



## **Board of Adjustment**

**March 22, 2022**

**7:00 P.M.**

**WINTERVILLE TOWN HALL ASSEMBLY ROOM**

- I. CALL TO ORDER.**
- II. WELCOME.**
- III. APPROVAL OF AGENDA.**
- IV. APPROVAL OF MINUTES - OCTOBER 19, 2021.**
- V. NEW BUSINESS.**
  - 1. MILL STREET TOWNS - SPECIAL USE PERMIT.**
- VI. REPORTS FROM STAFF - INFORMATIONAL ITEMS.**
- VII. 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.)



**BOARD OF ADJUSTMENT MEETING  
TUESDAY, OCTOBER 19, 2021  
MEETING MINUTES  
(LIMITED IN-PERSON ATTENDANCE)**

The Board of Adjustment met on the above date at 7:00 PM in the Town Hall Assembly Room, with Chairman Jeffrey Briley presiding. The following were present:

Jeffrey Briley, Chairman  
Edward Reynolds, Vice Chair  
Alfred Phillips, Member  
Joseph Pierce, Member  
Brian Miller, Member (absent)  
Garrett Killian, Alternate Member  
Keen Lassiter, Town Attorney  
Bryan Jones, Planning Director  
Donald Harvey, Town Clerk

**CALL TO ORDER:**

Chairman Briley called the meeting to order.

**WELCOME:**

Chairman Briley welcomed all Board members and the public to the meeting.

**APPROVAL OF AGENDA:**

Planning Director Jones noted amendment to the agenda to include approval of minutes.

**Motion made by Vice Chair Reynolds and seconded by Member Pierce to approve the amended agenda as presented. Motion carried unanimously, 4-0.**

**APPROVAL OF MINUTES:**

Minutes of the August 17, 2021 meeting presented for approval.

**Motion made by Member Pierce and seconded by Vice Chair Reynolds to approve the August 17, 2021 minutes as presented. Motion carried unanimously, 4-0.**

**NEW BUSINESS:**

Carrol Crossing, Section 3 - Special Use Permit - Planning Director Jones gave the following presentation.

## Carroll Crossing, Section 3 Special Use Permit

Presenter:  
Bryan Jones,  
Planning Director



- Applicant: Baldwin Design Consultants, PA (Le & Lam Properties, LLC)
- Location: Intersection of Church Street Ext and Jeremy Lane
- Parcel Number: portion of 04819
- Site Data: 1.102 Acres
- Zoning District: R-8 CD
- Proposed Use: Single-Family Attached Residential Development (Duplex)





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
<b>Residential Uses</b>																	
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	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																	
Class A single-family	1	0000	S						X								3
Class B single-family																	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	S					6
mobile home park	2	0000	S								S						7
Planned unit development	2	0000															8



