



Planning & Zoning Board

December 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. OCTOBER - REGULAR MEETING.**
- VI. NEW BUSINESS.**
 - 1. REZONING REQUEST - WLH DEVELOPMENT**
 - 2. PRELIMINARY PLAT - BROOKSTONE, PHASE 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 252-756-2221 ext. 2344 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)



**PLANNING AND ZONING BOARD
MONDAY, OCTOBER 18, 2021
PLANNING AND ZONING BOARD MEETING MINUTES
(LIMITED IN-PERSON ATTENDANCE AND 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
Peggy Cliborne, Member (remote)
Rondy Fleming, Member
Darlene Gardner, Member (remote)
Tucker Moore, Member
Michael Weldin, Member
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 noted that no Board members requested to be excused from the meeting.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES: Minutes of the September 20, 2021 meeting presented for approval.

Motion by Member Fleming and second by Vice Chairman Kilian to approve the September 20, 2021 minutes as presented. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-Yes; Member Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 7-0.

NEW BUSINESS:

Blueberry Subdivision Preliminary Plat: Planning Director Jones gave the following presentation.

• **Site Data:**

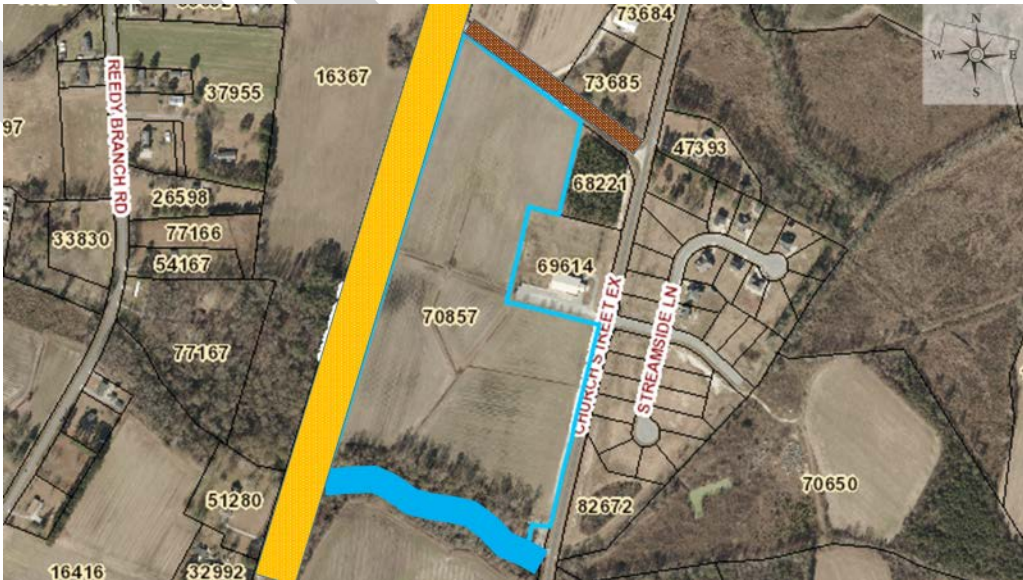
- **Location:** Intersection of Church Street Ext and Park Road
- **Parcel Number:** 70857
- **Acreage/Density:** 32.51 Acres, 69 Lots
- **Zoning:** R-8 CD



• **Site History:**

- Rezoning to R-8 CD was approved December 14, 2020.
- TRC reviewed Preliminary Plat on October 5, 2021.





Mr. Stroud,

Thank you for your patience in awaiting my reply, and based on our conversation, as part of my review of your proposal for a stub out road to possibly have a future crossing of a blue-line stream, there are or appear to be practical alternatives to access the property that DWR would request you choose for access to the subdivision that would avoid unnecessary impacts to the 50-foot Neuse River Riparian Buffer.

Chris Pullinger
Environmental Specialist II
Division of Water Resources – Water Quality Regional Operations
North Carolina Department of Environmental Quality
943 Washington Square Mall
Washington, NC 27889
252-948-3918 office/desk phone
252-943-1036 state cell phone
chris.pullinger@ncdenr.gov



Staff Recommendation:

- Planning staff recommends approval.



Planning Director Jones ask for any questions noting that the project engineer is available for any questions. Member Gardner asked about the connection to Park Road. Planning Director Jones explained the situation and reasoning for emergency access. Member Gardner said is Park Road low. Planning Director Jones said interior drainage goes the other direction. Linwood Stroud, project engineer, said drainage goes to the south, away from Park Road to BMP. Vice Chair Kilian asked are there sidewalks on both sides. Planning Director Jones said only on 1 side, but that meets the standards. Chairman Monroe ask for further questions. There being none, what is the pleasure of the Board?

Motion by Member Cliborne and second by Member Weldin to approve the Blueberry Subdivision Preliminary Plat. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-Yes; Member Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 7-0.

Sutton Capital Group Rezoning Request: Planning Director Jones gave the following presentation.

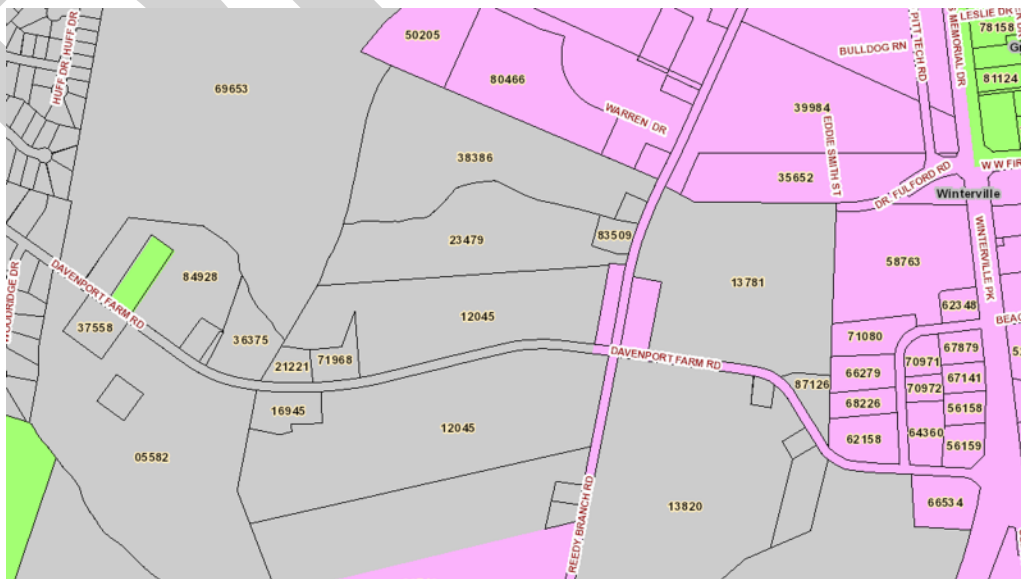
- Applicant: Sutton Capital Group, LLC
- Location: Intersection of Reddy Branch Road and Davenport Farm Road.
- Parcel Numbers: 12045, 23479, 38386
- Site Data: 94.372 acres
- Current Zoning District: Agricultural Residential (AR)
- Proposed Zoning District: R-10 CD (33.773 Acres), R-8 CD (53.192 Acres)



