



Planning & Zoning

April 18, 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. FEBRUARY - REGULAR MEETING.**
- VI. NEW BUSINESS.**
 - 1. PRELIMINARY PLAT - VILLA GRANDE, PHASE 3**
 - 2. FINAL PLAT - ELEVEN AT MAIN, PHASE 1**
 - 3. REZONING - MCLAWHORN TRACT**
- 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, FEBRUARY 21, 2022
PLANNING AND ZONING BOARD MEETING MINUTES
(LIMITED IN-PERSON ATTENDANCE / 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 R. Kilian, Vice Chairman
Peggy Cliborne, Member (remote)
Rondy G. Fleming, Member (remote)
Darlene Gardner, Member (remote)
James Godfrey Jones, Member
Anthony Klontz, Member
Michael Weldin, Member
Henry Hostetler, ETJ Member
Brandy Daniels, Alternate Member (absent)
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 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 Jones-Yes; Member Klontz-Yes; Member Weldin-Yes; and Member Hostetler-Yes. Motion carried unanimously, 9-0.

INSTALLATION AND OATH OF OFFICE:

Town Clerk Harvey administered the Oaths of Office to all Members.

2571 Railroad Street
P.O. Box 1459
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**NORTH CAROLINA
PITT COUNTY
TOWN OF WINTERVILLE**

OATH OF OFFICE

I, _____, do solemnly affirm/swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Planning and Zoning Board member, so help me God.

Planning and Zoning Board Member

Donald Harvey, Town Clerk

February 21, 2022
Date

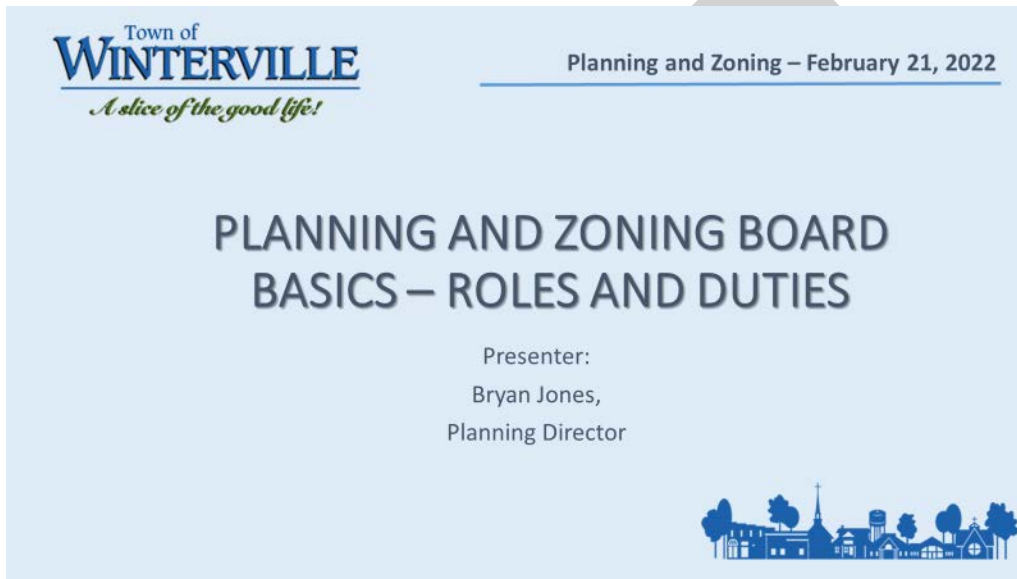
APPROVAL OF MINUTES: Minutes of the January 18, 2022 meeting provided for approval.

Motion by Member Cliborne and second by Member Gardner to approve the January 18, 2022 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 Jones-Yes; Member Klontz-Yes; Member Weldin-Yes; and Member Hostetler-Yes. Motion carried unanimously, 9-0.

NEW BUSINESS:

1. Training Session – New Members: Planning Director Jones gave the following presentation:



DUTIES AND RESPONSIBILITIES

Advise on Initial Zoning:

- Before a local government can exercise the powers of zoning, it must designate a planning board. The planning board prepares, review, and recommends the proposed zoning regulation. The Town Council may not take any action on the initial zoning ordinance until the planning board has provided a recommendation regarding adoption.



DUTIES AND RESPONSIBILITIES

Advise on Zoning Amendments and Plan Consistency (Rezoning):

- Proposed amendments to the zoning ordinance—text amendments or rezonings—must be submitted to the planning board for review and comment.
- A planning board recommendation is *advisory*, not binding. Even if the planning board determines that a proposed zoning amendment is inconsistent with the comprehensive plan, that does not preclude governing board action and adoption of the amendment.



DUTIES AND RESPONSIBILITIES

Review and Recommendation of Development Plans (Subdivision Plans):

- The planning board shall recommend approval, approval with conditions, or denial of Preliminary Plats and Final Plats to Town Council.

Advise on Other Ordinances:

- Review and comment on other development ordinances, most commonly the Subdivision Ordinance.



DUTIES AND RESPONSIBILITIES

Advise on Comprehensive and Land Use Planning:

- Under G.S. 160D-301, planning boards are authorized “[t]o prepare, review, maintain, monitor, and periodically update and recommend to the governing board a comprehensive plan, and such other plans as deemed appropriate, and conduct ongoing related research, data collection, mapping, and analysis.”



Planning Director Jones ask for any questions. Chairman Monroe emphasized that the Planning and Zoning Board only makes a recommendation to Council. Member Hostetler asked about the 106D provisions if they are statewide plans. Planning Director Jones noted that only the process is the same across the state. Chairman Monroe ask for further questions.

2. Rezoning Request – Forbes Property (Parcel 10614): Planning Director Jones gave the following presentation.

**FORBES PROPERTY (PARCEL 10614)
REZONING REQUEST**

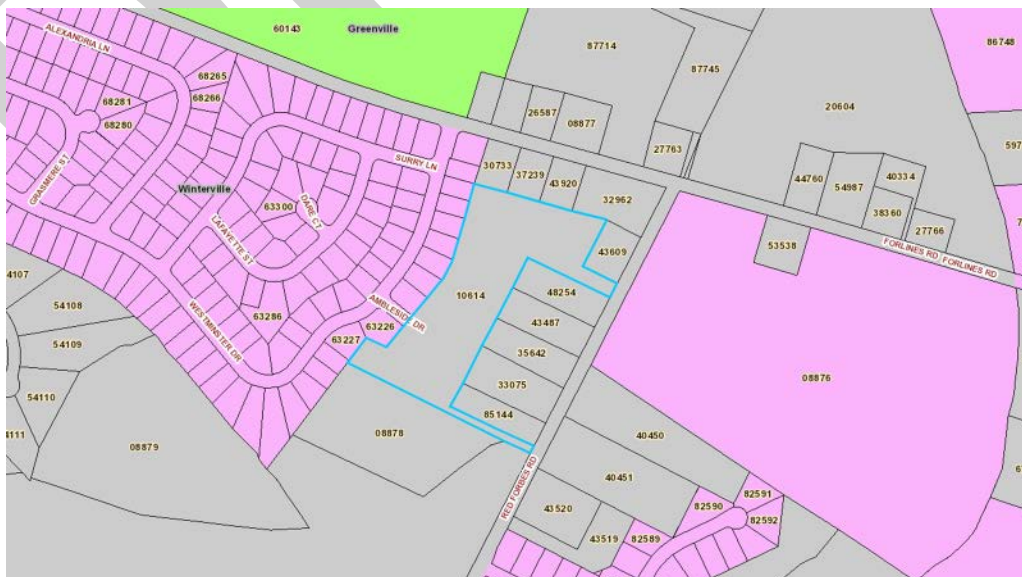
Presenter:
Bryan Jones,
Planning Director