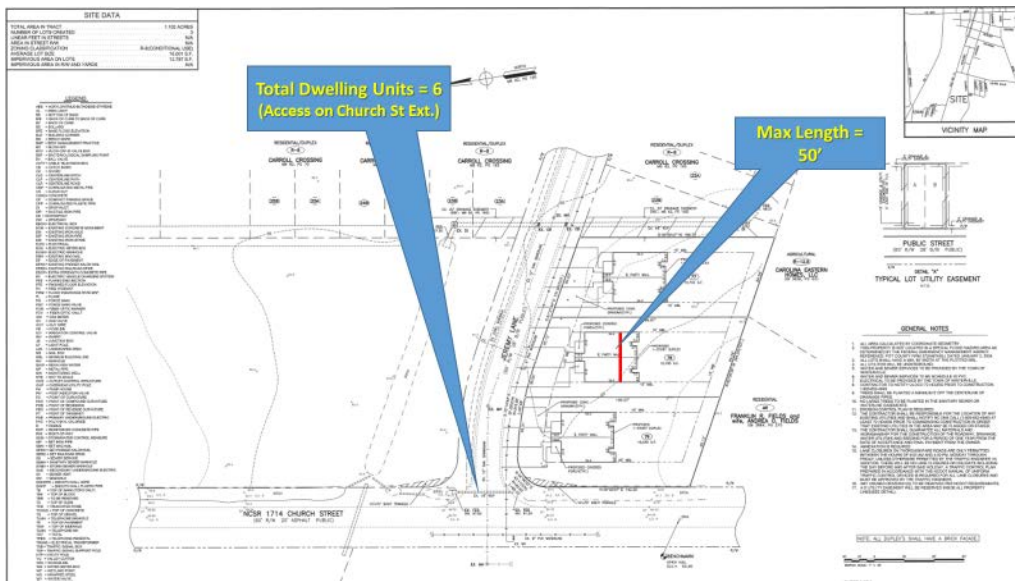
*A slice of the good life!*

**Carroll Crossing, Section 3– Special Use Permit**

**SR 2. Two Family, Single-Family Attached and Multifamily Dwellings**

- a. No multi-family dwellings or series of attached single-family, multi-family buildings or other such arrangements shall exceed a length of **one hundred fifty (150) feet** when measured along the longest axis of the building or series of attached units when placed in a theoretical straight alignment.
- b.
  - 1. No multi-family development shall contain more than **twenty (20) dwelling units** unless the development shall have frontage along and direct primary access on a major or minor thoroughfare as shown on the Thoroughfare Plan.
  - 2. No multi-family development shall contain more than **sixty (60) dwelling units** unless the development shall have frontage along and **direct access on two major or minor** thoroughfares or combinations thereof as shown on the Thoroughfare Plan.
  - 3. Any multi-family development with more than **100 dwelling units** shall meet the requirements of 2 above and shall submit a certified traffic engineering report evaluating the capability of the adjoining street system to carry the traffic generated by the development. (N/A)





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**Carroll Crossing, Section 3— Special Use Permit**

SR 2. Two Family, Single-Family Attached and Multifamily Dwellings

- c. An individual multi-family building, two family dwelling or a single series of attached dwelling units to be located on an individual lot shall be developed in accordance with the area, yard and height requirements of the district in which located the same as any other individual building on an individual lot. Provided that in the AR and R-8 zoning districts, two-family dwellings within a subdivision shall only be permitted on a corner lot. The conveyance of ground space for single-family attached units or for common area or similar purposes shall not preclude development under this subsection. Such conveyances however shall be subject to the requirements of the Subdivision Ordinance and may be subject to the North Carolina Unit Ownership Act.



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**Carroll Crossing, Section 3— Special Use Permit**

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.



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:
2. Density. The number of dwelling units per unit of land area shall not exceed the number of dwelling units per unit of land area permitted in the district in which the development is located. Fractional units above one-half (1/2) may be rounded to the next highest number once the basic number of units exceeds twenty (20).



SR 2. Two Family, Single-Family Attached and Multifamily Dwellings

Density Requirements (Per Section 7.1 – Dimensional Requirements):

Multi-family projects:

- (a) Minimum lot area for new construction = 15,000 square Feet. (**Actual = 1.102Acres/48,003.12 sq ft**)
- (b) Minimum square footage per dwelling unit:
- **4,000** (1 UNIT = 4,000) square feet for the first unit.
  - 2,000 square feet for each additional one bedroom unit.
  - **2,500** (5 UNITS = 12,500) square feet for each additional two or more bedroom unit.
- (c) Minimum square footage for each conversion of an existing structure 2,000 square feet for each dwelling unit.

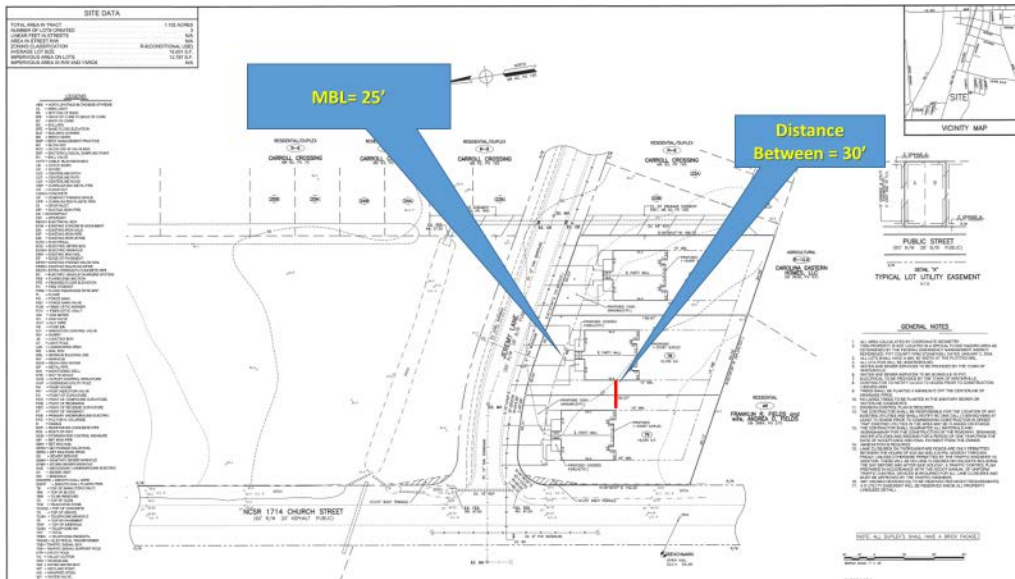
**REQUIRED SQUARE FOOTAGE** = 16,500 SQ FT  
**TOTAL SQUARE FOOTAGE ON SITE** = 48,003.12 SQ FT



