



Planning & Zoning Board

August 16, 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. JULY - REGULAR MEETING.**
- VI. NEW BUSINESS.**
 - 1. FINAL PLAT - HOLLY GROVE, SECTION 2**
- 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, JULY 19, 2021
PLANNING AND ZONING BOARD MEETING MINUTES**

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
Douglas Kilian, Vice Chairman
Peggy Cliborne, Member
Margie Crawford, Member
Rondy Fleming, Member
Darlene Gardner, Member
Michael Weldin, Member
Tucker Moore, Alternate Member
Bryan Jones, Planning Director
Haleigh Robinson, Planning Intern
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: There were no excused absences for the meeting.

APPROVAL OF AGENDA:

Motion by Vice Chairman Kilian and second by Member Cliborne to approve the Agenda with notation from Planning Director Jones. Motion carried unanimously, 7-0.

APPROVAL OF MINUTES: Minutes of the June 21, 2021 meeting presented for approval.

Motion by Vice Chairman Kilian Member and second by Member Weldin to approve the June 21, 2021 minutes as presented. Motion carried unanimously, 7-0.

ADMINISTRATIVE MATTERS:

Member Gardner arrived at the meeting.

1. Election of Officers (Chair and Vice Chair).


Motion by Member Cliborne and second by Vice Chairman Kilian to elect Gregory Monroe as Chairman. Motion carried unanimously, 8-0.

Motion by Member Cliborne and second by Member Weldin to elect Douglas Kilian as Vice Chairman. Motion carried unanimously, 8-0.

Both thanked the Board for their support.


NEW BUSINESS:


1. Preliminary Plat – Eleven at Main: Planning Director Jones gave the following presentation.



Eleven at Main – Preliminary Plat

- Site Data:
 - Location: Intersection of Hwy 11 S and Main Street
 - Parcel Number: 05589
 - Acreage/Density: 20.43 Acres, 154 Lots/Units
 - Zoning: Multi-Family Residential (MR)





Eleven at Main – Preliminary Plat

- Site History:

TABLE OF PERMITTED & SPECIAL USES

USE TYPES	LUC	SIC	A-R	R-20	R-15	R-12.5	R-10	R-8	R-6	M-R	O-I	C-B	G-B	I-C	C-N	I	SR
Residential Uses																	
bed and breakfast inns	2	0000	S	S	S	S	S	S				X	X	X			1
dwelling, conventional or modular:																	
multi-family (including single family attached of more than 2 attached units)	2	0000	S							S	S	S					2 / 42
single family detached	1	0000	X	X	X	X	X	X	X	X	X	S					42
two-family (including single family attached of no more than 2 attached units)	1	0000	S					S	X	X	S						2
dwelling, mobile home on individual lot:	1																
class A single-family	0000	S							X								3
class B single-family	0000																4
family care home (6 or less)	2	8351	X	X	X	X	X	X	X	X	X	X	X	X	X	X	5
family day-care home (3-5)	*	8322	S	S	S	S	S	S	S	S	S	S					5
home occupation, customary	*	0000	S	S	S	S	S	S	S	S	S						6
mobile home park	2	0000	S							S							7
planned unit development	2	0000															8

*SEE SR NOTE

- Site History:
 - Special Use Permit required for Multi-Family Residential Developments per Special Requirement 2 (Section 6.5 Special Requirements to the Table of Permitted and Special Uses)
 - SR 2 Requirements specify density, dimensional requirements, setbacks, access, etc.
 - Based on Total Land Square Footage (642,510 sq ft), the maximum allowable units is 255 (proposed is 154).
- SUP was approved by the Board of Adjustment on May 18, 2021.

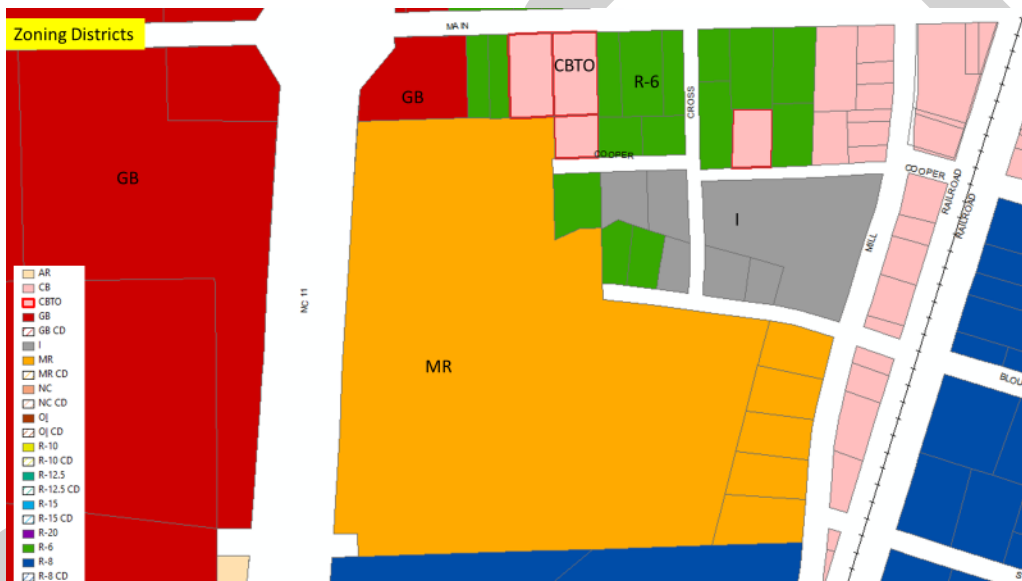


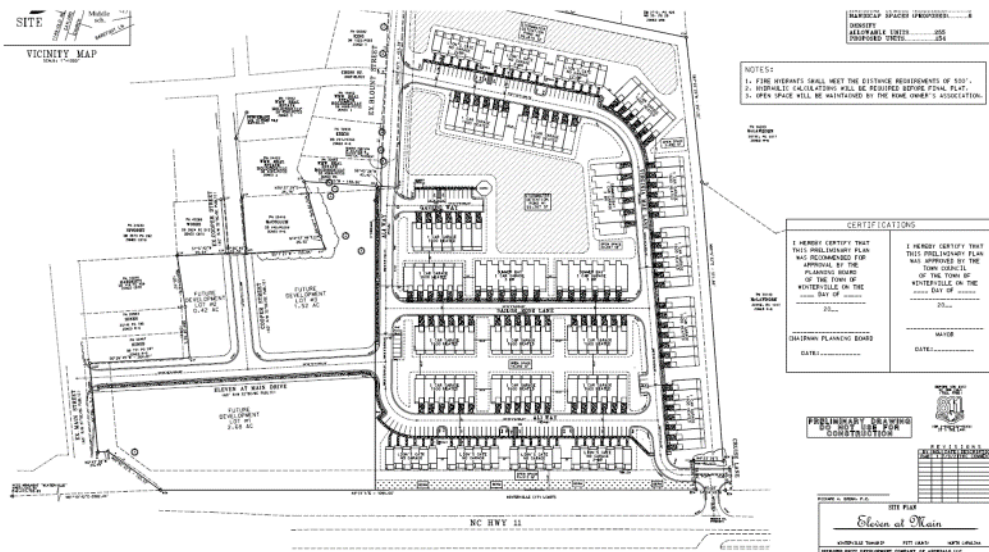
- Site History:
 - SR 2. Two Family, Single-Family Attached and Multifamily Dwellings
 - d. In any case where more than one multi-family building, more than one two-family dwelling or more than one series of attached dwelling units are proposed to be constructed on one lot, such development shall be in conformance with the following residential group development standards:
 1. Site Plan. No zoning permit or building permit shall be issued for construction in a group residential development except in accordance with a site plan approved by the Planning Board, in accordance with the standards herein. In any case where land is to be dedicated in a group residential development, a Subdivision Plan may be required by the Subdivision Ordinance. Developments that are proposed to be developed under the North Carolina Unit Ownership Act shall meet the requirements of that Act by recording the declaration and plan with the Register of Deeds. Where land is to be conveyed in accordance with such declaration and plan, the developer shall first comply with the Subdivision Ordinance.