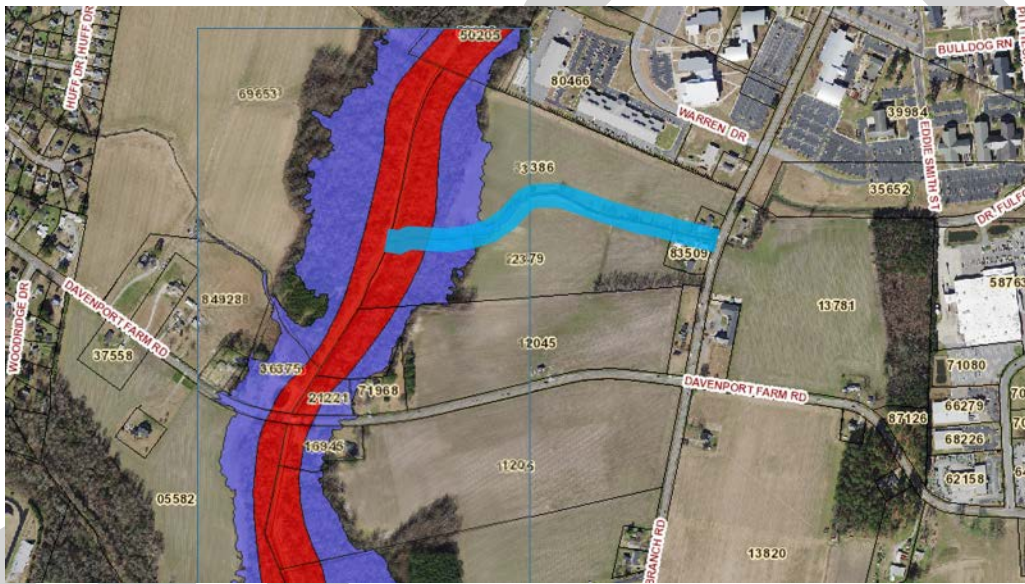
- Proposed Zoning District: R-10 CD (33.773 Acres), R-8 CD (53.192 Acres)
- With the following conditions:
 - All lots will be single family residential.
 - 8' Side Setbacks.
 - All homes will be a minimum of 1500 SF (Heated).
 - The development will consist of fiber cement board exterior siding on all 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.
 - Development will provide Stormwater Control Measures to attenuate the 25-year storm event. Stormwater Control Measures will be inspected annually by a qualified professional
 - Development will provide sidewalks on both sides of public streets;
 - Developer will install a traffic signal at the intersection of Davenport Farm Road and Reedy Branch Road if approved by NCDOT.



- Adjacent property owners were mailed notification of the rezoning request on October 12, 2021.
- Notification was posted on the site on October 11, 2021.







EXISTING LAND USE MAP



FUTURE LAND USE PLAN



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 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.

Policy 5: Maintain and improve neighborhood character.

Strategies

5.1: Identify, measure, and codify the character of the places that make Winterville unique.

- Design guidelines or standards that reinforce architectural vernacular styles and/or define streetscape, planting or open space design criteria can help make the built environment in Winterville unique and distinct.

5.2: Encourage open space and amenities in new development.

- Review open space, recreation, and fee-in-lieu standards for new subdivisions to ensure that the recreational needs of new residents are met.
- Update Zoning Ordinance to require minimum amounts of open space in new residential developments, particularly those in Suburban Residential and Urban Neighborhood areas with gross densities exceeding 2 dwelling units/acre.
- Consider adopting an incentive for the provision of additional open space, over the minimum.
- Update Zoning Ordinance to encourage connectivity between open space areas.
- Update PUD option to specify open space requirements.

Policy 6: Support higher density housing options in strategic locations.

Strategies

6.1: Encourage housing options in locations within walking distance of commercial and mixed use areas.

- Allow for higher density housing near places of work, shopping and as a transitional use between non-residential uses and lower density housing.
- Update land development regulations to encourage development that has a mix of uses and housing types in appropriate zoning districts.
- Consider smaller lot detached and small-scale attached residential housing in Urban Neighborhood, Employment / Residential, Neighborhood Center and Mixed Use Center areas identified on the Future Land Use Map.
- Allow multifamily development within and near commercial and mixed use areas, including in Employment / Residential, Neighborhood, Regional and Mixed Use Centers.

6.2: Require that higher density developments, townhomes and apartments meet design criteria that emphasizes architectural detail, quality materials, streetscape standards, amenities and open space, landscaping and street trees to improve design and reduce impacts.



Open space in the form of greens, pocket parks, sports fields and greenways can serve as amenities in new developments, function as gathering places for the community and help to reduce the burden on public parks and facilities. Passive open space, in the form of natural areas can help buffer existing development and natural resources from new development. Standards for open space in Winterville could be increased for new development. In the meantime the conditional zoning process could be utilized to ensure new development fits well near existing residential neighborhoods.

Economic Development

Organizing Goals:

- | | |
|---|---|
| Primary Goals: | Supporting Goals: |
| <ul style="list-style-type: none"> Strengthen and Diversify the Economy Create a Town-wide Identity | <ul style="list-style-type: none"> Activate Downtown |

Policies and Strategies

Policy 1: Continue to implement previous plans.

Strategies

- 1.1: Continue to implement relevant recommendations from the adopted economic development plan.**
 - Update the Economic Development Strategy periodically (typically every 5-6 years).
- 1.2: Continue to market the assets and opportunities of Winterville as stated in the adopted economic development plan.**
- 1.3: Emphasize retail, office, light industrial and other commercial development**

especially along Winterville Parkway and other appropriate areas.

Policy 2: Improve self-sufficiency and reduce retail leakage.

Strategies

- 2.1: Support Winterville's transformation from a 'bedroom community' to a 'neighboring community' of Greenville.**
 - The Economic Development Task Force recommended that Winterville grow into its own vibrant community with its own commercial and employment sectors. This will help the Town become a self-sufficient community that recaptures retail leakage from nearby Greenville.
- 2.2: Discourage rezonings to residential zoning districts in high visibility corners with good access and parcels within Office & Employment future land use areas.**

Policy 3: Reinforce the Town's identity as a family-friendly community.

Strategies

- 3.1: Support rezonings to residential uses in the Suburban Residential and Urban Neighborhood areas identified on the future land use map.**
- 3.2: Continue to support and promote**



The majority of Winterville's residential growth has been and will likely be in the form of single family detached residential subdivisions.