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:
3. Yard Requirements. The following yard requirements are hereby established:
- a) Exterior. Along each exterior property line or public street, the minimum front, rear and side yard setback of the Zoning District shall be maintained.
  - b) Interior. For each building erected along a private street or accessway, a **minimum setback of twenty (20) feet** shall be maintained from the nearest edge of street or accessway pavement.
  - c) Distance Between Buildings. A distance of at least **twenty (20) feet shall be maintained between all buildings** within the development.





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**Carroll Crossing, Section 3– Special Use Permit**

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:
  - 4. Street or Accessways. All private streets or accessways providing ingress and egress from the development to an existing public street system shall comply with the current standards being required by the subdivision regulations then in effect, including street drainage, except that no curb and gutter is required and a pavement width of only 20 feet shall be required.
  - 5. Sidewalks. Sidewalks shall be installed in the same manner and under the same criteria as that established in the Subdivision Regulations.
  - 6. Storm Drainage Improvements. Storm drainage improvements shall be made in the same manner and under the same criteria as that established in the Subdivision Regulations.



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**Carroll Crossing, Section 3– Special Use Permit**

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:
  - 7. Sanitary Containers. Stationary sanitary containers shall be located so as not to interfere with sight distance or the free movement of vehicles on streets or service drives and so as to allow collector trucks adequate maneuvering space to empty the containers and to leave the property without excessive backing. Concrete pads in conformance with the public works department’s stationary container location standards shall be located beneath of and in the approach to each stationary sanitary container.



**Staff Recommendation:**

- Planning staff is of the opinion that the request can meet all the development standards required for issuance of the Special Use Permit upon proper findings by the Board.



**Special Use Permits.**

To hear and decide, in particular cases, and subject to appropriate conditions and safeguards, permits for special uses as authorized by Article VI. In granting a special use permit the Board shall make the following affirmative findings:

- a) The Use requested is among those listed as an eligible Special Use in the District in which the subject property is located;
- b) That the Special Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as proposed;
- c) That the Special Use meets all required conditions and specifications;
- d) That the Special Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
- e) That the location and character of the Special Use if developed according to the plan as proposed will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Town and its environs.



Planning Director Jones ask for any questions.

Chairman Briley requested that anyone wishing to speak, please come forward. No one came forward.

**Motion made by Vice Chair Reynolds and seconded by Member Pierce to open the Public Hearing. Motion carried unanimously, 4-0.**

No one spoke.

**Motion made by Vice Chair Reynolds and seconded by Member Killian to close the Public Hearing. Motion carried unanimously, 4-0.**

Planning Director Jones went through the following criteria:

To hear and decide, in particular cases, and subject to appropriate conditions and safeguards, permits for special uses as authorized by Article VI. In granting a Special Use Permit the Board of Adjustment shall make the following affirmative findings:



- a) The Use requested is among those listed as an eligible Special Use in the District in which the subject property is located;
- b) That the Special Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as proposed;
- c) That the Special Use meets all required conditions and specifications;
- d) That the Special Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
- e) That the location and character of the Special Use if developed according to the plan as proposed will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Town and its environs.

In granting a Special Use Permit, the Board may impose such additional restrictions and requirements upon such permit as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured, and substantial justice done. If all requirements and conditions are accepted by the applicant, the Board shall authorize the issuance of the Special Use Permit, otherwise the Permit shall be denied. Any Special Use Permit so authorized shall be perpetually binding upon the property included in such Permit unless subsequently change or amended by the Board, as provided for in this Article.

