Vacant Parcel # 05383  | 215          | 14             | 15.39                | 0.0301        |
| Vacant Parcel # 05582  | 93           | 3              | 30.96                | 0.0605        |
| Vacant Parcel # 05583  | 7            | 1              | 7.41                 | 0.0145        |
| Vacant Parcel # 07205  | 86           | 4              | 21.47                | 0.0420        |
| Vacant Parcel # 10614  | 51           | 3              | 16.98                | 0.0332        |
| Vacant Parcel # 13364  | 226          | 12             | 18.84                | 0.0368        |
| Vacant Parcel # 13789  | 326          | 8              | 40.76                | 0.0796        |
| Vacant Parcel # 14873  | 98           | 4              | 24.38                | 0.0476        |
| Vacant Parcel # 15807  | 280          | 4              | 70.08                | 0.1369        |
| Vacant Parcel # 19292  | 73           | 4              | 18.13                | 0.0355        |
| Vacant Parcel # 20604  | 52           | 3              | 17.41                | 0.0339        |
| Vacant Parcel # 23628  | 38           | 4              | 9.62                 | 0.0188        |
| Vacant Parcel # 25786  | 87           | 4              | 21.67                | 0.0423        |
| Vacant Parcel # 44336, 44080, 43776                              | 65           | 4              | 16.22                | 0.0318        |
| Vacant Parcel # 47446  | 43           | 4              | 10.69                | 0.0209        |
| Vacant Parcels # 14466, 14545, 14467, 14464, 19266               | 249          | 4              | 62.32                | 0.1217        |
| Vacant Parcels # 14454, 51969, 51970, 51972, 51973, 51974, 51975 | 63           | 3              | 21.06                | 0.0420        |
| <b>TOTALS</b>  | <b>2,052</b> | <b>83</b>      | <b>423.39</b>        | <b>0.8281</b> |

*Note: Grouped parcels represent contiguous & like development.*

**Non Residential**

| NAME            | ACRES  | SQUARE MILES |
|-----------------|--------|--------------|
| Non Residential | 702.73 | 1.0980       |

*Note: Includes Pitt Community College Parcel for Future Expansion (140.27 Acres).*

**Rezoning Activity (from April 1998)**

| <b>ZONE</b>   | <b>NUMBER OF REZONING CASES</b> | <b>ACRES</b>  | <b>SQUARE MILES</b> |
|---------------|---------------------------------|---------------|---------------------|
| CG            | 2                               | 2.91          | 0.0045              |
| CH            | 1                               | 32.02         | 0.0500              |
| CN            | 4                               | 13.74         | 0.0214              |
| O             | 7                               | 19.92         | 0.0311              |
| OR            | 2                               | 20.06         | 0.0313              |
| R6A           | 8                               | 179.26        | 0.2800              |
| R6S           | 8                               | 95.38         | 0.1490              |
| R9S           | 15                              | 491.23        | 0.7675              |
| <b>TOTALS</b> | <b>47</b>                       | <b>854.52</b> | <b>1.3352</b>       |

**Summary Table**

| <b>TYPE</b>                      | <b>TOTAL UNITS</b> | <b>TOTAL ACRES</b> | <b>SQUARE MILES</b> | <b>NOTES</b>                           |
|----------------------------------|--------------------|--------------------|---------------------|--|
| Existing Developments            | 3,253              | 915.3              | 1.4301              |  |
| Preliminary Platted Subdivisions | 1,418              | 429.35             | 0.6709              |  |
| Sketch Plan Approval             | 601                | 227.06             | 0.3548              |  |
| Vacant Non Platted Parcels       | 2,052              | 423.39             | 0.8281              | *Acreage & Square Miles reduced by 20% |
| <b>TOTALS</b>                    | <b>7,324</b>       | <b>1,995.10</b>    | <b>3.2839</b>       |  |

- Total Square Miles = **4.38**
- Total Acres = **2,697.83**

*(Total Area calculations include Existing Developments, Preliminary and/or Final Platted Subdivisions, Sketch Plan Approvals, Vacant Land, and Non Residential Land)*