Encouraging commercial development on sites with good transportation access will help balance the tax base and create a more self-sufficient community.



RECOMMENDATIONS & IMPLEMENTATION

family friendly events including the Christmas Parade and Tree Lighting, the Watermelon Festival, Summer Movie and Concert Series and other events.

Policy 4: Respond to recent and planned transportation improvements.

Strategies

- 4.1: Encourage new commercial development at key intersections along Forlines Road and Fire Tower Road Extension.
 - Capitalize on opportunities that will arise due to the Southwest Bypass and planned extension of Fire Tower Road.
- 4.2: Encourage new commercial and industrial businesses to locate along the Laurie Ellis Extension.

Policy 5: Promote retirement-focused living.

Strategies

- 5.1: Continue participation in the N.C. Department of Commerce's Certified Retirement Community Program.
- 5.2: Remove barriers to and consider incentives for senior-friendly housing types in downtown and other appropriate locations.
- 5.3: Recruit developers for individual-ly-owned patio homes and life care facilities

ties to broaden market offerings to appeal to the retirement age demographic.

5.4: Encourage alternative forms of transportation that are senior-friendly.

- Improve pedestrian facilities.
- Improve connections to transit service.
- Encourage bicycle and golf cart usage:
 - Provide bicycle and golf cart parking at town owned facilities.
 - Consider incentives for bicycle and golf cart parking downtown.

Policy 6: Focus on business recruitment, expansion and retention.

Strategies

- 6.1: Recruit new national and local businesses to Regional Center future land use areas.
- 6.2: Encourage and support local businesses, especially in expansion efforts.
- 6.3: Coordinate with Pitt Community College for expansions or other infrastructure needs.
 - This might include facilities to support the college, such as hotels, better road connections or intersection realignments, pedestrian connections, etc.
- 6.4: Coordinate with Pitt County and neighboring community economic development efforts.



The number of Winterville residents age 45 to 75 grew by 35% between 2010 and 2015. Lower maintenance patio homes and pocket neighborhoods may appeal to this demographic. Current zoning regulations could be modified to encourage this type of housing near downtown and in other appropriate locations.

Pocket Neighborhoods

Langley, Washington adopted a new Cottage Housing Development option that allows for double the density of detached homes in some zones if homes front a green-space and meet other design criteria. The image above is from a 'pocket neighborhood' in Langley.

Infrastructure & Mobility

Organizing Goals:

Primary Goals:

- Connectivity and Mobility
- Safe, Healthy Neighborhoods and Environment

Supporting Goals:

- Create a Town-wide Identity
- Activate Downtown

Policy 1: Coordinate with NCDOT and the Greenville Urban Area MPO.

Strategies

- 1.1: Coordinate with NCDOT on street design projects and roadway widenings, and insist on connectivity and pedestrian facilities.
- 1.2: Coordinate with the Greenville Urban Area Metropolitan Planning Organization on roadway planning.
 - Advocate for roadway improvements and collectors streets that support the growth pattern planned in the Future Land Use Map.

1.3: Address problematic intersections, like the intersection of NC11, Davenport Farm Road, Vernon White Road, and Mill Street.

- Partner with MPO to study intersection reconfigurations.

1.4: Monitor traffic hot spots and potential impacts of proposed developments.

1.5: Coordinate with NCDOT and private development to upgrade four-way stop intersections with traffic lights and/or turn lanes as needed.

1.6: Manage access on high volume roadways to preserve capacity.

- Potential interventions include medians, reduced driveway cuts, increased minimum lot widths, etc.

Policy 2: Coordinate connectivity, street and sidewalk standards.

Strategies

- 2.1: Set a maximum block length that varies based on land use type.
 - Recommended block length standards to increase walkability and street connectivity are listed below. Recommendations for future land use areas are as follows:
 - Suburban Residential: 800ft
 - Urban Neighborhood: 600-800ft
 - Commercial and Mixed Use areas: <600ft

Walkability and Street Connectivity	Recommended Block Length Standards
Excellent	250 - 400 ft
Good	400 - 500 ft
Acceptable	500 - 600 ft
Poor	800 ft +

Source TND Design Rating Standards v2.2

Connectivity Benefits

Different block widths may be appropriate in different zoning districts. Rural areas can have fewer street connections than suburban and urban areas. A connected street network can:

- Make destinations and POI "closer"
- Assist with emergency response times / service area
- Walk to School and physical health improvement opportunities
- Improve access to downtown and greenway

RECOMMENDATIONS & IMPLEMENTATION

2.2: Require or incentivize the connection of stub streets to adjacent properties to allow for future connection of local or collector streets.

- All new development should connect to or stub-out to adjacent parcels (even vacant parcels), providing cross access at regular intervals.
- Current regulations require connections to adjacent properties but could be improved by:
 - Specifying that stub streets should connect to adjoining properties at logical points (i.e. not undevelopable floodplain or wetland areas).
 - Requiring at least two road connections if a subdivision has over 30 lots for emergency access purposes.
 - Implementing an incentive that provides a one (1) lot density bonus for the provision of additional stub-outs, over and above established minimums, if designed appropriately.
- When connecting subdivisions with streets is not possible due to environmental constraints or adjacent incompatible uses (such as an industrial area with truck traffic) or lacks public support, connecting subdivisions via a sidewalk or path should be explored.
- If a stub-out street ends at a creek or water body, require fee-in-lieu for half of the

bridge or culvert construction so that the project can be completed when the adjacent parcel develops.

2.3: Discourage cul-de-sacs and dead end streets wherever possible.

- An overabundance of subdivisions using cul-de-sacs can cause additional delay and hinder emergency access.

2.4: Require sidewalks in new developments.

- See Character Area Descriptions for recommendations for location and width.

Policy 3: Consider retrofitting walkways and connector paths to connect neighborhoods and points of interest.

3.1: Where existing right of way exists and connections are possible consider a road extension or a pedestrian walkway to connect these neighborhoods.

- One opportunity is the south-end of Franklin Drive and the north-end of Winston Drive.



Cul-de-sac roads are a predominant development pattern in Winterville. Consider retrofitting more walkways through these cul-de-sacs, constructing new sidewalks, and requiring more connectivity through street connections and connector paths for new development. These steps can improve safety for biking and walking and provide more options for golf carts, scooters, and new mobility devices.

RECOMMENDATIONS & IMPLEMENTATION

Policy 3: Formalize a downtown public space.

Strategies

3.1: Develop a downtown event space that can be used for concerts, markets, seasonal events (Christmas Parade, 4th of July, etc.), special events, and possibly even be rented for private events like weddings.

- Market on the Square events have been held on property on the corner of Main and Church Street. Minor improvements have been made, including a clock tower.
- Additional improvements to the space, including internal pathways, on-street parking along Church Street, plantings and landscaping and programming could help formalize this as destination for residents and visitors.

3.2: Enhance programming of the space after improvements have been made.