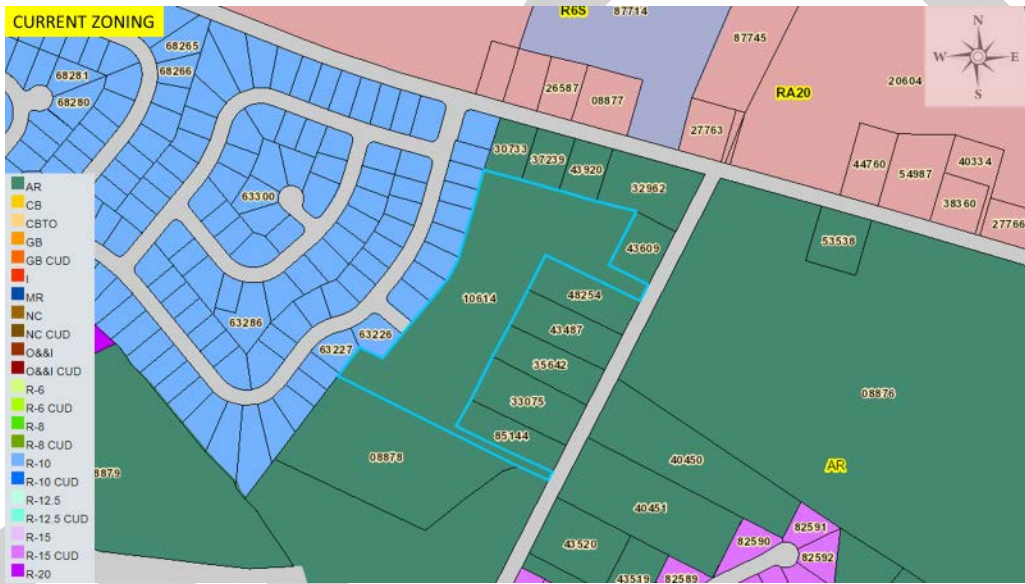


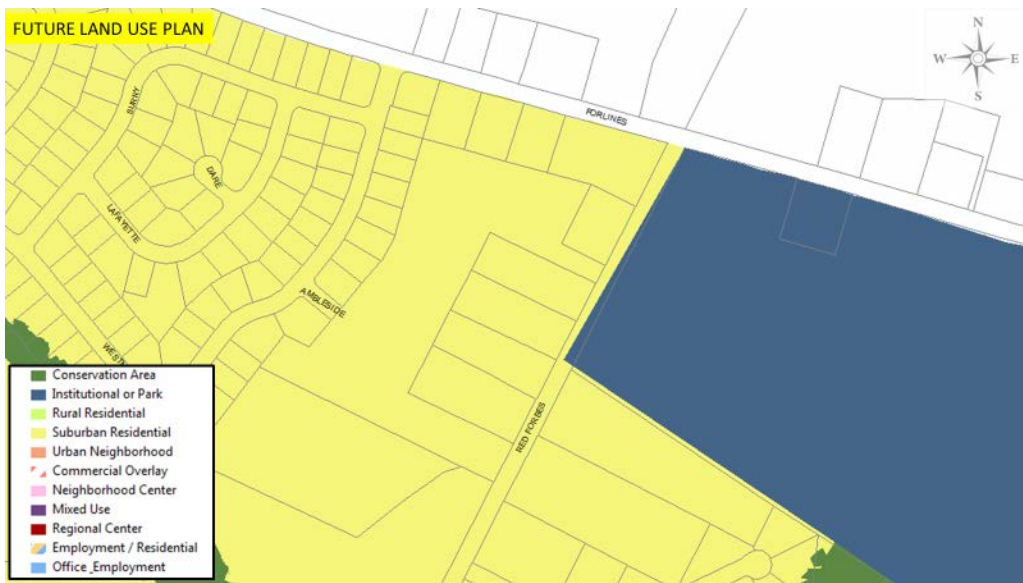
- Applicant: William Alfred Forbes, IV
- Location: Red Forbes Road south of its intersection with Forlines Road.
- Parcel Numbers: 10614
- Site Data: 10.09 acres
- Current Zoning District: Agricultural Residential (AR)
- Proposed Zoning District: R-10



- Adjacent property owners were mailed notification of the rezoning request on January 31, 2022.
- Notification was posted on the site on January 27, 2021.







FUTURE LAND USE CHARACTER AREAS

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

FUTURE LAND USE CHARACTER AREA

General Character

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

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

Uses

Primarily single family detached residential with sewer service.

Buildings & Parking

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

Streets & Connections

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



Examples of Suburban Residential

Suburban Residential



Economic Development

Organizing Goals:

Primary Goals:

- Strengthen and Diversify the Economy
- Create a Town-wide Identity

Supporting Goals:

- 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.



Forbes Property – Rezoning Request

Staff Recommendation:

- Planning Staff finds the request is reasonable and in the public interest because the proposed zoning district is compatible with surrounding land uses and the future land use plan.
- Staff recommends approval of the request to rezone 10.09 acres from AR to R-10.



Forbes Property – Rezoning Request

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 March 14, 2022 Town Council Meeting.
- Town Council will hold a public hearing regarding this request on April 11, 2022 @ 7 pm.



Comments Received:

- Letter received from Homeowners living along Red Forbes Road and Forlines Road (received 2/19/2022).

To Whom It May Concern:

We as Homeowners Living on The Red Forbes and Forlines Roads in Winterville North Carolina would like for future homes that will be built on the property adjacent to ours to have the same setback as ours. When we built our homes we had to have 2,000 square feet under lot road.

We are concerned that anything less would decrease the value of our homes!

Clyde & Elm Barber - 2446 Red Forbes Rd. Winterville, N.C.
Wendy M. Ray - 2472 Red Forbes Rd. Winterville, N.C.
Ralph D. Ward - 2432 Red Forbes Road Winterville, NC
Randy S. Bidwell - 2474 Red Forbes Rd. Winterville, NC
Randy White - 2460 RED FORBES RD. WINTERVILLE, NC
Pete O. Highmore - 2444 Red Forbes Rd. Winterville, NC
Darin & Lois Wilson - 2449 Forlines Rd. Winterville, NC



Planning Director Jones ask for any questions.

Public Comment Session: Clem Barber was present representing those that submitted the letter. He noted that they would let the letter speak for itself

Member Weldin said it was Zoned AR and restriction by an HOA or other restrictions or conditions would come later. Chairman Monroe said that would come at the plat stage Member Weldin said the Building Code addresses only room sizes. Member Cliborne noted that it appeared to be a narrow entrance to Red Forbes. Planning Director Jones said they have 60 feet, the minimum required. Member Klontz asked the description of R-10. Planning Director Jones explained the usage.

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

Motion by Member Gardner and second by Member Fleming to approve the Forbes Property (Parcel 10614) Rezoning Request 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 Jones-Yes; Member Klontz-Yes; Member Weldin-Yes; and Member Hostetler-Yes. Motion carried unanimously, 9-0.

REPORTS FROM STAFF:

Chairman Monroe ask for reports from staff. Planning Director Jones gave his report and noted that the update to the subdivision plan will occur with a think tank.



2571 RAILROAD ST
PO BOX 1469
WINTERVILLE, NC
28590

PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Town Council
From: Bryan Jones, Planning Director
Date: February 1, 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 **January 2022.**

ZONING COMPLIANCES	Total = 13	YTD (2022) = 13
New Single-Family Residential	6	6
Accessory Structures	2	2
New Business	1	1
Residential Fence	3	3
Additions/ Pools/Other	1	1
Other Activities/Projects		
Winterville Technical Review Committee (TRC)	1/4/2022	TRC reviewed Carroll Crossing, Section 3, Phase 1 – CP/FP (Approved); Gerber Collision Site Plan (additional info required)
Town Council Meeting	1/10/2022	Kenneth Allen Annexation PH(Approved); WLH Rezoning (Set PH); Brookstone, Phase 2 – PP (Approved).
Planning and Zoning Board Meeting	1/18/2022	Carroll Crossing, Section 3, Phase 2 – FP (Approved); Villa Grande, Section 3 Rezoning (Approved)
Pitt County Comprehensive Transportation Plan Steering Committee	1/24/2022	Committee met and discussed Bike/Ped Recommendations, Public Involvement and project timeline.

COMMENTS FROM BOARD MEMBERS:

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

Vice Chairman Kilian asked about the status of the Main and 11 subdivision. Planning Director Jones said they are getting utilities in the ground and the final plan is forthcoming. Planning Director Jones said he was looking forward to working with the new Board. Chairman Monroe welcomed the new members.