- Approval Process:
 - SUP was approved by the Board of Adjustment on May 18, 2021.
 - TRC approved Site Plan/Preliminary Plat on July 6, 2021.
 - Planning and Zoning Board approve Site Plan and recommend action to Town Council regarding Preliminary Plat on July 19, 2021.
 - Town Council agenda on August 9, 2021.







Staff Recommendation:

- Based on the applicant meeting the requirements of the Special Use Permit approved by the BOA and TRC approval, Planning staff recommends approval.



Planning Director Jones ask for any questions. Dale Britt , the developer, Richie Brown with Stroud Engineering were present and available for any questions. Discussion took place with the developer, engineer, staff, and the Board.

Public Comment Session: No comments were received.

Chairman Monroe ask for further questions. There being none, what is the pleasure of the Board?

Motion by Member Fleming and second by Member Moore to approve the Preliminary Plat of Eleven at Main as presented. Motion carried unanimously, 8-0.

2. Rezoning Request – Sutton Capital Group, LLC (Parcels 12045, 23479, 38386): Planning Director Jones gave the following presentation.

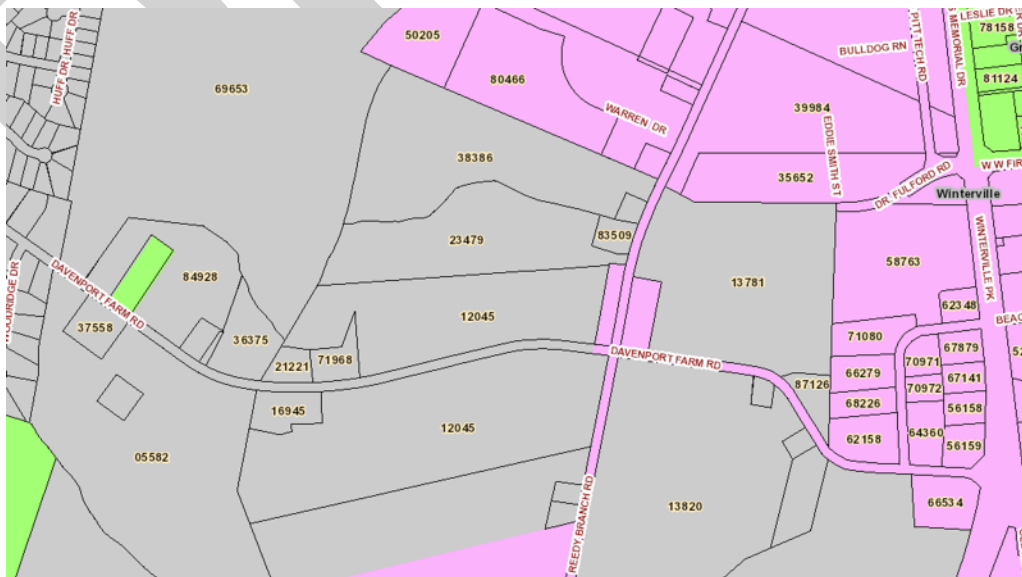
- Applicant: Sutton Capital Group, LLC
- Location: Intersection of Reddy Branch Road and Davenport Farm Road.
- Parcel Numbers: 12045, 23479, 38386
- Site Data: 94.372 acres
- Current Zoning District: Agricultural Residential (AR)
- Proposed Zoning District: R-10 CD (33.773 Acres), R-8 CD (30.579 Acres), R-6 CD (22.613 Acres)

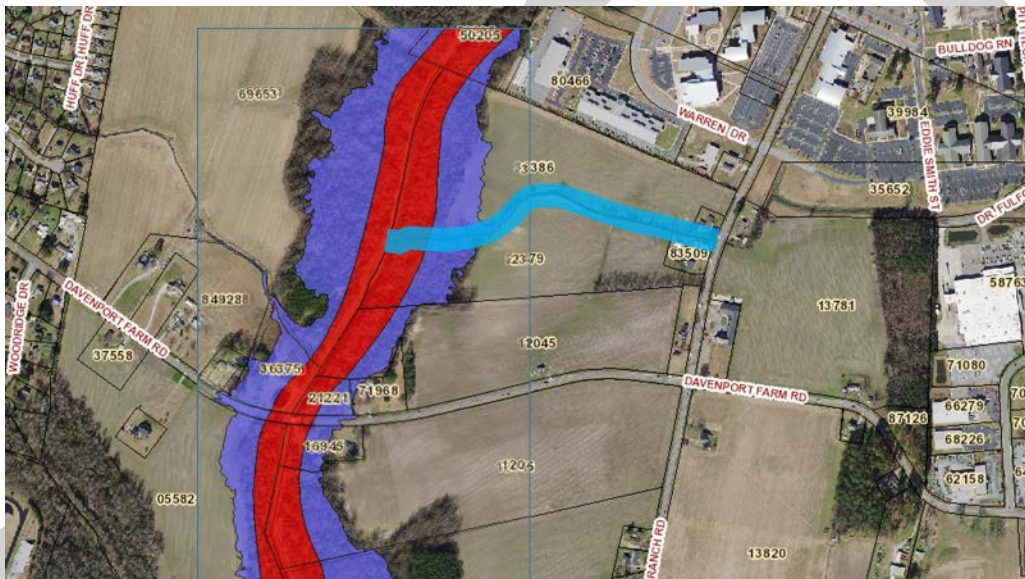


- Proposed Zoning District: R-10 CD (33.773 Acres), R-8 CD (30.579 Acres), R-6 CD (22.613 Acres)
- With the following conditions:
 - All lots will be single family residential.
 - 8' Side Setbacks.
 - All homes will be a minimum of 1500 SF (Heated).
 - The development will consist of fiber cement board exterior siding on all homes with some elevations consisting of brick or stone accents.
 - All homes will include a 2-car garage.
 - Dedication of 30' Greenway easement along Swift Creek.
 - Development will include amenity area with pool and cabana.