- An initial goal of 2 events per season, and an initial budget projected at \$30,000-\$80,000 is a reasonable target. This may also require an additional staff person to administer and advertise events.

Policy 4: Study a Recreation Center on north side of downtown.

Strategies

4.1: Develop a recreation center on the north side of downtown, near the railroad tracks, to serve youth recreation leagues, exercise space, creative classes, and other events.

- This large recreation center will be a prominent and defining recreational facility for Winterville. Precedent facilities might include the Snow Hill Recreation Center or the Clayton Community Center.



Improvements to the area where Market on the Square currently takes place could provide a park and year-round public space in Downtown

Policy 5: Implement the Greenway Master Plan.

5.1: Complete the Phase I greenway along Cedar Ridge Drive.

5.2: Study potential greenway trailheads (i.e. at Main Street and NC11).

5.3: Create a greenway connection to the Boys and Girls Club.

5.4: Add north-south connectivity along the railroad track to connect downtown to Pitt Community College.

5.5: Conduct feasibility studies on other project priorities.

5.6: Obtain greenway easements wherever possible, including in sewer and public utility corridors; a minimum easement



Minor improvements to the space across from the fire department have already been made. Additional improvements could include internal pathways, on-street or off-street parking, landscaping and programming



width of 30 feet wide wherever shown on the greenway master plan.

Policy 6: Encourage quality open space.

Strategies

6.1: Review and enhance open space requirements for residential development.

- New subdivisions should be required to set aside usable open space, not just floodplain and wetlands.

6.2: Provide incentives for more open space and amenities in new neighborhoods. Incentives could include:

- Lot size reductions, increased density allowances and/or reduction in recreation fees could be considered.

6.3: Review and revise recreation dedication and fee-in-lieu as needed to ensure that new growth mitigates its impact on recreational resources.

6.4: Incentivize tree preservation and water quality protection in site design.

- Incentives, such as credit toward open space requirements, can sometimes work better than requirements. Preserving stands of mature trees should be prioritized over single tree saves.
- Stormwater facilities with naturalized design could count toward open space.
- Stormwater devices should be built to mimic pre-development conditions.

Conservation subdivision design that includes open space and amenities should be encouraged in Suburban Residential areas.

The below graphics illustrate two alternatives for designing a residential subdivision. Each design includes the same number of lots and homes. The graphic on the left illustrates a Conservation Subdivision Design alternative that reserves more land as open space and amenities in exchange for more flexibility in lot size. Studies have shown that parks and open space in new subdivisions can result in higher property values. The current zoning code in Winterville results in conventional design with limited open space. Allowing smaller lots if minimum open space requirements are exceeded could help preserve unique natural features and result in higher property values.



Conservation Subdivision Design
Lots: ~130
Open Space: ~40%



Conventional Subdivision Design
Lots: ~130
Open Space: ~13%

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 and R-8 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.
 - Development will provide Stormwater Control Measures to attenuate the 25-year storm event. Stormwater Control Measures will be inspected annually by a qualified professional.
 - Development will provide sidewalks on both sides of public streets.
 - Developer will install a traffic signal at the intersection of Davenport Farm Road and Reedy Branch Road if approved by NCDOT.



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 November 8, 2021 Town Council Meeting.
- Town Council will hold a public hearing regarding this request on December 13, 2021 @ 7 pm.



Planning Director Jones ask for any questions. Comment from Judy D. Bowen, 535 Davenport Farm Road, was provided to all members. The project engineer is available for any questions.

Scott Anderson with ARK Consulting commented addressing concerns from Town Council, no R-6 on this proposal, went to R-8. Backed off along Swift Creek, meet needs, community area, signage, sidewalks on two sides, stormwater for 25 year. Traffic study addresses intersection. NCDOT must approve and have contacted them.

Chairman Monroe asked for any questions. Thomas Tanner, 703 Davenport Farm Road said lots of concerns, traffic, Swift Creek flooding. How can you approve when NCDOT has not approved flow of traffic onto Davenport Farm Road? Graydon Tripp, Tripp Farms, LLC, Davenport Farm Road, asked about the setback of 8 feet, he thought it was 10 feet. Planning Director Jones said 8 foot setbacks are not uncommon with today construction. Planning Director Jones said we are working closely with NCDOT when it comes to their desk and noted that there is no commercial in the development.

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 Fleming to approve the Sutton Capital Group Rezoning Request. The poll vote results are as follows: Chairman Monroe-Yes; Vice Chairman Kilian-Yes; Member Cliborne-Yes; Member Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 7-0.

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
28190



PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Town Council
From: Bryan Jones, Planning Director
Date: October 4, 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 September 2021.

ZONING COMPLIANCES	Total = 28	YTD (2021) = 158
New Single-Family Residential	1	46
Accessory Structures	1	25
New Business	1	14
Residential Fence	0	26
Additions/Poolz/Other	1	51
Other Activities/Projects		
Town Council Meeting	9/13/2021	Alfred Martin McLawhorn Rezoning - PH (Approved); Ange Plaza Lot 14 & 15 FP (approved); Sutton Capital Group Rezoning - PH (Denied); Aquatic Holdings, LLC Rezoning-PH (approved); Holly Grove Section 2 FP (approved); Holly Grove Annexation Certificate of Sufficiency (approved); Pitt County Farms, LLC Rezoning- PH (approved); Winterville Pump Station Annexation - Set PH (approved); Winterville Interconnect Site Annexation- Set PH (approved)
Planning and Zoning Board Meeting	9/20/2021	David Evan- Zoning Text Amendment Request (approved)
Board of Adjustment Meeting		No Meeting Held in September.

COMMENTS FROM BOARD MEMBERS:

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

Member Weldin: When will the sewer project be complete. Substantial completion by end of month, then work on punch list items.

ADJOURN:

Chairman Monroe requested a motion to adjourn.

Motion by Member Cliborne 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 Fleming-Yes; Member Gardner-Yes; Member Weldin-Yes; and Member Moore-Yes. Motion carried unanimously, 7-0. .Meeting adjourned at 7:42 pm.

Adopted this the 15th day of November 2021.

Gregory Monroe, Chairman

ATTEST:

Donald Harvey, Town Clerk



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

Item Section: New Business

Meeting Date: December 20, 2021

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: WLH Development – Rezoning Request (Parcel 77831)

Action Requested: Consider the Rezoning Request

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

Prepared By: Bryan Jones, Planning Director

Date: 12/15/2021

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

Applicant: WLH Development, LLC

Location: Church Street Ext north of its intersection with Park Road.

Parcel Number: 77831

Site Data: 19.62 acres

Current Zoning District: AR

Proposed Zoning District: R-10

- ❖ Proposed Zoning Districts: R-10
- ❖ Adjacent property owners were mailed notification of the rezoning request on December 6, 2021.
- ❖ Notification was posted on the site on December 1, 2021.

