



Planning & Zoning Board

May 17, 2021

7:00 P.M.

WINTERVILLE TOWN HALL ASSEMBLY ROOM

- I. CALL TO ORDER.**
- II. WELCOME.**
- III. EXCUSED ABSENCES.**
- IV. APPROVAL OF AGENDA.**
- V. APPROVAL OF MINUTES.**
 - 1. APRIL - REGULAR MEETING.**
- VI. NEW BUSINESS.**
 - 1. REZONING REQUEST - CARROLL CROSSING, SECTION 3**
- VII. REPORTS FROM STAFF.**
- VIII. COMMENTS FROM BOARD MEMBERS.**
- IX. ADJOURN.**

SPECIAL NOTICE: Anyone who needs an interpreter or special accommodations to participate in the meeting should notify the Town Clerk, Don Harvey at 215-2344 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)



**PLANNING AND ZONING BOARD
MONDAY, APRIL 19, 2021
PLANNING AND ZONING BOARD MEETING MINUTES
REMOTE VIA ZOOM**

The Planning and Zoning Board met on the above date at 7:00 PM in the Town Hall Assembly Room, with Chairman Gregory Monroe presiding. The following were present:

Gregory Monroe, Chairman (remote)
Douglas Kilian, Vice Chairman (remote)
Peggy Cliborne, Member
Margie Crawford, Member
Rondy Fleming, Member (remote)
Darlene Gardner, Member (remote)
Michael Weldin, Member
Tucker Moore, Alternate Member (remote)
Bryan Jones, Planning Director
Donald Harvey, Town Clerk

CALL TO ORDER: Chairman Monroe called the meeting to order.

WELCOME: Chairman Monroe welcomed all Board members and the public to the meeting.

EXCUSED ABSENCES: None

APPROVAL OF AGENDA:

Motion by Vice Chairman Kilian and second by Member Clibourne to approve the Agenda as presented. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-Yes; Member Crawford-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 7-0.

APPROVAL OF MINUTES: Minutes of the March 15, 2021 meeting presented for approval.

Motion by Member Crawford and second by Vice Chairman Kilian to approve the March 15, 2021 minutes as presented. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-Yes; Member Crawford-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 7-0.

NEW BUSINESS:

1. Rezoning Request – Kenneth Smith Property (Brookstone, Phase 2): Planning Director Jones gave the following presentation.

Kenneth Smith Property (Brookstone, Phase 2) Rezoning Request

Presenter:
Bryan Jones,
Planning Director



- Applicant: Kenneth Smith Properties, Inc
- Location: Church Street Ext south of its intersection with Park Road
- Parcel Number: 70650
- Site Data: 27.05 acres
- Current Zoning District: R-15
- Proposed Zoning District: R-10



- Adjacent property owners were mailed notification of the rezoning request on March 30, 2021.
- Notification was posted on the site on March 26, 2021.



Site History

- Initial rezoning to R-15 CUD approved January 9, 2006.
- The Preliminary Plat for Brookstone was approved May 8, 2006.
- Brookstone, Phase 1 Final Plat was approved in 2007 (PZ – May 7, 2007 and TC – August 13, 2007).
- CUD amended May 2019 (replaced requirement to have 25% of homes be brick with all homes to have 25% stone/brick façade).





FUTURE LAND USE CHARACTER AREAS

- Conservation**
The 100-year floodplain is regulated in order to prevent loss during floods. These areas are appropriate for outdoor recreation, agriculture / silviculture, and are otherwise predominantly unsuitable for development. This area also includes cemeteries.
- Rural Residential**
Very low density, single family detached residential on very large lots in a rural setting. Generally less than 1 dwelling per acre, and almost always without sewer service. Industrial agricultural operations are still active in these locations.
- Suburban Residential**
Primarily the large lot, single family detached residential, that many people love about the town's housing stock. Generally 2-3 dwelling units per acre, larger lots, with front- and side-loaded garages. Smaller lot sizes occasionally if minimum standards for open space and amenities are exceeded.
- Urban Neighborhood**
Primarily medium-sized lots with single family detached residential and occasionally smaller-scale, context-sensitive patio homes and attached residential permitted if design criteria are met. Generally 3-8 dwellings per acre. Some small-scale services, restaurants, or offices encouraged at select locations with good access.
- Commercial Overlay**
Potential for small-scale commercial that is sensitive to existing residential development if good transportation access is possible.
- Neighborhood Center**
Context-appropriate commercial, retail, services, professional offices, and occasionally residential located at key locations and crossroads that serve the general neighborhood around them. Small-lot residential or patio homes and/or attached residential could be part of land use mix.
- Mixed Use Center**
Mix of commercial, retail, restaurants, and service-oriented businesses, with a variety of residential options, including multi-family, townhomes, and upper-story residential. Offices also potentially on upper floors. Walkable places with a pedestrian-focused "downtown" feel.
- Regional Center**
High- to medium-intensity commercial, retail and lodging uses that act as regional activity centers, with offices and residential potentially mixed in. Primarily auto-oriented destinations with national or regional businesses.
- Employment / Residential**
These areas could include office buildings, storage and flex uses, supporting commercial uses and/or medium to high-intensity residential uses.
- Office & Employment**
Large office buildings, manufacturing, distribution, and light- to medium-industrial uses, storage and flex uses, along with associated offices and supporting commercial uses.
- Institution or Park**
Community schools, the Pitt Community College campus, town parks, and open space areas form a fabric that knits the community together. New institutional, civic, and open space uses are potentially allowed in any future land use category.