**Motion made by Vice Chair Reynolds and seconded by Member Pierce to approve Special Use Criteria a). Motion carried unanimously, 4-0.**

**Motion made by Member Killian and seconded by Vice Chair Reynolds to approve Special Use Criteria b). Motion carried unanimously, 4-0.**

**Motion made by Member Killian and seconded by Vice Chair Reynolds to approve Special Use Criteria c). Motion carried unanimously, 4-0.**

**Motion made by Member Pierce and seconded by Vice Chair Reynolds to approve Special Use Criteria d). Motion carried unanimously, 4-0.**

**Motion made by Member Killian and seconded by Vice Chair Reynolds to approve Special Use Criteria e). Motion carried unanimously, 4-0.**

Chairman Briley asked for a motion approving the Special Use Permit (SUP).

**Motion made by Vice Chair Reynolds and seconded by Member Pierce to approve Special Use Permit. Motion carried unanimously, 4-0.**

**Chairman Briley stated the Carrol Crossing, Section 3 - Special Use Permit was approved.**

**REPORTS FROM STAFF – INFORMATIONAL ITEMS:**

Planning Director Jones referenced the following report and noted that the Internet Sweepstakes was closed down with a combined effort of surrounding law enforcement agencies.



2571 RAILROAD ST  
PO BOX 1469  
WINTERVILLE, NC  
28590

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/ Pools/Other	1	51
<b>Other Activities/Projects</b>		
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 OF ADJUSTMENT MEMBERS:**

**ADJOURN:**

Having no further business to come before the Board of Adjustment meeting, Chairman Briley requested a motion to adjourn.

**Motion made by Vice Chair Reynolds and seconded by Member Pierce to adjourn the meeting. Motion carried unanimously, 4-0. Meeting adjourned at 7:19 pm.**

Adopted this the 22<sup>nd</sup> day of March 2022.

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Jeffrey Briley, Chairman

ATTEST:

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Donald Harvey, Town Clerk



**Town of Winterville  
Board of Adjustment  
Agenda Abstract**

**Item Section:** New Business

**Meeting Date:** March 22, 2022

**Presenter:** Bryan Jones, Planning Director

**Item to be Considered**

**Subject:** 2752 Mill Street (Parcels 16203 and 39149)

**Action Requested:** Special Use Permit

**Attachments:** SUP Application, Site Plan, Notification to Adjacent Property Owners

**Prepared By:** Bryan Jones, Planning Director

**Date:** 3/16/2022

**ABSTRACT ROUTING:**

TC

FD

TM

Final

**Supporting Documentation**

Applicant: Jones and Smith Contractors, LLC (Kenneth H. Smith)

Location: Mill Street north of its intersection with Laurie Ellis Road.

Parcel Number: 16203, 39149

Site Data: **11.55 Acres**

Current Zoning District: **MFR**

**Application:** Development of 138 single-family attached dwelling units in 21 buildings.

- ❖ Adjacent property owners were mailed notification of the SUP application on March 7, 2022.
- ❖ Notification was posted on the site on March 2, 2022..
- ❖ Notification of the hearing was published in the Daily Reflector on March 9, 2022 and March 16, 2022.

**Budgetary Impact:** N/A

**Recommendation:** N/A



**CONDITIONAL USE PERMIT APPLICATION**  
**TOWN OF WINTERVILLE**  
2571 Railroad Steet  
P O Box 1459  
Winterville, NC 28590  
Phone: (252) 756-2221

**Staff Use Only**  
Appl. # \_\_\_\_\_

DATE 02/28/2022

NAME OF APPLICANT Kenneth H. Smith -Jones and Smith Contractors, LLC

ADDRESS 112 W. Fire Tower Road Winterville, NC 28590 TELEPHONE 252-717-2551

PROPERTY OWNER Kenneth H. Smith -Jones and Smith Contractors, LLC

ADDRESS 112 W. Fire Tower Road Winterville, NC 28590 TELEPHONE 252-717-2551

.kenneth@jonesandsmith.us

1) Application is hereby made for permission to: Erect , Repair \_\_\_\_\_, Alter \_\_\_\_\_, Extend \_\_\_\_\_,  
Remove \_\_\_\_\_, or Demolish \_\_\_\_\_, a Building \_\_\_\_\_, Sign \_\_\_\_\_, Other Structure \_\_\_\_\_,

(Explain) 138 UNITS TOWNHOMES

2) The building, sign or land is located at: Street Address 2752 MILL ST WINTERVILLE, NC 28590

MR  
Zoning District \_\_\_\_\_

3) The intended use of the building, sign, structure, or land would be Conditional Use Town-homes

in the MR District and is described as follows: \_\_\_\_\_

Mill Street Towns is a proposed development of (138) 3 bedroom town-homes with a proposed  
reduction to the parking space requirement. Per MR Zoning, 2.5 spaces are required for each 3  
bedroom unit (138 x 2.5 = 345 required spaces), while the project proposes 297 spaces (86%  
of the requirement).