Budgetary Impact: N/A

Recommendation: Approval of the Rezoning



**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: Lynn Evans

Address: 237 Churchhill Drive, Greenville, NC 27858

Phone #: 252-916-0643

Owner: WLH Development, LLC, Lynn Evans, Registered Agent

Address: 237 Churchhill Drive, Greenville, NC 27858

Phone #: 252-916-0643

PROPERTY INFORMATION

Parcel #: 77831 Area (square feet or acres): 19.62 acres

Current Land Use: Farm land

Location of Property: 3252 Church Street Extension

ZONING REQUEST

Existing Zoning: AR Requested Zoning: R10

Reason for zoning change: To allow development of a subdivision for construction of single family residences with a minimum lot size will be 10,000 square feet .

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, Lynn W. Evans, 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 December/20/2021.

I understand that failure to address any item in the zoning amendment application requirements of the zoning ordinance may 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.


Signature

11/29/21
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, _____, being the Owner of the property described herein, do hereby authorize _____ as agent for the purpose of this application.

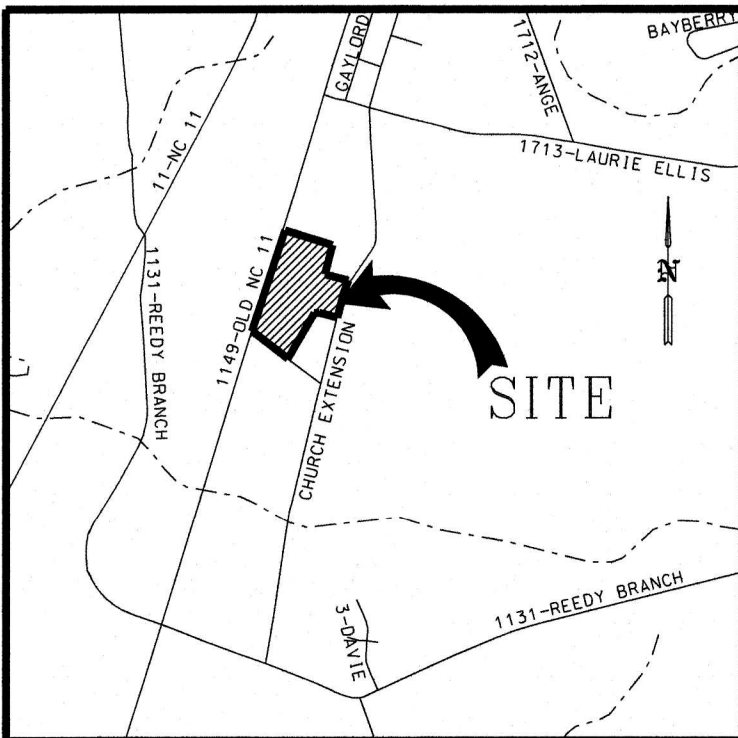
Signature

Date

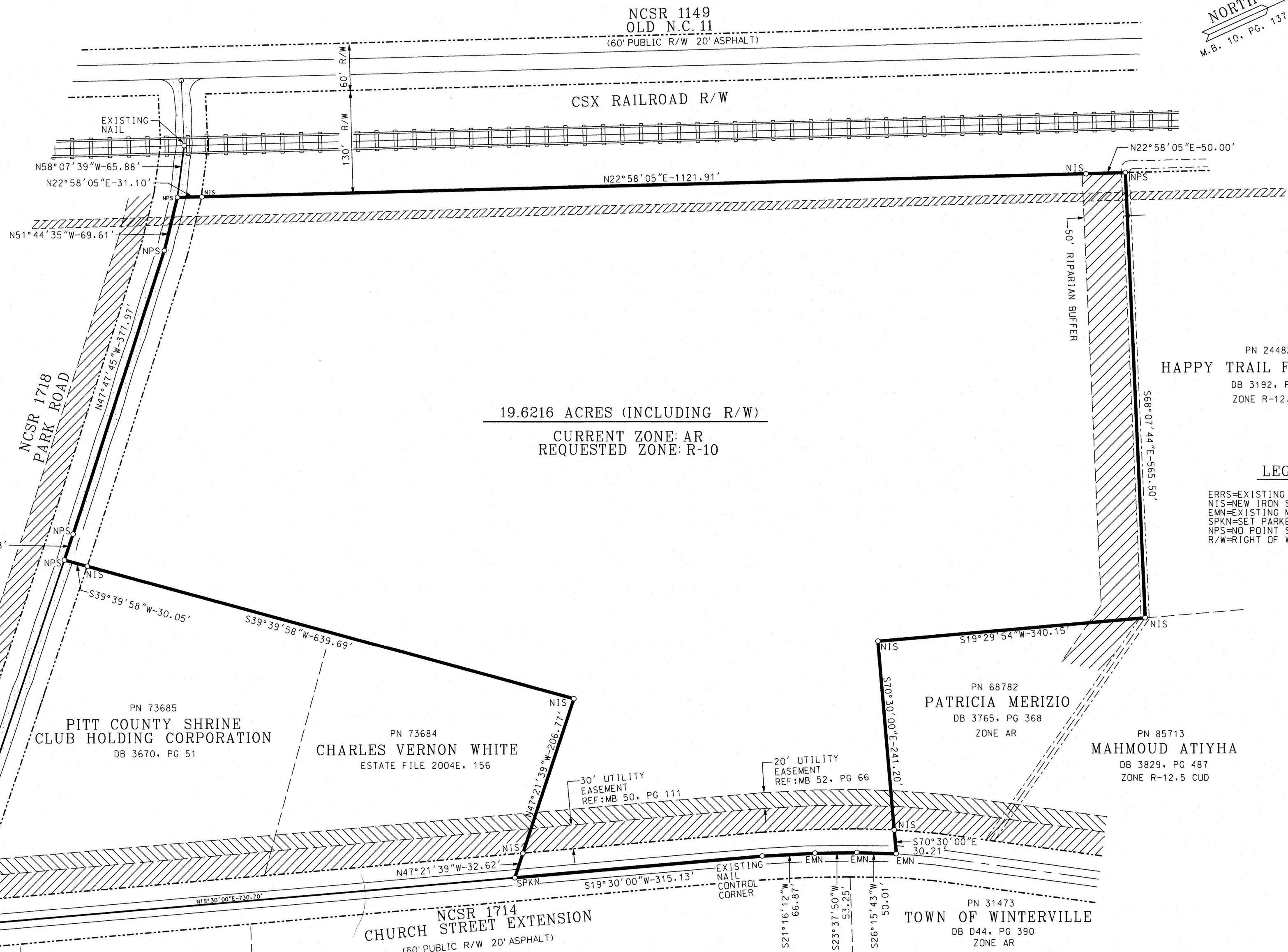
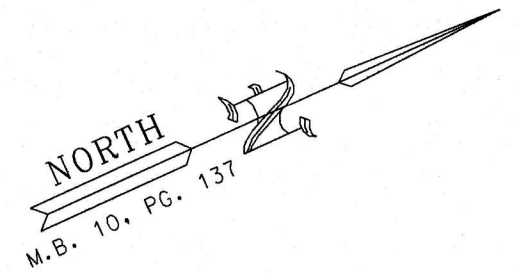
Sworn to and subscribed before me, this _____ day of _____, 20____.