ADJOURN:

Chairman Monroe requested a motion to adjourn.

Motion by Member Hostetler and second by Member Cliborne 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 Jones-Yes; Member Klontz-Yes; Member Weldin-Yes; and Member Hostetler-Yes. Motion carried unanimously, 9-0. Meeting adjourned at 7:34 pm.

Adopted this the 21st day of March 2022.

Gregory Monroe, Chairman

ATTEST:

Donald Harvey, Town Clerk

DRAFT



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

Item Section: New Business

Meeting Date: March 21, 2022

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: Villa Grande, Phase 3 – Preliminary Plat

Action Requested: Approval of Preliminary Plat.

Attachments: Preliminary Plat

Prepared By: Bryan Jones, Planning Director

Date: 3/15/2022

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

Villa Grande, Phase 3 – Preliminary Plat:

Location: Red Forbes Road north of its intersection with NC 903 S.

Parcel Number: 82582, 80704, 19880

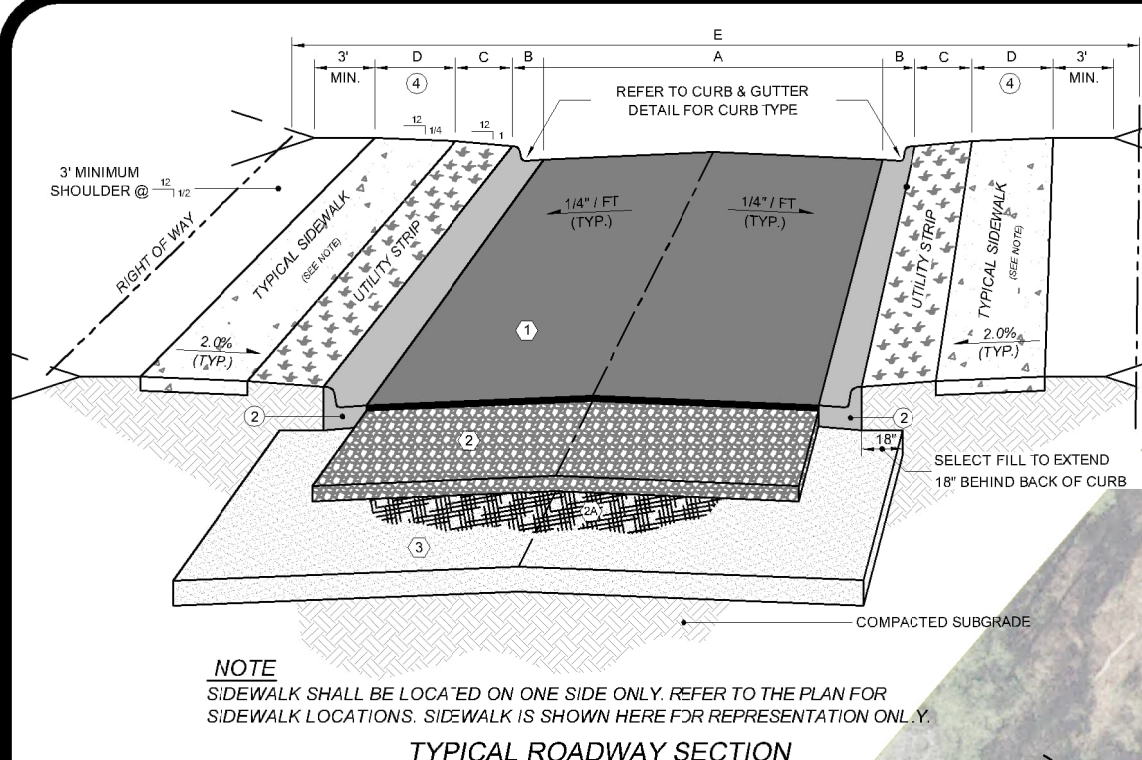
Site Data: 40 Lots, 22.73 Acres

Zoning District: R-10

- ❖ Winterville Technical Review Committee reviewed the Preliminary Plat on March 1, 2022.

Budgetary Impact: N/A

Recommendation: Approve Preliminary Plat



DIMENSIONS

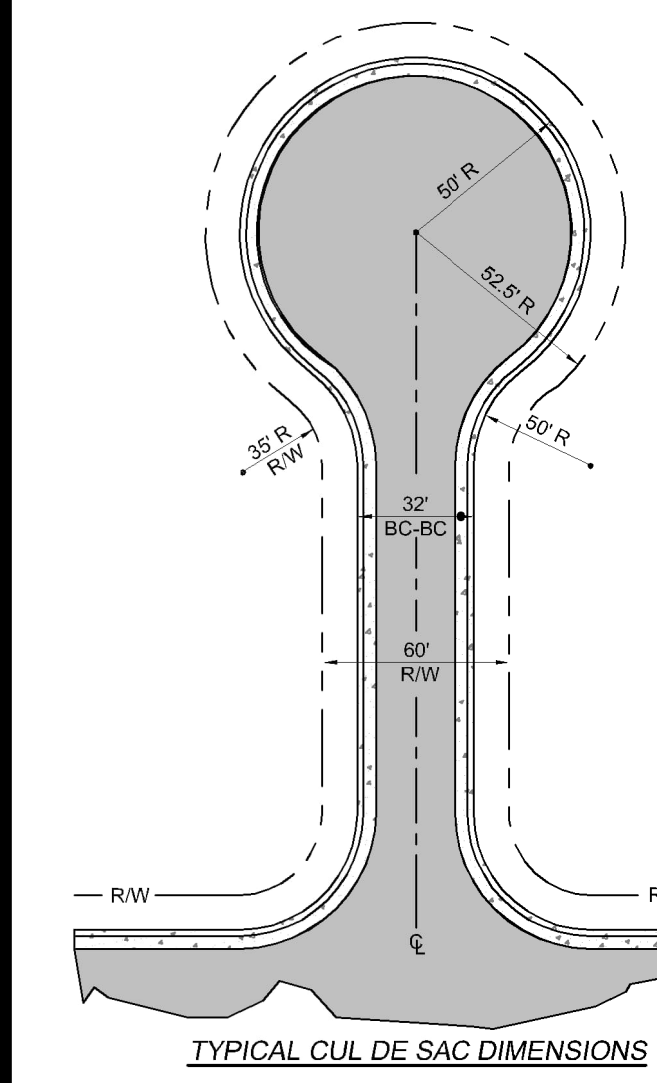
DESCRIPTION	WIDTH
A. BACK OF CURB TO BACK OF CURB	32'
B. CURB AND GUTTER (STANDARD)	2'
C. TRUNK STRIP	2'
D. SIDEWALK	2'
E. RIGHT OF WAY (TOTAL)	38'

NOTE: VICINTE VIEW TO BE 36' BC-BC.

MATERIALS

DESCRIPTION	DEPTH	WIDTH
1. SF 9.5B ASPHALT SURFACE COURSE	2"	28"
2. UNPAVED AGGREGATE BASE COURSE	8"	28"
3. ALTERNATE TENSAR GEOTEXTILE	-	-
4. SELECT BACKFILL - AS NECESSARY	TBD	36"

NOTE: VICINTE VIEW TO BE 32'.