FUTURE LAND USE CHARACTER AREA

General Character

Large lot, low density single family residential was identified by the community as a land use type that was appropriate and valued in many locations. This flexible land use type is appropriate for many areas of the planning area and will likely be served by town utilities.

Typical Components	
Density	1-3 per acre
Lot coverage	Low
Building height	1-2 stories
Parking	Off street, front, side, or rear
Street pattern	Suburban grid, modified grid
Right-of-way width	50'-60'
Block length	600'-1000'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalk (one side)
Open Space	10-30%, including passive recreation, trails, playgrounds, amenity centers, parks, greens
Potential zoning	Typically R-20, R-15 or R-12.5, R10 or R8 if additional open space or amenities are provided

Adopted: 10/14/2019

Uses

Primarily single family detached residential with sewer service.

Buildings & Parking

Buildings are usually set back from the road and have large front and rear yards. Parking should be off street as much as possible, especially since sidewalks are limited.

Streets & Connections

These neighborhoods have low to medium walkability and are fairly homogeneous. Street connections to adjacent neighborhoods is key to creating a community and preserving options for the future. Sidewalks connect neighbors, and landscaping is primarily owner-maintained.



Examples of Suburban Residential

Suburban Residential

Land Use & Character | 47



A slice of the good life!

Kenneth Smith Property – Rezoning Request

Staff Recommendation:

- Site Details – Combined with the existing subdivision, the density of the proposed zoning district would meet the density recommendations of the Land Use Plan.
- Planning Staff finds the request is reasonable and in the public interest because the proposed zoning district is compatible with surrounding land uses and the future land use plan.
- Staff recommends approval of the request to rezone 27.05 acres from R-15 to R-10



REZONING PROCESS:

- Public Comments will now be entertained by the Planning and Zoning Board.
- Planning and Zoning Board will then make a recommendation to the Town Council.
- The Public Hearing will be scheduled at the May 10, 2021 Town Council Meeting.
- Town Council is will hold a public hearing regarding this request on June 14, 2021 @ 7 pm.



Public Comment Session



Comments Received:

- **Via Email Dated April 13, 2021:** “Willard and Lottie Joyner at lot 7 in Brookstone are opposed to the proposed zoning request. The request doesn’t state that it will be part of the already established Brookstone Subdivision but since it will be adjoining we feel that it should be zoned the same. It’s always about the cost but I think if you build a good quality home it’s a greater benefit to the community.”



Member Fleming joined the meeting via ZOOM prior to the presentation.

Planning Director Jones ask for any questions. Kenneth Smith is also available for any questions.

Chairman Monroe asked for questions. Vice Chairman Kilian asked is this the subdivision to the north of Holly Grove. Planning Director Jones indicated yes with a density of R-12.5. Vice Chairman Kilian asked if there will be a second entrance. Planning Director Jones noted they will be required to provide stub outs to the adjacent properties. Member Cliborne asked will there be two entrances from Church Street. Planning Director Jones indicated, no, but you will eventually have interior access. Vice Chairman Kilian asked will there be no additional entrances, approximately 70 lots with one entrance, does that meet the minimum requirements Planning Director Jones said there is no way to give additional entrances off of Church Street, we will require stub outs, and it will be interconnected, similar to Eli's Ridge is now, also like with multiple zonings. Vice Chairman Kilian said going back to the Comprehensive Land Use document, against this rezoning going to R-10, at this point we have no justification or guarantee of additional open spaces, Board has typically gone for R-12.5. Eli's Ridge was passed by the Town Council.

Member Cliborne state she has a concern over the community interest, it is important we set the right tone for the growth we are going to experience. Would recommend we not go below an R-12.5. Chairman Monroe recalled the Brookstone presentation to change and complete the subdivision. Planning Director Jones said the existing zoning is R-15 and are asking to be rezoned to R-10. Chairman Monroe said the changes to the façades, were there any other changes at that time. Planning Director Jones said only façade changes, no changes to the zoning.