Notary Public

My Commission Expires:



VICINITY MAP



19.6216 ACRES (INCLUDING R/W)
 CURRENT ZONE: AR
 REQUESTED ZONE: R-10

PN 70857
 SUZANNE BREWER
 HARMON, ETALS
 DB 1979, PG 672
 ZONE AR

PN 24482
 HAPPY TRAIL FARMS, LLC
 DB 3192, PG 406
 ZONE R-12.5 CUD

LEGEND
 ERRS=EXISTING RAILROAD SPIKE
 NIS=NEW IRON STAKE
 EMN=EXISTING MAGNETIC NAIL
 SPKN=SET PARKER KALON NAIL
 NPS=NO POINT SET
 R/W=RIGHT OF WAY

PN 68221
 BOBBY F. JR. & WF
 DENISE JEFFERSON
 DB 1710, PG 544
 ZONE AR

PN 73685
 PITT COUNTY SHRINE
 CLUB HOLDING CORPORATION
 DB 3670, PG 51

PN 73684
 CHARLES VERNON WHITE
 ESTATE FILE 2004E. 156

PN 68782
 PATRICIA MERIZIO
 DB 3765, PG 368
 ZONE AR

PN 85713
 MAHMOUD ATIYHA
 DB 3829, PG 487
 ZONE R-12.5 CUD

PN 53593
 ROBERT & SUSAN
 TUGWELL
 DB 523, PG 732

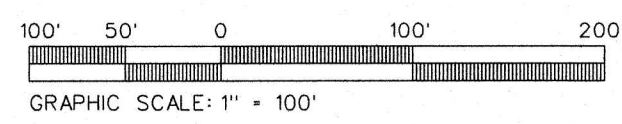
PN 47393
 JEFFERY H. &
 GREGORY T. ALLEN
 DB 3480, PG 50
 ZONE AR

PN 11636
 CHAPEL HILL FOUNDATION
 REAL ESTATE HOLDINGS, INC
 DB 3448, PG 378
 ZONE AR

PN 31473
 TOWN OF WINTERVILLE
 DB D44, PG 390
 ZONE AR

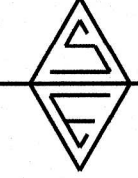
PN 77831 REV 1 11/29/21

THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES:
 "THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".



Deborah T. Boyette 11-29-21
 PROFESSIONAL LAND SURVEYOR L-4146

PROJECT NO. P1313-002
 DRAWING NO. 001

REZONING MAP FOR WLH DEVELOPMENT, LLC REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 1979, PAGE 672 OF THE PITT COUNTY REGISTRY WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
OWNER: WLH DEVELOPMENT, LLC ADDRESS: 237 CHURCHILL DRIVE GREENVILLE, NC 27858 PHONE: 916-0643	SURVEYED: N/A DRAWN: DTB/LHJ APPROVED: DTB DATE: 11/24/2021 SCALE: 1" = 100' SHEET 1 OF 1
 STROUD ENGINEERING, P.A. 107B COMMERCE ST. GREENVILLE, NC (252) 756-9352 LICENSE NO. C-0647	

LEGAL DESCRIPTION
FOR
WLH DEVELOPMENT, LLC
(TAX PARCEL 77831
INCLUDING RIGHTS OF WAY)

Lying and being in Winterville Township, Pitt County, North Carolina, and being bounded on the south by the center of NCSR 1718 Park Road, on the west by the eastern right of way of CSX Railroad, on the north by Happy Trail Farms, LLC (Deed Book 3192, Page 406), Mahmoud Atiyha (Deed Book 3829, Page 487) and Patricia Merizio (Deed Book 3765, Page 368), and on the east by the center of NCSR 1714 Church Street Extension, by Charles V. White (Deed Book 554, Page 448) and by Pitt County Shrine Club Holding Corporation (Deed Book 3670, Page 51) all of the Pitt County Registry, and being more particularly described as follows:

Beginning at an existing railroad spike found in the centerline intersection of Park Road and Church Street Extension, thence along the center of Park Road N 47°00'10" W, 491.80' to a point, the True Point Of Beginning, thence from the True Point of Beginning the following calls along the center of Park Road:

thence N 47°00'10" W 34.68' feet, to a point,
thence N 47°47'45" W 377.97 feet, to a point,
thence N 51°44'35" W 69.61 feet, to a point, thence leaving the center of Park Road and following the eastern right of way of CSX Railroad
N 22°58'05" E 31.10 feet, to a point
thence N 22°58'05" E 1121.91 feet, to a point
thence N 22°58'05" E 50.00 feet, to a point in the line of Happy Trail Farms, LLC, and also being a point in the center of a ditch, thence along the center of the ditch S 68°07'44" E 565.50 feet, to the common corner of Mahmoud Atiyha and Patricia Merizio, thence along the Merizio line S 19°29'54" W 340.15 feet, to a point, thence S 70°30'00" E 241.20 feet, to a new iron stake,

thence S 70°30'00" E 30.21 feet, to an existing magnetic nail found in the center of Church Street Extension, thence along the center of Church Street Extension the following calls:

thence S 26°15'43" W 50.01 feet, to an existing magnetic nail,
thence S 23°37'50" W 53.25 feet, to an existing magnetic nail,
thence S 21°16'12" W 66.87 feet, to an existing nail,
thence S 19°30'00" W 315.13 feet, to a point, thence leaving the center of Church Street Extension N 47°21'39" W 32.62 feet, to a new iron stake set in the right of way of Church Street Extension, thence along the northern line of Charles V. White N 47°21'39" W 206.77 feet, to a new iron stake, thence S 39°39'58" W 639.69 feet, to a new iron stake set in the right of way of Park Road, the southwest corner of the Pitt County Shrine Club Holding Corporation, thence S 39°39'58" W 30.05 feet to a point in the center of Park Road, the True POINT OF BEGINNING; Containing 19.6216 acres, more or less, of which 0.6650 acre is within the right of way of Park Road and Church Street Extension.

Deborah T. Boyette 11-29-21
Deborah T. Boyette, PLS L-4146





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, December 20, 2021 at 7:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, in order to consider the following request:

WLH Development, LLC has submitted a rezoning application to rezone Parcel 77831 (19.6216 Acres) as shown on the attached map from Agricultural- Residential (AR) to R-10 Zoning District. The R-10 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) 756-2221 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. 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).

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.