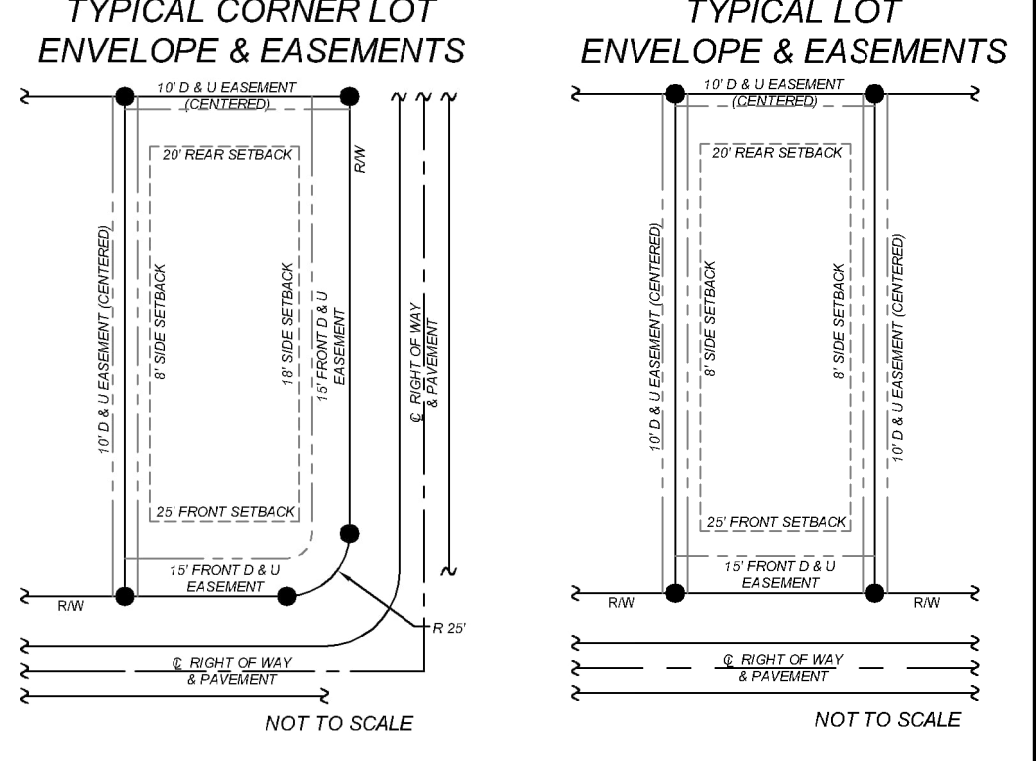
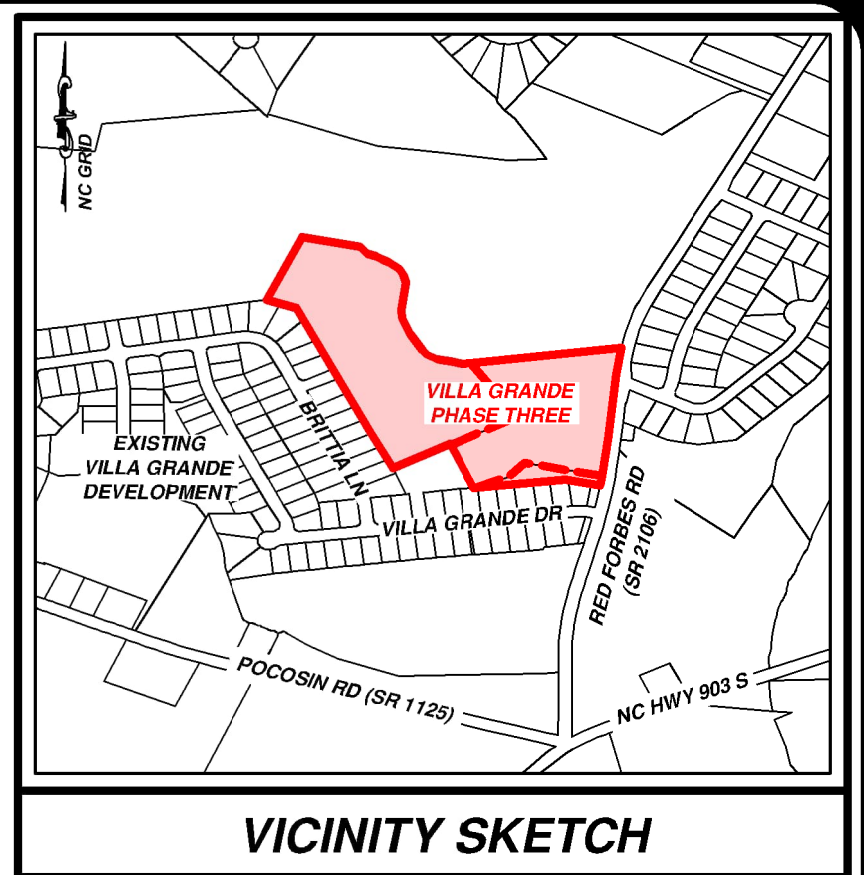


- GENERAL NOTES AND SITE DATA**
- DEED REFERENCE: DB 2020-153-028
 - NCPWM 466571229, 466571230, & 466561975
 - PARCEL# 10880, 80704, & 82552
 - CURRENT ASSIGNED PROPERTY ADDRESS IS 2688 RED FORBES ROAD, WINTERVILLE, NC, 28580.
 - ZONING IS R-10
 - SITE AREA TABULATION**
- | ITEM | AREA |
|-------------|----------|
| LOTS | 13.17 AC |
| RW | 2.37 AC |
| COMMON AREA | 7.10 AC |
| TOTAL | 22.73 AC |
- THE EXISTING SITE AND ADJACENT PROPERTIES ARE GENERALLY OPEN AGRICULTURAL USE AND FARMLAND.
 - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - ELEVATIONS ARE BASED ON NAVD 88.
 - EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT INTERVALS.
 - PROPOSED PROJECT IS LOW DENSITY (LESS THAN 20% IMPERVIOUS COVERAGE) WITH CURB OUTLET SWALES AND SHEET FLOW TO THE EXTENT POSSIBLE. SMALL ATTENUATION BASINS WILL BE INSTALLED IN LINE WITH THE SWALES PRIOR TO EXPORTING WATER OFF-SITE TO REDUCE RUNOFF SUCH THAT THE PEAK DISCHARGE POST DEVELOPMENT IS LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT DISCHARGE FOR THE 10-YR, 24 HR STORM EVENT MODEL.
 - PORTIONS OF THIS PROJECT SITES WITHIN ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP 57086860K, ALL DATED JULY 01, 2014 AS ESTABLISHED BY FEMA, HOWEVER, LOT BUILDING ENVELOPES DO NOT FALL WITHIN THE 100 YEAR FLOOD LINE. THIS REPORT IN NO WAY SUPERSEDES THE ABOVE MENTIONED FRM.
 - BASE FLOOD ELEVATION DOWNSTREAM OF THIS PROJECT IS 53.0'.
 - BLUE-LINE STREAMS EXIST ON THIS TRACT AND ARE AS SHOWN. BLUE-LINE STREAMS AND ASSOCIATED BUFFERS WILL NOT BE IMPACTED AS A PART OF THIS WORK.
 - SECTION 404 WETLANDS EXIST ON THIS TRACT AND ARE AS SHOWN. THESE AREAS WILL NOT BE IMPACTED AS A PART OF THIS WORK. WETLANDS DELINEATION IS AS PROVIDED BY PITTMAN SOIL CONSULTING DATED AUGUST 31, 2021.
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 15 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN.
 - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 25 FOOT FRONT SETBACKS (OTHER FRONT SETBACKS AS SHOWN)
 - 5 FOOT SIDE SETBACKS
 - 20 FOOT REAR SETBACKS
 - OTHER SETBACKS AS NOTED
 - PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE TOWN OF WINTERVILLE.
 - THE TOTAL NUMBER OF LOTS IN VILLA GRANDE PHASE THREE IS 40.
 - THE AVERAGE LOT SIZE IN VILLA GRANDE PHASE THREE IS 14,365 SF ±.
 - THE MINIMUM LOT SIZE IN VILLA GRANDE PHASE THREE IS 10,000 SF ±.
 - THE TOTAL LENGTH OF STREETS IS 2.6 MILE ±.
 - ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES.
 - UPON APPROVAL OF THE PRELIMINARY PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
 - OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNIT, SUCH TIME AS IT IS DEEDED TO THE PROPERTY OWNERS ASSOCIATION.
 - EXISTING AND PROPOSED WATER SERVICE OWNER IS BELL-ARTHUR WATER CORPORATION.
 - EXISTING AND PROPOSED SEWER SERVICE OWNER IS THE TOWN OF WINTERVILLE.
 - WATER AND SEWER SERVICE LOCATIONS ARE AS SHOWN.
 - ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE GREENVILLE UTILITIES COMMISSION.
 - ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
 - DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS.
 - ANY EXISTING BUILDINGS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION ARE TO BE REMOVED.
 - PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
 - PROPOSED SEWER MAINS SHALL BE 3DR-26 PVC, UNLESS SHOWN OTHERWISE IN CONSTRUCTION DRAWINGS.
 - PROPOSED WATER MAINS SHALL BE 1DR-21 CLASS 200 PVC, UNLESS SHOWN OTHERWISE IN CONSTRUCTION DRAWINGS.
 - PROPOSED STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES UNDER ROADWAYS AND HIGH PERFORMANCE (HP) POLYETHYLENE PIPES OUTSIDE OF ROADWAYS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF WINTERVILLE MANUAL OF STANDARD DESIGN AND DETAILS.
 - SEDIMENTATION AND EROSION CONTROL PERMIT REQUIRED.
 - PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
 - SEWER EXTENSION PERMIT IS REQUIRED.
 - ANY DITCHES REQUIRING A 48" DIAMETER PIPE OR LESS SHALL BE PIPED. DITCHES AND WATER COURSES WHICH REQUIRE PIPES LARGER THAN 48" SHALL BE EVALUATED FOR A 100-YEAR FLOOD ELEVATION.
 - STREET SIGNS ARE TO BE ORDERED TO THE STREET'S ONCE MASSES HAVE BEEN APPROVED AND DURING THE CONSTRUCTION PHASE OF THE PROJECT. STREET SIGNS SHALL BE PAID FOR BY THE DEVELOPER AND INSTALLED BY THE TOWN OF WINTERVILLE.