Chairman Monroe ask about the background of Brookstone. Planning Director Jones said this portion has set too long and they must start over and they are desiring to get more density. Member Crawford said only one comment from existing that was opposed. Planning Director Jones said only received one comment, they are in the original area of Brookstone, there are approximately 33 houses out there now. Everybody in the neighborhood and surrounding adjacent property owners received notices. Vice Chairman Kilian said he was at the board meeting when the façade changes came up, builder promised nice looking homes, the newer homes not as nice, opposed to change. Kenneth Smith said original investors sold out, he has not agreed to sell the property to anyone yet, lot size does not mean smaller house, the public facilities per lot cost is better. Also, there are other zones nearby, lot size relates to cost. Vice Chairman Kilian said going to R-10, open space is required and what will it be. Kenneth Smith said he does not have at this plan yet. Planning Director Jones said Evans property does not have a plan either. Kenneth Smith said lot shape will cause dead space to utilize as open space to designate.

Planning Director Jones said he looks at the subdivision as a whole with both designations, the two zones will work out looking at big picture in the thought process. Member Cliborne thinks the R-12.5 would be better than R-10. Kenneth Smith said will have some large lots, needs R-10 to make up for large lots with minimum 10,000 square feet. Vice Chairman Kilian asked what the retention requirements are. Kenneth Smith said there will be a separate retention area in this phase.

Chairman Monroe restated request to rezone to R-10 recommendation. Chairman Monroe asked for further questions. There being none, what is the pleasure of the Board?

Motion by Member Crawford and second by Member Gardner to approve the Kenneth Smith Property (Brookstone, Phase 2 Rezoning Request. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-No; Member Crawford-Yes; Member Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried 7-1.

REPORTS FROM STAFF:

Chairman Monroe ask for reports from staff. Planning Director Jones gave the following report:



2571 RAILROAD ST
PO BOX 1469
WINTERVILLE, NC
28590

PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Town Council
From: Bryan Jones, Planning Director
Date: March 31, 2021
Re: Monthly Report

Please find below a summary of the projects, tasks and issues the Planning Department has been working on during the month of March 2021.

ZONING COMPLIANCES	Total = 22	YTD (2020) = 48
New Single-Family Residential	8	17
Accessory Structures	3	7
New Business	0	1
Residential Fence	2	6
Additions/Pool/Other	9	17
Other Activities/Projects		
Greenville Urban Area MPO TAC Meeting	3/3/2021	TAC met to discuss and approve transportation projects and work program.
Town Council Meeting	3/8/2021	Eli's Ridge, Phases 1 and 3 (Storm Water Detention Area) - Annexation: PH (Approved) Eli's Ridge, Phases 1 and 3 Final Plat – Approved: Villa Grande, Phase 2 Final Plat – Approved
Greenville Urban Area MPO TAC Meeting	3/9/2021	TAC met to officially approve action items from March 3, 2021 meeting (lacked quorum).
Planning and Zoning Board Meeting	3/15/2021	Zoning Ordinance Amendments – mini-warehouses, separation requirements, architectural standards for multi-family developments (recommended approval).
Pitt County Comprehensive Transportation Plan Steering Committee	3/22/2021	Vision Statement and Goals/Objectives, public input survey, and Highway Facility Types Map.

INFORMATIONAL ITEMS:

- Monthly Report
- Eli's Ridge, Phases 1 and 3 Final Plat – Approved
- Villa Grande, Section 2 Final Plant – Approved
- Zoning Ordinance Amendments – PH Scheduled for May 10, 2021
- Upcoming Projects/Activities:
 - Ordinance Updates – Subdivision



COMMENTS FROM BOARD MEMBERS:

Chairman Monroe ask if there were any comments from members of the Board. No comments.

Chairman Monroe asked will there be Market on the Square this summer? Planning Director Jones responded hopefully.

ADJOURN:

Chairman Monroe requested a motion to adjourn.

Motion by Member Clibourne and second by Member Crawford to adjourn the meeting. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Clibourne-Yes; Member Crawford-Yes; Member Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 8-0. Meeting adjourned at 7:42 pm.

Adopted this the 17th day of May 2021.

Gregory Monroe, Chairman

ATTEST:

Donald Harvey, Town Clerk



**Town of Winterville
Planning and Zoning Board
Agenda Abstract**

Item Section: New Business

Meeting Date: May 17, 2021

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: Carroll Crossing, Section 3 – Rezoning Request (Parcel 04819)

Action Requested: Consider the Rezoning Request

Attachments: Rezoning Application, Rezoning Map, Legal Description, Notification to Adjacent Property Owners, Staff Report

Prepared By: Bryan Jones, Planning Director

Date: 5/4/2021

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

Applicant: Le & Lam Properties, LLC.

Location: Church Street Ext south of its intersection with Laurie Ellis Road.

Parcel Number: **04819**

Site Data: **5.295 acres**

Current Zoning District: **NC**

Proposed Zoning District: **R-8 CD**

- ❖ Proposed Conditions: All duplexes shall have brick fronts.
- ❖ Adjacent property owners were mailed notification of the rezoning request on May 6, 2021.
- ❖ Notification was posted on the site on April 29, 2021.