WLH DEVELOPMENT, LLC
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

PATRICIA MERIZIO
200 PRANCER DRIVE
BEAUFORT, NC 28516

BOBBY ALLEN LIFE ESTATE
ANNIE MAE ALLEN LIFE ESTATE
3107 CHURCH STREET EXT
WINTERVILLE NC 28590

SUZANNE BREWER HARMON
ETALS
PO BOX 2548
GREENVILLE NC 27836

JOYCE BYRUM MCLAWHORN
623 SECOND STREET
AYDEN, NC 28513

HAPPY TRAIL FARMS, LLC
PO BOX 1863
GREENVILLE, NC 27835

CHAPEL HILL FOUNDATION
REAL ESTATE HOLDINGS INC
300 SOUTH BUILDING
CN 1000
CHAPEL HILL, NC 27599

ROBERT TUGWELL
SUSAN TUGWELL
2436 TRELIS CT
RALEIGH, NC 27604

PITT CONTY SHRINE CLUB
HOLDING CORP
PO BOX 1845
WINTERVILLE, NC 28590

MAHMOUD ATIYHA
940 VAN GERT DRIVE
WINTERVILLE, NC 28590

DORIS SALMON NOBLES
455 DAVENPORT FARM RD
WINTERVILLE NC 28590

BOBBY JEFFERSON, JR
DENISE JEFFERSON
527 JIMMIES CREEK DR
NEW BERN, NC 28562

CHARLES VERNON WHITE
3024 CHURCH STREET EXT
WINTERVILLE, NC 28590



Town of Winterville Planning Department
Zoning Staff Report

GENERAL INFORMATION

APPLICANT	WLH Development, LLC
HEARING TYPE	Rezoning Request
REQUEST	Agricultural-Residential (AR) to R-10
CONDITIONS	n/a
LOCATION	Intersection of Church Street Ext and Park Road
PARCEL ID NUMBER(S)	77831
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request on December 6, 2021. Notification was posted on site on December 1, 2021. 13 properties were mailed notification.
TRACT SIZE	19.62 acres
TOPOGRAPHY	Flat
VEGETATION	Cleared / Agricultural

SITE DATA

EXISTING USE	Agricultural / Vacant
---------------------	-----------------------

ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	GB	HVAC Business/Vacant
E	AR / R-12.5	Single Family/Wooded
W	AR	Railroad/Agricultural
S	R-8/OI	Shrine Club/Vacant

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	AR	R-10
MAX DENSITY	n/a	n/a
TYPICAL USES	Low-density residential and agricultural uses; where urban development is expected.	(R-10) Medium Density; single-family residential; limited home occupations.



SPECIAL INFORMATION

OVERLAY DISTRICT	N/A
ENVIRONMENTAL / SOILS	N/A
FLOODPLAIN	N/A
STREAMS	(50' Riparian Buffer along tributary off of Swift Creek) Stream feature located along northern property line.
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 / Park Road– NCDOT Roads
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 Park Road – n/a
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-10, R-8, and R-6 zoning districts 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 an Urban Neighborhood character area. The requested **R-10** 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 19.62-acre property is currently being used for agriculture. The property North of the request is zoned GB and is vacant/agriculture. West of the request is zoned AR and is bordered by the railroad. South of the request is zoned R-8 and OI and is currently vacant with planned subdivision consisting of approximately 70 homes currently being reviewed. East (across Church Street Ext) of the request is zoned AR and R-12.5 and is single-family residential/wooded.

The R-10 District 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. The proposed R-10 zoning district fall within the density recommendations provided within the Suburban Residential character area.

Staff Recommendation

Staff recommends **approval** of the rezoning request for the 19.62 acres from AR to R-10.



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

Item Section: New Business

Meeting Date: December 20, 2021

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: Brookstone, Phase 2 – Preliminary Plat

Action Requested: Approval of Preliminary Plat.

Attachments: Preliminary Plat

Prepared By: Bryan Jones, Planning Director

Date: 12/6/2021

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

Brookstone, Phase 2 – Preliminary Plat:

Location: Church Street Ext. north of its intersection with Reedy Branch Road

Parcel Number: 70650

Site Data: 50 Lots, 26.9928 Acres

Zoning District: R-10

- ❖ Winterville Technical Review Committee reviewed the Preliminary Plat on December 7, 2021.

Budgetary Impact: N/A

Recommendation: Recommend Approval Preliminary Plat

PN 15006
 CHAPEL HILL FOUNDATION
 REAL ESTATE HOLDINGS, INC
 DB 3448, PG 378
 ZONE AR

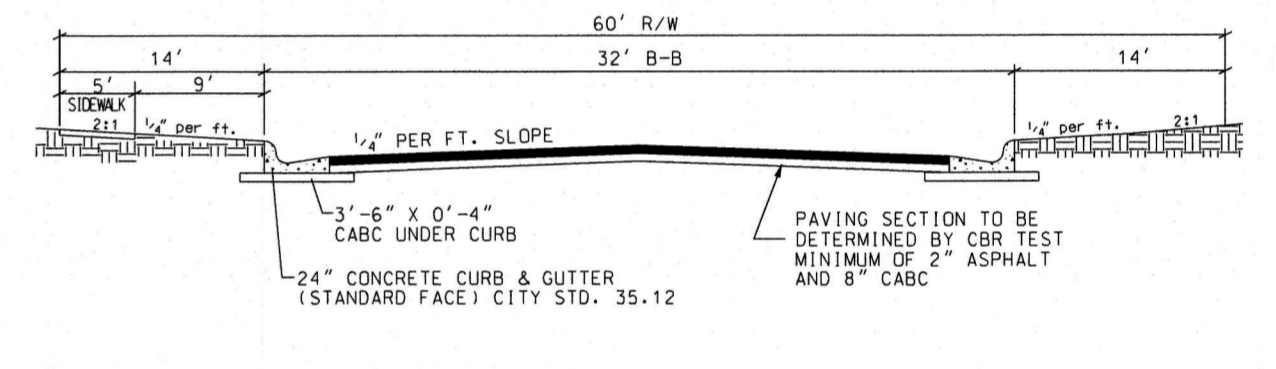
SITE DATA

TOTAL AREA.....26.9928 AC
 ZONING.....R-10
 PARCEL #.....70650
 TAX MAP #.....4674.14
 TOTAL LOTS.....50
 LINEAL FEET IN STREETS.....2463 FT
 AREA IN OPEN SPACES,
 RECREATION, ETC.....8.72 AC

VICINITY MAP
 1" = 2000'