ADJACENT PROPERTY

LOT #	PARCEL #	OWNER	ADDRESS	DB	PG
36	87048	ADAMS HOMES AEC LLC	2681 BRITTLIA LN	4106	350
37	87050	ADAMS HOMES AEC LLC	2685 BRITTLIA LN	4106	350
38	87052	ADAMS HOMES AEC LLC	2689 BRITTLIA LN	4106	350
39	87053	ADAMS HOMES AEC LLC	2695 BRITTLIA LN	4106	350
40	87055	ADAMS HOMES AEC LLC	2701 BRITTLIA LN	4106	350
42	85726	CONSTABLE WILLIAM C III	2711 BRITTLIA LN	3978	863
43	85727	IGE THOMAS	2719 BRITTLIA LN	4037	320
44	85728	HAYNES YASHEKA T	2725 BRITTLIA LN	3981	485
45	85729	JAMES HOSEA A	2731 BRITTLIA LN	4075	846
46	85730	NGUYEN HUONG V	2737 BRITTLIA LN	4121	232
47	85731	PHAN THONG	2745 BRITTLIA LN	3995	442
48	85732	DOYON GUY M	2751 BRITTLIA LN	4019	521
49	85733	HARRISON LINDSEY P III	2755 BRITTLIA LN	3986	351
75	84038	ALAKWA ALI A	570 VILLA GRANDE DR	3737	511
76	84039	MOORE SEAN D	566 VILLA GRANDE DR	3668	34
77	84040	SOUTHWELL KENNETH CHABERES	554 VILLA GRANDE DR	3658	592
78	84041	FREEMAN JAMES ROBERT	548 VILLA GRANDE DR	3715	614
79	84042	THEILE RICHARD B DANIELS TOBY CHAKARIAN	542 VILLA GRANDE DR	3658	117
80	84043	CHAKARIAN	536 VILLA GRANDE DR	3740	547
81	84044	MOTTER ADAM C	530 VILLA GRANDE DR	3787	213
82	84045	SQOUR NISREEN A	524 VILLA GRANDE DR	3803	546
83	84046	JOYNER TWANA	518 VILLA GRANDE DR	3782	511
84	84047	COXNATALIE	512 VILLA GRANDE DR	3667	712
85	84048	KASCHAK STEVEN J	504 VILLA GRANDE DR	3745	277
COMMON AREA	84049	NSD COMPANY INC	0 VILLA GRANDE DR	3564	507
COMMON AREA	84050	NSD COMPANY INC	0 VILLA GRANDE DR	3564	507



PRELIM. PIPE DATA

PIPE #	SIZE & TYPE
P-40	18" RCP
P-41	24" RCP
P-42	18" RCP
P-43	18" RCP
P-44	24" RCP
P-45	24" HP
P-46	18" RCP
P-47	24" HP
P-48	18" RCP
P-49	24" HP

LEGEND

SYMBOL	DESCRIPTION
[Red Line]	Phase One Boundary
[Pink Line]	Phase Three Boundary
[Dashed Line]	Property Lines/Right of Way Lines
[Dotted Line]	Property Minimum Building Lines
[Dashed Line]	Property Centerlines
[Green Line]	404 Wetlands
[Blue Line]	Blue-Line Stream Buffers
[Triangle]	10' X 70' Sight Triangle
[Blue Circle]	Proposed Water Valve & Box
[Blue Square]	Proposed Reducer
[Blue Circle]	Proposed Fire Hydrant
[Blue Line]	Proposed 8" Water Line C900 CLASS 150
[Blue Line]	Proposed 2" Water Line SCH 80 CLASS 200
[Blue Line]	Proposed Post Hydrant
[Blue Line]	Proposed Water Service
[Green Line]	Proposed Sewer Service
[Green Circle]	Proposed Sewer Manhole
[Green Line]	Sanitary Sewer Main Label
[Blue Arrow]	Drainage Flow Direction Arrows
[Blue Line]	Storm Pipe & Label
[Blue Line]	Silt Fence
[Blue Line]	Temporary Check Dam
[Blue Line]	Pipe Flared End / Outlet Protection
[Blue Line]	Temporary Construction Entrance
[Blue Line]	Hardware Cloth & Gravel Inlet Prot.
[Blue Line]	Wheelchair Ramp
[Blue Line]	Existing Contours
[Blue Line]	Proposed Contours
[Blue Line]	100 year/500 year Flood Lines
[Blue Line]	Regulatory Floodway Boundaries

PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	WINTERVILLE PRELIMINARY	JGT	3.1.22

DEVELOPER
 NOLAN COMMERCIAL CONTRACTORS, INC.
 754 RAMSEY ROAD, SUITE F
 JACKSONVILLE, NC 28546
 OFFICE: 910.219.4770

CONSULTING ENGINEER/SURVEYOR
 THOMAS ENGINEERING, P.A.
 P.O. BOX 1309 - 1316-B COMMERCE DRIVE
 NEW BERN, NORTH CAROLINA 28563
 OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY PLAT
 Not for Recordation, Conveyances or Sales

PRELIMINARY PLAN

VILLA GRANDE PHASE THREE

WINTERVILLE - PITT COUNTY - NORTH CAROLINA

SCALE: 1" = 80' DATE: 01.11.22

PROJECT #: 2015-004 SHEET: 01 of 01

GRAPHIC SCALE

80 40 0 80

NOTE: THIS SCALE APPLIES FOR 24" X 36" SHEETS ONLY.

811
 Know what's below.
 Call before you dig.



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

Item Section: New Business

Meeting Date: April 18, 2022

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: Eleven at Main, Phase 1 – Final Plat

Action Requested: Approval of Final Plat.