Budgetary Impact: N/A

Recommendation: Staff recommends approval of the Rezoning Request



**REZONING APPLICATION
TOWN OF WINTERVILLE**

2571 Railroad Steet
P O Box 1459
Winterville, NC 28590
Phone: (252) 756-2221

Staff Use Only
Appl. # _____

OWNERSHIP INFORMATION:

Applicant: Le & Lam Properties, LLC

Address: 189 Blackwater Drive, Winterville, NC 28590

Phone #: 252-702-9531

Owner: Le & Lam Properties, LLC

Address: 189 Blackwater Drive, Winterville, NC 28590

Phone #: 252-702-9531

PROPERTY INFORMATION

Parcel #: 04819 Area (square feet or acres): 5.295

Current Land Use: Vacant

Location of Property: NCSR 1714 (Church Street)

ZONING REQUEST

Existing Zoning: CN Requested Zoning: R-8 CUD

Reason for zoning change: Conditional use that all duplexes should have brick fronts.

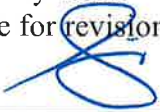
This application shall be accompanied by the following items:

- A map drawn to a scale of not less than 400 feet to the inch and not more than 20 feet to the inch showing the land covered by the proposed amendment;
- A legal description of the property;
- A list of the names and addresses of all owners of property involved in the map change and all adjoining property owners as shown on County tax records;
- A filing fee according to a regularly adopted Fee Schedule of the Town.

OWNER/AGENT STATEMENT

I, Michael W. Baldwin, being the Owner or Agent (if Agent, complete section below) request that the attached rezoning request be placed on the agenda of the Planning and Zoning Board meeting scheduled for 05 / 17 / 2021.

I understand that failure to address any item in the zoning amendment application requirements of the zoning ordinance my result in the rezoning request not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular review cycle.



04/26/2020

Signature

Date

NOTE: AGENTS ACTING ON BEHALF OF THE PROPERTY OWNER MUST HAVE A NOTARIZED STATEMENT FROM THE PROPERTY OWNER GIVING THEM THE AUTHORITY TO ACT ON THE OWNER'S BEHALF.

I, Le & Lam Properties, LLC, being the Owner of the property described herein, do hereby authorize Michael W. Baldwin as agent for the purpose of this application.

Kevin Le
Signature

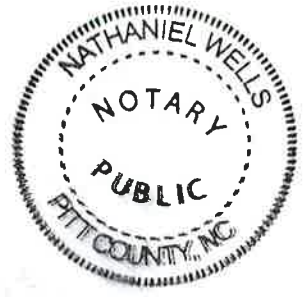
APR - 26 - 2021
Date

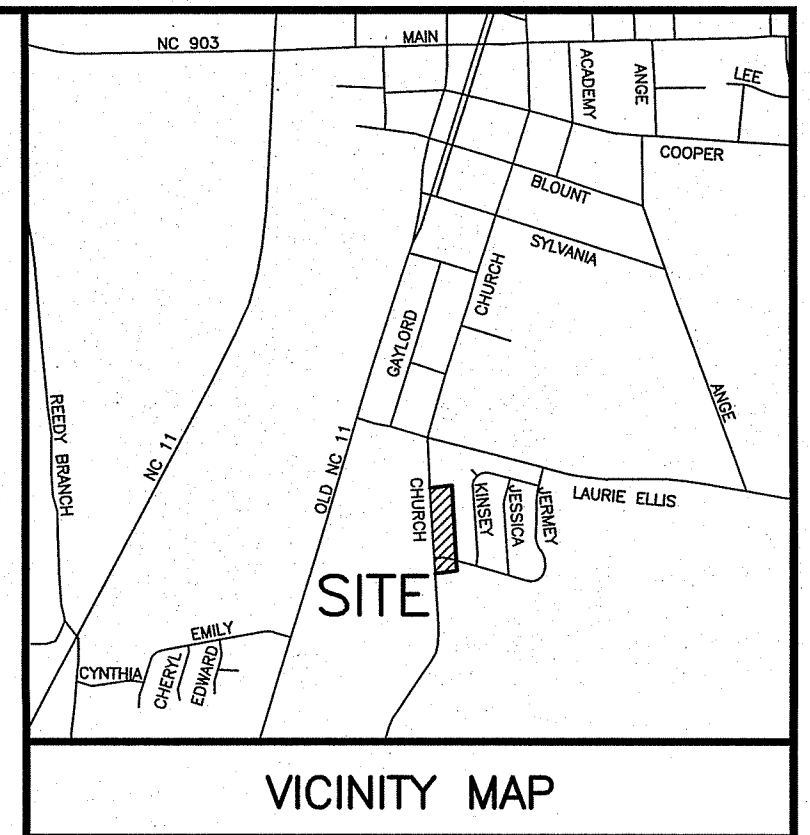
Sworn to and subscribed before me, this 26th day of APRIL, 2021.


