



Planning & Zoning Board

September 20, 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. AUGUST - REGULAR MEETING.**
- VI. NEW BUSINESS.**
 - 1. ZONING TEXT AMENDMENT - DIMENSIONAL REQUIREMENTS**
- 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, AUGUST 16, 2021
PLANNING AND ZONING BOARD MEETING MINUTES
(LIMITED IN-PERSON ATTENDANCE AND ELECTRONIC MEETING 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
Douglas Kilian, Vice Chairman (remote)
Peggy Cliborne, Member (remote)
Margie Crawford, Member
Rondy Fleming, Member
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: Chairman Monroe requested to excuse the following Board members excused from the meeting: None.

APPROVAL OF AGENDA:

Motion by Vice Chairman Kilian and second by Member Fleming 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 Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 8-0.

APPROVAL OF MINUTES: Minutes of the July 19, 2021 meeting presented for approval.

Motion by Member and second by Member to approve the July 19, 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 Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 8-0.

NEW BUSINESS:

1. Final Plat – Holly Grove, Section 2: Planning Director Jones gave the following presentation.

HOLLY GROVE, SECTION 2 Final Plat

Presenter:
Bryan Jones,
Planning Director

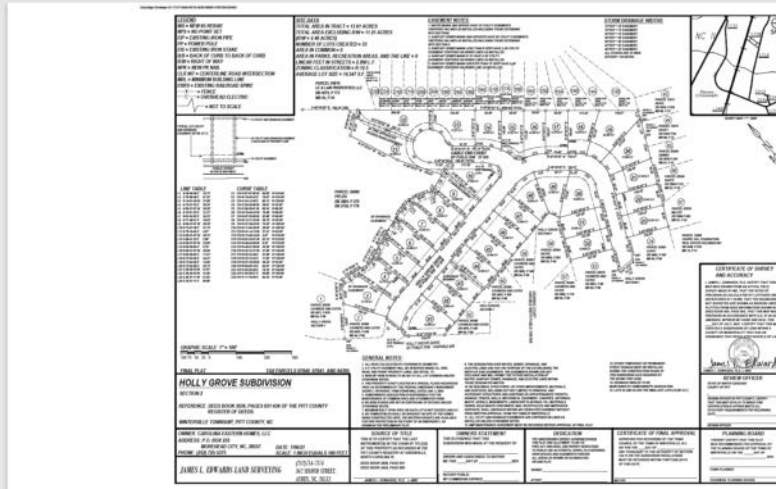


- Developer: Carolina Eastern Homes, LLC
- Location: Church Street Ext south of its intersection with Laurie Ellis Road
- Parcel Number: 85535, 07841
- Site Data: 33 Lots, 13.61 acres
- Current Zoning District: R-12.5 CD



Staff Recommendation:

- The Final Plat for Holly Grove, Section 2 is in substantial agreement with the approved Preliminary Plat.
- The Technical Review Committee approved the Final Plat on August 3, 2021.
- Planning Staff recommends approval.



Planning Director Jones ask for any questions. Board and Staff discussed issues relating to changes from the preliminary plan, changes resulting from new comprehensive plan, sidewalk requirements, and berms.

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

Motion by Member Weldin and second by Member Gardner to approve the Holly Grove, Section 2 Final Plat. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-Yes; Member Crawford-Yes; Member Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 8-0.

REPORTS FROM STAFF:

Chairman Monroe ask for reports from staff. Planning Director Jones noted the July 2021 Report.



2571 RAILROAD ST
PO BOX 1469
WINTERVILLE, NC
28590

PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Town Council
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/ Pools/ 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)

COMMENTS FROM BOARD MEMBERS:

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

Vice Chairman Kilian asked that Town Council be aware of the need of sidewalks on both sides of the street when Public Hearings come before them.

ADJOURN:

Chairman Monroe requested a motion to adjourn.

Motion by Member Weldin and second by Member Fleming to adjourn the meeting. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-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 7:14 pm.

Adopted this the 20th day of September 2021.

Gregory Monroe, Chairman

ATTEST:

Donald Harvey, Town Clerk

DRAFT



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

Item Section: New Business

Meeting Date: September 20, 2021

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: Zoning Text Amendment – Dimensional Requirements for R-10

Action Requested: Consider the Text Amendment

Attachments: Application, Text Amendment Summary

Prepared By: Bryan Jones, Planning Director

Date: 9/15/2021

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

APPLICANT: David A. Evans Jr.

TEXT AMENDMENT REQUESTED:

Zoning Ordinance Section Number and Name: **Section 7.1 Dimensional Requirements**

Text Amendment Requested: In the R-10 district; change the minimum lot width from 80 feet to 70 feet; and change the side yard setback from 10 feet to 8 feet. The other dimensional standards would remain the same (see application for proposed dimensional requirements table).