- Adjacent property owners were mailed notification of the rezoning request on June 7, 2021 and July 6, 2021.
- Request was tabled at the June 21, 2021 Planning and Zoning Board Meeting.
- Notification was posted on the site on June 8, 2021.







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



Urban Neighborhood

General Character

Somewhat higher density, predominantly single family detached residential housing. Some attached housing and/or small-scale commercial, retail, or restaurants allowed at select locations.

Typical Components	
Density	3-8 per acre
Lot coverage	Medium
Building height	1.5-3 stories
Parking	On- and off-street; front, side, rear, or alley-loaded
Street pattern	Suburban to urban grid
Right-of-way width	50'-60', less for alleys
Block length	600'-800'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalk (both sides)
Open Space	5-10%, more formal including plazas, greens and other common areas
Potential zoning	R-12.5, R-10, R-8, possibly also NB*, R-6, or M-R

*A Neighborhood Business zoning district is recommended on page 60.

Uses

Small-lot single family detached residential dom-

inates (with lots of approx. 6,000 to 10,000 sq ft), but duplexes or townhomes may be appropriate if design criteria are met to protect neighborhood character. Some small-scale service or office uses may be appropriate at select locations.

Buildings & Parking

Buildings are closer to the street, some side- and alley-loaded developments may be close to the sidewalk. Parking at nonresidential uses should be in the rear, to preserve walkability. On-street parking should be provided if densities exceed 4 dwelling units per acre or lot frontage of less than 50 feet per home.

Streets & Connections

Low- to medium-volume streets prioritize pedestrians. Street trees soften the streetscape. Connections to adjacent properties and neighborhoods are frequent.



Examples of Urban Neighborhood.





Town of **WINTERVILLE**

A slice of the good life!

Sutton Capital Group – Rezoning Request

Staff Recommendation:

- 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 94.372 acres from AR to R-10 CD, R-8 CD, and R-6 CD with the following conditions:
 - All homes will be single family residential.
 - 8' Side Setbacks.
 - All homes will be a minimum of 1500 SF (Heated).
 - The development will consist of fiber cement board exterior siding on all homes with some elevations consisting of brick or stone accents.
 - All homes will include a 2-car garage.
 - Dedication of 30' Greenway easement along Swift Creek.
 - Development will include amenity area with pool and cabana.



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 August 9, 2021 Town Council Meeting.
- Town Council will hold a public hearing regarding this request on September 13, 2021 @ 7 pm.



Planning Director Jones ask for any questions. The project engineer, Scott Anderson with ARK Engineering was available. He gave comments relative to the proposed development. Discussion took place with the engineer, staff, and the Board.

Public Comment Session: No written comments were received. Judy Bowen and Kevin Little gave comments relative to increased traffic and housing density concerns of the rezoning request.

Chairman Monroe ask for further questions. There being none, what is the pleasure of the Board?

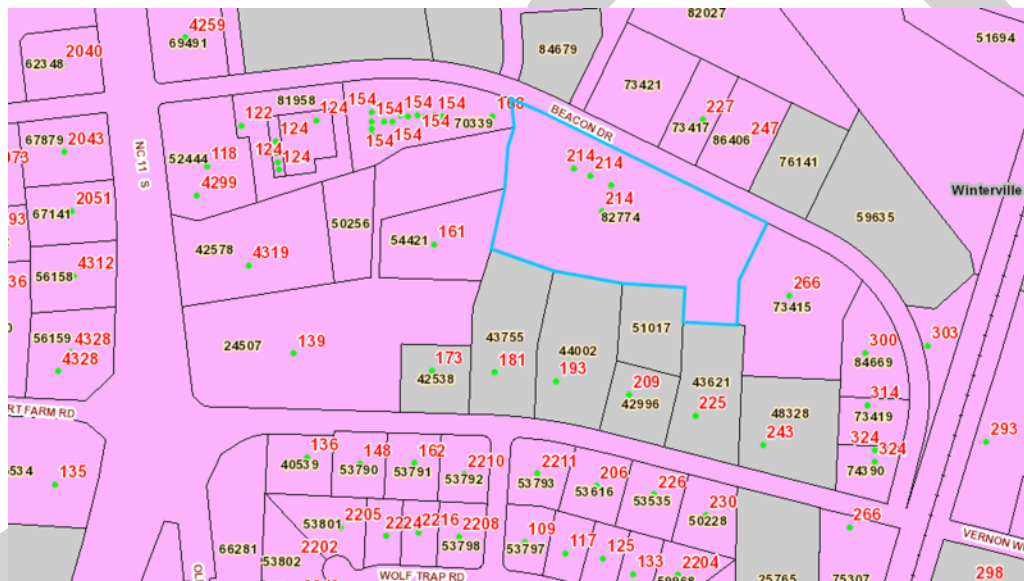
Motion by Vice Chairman Kilian and second by Member Cliborne to approve the Rezoning Request of Sutton Capital Group, LLC (Parcels 12045, 23479, 38386): as presented. Member Weldin opposed. Motion carried, 7-1.