4) After completing sign the statement below:

**OWNER/AGENT STATEMENT**

I, Kenneth H. Smith, being the Owner or Agent (if Agent, complete section below) request approval of a Conditional Use Permit as described herein. I agree that this permit, if granted, is issued on the presentation made herein and that this permit may be revoked in the event of any breach of representation or noncompliance of conditions of the permit. It is further understood that action implementing the proposed use must be completed within twelve (12) months from the date of issuance, or this permit shall become invalid.

DATE 02/28/2022 APPLICANT Kenneth H. Smith

**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, Kenneth H. Smith, being the Owner of the property described herein,

do hereby authorize \_\_\_\_\_ as agent for the purpose of this application.

[Signature]  
Signature

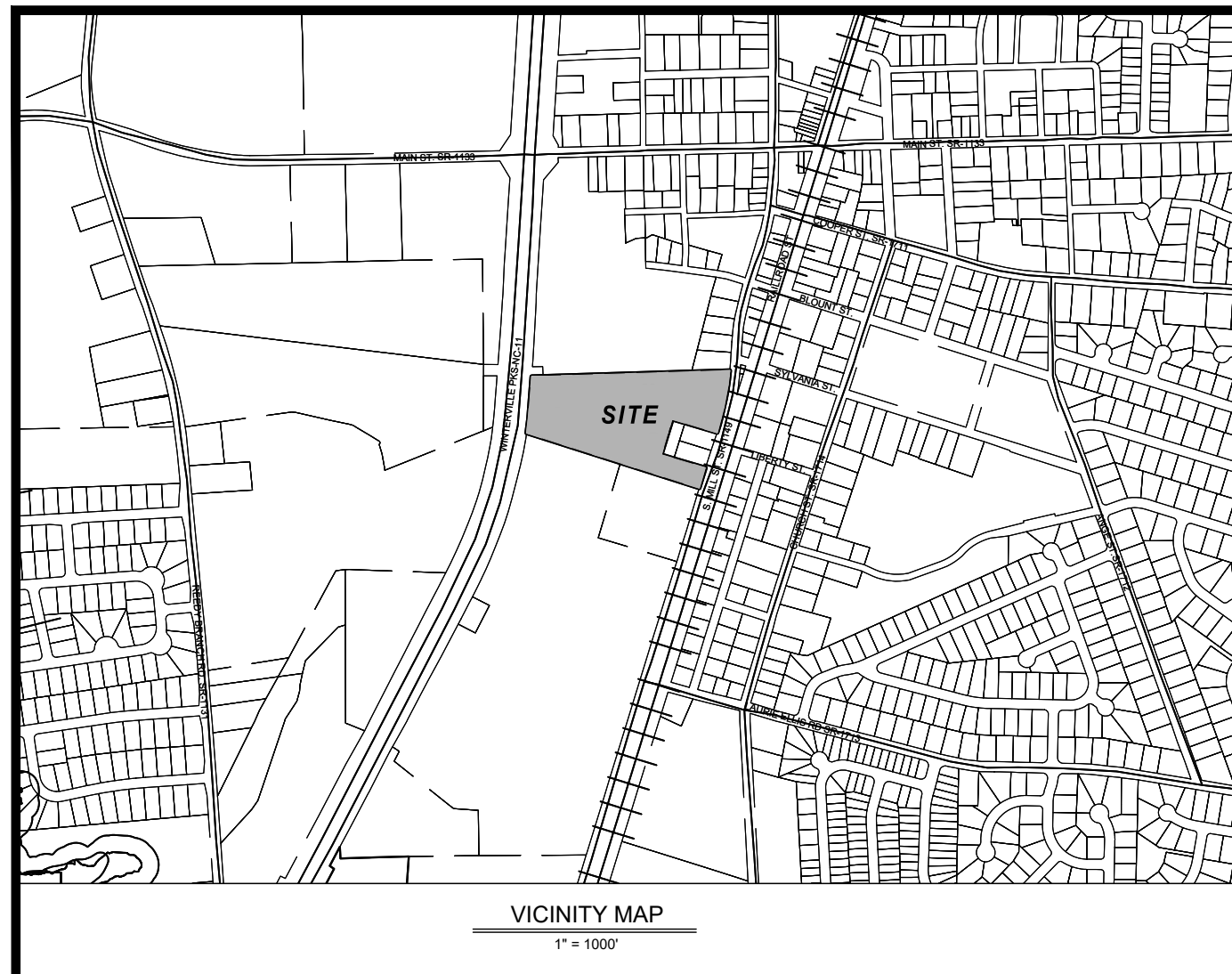
2/28/22  
Date

Sworn to and subscribed before me, this 28 day of February, 2022.



[Signature]  
Notary Public

My Commission Expires:  
\_\_\_\_\_



ELEVEN AT MAIN LLC  
D.B. 07 PG. 2011

ASA WINTERVILLE LLC  
D.B. 01 PG. 2010

WINTERGREEN COMMONS LLC  
D.B. 09 PG. 2018

WILKERSON ASSOCIATES  
D.B. 06 PG. 2010

CARRAWAY LUTHER EDWARD JR  
D.B. 09 PG. 2015  
D.B. 09 PG. 2015  
D.B. 09 PG. 2015

LOT 1  
21,000 SF

**SITE DATA**  
KENNETH H. SMITH  
JONES AND SMITH CONTRACTORS, LLC  
112 W. FIRE TOWER ROAD  
WINTERVILLE, NC 28590  
252-717-2551  
KENNETH@JONESANDSMITH.US  
ENGINEER:  
RIVERS & ASSOCIATES, INC  
STEPHEN BALLENTINE, PE  
353 E. SIX FORKS RD STE 230  
RALEIGH NC 27609  
PHONE: 919.594.1626 x6290  
EMAIL: sballentine@riversandassociates.com

**TOWNHOME SUMMARY**  
1,508 SF INTERNAL UNITS 76  
1,704 SF END UNITS 62  
TOTAL PROPOSED 138

**PARKING SUMMARY**  
KIOSK 13 (INCL. 1 HC)  
OVERFLOW 22 (INCL. 2 HC)  
DRIVEWAY 124  
GARAGE 138  
TOTAL PROPOSED 297 (86% OF REQ.)  
\*REQUIRED 345  
(\*2.5 SPACES / 3 BEDROOM UNIT)

NC PIN #s = 46744933938, 4674398384  
FIRM MAP # = #3720467400J PANEL 01/02/2004  