Attachments: Final Plat

Prepared By: Bryan Jones, Planning Director

Date: 4/7/2022

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

Eleven at Main – Final Plat:

Location: Intersection of Main Street and Winterville Parkway (Hwy 11 S)

Parcel Number: 05589

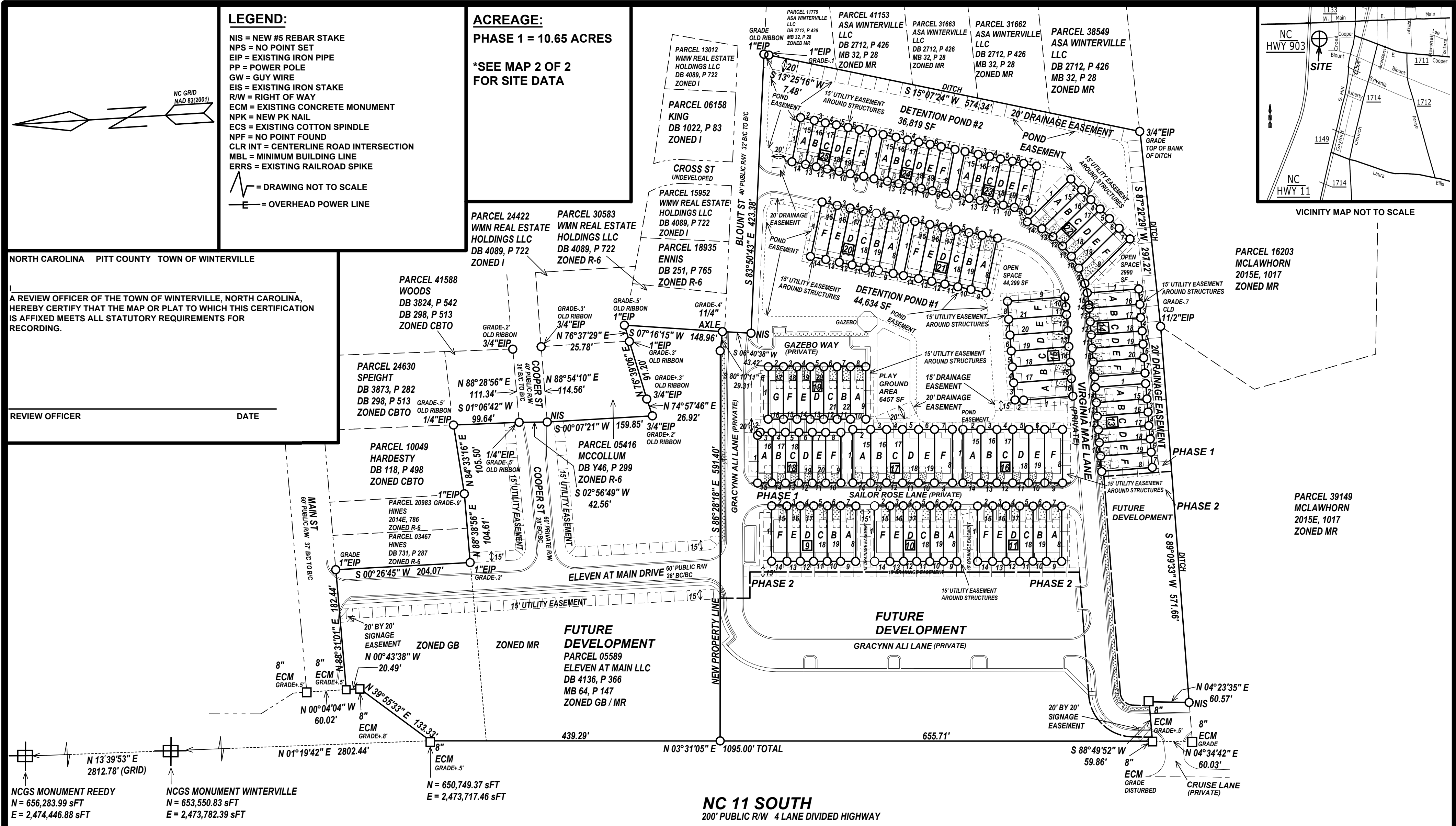
Site Data: 97 Lots, 10.65 Acres

Zoning District: MR

- ❖ Winterville Technical Review Committee reviewed the Final Plat on April 5, 2022.
- ❖ BOA issued Conditional Use Permit May 19, 2021.
- ❖ Town Council approved the Preliminary Plat on August 9, 2021.
- ❖ Construction Plans were approved on December 9, 2021.

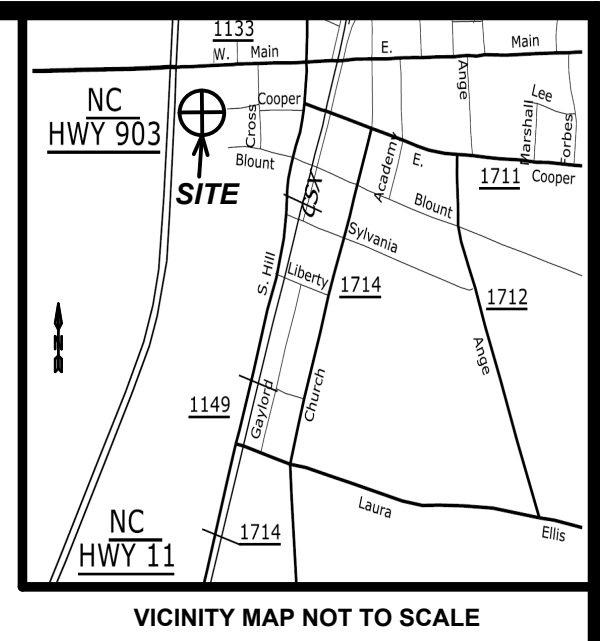
Budgetary Impact: N/A

Recommendation: Approve Final Plat



LEGEND:
 NIS = NEW #5 REBAR STAKE
 NPS = NO POINT SET
 EIP = EXISTING IRON PIPE
 PP = POWER POLE
 GW = GUY WIRE
 EIS = EXISTING IRON STAKE
 R/W = RIGHT OF WAY
 ECM = EXISTING CONCRETE MONUMENT
 NPK = NEW PK NAIL
 ECS = EXISTING COTTON SPINDLE
 NPF = NO POINT FOUND
 CLR INT = CENTERLINE ROAD INTERSECTION
 MBL = MINIMUM BUILDING LINE
 ERRS = EXISTING RAILROAD SPIKE
 = DRAWING NOT TO SCALE
 = OVERHEAD POWER LINE

ACREAGE:
 PHASE 1 = 10.65 ACRES
 *SEE MAP 2 OF 2 FOR SITE DATA



NORTH CAROLINA PITT COUNTY TOWN OF WINTERVILLE
 A REVIEW OFFICER OF THE TOWN OF WINTERVILLE, NORTH CAROLINA, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

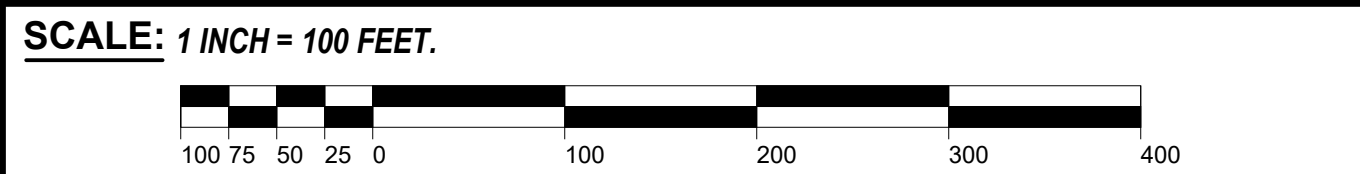
REVIEW OFFICER _____ DATE _____

NCGS MONUMENT REEDY
 N = 656,283.99 sFT
 E = 2,474,446.88 sFT
 NCGS MONUMENT WINTERVILLE
 N = 653,550.83 sFT
 E = 2,473,782.39 sFT

I, JAMES L. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM BOOK N/A, PAGE N/A, THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600), AS WELL AS COMPLIANCE WITH NORTH CAROLINA GENERAL STATUTE 47-30, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL, THIS 18th DAY OF MARCH, 2022.

I CERTIFY THAT THIS MAP CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

- NOTES:**
- ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - BEARINGS ARE REFERENCED TO NC GRID.
 - COMBINED FACTOR = 0.99988711
 - SUBJECT PARCEL IS NOT IN A FLOOD HAZARD AREA PER MAP NUMBER 3720467500K, EFFECTIVE 07/07/14 (CID 370193).
 - SUBJECT PARCEL IS ZONED GB AND MR BY THE TOWN OF WINTERVILLE.
 - AREA IS CALCULATED BY COORDINATE GEOMETRY.
 - WATER PROVIDED BY THE TOWN OF WINTERVILLE.
 - SEWER PROVIDED BY THE TOWN OF WINTERVILLE.
 - ELECTRIC PROVIDED BY THE TOWN OF WINTERVILLE
 - 10' ELECTRICAL EASEMENT TO BE CENTERED OVER ELECTRICAL MAIN AS INSTALLED.
 - GARBAGE REMOVAL WILL BE BY INDIVIDUAL ROLL OUT SERVICE.
 - CITY OR NCDOT DRIVEWAY PERMIT REQUIRED. ANY ENCROACHMENT AGREEMENTS SHALL BE APPROVED BEFORE INSTALLATION.