Notary Public

My Commission Expires:

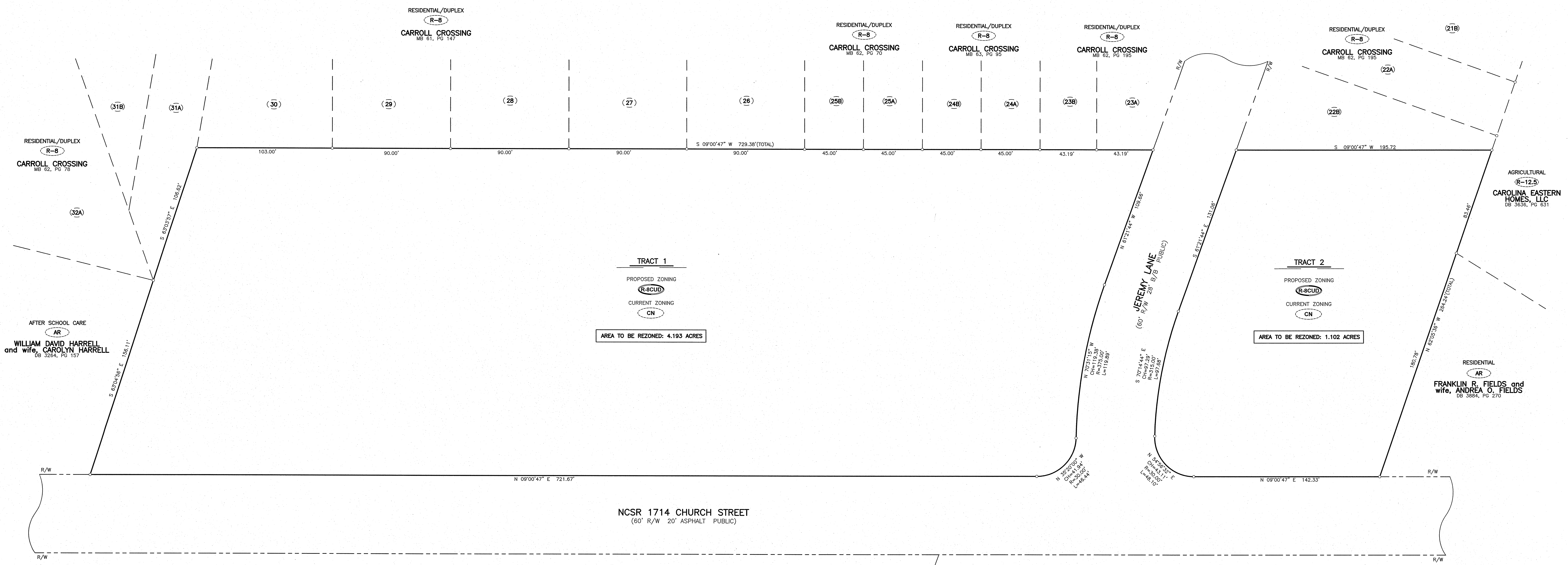
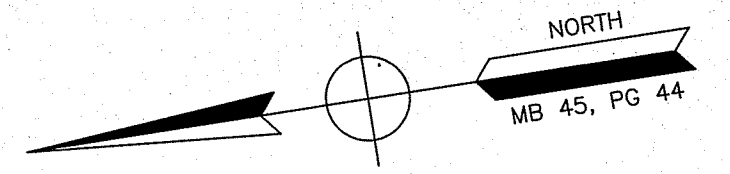
08 - 21 - 2024