EXISTING TRACT'S ACREAGE = ±11.55 g/s acres  
EXISTING ZONING = R-8  
PROPOSED ZONING = MR

NC License: F-0324  
**Rivers**  
& ASSOCIATES, INC.  
Since 1918  
LIVEASANDASSOCIATES.COM  
Engineers  
Planners  
Surveyors  
Landscape Architects

Six Forks Place III Ste. 230  
353 E. Six Forks Rd  
Raleigh, NC 27609  
919.594.1626

**Preliminary  
DO NOT USE  
FOR CONSTRUCTION**

REVISIONS:

NO.	DESCRIPTION	DATE	BY

MASTER PLAN  
**MILL STREET TOWNS**  
CITY OF WINTERVILLE - PITT COUNTY - NORTH CAROLINA  
**SITE PLAN**



DATE: FEB. 28, 2022  
DESIGNED BY: MS/DB  
DRAWN BY: MS  
CHECKED BY: JSJ  
PROJECT No. 2021 108  
DRAWING No. W-4003  
SCALE: AS SHOWN  
SHEET No.

**C1.01**



# WINTERVILLE

*A slice of the good life!*

2571 Railroad Street  
PO Box 1459  
Winterville, NC 28590

Phone (252)215-2358  
Fax (252)756-3109  
[www.wintervillenc.com](http://www.wintervillenc.com)

## **Board of Adjustment Hearing Special Use Permit**

NOTICE IS HEREBY GIVEN that the Winterville Board of Adjustment will meet on Tuesday, March 22, 2022 at 7:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, in order to have a Board of Adjustment hearing on the Special Use Permit Application described below:

An application has been submitted for 2752 Mill Street (Parcels 16203 and 39149), as shown on the attached map, requesting a Special Use Permit for a single-family attached development. The subject property is zoned Multifamily Residential (MR). The proposed development, Mill Street Towns, consists of 138 single-family attached dwelling units. Per the Winterville Zoning Ordinance, the development must meet the special requirements for "SR 2–Two Family, Single Family Attached and Multifamily Dwellings" as listed in "Section 6.5–Special Requirements to the Table of Permitted and Conditional 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](mailto:bryan.jones@wintervillenc.com) or the Winterville Planning Department at (252) 756-2221 or at [wintervillenc.com](http://wintervillenc.com).