ELEVEN AT MAIN LLC PHASE 1
 PARCEL 05589
 WINTERVILLE, NC, 28590
 DEED BOOK 4136, PAGE 366
 MAP BOOK 64, PAGE 147
 OWNER: ELEVEN AT MAIN LLC
 C/O BRITT DEVELOPMENT
 COMPANY OF ARCHDALE, LLC
 710 ARENDELL ST., SUITE 201
 MOREHEAD CITY, NC, 28557
 252-725-5375

REFERENCES: DB 775, P 168; MB 64, P 147; DB 731, P 287; DB 118, P 498; DB 3873, P 282; DB 298, P 513; DB Y46, P 299; DB 4089, P 722; DB 251, 765; DB 4089, 722; DB 1022, P 83.

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

SCALE: ONE INCH EQUALS ONE HUNDRED FEET. MARCH 18, 2022

BUILDING 9
LOT A = 1946 SF 0.04 ACRES
LOT B = 1708 SF 0.04 ACRES
LOT C = 1708 SF 0.04 ACRES
LOT D = 1708 SF 0.04 ACRES
LOT E = 1708 SF 0.04 ACRES
LOT F = 1946 SF 0.04 ACRES
1 = S 86-28-55 E 84.00'
2 = S 03-31-05 W 23.17'
3 = S 03-31-05 W 20.33'
4 = S 03-31-05 W 20.33'
5 = S 03-31-05 W 20.33'
6 = S 03-31-05 W 20.33'
7 = S 03-31-05 W 20.33'
8 = S 86-28-55 E 84.00'
9 = N 03-31-05 E 21.17'
10 = N 03-31-05 E 20.33'
11 = N 03-31-05 E 20.33'
12 = N 03-31-05 E 20.33'
13 = N 03-31-05 E 20.33'
14 = N 03-31-05 E 23.17'
15 = S 86-28-55 E 84.00'
16 = S 86-28-55 E 84.00'
17 = S 86-28-55 E 84.00'
18 = S 86-28-55 E 84.00'
19 = S 86-28-55 E 84.00'

BUILDING 10
LOT A = 1694 SF 0.04 ACRES
LOT B = 1708 SF 0.04 ACRES
LOT C = 1708 SF 0.04 ACRES
LOT D = 1708 SF 0.04 ACRES
LOT E = 1708 SF 0.04 ACRES
LOT F = 1946 SF 0.04 ACRES
1 = S 86-28-55 E 84.00'
2 = S 03-31-05 W 23.17'
3 = S 03-31-05 W 20.33'
4 = S 03-31-05 W 20.33'
5 = S 03-31-05 W 20.33'
6 = S 03-31-05 W 20.33'
7 = S 03-31-05 W 20.16'
8 = S 86-28-55 E 84.00'
9 = N 03-31-05 E 20.16'
10 = N 03-31-05 E 20.33'
11 = N 03-31-05 E 20.33'
12 = N 03-31-05 E 20.33'
13 = N 03-31-05 E 20.33'
14 = N 03-31-05 E 23.17'
15 = S 86-28-55 E 84.00'
16 = S 86-28-55 E 84.00'
17 = S 86-28-55 E 84.00'
18 = S 86-28-55 E 84.00'
19 = S 86-28-55 E 84.00'

BUILDING 11
LOT A = 1946 SF 0.04 ACRES
LOT B = 1708 SF 0.04 ACRES
LOT C = 1708 SF 0.04 ACRES
LOT D = 1708 SF 0.04 ACRES
LOT E = 1708 SF 0.04 ACRES
LOT F = 1946 SF 0.04 ACRES
1 = S 86-28-55 E 84.00'
2 = S 03-31-05 W 23.17'
3 = S 03-31-05 W 20.33'
4 = S 03-31-05 W 20.33'
5 = S 03-31-05 W 20.33'
6 = S 03-31-05 W 20.33'
7 = S 03-31-05 W 23.17'
8 = S 86-28-55 E 84.00'
9 = N 03-31-05 E 23.16'
10 = N 03-31-05 E 20.33'
11 = N 03-31-05 E 20.33'
12 = N 03-31-05 E 20.33'
13 = N 03-31-05 E 20.33'
14 = N 03-31-05 E 23.17'
15 = S 86-28-55 E 84.00'
16 = S 86-28-55 E 84.00'
17 = S 86-28-55 E 84.00'
18 = S 86-28-55 E 84.00'
19 = S 86-28-55 E 84.00'

BUILDING 13
LOT A = 1784 SF 0.04 ACRES
LOT B = 1565 SF 0.04 ACRES
LOT C = 1565 SF 0.04 ACRES
LOT D = 1565 SF 0.04 ACRES
LOT E = 1565 SF 0.04 ACRES
LOT F = 1784 SF 0.04 ACRES
1 = S 00-50-27 E 77.00'
2 = S 89-09-32 W 23.16'
3 = S 89-09-32 W 20.33'
4 = S 89-09-32 W 20.33'
5 = S 89-09-32 W 20.33'
6 = S 89-09-32 W 20.33'
7 = S 89-09-32 W 23.16'
8 = S 00-50-27 E 77.00'
9 = N 89-09-33 E 23.17'
10 = N 89-09-33 E 20.33'
11 = N 89-09-33 E 20.33'
12 = N 89-09-33 E 20.33'
13 = N 89-09-33 E 20.33'
14 = N 89-09-33 E 23.16'
15 = S 00-50-27 E 77.00'
16 = S 86-28-55 E 84.00'
17 = S 00-50-27 E 77.00'
18 = S 86-28-55 E 84.00'
19 = S 00-50-27 E 77.00'

BUILDING 14
LOT A = 1791 SF 0.04 ACRES
LOT B = 1565 SF 0.04 ACRES
LOT C = 1565 SF 0.04 ACRES
LOT D = 1565 SF 0.04 ACRES
LOT E = 1565 SF 0.04 ACRES
LOT F = 1783 SF 0.05 ACRES
1 = S 00-50-27 E 78.14'
2 = S 89-09-34 W 23.16'
3 = S 89-09-34 W 20.33'
4 = S 89-09-34 W 20.33'
5 = S 89-09-34 W 20.33'
6 = S 89-09-34 W 20.33'
7 = S 89-09-34 W 23.16'
8 = S 00-50-27 E 77.00'
9 = N 89-09-33 E 23.16'
10 = N 89-09-33 E 20.33'
11 = N 89-09-33 E 20.33'
12 = N 89-09-34 E 12.89'
13 = N 89-09-34 E 26.13'
14 = N 89-09-33 E 24.18'
15 = N 89-09-33 E 24.18'
16 = N 89-09-33 E 24.18'
17 = N 89-09-33 E 24.18'
18 = N 89-09-33 E 24.18'
19 = N 00-50-27 W 75.00'
20 = N 03-48-49 E 12.89'
21 = S 89-09-33 E 26.13'
22 = S 89-09-33 E 24.18'
23 = S 89-09-33 E 24.18'
24 = S 89-09-33 E 24.18'
25 = S 89-09-33 E 24.18'
26 = S 89-09-33 E 24.18'
27 = S 89-09-33 E 24.18'
28 = S 89-09-33 E 24.18'
29 = S 89-09-33 E 24.18'
30 = S 89-09-33 E 24.18'
31 = S 89-09-33 E 24.18'
32 = S 89-09-33 E 24.18'
33 = S 89-09-33 E 24.18'
34 = S 89-09-33 E 24.18'
35 = S 89-09-33 E 24.18'
36 = S 89-09-33 E 24.18'
37 = S 89-09-33 E 24.18'
38 = S 89-09-33 E 24.18'
39 = S 89-09-33 E 24.18'
40 = S 89-09-33 E 24.18'