**PROPERTY OWNERS ADDRESSES
WITHIN 100 FEET OF PROPERTY**

- | | | |
|--|---|---|
| <p>WILLIAM DAVID HARRELL and wife, CAROLYN HARRELL
5838 REEDY BRANCH ROAD
AYDEN, NC 28513</p> <p>MURRAY S. TRUESDALE and wife, KUMIKO F. TRUESDALE
2802 A HALEY COURT
WINTERVILLE, NC 28590</p> <p>JEFFREY D. HASSELBACH
222 PEPSI WAY
AYDEN, NC 28513</p> <p>DAVID R. SMITH, JR.
2256 A KINSEY LOOP
WINTERVILLE, NC 28590</p> <p>JOHN H. EVANS
2305 FIELDSTONE PLACE
GREENVILLE, NC 27858</p> <p>JOHN H. EVANS
2305 FIELDSTONE PLACE
GREENVILLE, NC 27858</p> <p>JOHN H. EVANS
2305 FIELDSTONE PLACE
GREENVILLE, NC 27858</p> <p>JOHN H. EVANS
2305 FIELDSTONE PLACE
GREENVILLE, NC 27858</p> | <p>(26) JOHN H. EVANS
2305 FIELDSTONE PLACE
GREENVILLE, NC 27858</p> <p>(25B) AKR HOLDINGS, LLC
824 RUPERT DRIVE
GREENVILLE, NC 27858</p> <p>(25A) AKR HOLDINGS, LLC
824 RUPERT DRIVE
GREENVILLE, NC 27858</p> <p>(24B) JARET LOGAN and wife, AMY LOGAN
3004 B KINSEY LOOP
WINTERVILLE, NC 28590</p> <p>(24A) GAIL L. CRISTIANO, ETAL
3004 B KINSEY LOOP
WINTERVILLE, NC 28590</p> <p>(23B) TOSHI S. JAMES
3010 B KINSEY LOOP
WINTERVILLE, NC 28590</p> <p>(23A) BETTY S. FIELDS
3010 A KINSEY LOOP
WINTERVILLE, NC 28590</p> | <p>(22B) KEITH HAIGHT and wife, DIANA HAIGHT
226 B JEREMY LANE
WINTERVILLE, NC 28590</p> <p>(22A) LINDA V. MCCLAWHORN
2351 OLD CREEK ROAD
GREENVILLE, NC 27834</p> <p>(21B) CARMEN ARGUDIN
238 B JEREMY LANE
WINTERVILLE, NC 28590</p> <p>CAROLINA EASTERN HOMES, LLC
2012 SHEPARD STREET
MORRISHEAD CITY, NC 28557</p> <p>FRANKLIN R. FIELDS and wife, ANDREA O. FIELDS
2947 CHURCH STREET EX
WINTERVILLE, NC 28590</p> <p>TOWN OF WINTERVILLE
P.O. BOX 1459
WINTERVILLE, NC 28590</p> <p>THE ROBERTS COMPANY FABRICATION SERVICES, INC.
133 FORLINES ROAD
WINTERVILLE, NC 28590</p> |
|--|---|---|



TRACT 1
PROPOSED ZONING: R-8CUD
CURRENT ZONING: CN
AREA TO BE REZONED: 4.193 ACRES

TRACT 2
PROPOSED ZONING: R-8CUD
CURRENT ZONING: CN
AREA TO BE REZONED: 1.102 ACRES

TOTAL AREA TO BE REZONED: 5.295 ACRES

- LEGEND**
- R/W = RIGHT-OF-WAY
 - MBL = MINIMUM BUILDING LINE
 - B/CB = BACK OF CURB TO BACK OF CURB
 - EIP = EXISTING IRON PIPE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - EPKN = EXISTING PARKER KALON NAIL
 - SPKN = SET PARKER KALON NAIL
 - R = RADIUS
 - CH = CHORD
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - NPS = NO POINT SET
 - HP = HYDROPHONE
 - TPED = TELEPHONE PEDESTAL
 - INV = INVERT
 - TC = TOP OF CURB
 - EP = EDGE OF PAVEMENT
 - TB = TOP OF BANK
 - C/L = CENTERLINE
 - MH = MANHOLE
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - CV = CATE VALVE
 - SV = BALL VALVE
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - CB = CATCH BASIN
 - FES = FLARED END SECTION
 - = NOT TO SCALE

- GENERAL NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. REFERENCE: DEED BOOK 4079 PAGE 773 OF THE PITT COUNTY REGISTER OF DEEDS.

Y:\DWM\121-054_CARROLL_CROSSING_SED_ZONE\ZONING_MAP.dwg Mon, Apr 26, 2021 8:11:01 AM RWELLS FB 536, PG. 12



SHEET 1 OF 1
REZONING MAP
TAX PARCEL #04819
TAX MAP #4074-56-0550

LE & LAM PROPERTIES, LLC

REFERENCE: DEED BOOK 4079, PAGE 773 OF THE PITT COUNTY REGISTER OF DEEDS

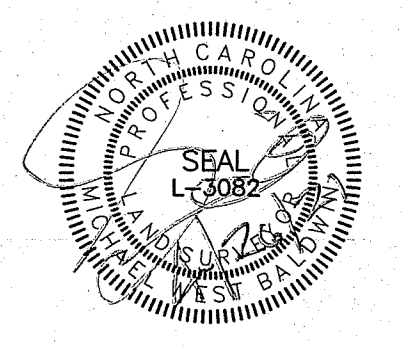
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: LE & LAM PROPERTIES, LLC
ADDRESS: 189 BLACKWATER DRIVE
WINTERVILLE, NC 28590
PHONE: (252) 702-9531 (CLARK HAZELTON, AGENT)

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-N EAST BRUNSTON (BOWLEWOOD)
GREENVILLE, NC 27858 252.756.1390

SURVEYED: CBM	APPROVED: MNB
DRAWN: NRW	DATE: 04/26/2021
CHECKED: MNB	SCALE: 1" = 30'

CLOSURE CHECK BOUNDARY
CHECKED: NRW DATE: 04/22/2021



**LEGAL DESCRIPTION OF PROPERTY
TO BE REZONED FROM CN TO R-8CUD
LE & LAM PROPERTIES, LLC
TRACT 1
WINTERVILLE TOWNSHIP, PITT, NC
APRIL 26, 2021**