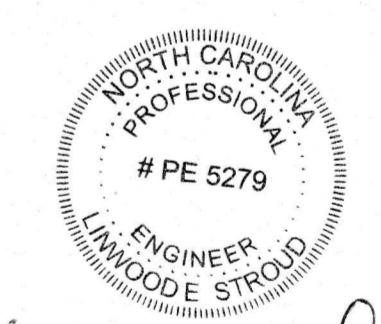
NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP NO. 372047400, PANEL 4674 DATED 1/2/2004.
2. ALL RADIUS CURBS AT STREET INTERSECTIONS SHALL BE 30' UNLESS OTHERWISE NOTED.
3. PROPERTY CORNERS AT STREET INTERSECTIONS SHALL BE ROUNDED WITH A MIN. OF 20' RADIUS.
4. THERE SHALL BE A 10' WIDE EASEMENT OVER ALL GAS LINES AS INSTALLED.
5. CONSTRUCTION PLANS SHALL BE APPROVED BY THE TOWN OF WINTERVILLE PRIOR TO THE CONSTRUCTION OF ANY STREETS INTENDED FOR PUBLIC DEDICATION AND/OR THE CONSTRUCTION OF WATER, SEWER, AND STORM DRAINAGE SYSTEMS.
6. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF WINTERVILLE MSDO.
7. HYDRAULIC ANALYSIS IS REQUIRED.
8. ALL LOTS SHALL EQUAL OR EXCEED MINIMUM DEVELOPMENT STANDARDS.
9. NCDOT DRIVEWAY PERMIT REQUIRED.
10. FINAL STORM DRAIN PIPE SIZES AND SUPPORTING CALCULATIONS SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS.
11. EROSION CONTROL PLAN IS REQUIRED.
12. LOTS WITH BACKFILL WILL HAVE TO HAVE COMPACTION TEST PERFORMED AND RESULTS SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT FOR APPROVED FOOTING INSPECTIONS OF STRUCTURES BUILT ON THESE PROPERTIES.
13. ALL LOTS SHALL HAVE A MINIMUM AREA @ 10,000 SF AS REQUIRED BY THE ZONING ORDINANCE.
14. ALL AREAS LABELED AS "COMMON AREA" ARE NON-BUILDABLE.



TYPICAL 32' B/B STREET SECTION WITH SIDEWALK
 SCALE: NOT TO SCALE

PN 15006
 CHAPEL HILL FOUNDATION
 REAL ESTATE HOLDINGS, INC
 DB 3448, PG 378
 ZONE AR



Linwood E. Stroud
 LINWOOD E. STROUD, P.E.
 11/18/21

REVISIONS

NO.	DATE	DESCRIPTION

BROOKSTONE
 MB 68, PG 158
 ZONE R-15 CUD

PN 11638
 CHAPEL HILL FOUNDATION
 REAL ESTATE HOLDINGS, INC
 DB 3448, PG 378
 ZONE AR

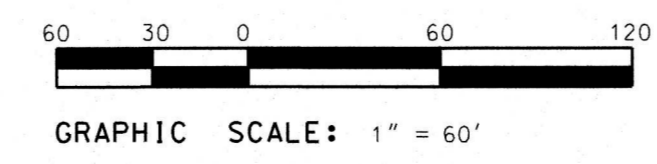
PN 11664
 WAYLAND HUNSUCKER
 DB 3987, PG 859
 ZONE AR

PN 22742
 LEWIS O. TRIPP
 DB 2009E, PG 78
 MB 2, PG 185
 ZONE AR

PLANNING BOARD
 I HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD TO THE TOWN OF WINTERVILLE ON THE _____ DAY OF _____, 2021.
 CHAIRMAN, PLANNING BOARD
 DATE: _____

TOWN COUNCIL
 I HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE ON THE _____ DAY OF _____, 2021.
 MAYOR
 DATE: _____

PROJECT NO.: P1722-002
 DRAWING NO.: 002



PARCEL NO. 70650

PRELIMINARY PLAT
BROOKSTONE SUBDIVISION PHASE 2
 WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: DAVID EVANS, JR C/O GARRIS EVANS LUMBER CO.	DESIGNED: LES
ADDRESS: P.O. BOX 2548 GREENVILLE, NC 27835	DRAWN: LHJ
PHONE:	APPROVED: LES
 STROUD ENGINEERING, P.A. 107-B COMMERCE STREET GREENVILLE, NORTH CAROLINA 27858 (252) 756-9352	DATE: 11/18/21
	SCALE: 1" = 60'
	SHEET 1 OF 1



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: November 1, 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 **October 2021.**

ZONING COMPLIANCES	Total = 15	YTD (2021) = 177
New Single-Family Residential	5	51
Accessory Structures	2	27
New Business	1	15
Residential Fence	2	28
Additions/ Pools/Other	5	56
Other Activities/Projects		
Technical Review Committee	10/5/21	TRC met to consider/review the following: Eleven at Main-Construction Plans (approved); Blueberry Subdivision – Preliminary Plat (approved)
Town Council Meeting	10/11/2021	Winterville Pump Station Annexation – PH (approved); Winterville Interconnect Site Annexation- PH (approved); Holly Grove, Section 2 - Annex (approved); Zoning Text Amendment-Dimensional Requirements for R-10 – Schedule PH (approved).
Planning and Zoning Board Meeting	10/18/2021	Blueberry Subdivision – Preliminary Plat (recommended approval); Sutton Capital Group Rezoning (recommended approval)
Board of Adjustment Meeting	10/19/2021	Carroll Crossing, Section 3 – Special Use Permit (approved)
Greenville Urban Area MPO Technical Coordinating Committee (TCC)	10/20/21	Grant for Council on Aging; Prioritization Process; Amendments to MTIP; Approval of MPO’s Fiscal Year 2022 Unified Work Program

Pitt County Comprehensive Transportation Plan Steering Committee	10/25/2021	Committee discussed Draft Goals, Objectives, Measures of Effectiveness, Hwy Recommendation maps, Bike/Ped Maps.
National Flood Insurance Program Workshop	10/27/2021	Workshop to discuss requirements for Elevation Certificates, No-Rise Certificates, and supporting documentation.



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: December 15, 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 **November 2021.**

ZONING COMPLIANCES	Total = 17	YTD (2021) = 194
New Single-Family Residential	12	63
Accessory Structures	0	27
New Business	0	15
Residential Fence	0	28
Additions/Pool/Other	5	61
Other Activities/Projects		
Town Council Meeting	11/8/2021	Holly Grove, Section 2 – Annex (Approved); Zoning Text Amendment-Dimensional Requirements for R-10 –PH (approved); Blueberry Subdivision – Preliminary Plat (Denied); Sutton Capital Group Rezoning (Set PH); Kenneth Allen Annex – Certificate of Sufficiency.
Greenville Urban Area MPO Transportation Advisory Committee (TAC)	11/10/2021	Grant for Council on Aging; Prioritization Process Update; Amendments to MTIP; Fiscal Year 2022 Unified Work Program
Pitt County Comprehensive Transportation Plan Steering Committee	11/22/2021	Bike/Ped Maps; Discussion Timeline / Remaining Steps.