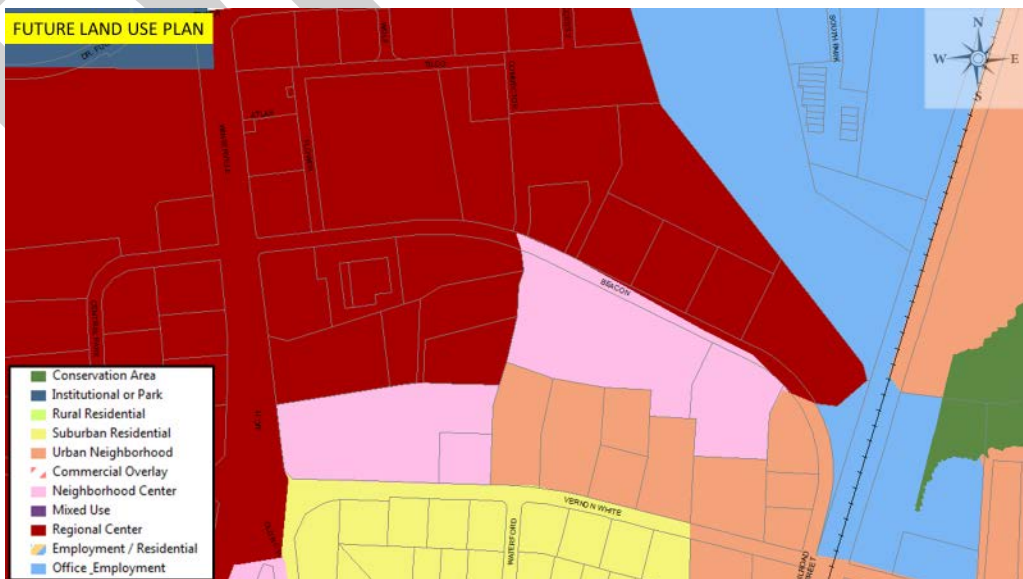
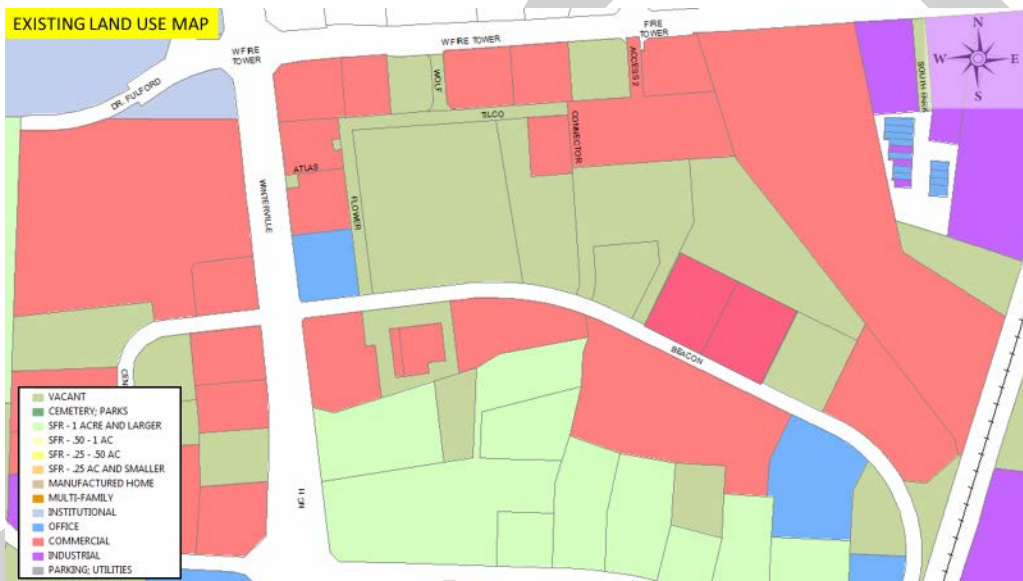
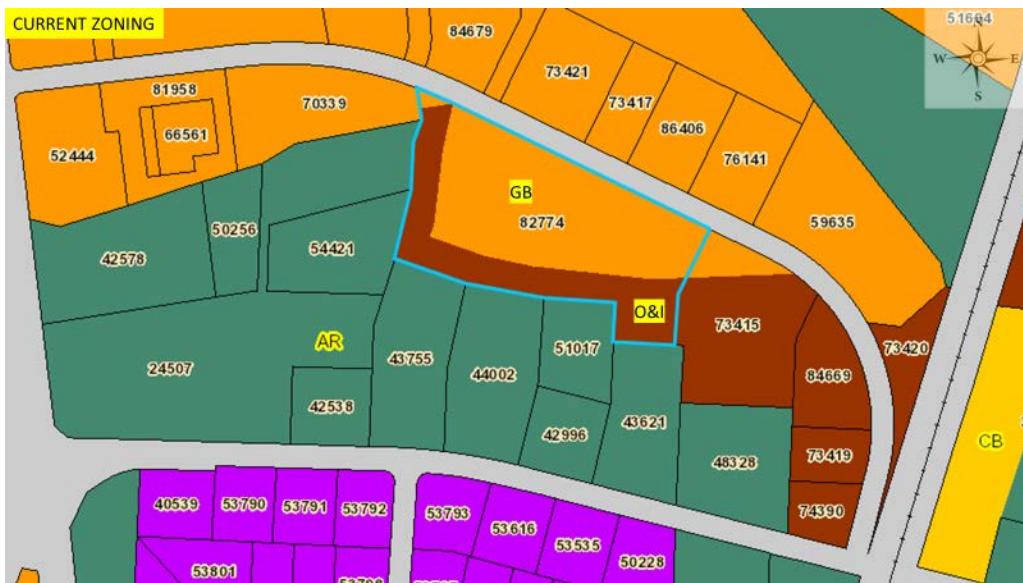
3. Rezoning Request – Aquatic Holdings, LLC: Planning Director Jones gave the following presentation.

- Applicant: Aquatic Holdings, LLC
- Location: Beacon Drive east of its intersection with Winterville Pkwy.
- Parcel Numbers: 82774
- Site Data: 1.3090acres
- Current Zoning District: Office and Institutional (OI)
- Proposed Zoning District: General Business (GB)



- Adjacent property owners were mailed notification of the rezoning request on July 6, 2021.
- Notification was posted on the site on July 6, 2021.





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

These centers have small-scale retail, restaurants and offices that are local landmarks and serve the surrounding neighborhoods. Other, more high intensity land uses may be attracted to these activity areas. Residential uses could include patio homes, attached units and some multi-family structures.

Typical Components	
Density	Up to 14 units per acre
Lot coverage	Medium to high
Building height	1.5-4 stories
Parking	Off-street: internal lots On-street parking on some blocks
Street pattern	Urban grid
Right-of-way width	50'-60' with 70'-100' boulevards
Block length	500'-800'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalk (Both sides)
Civic Space	Limited, small plazas, patio dining
Potential zoning	G-B, C-N, O-1, I-C, possibly C-B, R-8, R-6, or M-R

Uses

Neighborhood-serving commercial uses (grocery store, retail/service, restaurant, etc.) serve as the anchor of this land use type, with multi-family and other residential mixed in and supporting the commercial center.

Buildings & Parking

Buildings set back from the street with landscaping and limited parking in front. More internal parking to the side or behind businesses.

Streets & Connections

These sites balance automobiles and pedestrians, and need to be accessible by multiple transportation modes to succeed as social centers.



Examples of Neighborhood Center.

Neighborhood Center





Staff Recommendation:

- 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 1.3090 acres from OI to GB.



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 August 9, 2021 Town Council Meeting.
- Town Council will hold a public hearing regarding this request on September 13, 2021 @ 7 pm.



Planning Director Jones ask for any questions. Discussion took place with staff and the Board.

Public Comment Session: No comments were received.

Chairman Monroe ask for further questions. There being none, what is the pleasure of the Board?

Motion by Member Fleming and second by Member Weldin to approve the Rezoning Request of Aquatic Holdings, LLC as presented. Motion carried unanimously, 8-0.

4. Rezoning Request – Alfred Martin McLawhorn-William Farkas: Planning Director Jones gave the following presentation.


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Alfred McLawhorn – Rezoning Request

- Applicant: Carl Parker (Parker and Associates)
- Location: Mill Street north of its intersection with Laurie Ellis Road
- Parcel Numbers: 39149, 16203
- Site Data: 11.6153 acres
- Current Zoning District: R-8
- Proposed Zoning District: Multi-Family Residential (MR)