The Town of Winterville will be keeping measures in place in an ongoing effort to mitigate the spread of COVID-19. These measures include limiting physical attendance at the meeting, employing social distancing, and implementing remote participation. The meeting is open to the public; however, limited attendance will be allowed to attend in-person due to COVID-19 provisions and the meeting will be available electronically. The public is encouraged to watch the meeting live on YouTube ([www.wintervillenc.com/videos](http://www.wintervillenc.com/videos)).



JONES AND SMITH  
CONTRACTORS, LLC  
112 W. FIRE TOWER ROAD  
WINTERVILLE, NC 28590

SHARON DAVIS  
1013 DUNBROOK ROAD  
WINTERVILLE, NC 28590

JENNIE WORTHINGTON  
FAULKNER  
PO BOX 207  
WINTERVILLE NC 28590

SHIRLEY CARMON WILLIAMS  
PO BOX 2284  
WINTERVILLE NC 28590

RYAN KENT MCLAWHORN  
DAN SCOTT MCLAWHORN  
ETAL  
5093 REEDY BRANCH ROAD  
WINTERVILLE, NC 28590

R E DAVENPORT JR FAMILY LTD  
PARTNERSHIP  
PO BOX 66  
FARMVILLE, NC 27828

ELEVEN AT MAIN, LLC  
PO DRAWER 545  
GREENVILLE, NC 27835

LUTHER EDWARD CARRAWAY  
TERESA ADAMS BROZOWSKI  
2772 MILL STREET  
WINTERVILLE, NC 28590

ERVIN C SIMONS  
JACQUELINE D SIMONS  
115 LIBERTY STREET  
WINTERVILLE, NC 28590

MELISSA LYNN GAYLORD  
PO BOX 1402  
HALLANDALE FL 33008

THOMAS H MCLAWHORN  
904 HAVEL CT  
CHARLOTTE NC 28211

ASA WINTERVILLE LLC  
2500 NASH ST N SUTIE A  
WILSON, NC 27896

WINTERGREEN COMMONS LLC  
PO BOX 403  
GREENVILLE, NC 27836

RONA J KNOTTS  
2708 GAYLORD STREET  
WINTERVILLE NC 28590

NED HOLDEN ROUSE, JR  
CATHY B ROUSE  
PO BOX 466  
WINTERVILLE NC 28590

SOPHIA M YARBOROUGH  
3102 ETON ROAD  
RALEIGH, NC 27608



# WINTERVILLE

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2571 RAILROAD ST  
PO BOX 1459  
WINTERVILLE, NC  
28590

PLANNING DEPARTMENT  
BRYAN JONES  
DIRECTOR

**To:** Board of Adjustment  
**From:** Bryan Jones, Planning Director  
**Date:** March 7, 2022  
**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 **February 2022.**

<b>ZONING COMPLIANCES</b>	<b>Total = 19</b>	<b>YTD (2022) = 32</b>
New Single-Family Residential	8	14
Accessory Structures	6	8
New Business	1	2
Residential Fence	0	3
Additions/Pool/Other	4	5
<b>Other Activities/Projects</b>		
Winterville Technical Review Committee (TRC)	2/1/2022	TRC reviewed a sketch plan for DPD HWY 11 Storage/Flex Concept Plan.
Town Council Meeting	2/14/2022	WLH Rezoning – PH (Approved); Carroll Crossing, Sec 3, Ph 1 FP Approved; Carroll Crossing, Sec 3, Ph 1 Annexation (Certification); Planning Board Appointments; Villa Grande, Phase 3 Rezoning (Set PH).
Planning and Zoning Board Meeting	2/21/2022	Forbes Property Rezoning (Approved)
Greenville Urban Area MPO TCC Meeting	2/23/2022	STIP prioritization update; traffic count data presentation; self – certification process for 2023; approval of Unified Planning Work Program.