Reason For Text Amendment: The proposed amendment will allow more flexibility in the design of subdivisions in the R-10 district without compromise of lot area, and maximum density. The current ordinance is more conducive to ranch style homes which were in vogue at the time of adoption of the ordinance, but are not popular in today's market.

**For consistency, staff would also ask the Planning and Zoning Board to consider reducing the side yard setback in R-8 and R-6 from 10 feet to 8 feet.

Budgetary Impact: N/A

Recommendation: Recommend Approval



**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION
TOWN OF WINTERVILLE**

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

Staff Use Only Appl. # _____
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APPLICANT INFORMATION:

Applicant: David A. Evans, Jr.

Address: P. O. Box 2548

Greenville, NC 27834

Phone #: 252-752-2106

TEXT AMENDMENT INFORMATION:

Zoning Ordinance Section Number and Name: **Section 7.1 Dimensional Requirements**

Text Amendment Requested: In the R-10 district; change the minimum lot width from 80 feet to 70 feet; and change the side yard setback from 10 feet to 8 feet . The other dimensional standards would remain the same. The proposed amendment to the row in the table is shown below.

	Districts	MINIMUM LOT SIZE		MINIMUM YARD REQUIREMENTS			Maximum height (in feet)
		Lot Area Square Feet	Lot Width (in feet)	Front yard setback (in feet)	Side yard setback (in feet)	Rear yard (in feet)	
R-10	Single-family	10,000	70	25	8	20	35

Reason For Text Amendment: The proposed amendment will allow more flexibility in the design of subdivisions in the R-10 district without compromise of lot area, and maximum density. The current ordinance is more conducive to ranch style homes which were in vogue at the time of adoption of the ordinance, but are not popular in todays market.

Applicant Signature: _____ *David A. Evans*

Date: Sep 2, 2021



Zoning Ordinance Amendments – Summary

~~Text Removed~~ (red letter/strike through)

Text Added/Amended (bold/highlighted)

Section 7.1 Dimensional Requirements

Each use shall as a minimum conform to the dimensional requirements of the district in which it is located. In some cases, a specific use may be required to meet the Special Requirements as set forth in Section 6.5.

	Districts	MINIMUM LOT SIZE (See Notes)		MINIMUM YARD REQUIREMENTS (See Notes)			Maximum height (in feet)
		Lot Area Square Feet	Lot Width (in feet) (1)	Front yard setback (in feet)	Side yard (in feet)	Rear yard (in feet)	
A-R	Single-family	20,000	90	25	15	20	35
	Two-family (4)	25,000	90	25	20	20	35
	Multi-family (2)	(3)	90	25	20	25	35
	Other Principal Structures	40,000	150	35	20	20	35
R-20	Single-family	20,000	90	25	15	20	35
	Other Principal Structures	25,000	90	25	20	20	35
R-15	Single-family	15,000	80	25	12.5	20	35
	Other Principal Structures	17,000	90	25	20	20	35
R-12.5	Single-family	12,500	80	25	12.5	20	35

	Other Principal Structures	14,500	80	25	17.5	20	35
R-10	Single-family	10,000	80 70	25	10 8	20	35
	Other Principal Structures	12,000	90	25	15	20	35
R-8	Single-family	8,000	70	25	10 8	20	35
	Two-family (4)	10,000	80	25	15	20	35
	Other Principal Structures	10,000	80	25	15	20	35
R-6	Single-family	6,000	50	20	10 8	20	35
	Two-family (4)	8,000	70	20	10	20	35
	Other Principal Structures	8,000	70	20	10	20	35



WINTERVILLE

A slice of the good life!

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PO BOX 1459
WINTERVILLE, NC
28590

PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Planning and Zoning Board

From: Bryan Jones, Planning Director

Date: September 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 **August 2021**.

ZONING COMPLIANCES	Total = 28	YTD (2021) = 158
New Single-Family Residential	13	45
Accessory Structures	3	24
New Business	0	13
Residential Fence	3	26
Additions/ Pools/ Other	9	50
Other Activities/Projects		
Technical Review Committee	8/3/2021	TRC met to consider/review the site plan for Open Door Church Addition – Children’s Wing (approved); Holly Grove, Section 2 – Final Plat (Approved)
Town Council Meeting	8/9/2021	Carroll Crossing, Section 3 Rezoning (Approved); Eleven at Main - PP (approved); Sutton Capital Group Rezoning - Set PH (approved); Pitt County Farms Rezoning – Set PH (approved); Aquatic Holdings Rezoning – Set PH (approved); Alfred McLawhorn Rezoning – Set PH (approved)
Planning and Zoning Board Meeting	8/16/2021	Holly Grove, Section 2 Final Plat (approved)
Board of Adjustment Meeting	8/17/2021	139 Vernon White Road Special Use Permit – Bed and Breakfast (approved)
Pitt County Comprehensive Transportation Plan Steering Committee	8/23/2021	Committee met to discuss the Transportation Plan, specifically the public survey results, highway recommendation maps, bike and ped maps, and timeline moving forward.