Town of

WINTERVILLE

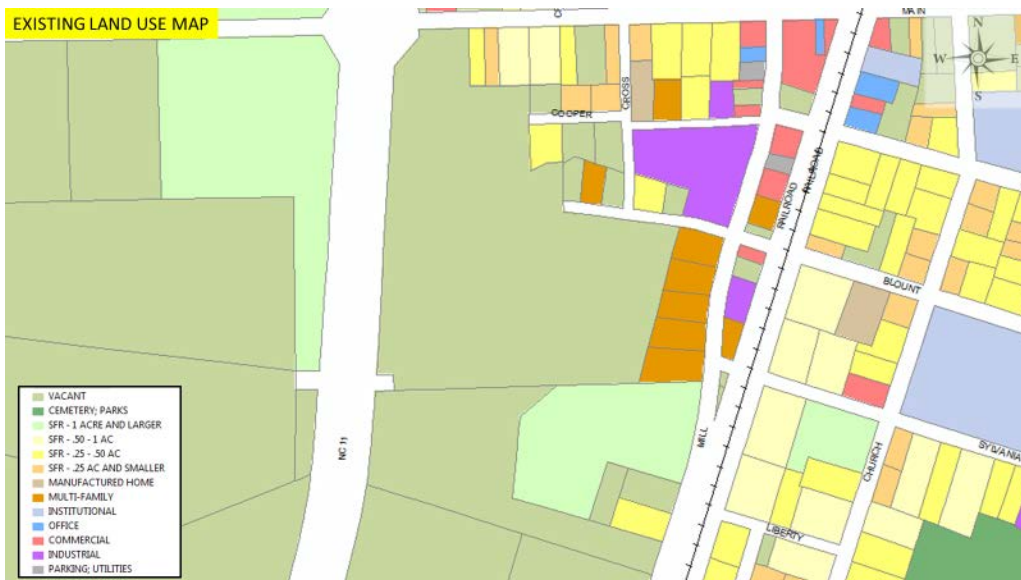
A slice of the good life!

Alfred McLawhorn– Rezoning Request

- Adjacent property owners were mailed notification of the rezoning request on July 2, 2021.
- Notification was posted on the site on June 29, 2021.







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.



Urban Neighborhood

General Character

Somewhat higher density, predominantly single family detached residential housing. Some attached housing and/or small-scale commercial, retail, or restaurants allowed at select locations.

Typical Components	
Density	3-8 per acre
Lot coverage	Medium
Building height	1.5-3 stories
Parking	On- and off-street; front, side, rear, or alley-loaded
Street pattern	Suburban to urban grid
Right-of-way width	50'-60', less for alleys
Block length	600'-800'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalk (both sides)
Open Space	5-10%, more formal including plazas, greens and other common areas
Potential zoning	R-12.5, R-10, R-8, possibly also NB*, R-6, or M-R

*A Neighborhood Business zoning district is recommended on page 60.

Uses

Small-lot single family detached residential dom-

inates (with lots of approx. 6,000 to 10,000 sq ft), but duplexes or town-homes may be appropriate if design criteria are met to protect neighborhood character. Some small-scale service or office uses may be appropriate at select locations.

Buildings & Parking

Buildings are closer to the street, some side- and alley-loaded developments may be close to the sidewalk. Parking at nonresidential uses should be in the rear, to preserve walkability. On-street parking should be provided if densities exceed 4 dwelling units per acre or lot frontage of less than 50 feet per home.

Streets & Connections

Low- to medium-volume streets prioritize pedestrians. Street trees soften the streetscape. Connections to adjacent properties and neighborhoods are frequent.



Examples of Urban Neighborhood.





Staff Recommendation:

- 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 11.6153 acres from R-8 to MR.



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 August 9, 2021 Town Council Meeting.
- Town Council will hold a public hearing regarding this request on September 13, 2021 @ 7 pm.



Planning Director Jones ask for any questions. The Carl Parker, project engineer is available for any questions. Discussion took place with the engineer, staff, and the Board.

Public Comment Session: No written comments were received. Eddie and Teresa Carraway gave comments relative to the rezoning request and their adjoining property.

Chairman Monroe ask 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 Rezoning Request of Alfred Martin McLawhorn-William Farkas as presented. Motion carried unanimously, 8-0.

5. Rezoning Request – Pitt County Farms, LLC. Planning Director Jones gave the following presentation.

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Pitt County Farms – Rezoning Request

- Applicant: Pitt County Farms, LLC
- Location: Intersection of Reedy Branch Road and HWY 11 S
- Parcel Numbers: 60147
- Site Data: 9.8706 acres
- Current Zoning District: Agricultural Residential
- Proposed Zoning District: Industrial (I)

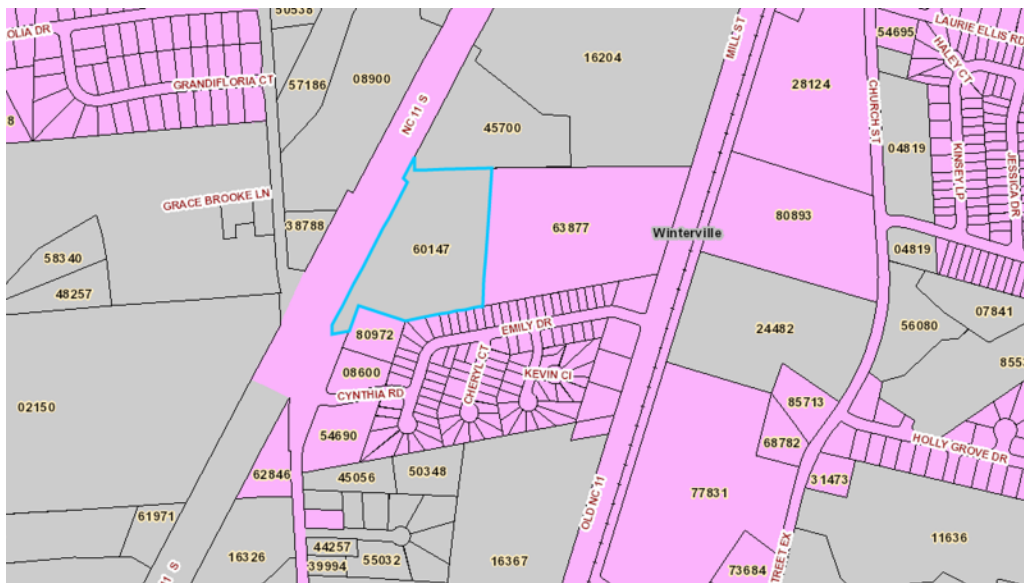


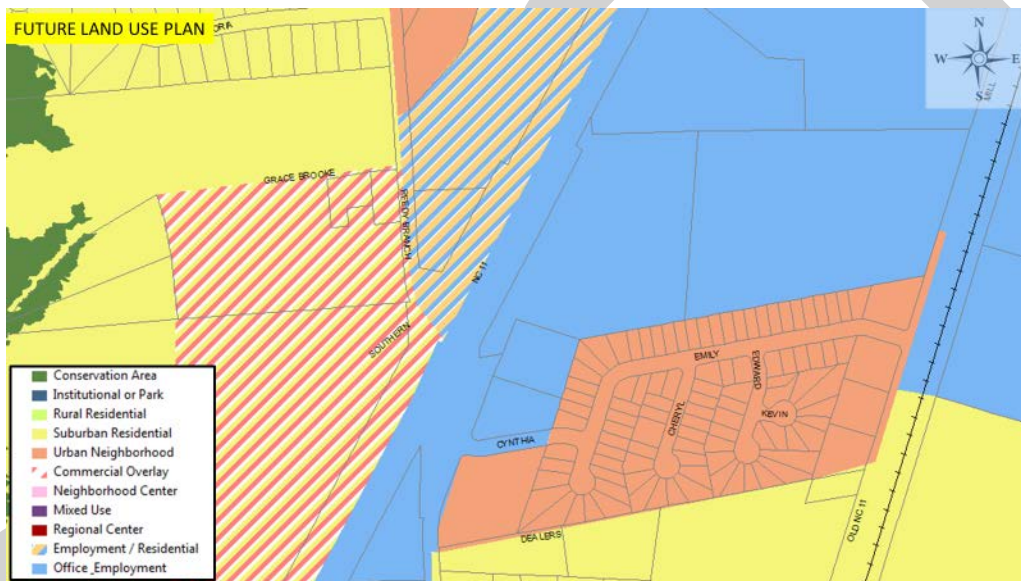
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Pitt County Farms – Rezoning Request

- Adjacent property owners were mailed notification of the rezoning request on July 2, 2021.
- Notification was posted on the site on June 29, 2021.