Beginning at a point on the eastern right-of-way of NCSR 1714 (Church Street) said point being the southwestern corner of the William David Harrell and wife Carolyn Harrell Property as described in Deed Book 3264, Page 157 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

Leaving the eastern right-of-way of NCSR 1714 (Church Street) and with the southern line of above referenced William David Harrell and wife Carolyn Harrell Property, S 63°04'56" E 156.11', thence S 63°03'57" E 106.62', thence S 09°00'47" W 729.38' to a point on the northern right-of-way of Jeremy Lane, thence with the northern right-of-way of Jeremy Lane, N 61°21'44" W 109.66' to the point of curvature, thence with a curve to the left an arc distance of 119.69', said curve having a radius of 375.00' and a chord bearing N 70°31'15" W 119.38' to the point of reverse curvature, thence with a curve to the right an arc distance of 46.44', said curve having a radius of 30.00' and a chord bearing N 35°20'00" W 41.94' to a point on the eastern right-of-way of NCSR 1714 (Church Street), thence with the eastern right-of-way of NCSR 1714 (Church Street), N 09°00'47" E 721.67' to the point of beginning containing 4.193 acres and being a portion of the property described in Deed Book 4079, Page 773 of the Pitt County Register of Deeds.



2571 Railroad Street
PO Box 1459
Winterville, NC 28590

Phone (252)215-2358
Fax (252)756-3109
www.wintervillenc.com

**Planning and Zoning
Rezoning Request**

NOTICE IS HEREBY GIVEN that the Winterville Planning and Zoning Board will meet on Monday, May 17, 2021 at 7:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, in order to consider the following request:

Le & Lam Properties, LLC has submitted a rezoning application to rezone Parcel 04819 (5.295 Acres) as shown on the attached map from Neighborhood Commercial (CN) to R-8 CD, with the condition that all duplexes shall have brick fronts. The R-8 Residential District is a quiet, medium density neighborhood consisting of single-family residences along with limited home occupations and private and public community uses.

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting bryan.jones@wintervillenc.com or the Winterville Planning Department at (252) 215-2358 or at wintervillenc.com.

The Town of Winterville will be keeping measures in place in an ongoing effort to mitigate the spread of COVID-19. These measures include limiting physical attendance at the meeting, employing social distancing, and implementing remote participation. The meeting is open to the public; however, limited attendance will be allowed to attend in-person due to COVID-19 provisions and the meeting will be available electronically. The public is encouraged to watch the meeting live on YouTube (www.wintervillenc.com/videos). Those that wish to address the Planning and Zoning Board during the meeting should contact the Town Clerk at (252) 215-2344 to register by **one business day before the meeting at 5:00 p.m. The public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to don.harvey@wintervillenc.com. Please include your name and address.