FUTURE LAND USE CHARACTER AREAS

Conservation

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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

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Urban Neighborhood

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Commercial Overlay

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Neighborhood Center

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Mixed Use Center

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Regional Center

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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.

Office & Employment

General Character

These employment supporting land uses are integral to the self-sufficiency of the community. They provide jobs and centers for economic growth.

Typical Components	
Density	No residential allowed
Lot coverage	Medium to High
Building height	1-5 stories
Parking	Off-street: front, side, rear, or internal lots
Street pattern	Grid or modified grid
Right-of-way width	60'-70'
Block length	800'-1200'
Drainage	Ditch or curb-and-gutter
Bicycle/Pedestrian	Sidewalks
Open Space	Limited, focus of tree preservation and plantings is on buffering
Potential zoning	I, O-I

Uses

Large office buildings and employment generating uses, such as manufacturing, fabrication, and industrial flex space. Supporting commercial uses may also be present.

Buildings & Parking

Buildings and large surface parking are often screened from public rights-of-way. Parking areas and internal drives may or may not be connected to neighbors, depending on the type of occupant.

Streets & Connections

Because these types of uses have requirements that are often specific to the occupant, care should be taken at development to maintain efficient traffic flow and cross access, while also respecting occupant needs. Automobiles and freight are prioritized.



Examples of Office & Employment



Staff Recommendation:

- 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 9.8706 acres from AR to I.



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 August 9, 2021 Town Council Meeting.
- Town Council will hold a public hearing regarding this request on September 13, 2021 @ 7 pm.



Planning Director Jones ask for any questions. Malpass Engineering, the project engineer is available for any questions. Discussion took place with the engineer, staff, and the Board.

Public Comment Session: No comments were received.

Chairman Monroe ask for questions. There being none, what is the pleasure of the Board?

Motion by Member Gardner and second by Member Fleming to approve the Rezoning Request of Pitt County Farms, LLC as presented. Motion carried unanimously, 8-0.

REPORTS FROM STAFF:

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

2571 RAILROAD ST
PO BOX 149
WINTERVILLE, NC
28590



PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Town Council
From: Bryan Jones, Planning Director
Date: July 6, 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 June 2021.

ZONING COMPLIANCES	Total = 18	YTD (2021) = 115
New Single-Family Residential	2	30
Accessory Structures	4	17
New Business	2	10
Residential Fence	4	21
Additions/Pool/Other	6	37
Other Activities/Projects		
Technical Review Committee	6/1/2021	TRC met to consider/review the site plan for Animal Care East – Addition (approved); Ange Plaza, Lots 14 and 15 Final Plat
Town Council Meeting	6/15//2021	BOA Appointments (approved); Kenneth Smith Properties – Rezoning PH (approved); Carroll Crossing, Sec 3 Rezoning – Set PH (approved)
NC Association of Floodplain Managers Webinar	6/17/2021	Attended NCAAFPM Webinar that discussed NCDOT updates for Hurricane Season 2021.
Planning and Zoning Board Meeting	6/21/2021	Ange Plaza, Lots 14 and 15 Final Plat (approved); Sutton Capital Group Rezoning (tabled until July 19 PZ Meeting)
Greenville Urban Area MPO TCC Meeting	6/30/2021	TCC met to discuss transportation priorities for the Urban Area. Agenda included TIP review, Transit Safety Targets, and Fast-Track TIP amendment process.

COMMENTS FROM BOARD MEMBERS:

Chairman Monroe ask if there were any comments from members of the Board.

Vice Chairman Kilian asked the status and progress: Eli's Ridge. Planning Director Jones noted that the area is ready for power and infrastructure and construction should start shortly.

ADJOURN:

Chairman Monroe requested a motion to adjourn.

Motion by Member Fleming and second by Member Weldin to adjourn the meeting. Motion carried unanimously, 8-0. Meeting adjourned at 8:14 pm.

Adopted this the 16th day of August 2021.

Gregory Monroe, Chairman

ATTEST:

Donald Harvey, Town Clerk



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

Item Section: New Business

Meeting Date: August 16, 2021

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: Holly Grove, Section 2 – Final Plat

Action Requested: Approval of Final Plat.

Attachments: Final Plat

Prepared By: Bryan Jones, Planning Director

Date: 8/11/2021

ABSTRACT ROUTING:

☐ TC

☐ FD

☐ TM

☐ Final

Supporting Documentation

Holly Grove, Section 2 – Final Plat:

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

Parcel Numbers: 85535, 07841

Site Data: 33 Lots, 13.61 Acres

Zoning District: R – 12.5 CD

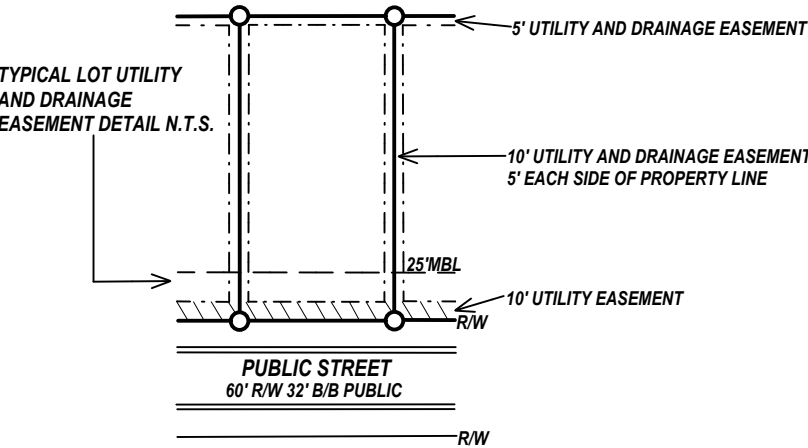
❖ The Winterville Technical Review Committee approved the Final Plat on August 3, 2021.

Budgetary Impact: N/A

Recommendation: Recommend Approval Final Plat

LEGEND:

NIS = NEW #5 REBAR
NPS = NO POINT SET
EIP = EXISTING IRON PIPE
PP = POWER POLE
EIS = EXISTING IRON STAKE
B/B = BACK OF CURB TO BACK OF CURB
R/W = RIGHT OF WAY
NPK = NEW PK NAIL
CLR INT = CENTERLINE ROAD INTERSECTION
MBL = MINIMUM BUILDING LINE
ERRS = EXISTING RAILROAD SPIKE
---X--- = FENCE
---E--- = OVERHEAD ELECTRIC
= NOT TO SCALE



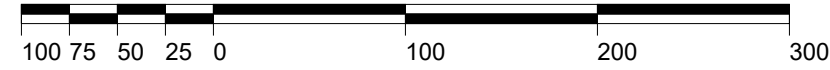
LINE TABLE

L1 N 38-49-36 E 22.75'
L2 S 79-36-46 E 47.22'
L3 N 14-01-28 W 21.96'
L4 N 70-37-53 E 30.25'
L5 N 08-37-07 W 20.36'
L6 N 70-37-53 E 21.27'
L7 N 61-04-55 E 24.22'
L8 N 71-46-21 E 19.42'
L9 N 08-37-07 W 20.28'
L10 N 75-07-59 E 57.13'
L11 N 76-19-45 E 4.07'
L12 N 08-37-07 W 20.75'
L13 S 69-41-23 E 2.68'
L14 N 08-37-07 W 22.85'
L15 N 80-39-05 E 8.18'
L16 N 08-37-07 W 20.00'
L17 N 80-39-05 E 11.01'
L18 N 72-04-58 E 54.47'
L19 N 72-04-58 E 15.95'
L20 N 72-04-58 E 35.73'
L21 S 26-29-33 W 27.91'
L22 S 26-29-33 W 14.50'
L23 S 26-37-11 W 57.92'
L24 S 23-37-11 E 40.90'

CURVE TABLE

C1 CH=S 67-07-00 W 64.68' R=210.00'
C2 CH=N 78-40-42 E 19.81' R=210.00'
C3 CH=S 34-13-26 E 60.15' R=120.00'
C4 CH=S 30-50-09 W 38.61' R=25.00'
C5 CH=S 06-28-01 W 98.54' R=60.00'
C6 CH=N 78-44-43 W 76.46' R=60.00'
C7 CH=N 07-30-09 W 62.99' R=60.00'
C8 CH=N 12-17-25 W 29.70' R=25.00'
C9 CH=N 37-28-03 W 70.40' R=180.00'
C10 CH=N 17-04-38 W 56.93' R=180.00'
C11 CH=N 41-14-13 W 27.41' R=25.00'
C12 CH=N 73-49-24 W 4.87' R=210.00'
C13 CH=N 61-53-01 W 82.12' R=210.00'
C14 CH=N 49-43-08 W 6.52' R=210.00'
C15 CH=N 40-57-56 W 35.58' R=130.00'
C16 CH=N 20-15-27 W 57.80' R=130.00'
C17 CH=N 05-25-49 E 57.80' R=130.00'
C18 CH=N 22-13-32 E 17.92' R=130.00'
C19 CH=N 01-16-36 W 38.24' R=25.00'
C20 CH=N 65-00-16 E 84.61' R=150.00'
C21 CH=S 83-30-39 E 78.19' R=150.00'
C22 CH=S 58-36-57 E 50.99' R=150.00'
C23 CH=S 11-19-36 E 85.23' R=70.00'

GRAPHIC SCALE: 1" = 100'



FINAL PLAT

TAX PARCELS 07840, 07841, AND 84395.

HOLLY GROVE SUBDIVISION

SECTION 2

REFERENCE: DEED BOOK 3636, PAGES 631-636 OF THE PITT COUNTY REGISTER OF DEEDS.

WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: CAROLINA EASTERN HOMES, LLC

ADDRESS: P.O. BOX 235

MOREHEAD CITY, NC, 28557

PHONE: (252) 725-5375

DATE: 7/06/21

SCALE: 1 INCH EQUALS 100 FEET.

JAMES L. EDWARDS LAND SURVEYING

(252)714-7374

362 SECOND STREET,

AYDEN, NC, 28513

SITE DATA:

TOTAL AREA IN TRACT = 13.61 ACRES

TOTAL AREA EXCLUDING R/W = 11.21 ACRES

(R/W = 2.40 ACRES)

NUMBER OF LOTS CREATED = 33

AREA IN COMMON = 0

AREA IN PARKS, RECREATION AREAS, AND THE LIKE = 0

LINEAR FEET IN STREETS = 2.290 L.F.

ZONING CLASSIFICATION = R-12.5

AVERAGE LOT SIZE = 14,547 S.F.

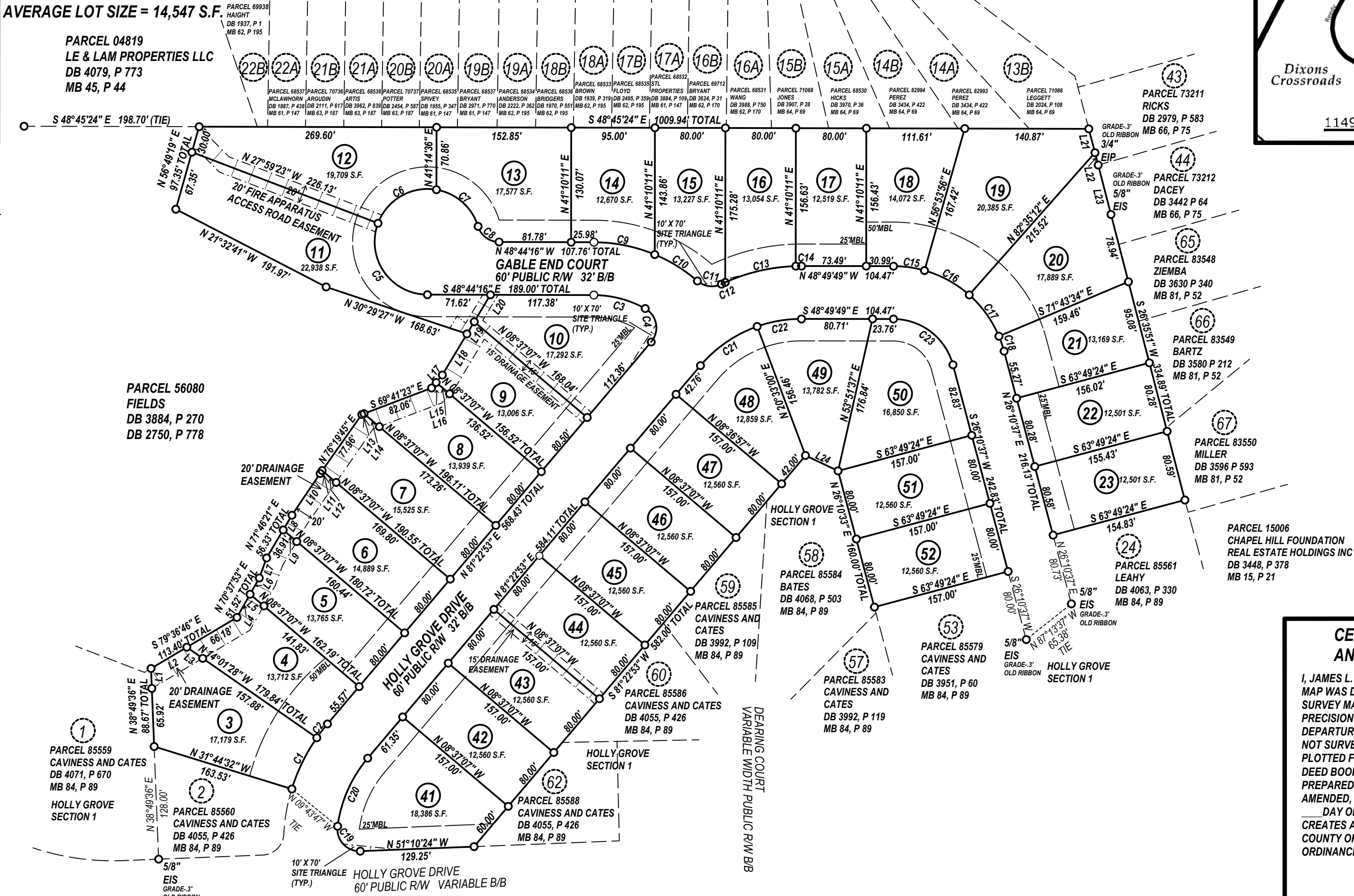
PARCEL 04819
LE & LAM PROPERTIES LLC
DB 4079, P 773
MB 45, P 44