Le & Lam Properties LLC
2364 Blackstone Drive
Winterville, NC 28590

Linda V McLawhorn
2351 Old Creek Road
Greenville NC 27834

GAIL L CRISTIANO
DENNIS M CRISTIANO
3004 A KINSEY LP
WINTERVILLE NC 28590

JOHN H EVANS
2305 FIELDSTONE PL
WINTERVILLE NC 28590

MURRAY TRUESDALE
KUMIKO TRUESDALE
2802 A HALEY CT
WINTERVILLE NC 28590

AUSTIN DIXON
2803 B HALEY CT
WINTERVILLE NC 28590

SHERON E GREEN
2944 A KINSEY LP
WINTERVILLE NC 28590

HAPPY TRAIL FARMS LLC
PO BOX 1863
GREENVILLE NC 27835

Franklin R. Fields
Andrea O. Fields
2947 Church Street Ex
Winterville, NC 28590

Betty S Fields
3010 A KINSEY LP
WINTERVILLE NC 28590

JARET LOGAN
AMY LOGAN
3004 B KINSEY LP
WINTERVILLE NC 28590

DAVIS R SMITH, JR
2956 A KINSEY LP
WINTERVILLE NC 28590

RICHARD S COLTRAIN
3903 ARROWHEAD ROAD
AYDEN, NC 28513

CHRISTINE K SMITH
2805 A HALEY CT
WINTERVILLE NC 28590

WILLIAM DAVID HARRELL
CAROLYN HARRELL
5838 REEDY BRANCH RD
AYDEN NC 28513

JACHIE POHL
2995-A KINSEY LP
WINTERVILLE NC 28590

Keith Haight
Diana Haight
226 B Jeremy Lane
Winterville NC 28590

Toshi S James
3010 B KINSEY LP
WINTERVILLE NC 28590

AKR HOLDINGS LLC
824 RUPERT DR
GREENVILLE NC 27858

JEFFEREY D HASSELBACH
222 PEPSI WAY
AYDEN, NC 28513

EDWARD WETHERINGTON
756 STRICKLAND TERRACE
KINSTON, NC 28504

TAMARA L RUPKE
2805 B HALEY CT
WINTERVILLE NC 28590

ROBERTS COMPANY
133 FORLINES RD
WINTERVILLE NC 28590



**Town of Winterville Planning Department
Zoning Staff Report**

GENERAL INFORMATION

APPLICANT	Le & Lam Properties, LLC
HEARING TYPE	Rezoning Request
REQUEST	CN to R-8 CD
CONDITIONS	All duplexes will have brick facades.
LOCATION	Church Street Extension south of its intersection with Laurie Ellis Rd
PARCEL ID NUMBER(S)	04819
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request on May 6, 2021. Notification was posted on site on April 29, 2021. 25 properties were mailed notification.
TRACT SIZE	5.295 acres
TOPOGRAPHY	Flat
VEGETATION	Cleared

SITE DATA

EXISTING USE	Vacant
---------------------	--------

ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	AR	Daycare
E	R-8 CD	Residential
W	I	Manufacturing
S	AR	Residential

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	CN (Neighborhood Commercial)	R-8 CD
MAX DENSITY	n/a	n/a
TYPICAL USES	Shopping facilities for goods and services to serve a neighborhood.	Medium Density; single-family residential; limited home occupations.



--	--	--

SPECIAL INFORMATION

OVERLAY DISTRICT	N/A
ENVIRONMENTAL / SOILS	N/A
FLOODPLAIN	N/A
STREAMS	N/A
OTHER	If >1 acre is disturbed, site must meet Phase 2 stormwater requirements and provide Soil Erosion and Sedimentation Control Permit
SITE PLAN REQUIREMENTS	Subdivision plan required

**These regulations may not reflect all requirements for all situations. See the Town of Winterville Zoning Ordinance for all applicable regulations for site requirements for this zoning district.

LANDSCAPING & BUFFER REQUIREMENTS

Development must meet requirements of the Zoning Ordinance (Article X-A. Vegetation and Buffering Requirements).

TRANSPORTATION

STREET CLASSIFICATION	Church Street Ext – NCDOT Road
SITE ACCESS	All access must be designed and constructed to meet the Town of Winterville / NCDOT standards.
TRAFFIC COUNTS (per NCDOT Annual Average Daily Traffic Map)	Church Street Ext – 180
TRIP GENERATION	N/A
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD
STREET CONNECTIVITY	N/A
OTHER	N/A



IMPACT ANALYSIS

Land Use Compatibility

The proposed R-8 CD zoning district would allow land uses that are compatible with the general character of the area.

Town of Winterville Comprehensive Land Use Plan Policies

The Future Land Use Map designates this property as a Suburban Residential character area. The requested **R-8 CD** zoning district is generally consistent with this character area as defined by the future land use designation.

Comprehensive Land Use Plans - Recommendations & Implementation

Suburban Residential - General Character:

- Low to medium density single family residential. This land use type was identified as one that is appropriate and valued. This flexible land use type is appropriate for many parts of the planning area.

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is encouraged to discuss this proposed rezoning with owners of surrounding properties.

Staff Analysis

The 5.295 acre property is currently vacant. The property North of the request is zoned AR with a daycare. West of the request is zoned Industrial (Roberts Company). South of the request is zoned AR and is a single-family home. East of the request is zoned R-8 CD and is a duplex subdivision (Carroll Crossing).

The R-8 CD rezoning request is consistent with the intent and purpose of the Zoning Ordinance, the Future Land Use Plan and is generally compatible with the existing development and trends in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the rezoning request for the 5.295 acres from CN to R-8 CD.



WINTERVILLE

A slice of the good life!

2571 RAILROAD ST
PO BOX 1459
WINTERVILLE, NC
28590

PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Planning and Zoning Board

From: Bryan Jones, Planning Director

Date: May 11, 2021

Re: Monthly Report

Please find below a summary of the projects, tasks and issues the Planning Department has been working on during the month of **April 2021.**

ZONING COMPLIANCES	Total = 27	YTD (2020) = 76
New Single-Family Residential	5	22
Accessory Structures	3	10
New Business	5	6
Residential Fence	8	15
Additions/Pool/Other	6	23
Other Activities/Projects		
Technical Review Committee	4/6/2021	TRC met to consider/review the site plan for Classic Southern Sheds (approved)
BSA – Discovery Meeting	4/7/2021	Met with BSA to discuss implementation of new software for Planning Department.
Town Council Meeting	4/12/2021	Zoning Ordinance Amendments – Schedule PH
MPO Transportation Planner	4/15/2021	Met with MPO to review the FY21 Surface Transportation Authorization Member Designated Request Form.
Planning and Zoning Board Meeting	4/19/2021	Kenneth Smith Rezoning Request (Brookstone, Phase 2) - Recommended approval (7-1).
Pitt County Comprehensive Transportation Plan Steering Committee	4/26/2021	Committee met to discuss plan aspects including Optimum Intersection Designs and Public Survey Results.