EASEMENT NOTES:

1. WATER MAINS AND SERVES HAVE 10' UTILITY EASEMENTS CENTERED ON LINES AS INSTALLED INCLUDING THOSE EXTENDING INTO SECTION2.
2. SANITARY SEWER MAINS AND SERVICES HAVE 20' UTILITY EASEMENTS CNTERED ON LINES AS INSTALLED INCLUDING THOSE EXTENDING INTO SECTION 2.
3. SANITARY SEWER MAINS LESS THAN 6' DEEP HAVE A 20' UTILITY EASEMENT CENTERED ON SEWER LINES AS INSTALLED.
4. SANITARY SEWER MAINS 6'-15' HAVE A 30' UTILITY EASEMENT CENTERED ON SEWER LINES AS INSTALLED.
5. SANITARY SEWER MAINS GREATER THAN 15' DEEP HAVE A 40' EASEMENT CENTERED ON SEWER LINE AS INSTALLED.

STORM DRAINAGE WIDTHS:

15"RCP = 10' EASEMENT
18"RCP = 15' EASEMENT
24"RCP = 15' EASEMENT
30"RCP = 20' EASEMENT
36"RCP = 20' EASEMENT
42"RCP = 25' EASEMENT
48"RCP = 25' EASEMENT
ALL OTHERS ARE 10' WIDE
DITCHES = AS NOTED.



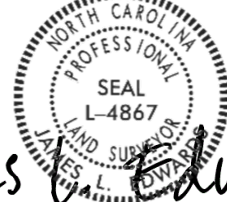
GENERAL NOTES:

1. ALL REAS CALCULATED BY COORDINATE GEOMETRY.
2. A 5' UTILITY EASEMENT WILL BE RESERVED INSIDE ALL SIDE, REAR, AND FRONT PROPERTY LINES. SEE DETAIL "A".
3. NEW 5/8" IRON STAKES TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANGEMENT AGENCY, REFERENC: FIRM 3720467400J, DATED JAN. 2, 2004.
5. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREA AND STORMWATER POND.
6. NO IRON STAKES ARE SET IN CENTERLINE OF DITCHES UNLESS OTHERWISE NOTED.
7. MAXIMUM BUILT UPON AREA ON EACH LOT IS NOT EXCEED 4,854 S.F.
8. NO COMBUSTIBLES SHALL BE BROUGHT ON SITE OF THE HOMES BEING CONSTRUCTED UNTIL THE WATER/HYDRANTS ARE AVAILABLE FOR FIRE PROTECTION IN THE EVENT OF AN EMERGENCY, AS DRAWN IN THE PRELIMINARY PLAT.
9. THE DESIGNATION OVER WATER, SEWER, DRAINAGE, AND ELECTRIC LINES ARE FOR THE PURPOSE OF THE ESTABLISHING THE WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, DRAINAGE, AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
10. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS, AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE CONTAINERS, MAIL RECEPCTACLES AND IMPERVIOUS SURFACES, SHALL ENCR OACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF WINTERVILLE.
11. ALL UTILITY AND DRAINAGE EASEMENTS ARE CENTERED ON LINES AS INSTALLED UNLESS OTHERWISE NOTED.
12. BMP MAINTENANCE AGREEMENT MUST BE RECORDED BEFORE APPROVAL OF FINAL PLAT.

13. EITHER TEMPORARY OR PERMANENT STREET SIGNAGE MUST BE INSTALLED. DURING THE CONSTRUCTION PHASE OF THIS SUBDIVISION AS IS REQUIRED BY THE 2012NC FIRE CODE.
14. DRAINAGE SWALES TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
15. LOTS 22 AND 23 ARE THE SMALLEST LOTS (12,501 S.F.)

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES L. EDWARDS, PLS. CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY ME, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION SHOWN IN DEED BOOK N/A, PAGE N/A, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS DAY OF JULY, 2021. I CERTIFY THAT THIS MAP CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



JAMES L. EDWARDS, PLS. L-4867

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF PITT

I REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE:

REVIEW OFFICER

PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF THE TOWN OF WINTERVILLE ON THE DAY OF , 2021.

TOWN PLANNER

CHAIRMAN, PLANNING BOARD

DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE ITS FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.

SIGNED:

ATTEST:

OWNERS STATEMENT

THIS IS EVIDENCE THAT THIS SUBDIVISION WAS MADE AT THE REQUEST OF

SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF , 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:
DEED BOOK 3636, PAGE 631
DEED BOOK 3434, PAGE 663

JAMES L. EDWARDS, PLS. L-4867



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: August 2, 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 **July 2021**.

ZONING COMPLIANCES	Total = 15	YTD (2021) = 130
New Single-Family Residential	2	32
Accessory Structures	4	21
New Business	3	13
Residential Fence	2	22
Additions/Pool/Other	4	41
Other Activities/Projects		
Technical Review Committee	7/6/2021	TRC met to consider/review the site plan for PCC Student Advancement Center (approved); Eleven at Main – Preliminary Plat
Greenville Urban Area MPO TAC Meeting	7/14/2021	Transportation Advisory Committee (TAC) met to discuss transportation priorities for the Urban Area. Agenda included Prioritization Process Review and Fast-Track TIP amendment process.
Planning and Zoning Board Meeting	7/19/2021	Eleven at Main-PP (approved); Sutton Capital Group Rezoning (approved); Pitt County Farms Rezoning (approved); Aquatic Holdings Rezoning (approved); Alfred McLawhorn Rezoning (approved)
Board of Adjustment Meeting	7/20/2021	510 Coventry Court – Special Use Permit (approved)