BUILDING 15
LOT A = 2381 SF 0.05 ACRES
LOT B = 2124 SF 0.05 ACRES
LOT C = 2124 SF 0.05 ACRES
LOT D = 2124 SF 0.05 ACRES
LOT E = 2124 SF 0.05 ACRES
LOT F = 2382 SF 0.05 ACRES
1 = N 00-50-27 W 75.00'
2 = N 03-48-49 E 12.89'
3 = N 89-09-33 E 26.13'
4 = N 89-09-33 E 24.18'
5 = N 89-09-33 E 24.18'
6 = N 89-09-33 E 24.18'
7 = N 89-09-33 E 24.18'
8 = N 89-09-33 E 24.18'
9 = N 00-50-27 W 75.00'
10 = CHORD = S 85-21-29 W 14.72'
RADIUS = 111.00'
11 = S 89-09-33 W 12.49'
12 = S 89-09-33 W 24.18'
13 = S 89-09-33 W 24.18'
14 = S 89-09-33 W 24.18'
15 = S 89-09-33 W 24.18'
16 = S 89-09-33 W 24.18'
17 = N 00-50-27 W 87.85'
18 = N 00-50-27 W 87.85'
19 = N 00-50-27 W 87.85'
20 = N 00-50-27 W 87.85'
21 = N 00-50-27 W 87.85'

BUILDING 16
LOT A = 2201 SF 0.05 ACRES
LOT B = 1958 SF 0.04 ACRES
LOT C = 1958 SF 0.04 ACRES
LOT D = 1958 SF 0.04 ACRES
LOT E = 1958 SF 0.04 ACRES
LOT F = 2201 SF 0.05 ACRES
1 = S 86-28-55 E 81.01'
2 = S 03-31-05 W 27.17'
3 = S 03-31-05 W 24.18'
4 = S 03-31-05 W 24.17'
5 = S 03-31-05 W 24.17'
6 = S 03-31-05 W 24.18'
7 = S 03-31-05 W 27.17'
8 = S 86-28-55 W 81.01'
9 = N 03-31-05 E 27.17'
10 = N 03-31-05 E 24.17'
11 = N 03-31-05 E 24.18'
12 = N 03-31-05 E 24.17'
13 = N 03-31-05 E 24.18'
14 = N 03-31-05 E 27.17'
15 = S 86-28-55 E 81.01'
16 = S 86-28-55 E 81.01'
17 = S 86-28-55 E 81.01'
18 = S 86-28-55 E 81.01'
19 = S 86-28-55 E 81.01'

BUILDING 17
LOT A = 1394 SF 0.03 ACRES
LOT B = 1190 SF 0.03 ACRES
LOT C = 1190 SF 0.03 ACRES
LOT D = 1190 SF 0.03 ACRES
LOT E = 1190 SF 0.03 ACRES
LOT F = 1394 SF 0.03 ACRES
1 = S 86-54-05 E 68.00'
2 = S 03-29-30 W 21.00'
3 = S 03-29-30 W 17.50'
4 = S 03-29-30 W 17.50'
5 = S 03-29-30 W 17.50'
6 = S 03-29-30 W 17.50'
7 = S 03-29-30 W 17.50'
8 = S 03-29-30 W 17.50'
9 = S 03-29-30 W 17.50'
10 = S 03-29-30 W 17.50'
11 = S 03-29-30 W 17.50'
12 = S 03-29-30 W 17.50'
13 = S 03-29-30 W 17.50'
14 = S 03-29-30 W 17.50'
15 = S 03-29-30 W 17.50'
16 = S 03-29-30 W 17.50'
17 = S 03-29-30 W 17.50'
18 = S 03-29-30 W 17.50'
19 = S 03-29-30 W 17.50'

BUILDING 18
LOT A = 1394 SF 0.03 ACRES
LOT B = 1190 SF 0.03 ACRES
LOT C = 1190 SF 0.03 ACRES
LOT D = 1190 SF 0.03 ACRES
LOT E = 1190 SF 0.03 ACRES
LOT F = 1394 SF 0.03 ACRES
1 = S 86-54-05 E 68.00'
2 = S 03-29-30 W 21.00'
3 = S 03-29-30 W 17.50'
4 = S 03-29-30 W 17.50'
5 = S 03-29-30 W 17.50'
6 = S 03-29-30 W 17.50'
7 = S 03-29-30 W 17.50'
8 = S 03-29-30 W 17.50'
9 = S 03-29-30 W 17.50'
10 = S 03-29-30 W 17.50'
11 = S 03-29-30 W 17.50'
12 = S 03-29-30 W 17.50'
13 = S 03-29-30 W 17.50'
14 = S 03-29-30 W 17.50'
15 = S 03-29-30 W 17.50'
16 = S 03-29-30 W 17.50'
17 = S 03-29-30 W 17.50'
18 = S 03-29-30 W 17.50'
19 = S 03-29-30 W 17.50'

BUILDING 19
LOT A = 1394 SF 0.03 ACRES
LOT B = 1190 SF 0.03 ACRES
LOT C = 1190 SF 0.03 ACRES
LOT D = 1190 SF 0.03 ACRES
LOT E = 1190 SF 0.03 ACRES
LOT F = 1394 SF 0.03 ACRES
1 = S 86-54-05 E 68.00'
2 = S 03-29-30 W 21.00'
3 = S 03-29-30 W 17.50'
4 = S 03-29-30 W 17.50'
5 = S 03-29-30 W 17.50'
6 = S 03-29-30 W 17.50'
7 = S 03-29-30 W 17.50'
8 = S 03-29-30 W 17.50'
9 = S 03-29-30 W 17.50'
10 = S 03-29-30 W 17.50'
11 = S 03-29-30 W 17.50'
12 = S 03-29-30 W 17.50'
13 = S 03-29-30 W 17.50'
14 = S 03-29-30 W 17.50'
15 = S 03-29-30 W 17.50'
16 = S 03-29-30 W 17.50'
17 = S 03-29-30 W 17.50'
18 = S 03-29-30 W 17.50'
19 = S 03-29-30 W 17.50'

BUILDING 20
LOT A = 1946 SF 0.04 ACRES
LOT B = 1706 SF 0.04 ACRES
LOT C = 1706 SF 0.04 ACRES
LOT D = 1706 SF 0.04 ACRES
LOT E = 1706 SF 0.04 ACRES
LOT F = 1706 SF 0.04 ACRES
LOT G = 1946 SF 0.04 ACRES
1 = S 74-52-36 E 84.00'
2 = S 15-07-24 W 23.17'
3 = S 15-07-24 W 20.33'
4 = S 15-07-24 W 20.33'
5 = S 15-07-24 W 20.33'
6 = S 15-07-24 W 20.33'
7 = S 15-07-24 W 23.17'
8 = N 74-52-36 W 84.00'
9 = N 15-07-24 E 23.17'
10 = N 15-07-24 E 20.33'
11 = N 15-07-24 E 20.33'
12 = N 15-07-24 E 20.33'
13 = N 15-07-24 E 20.33'
14 = N 15-07-24 E 23.17'
15 = N 74-52-36 W 84.00'
16 = N 74-52-36 W 84.00'
17 = N 74-52-36 W 84.00'
18 = N 74-52-36 W 84.00'
19 = N 74-52-36 W 84.00'

BUILDING 21
LOT A = 1946 SF 0.04 ACRES
LOT B = 1706 SF 0.04 ACRES
LOT C = 1706 SF 0.04 ACRES
LOT D = 1706 SF 0.04 ACRES
LOT E = 1706 SF 0.04 ACRES
LOT F = 1706 SF 0.04 ACRES
LOT G = 1946 SF 0.04 ACRES
1 = S 74-52-36 E 84.00'
2 = S 15-07-24 W 23.17'
3 = S 15-07-24 W 20.33'
4 = S 15-07-24 W 20.33'
5 = S 15-07-24 W 20.33'
6 = S 15-07-24 W 20.33'
7 = S 15-07-24 W 23.17'
8 = N 74-52-36 W 84.00'
9 = N 15-07-24 E 23.17'
10 = N 15-07-24 E 20.33'
11 = N 15-07-24 E 20.33'
12 = N 15-07-24 E 20.33'
13 = N 15-07-24 E 20.33'
14 = N 15-07-24 E 23.17'
15 = N 74-52-36 W 84.00'
16 = N 74-52-36 W 84.00'
17 = N 74-52-36 W 84.00'
18 = N 74-52-36 W 84.00'
19 = N 74-52-36 W 84.00'

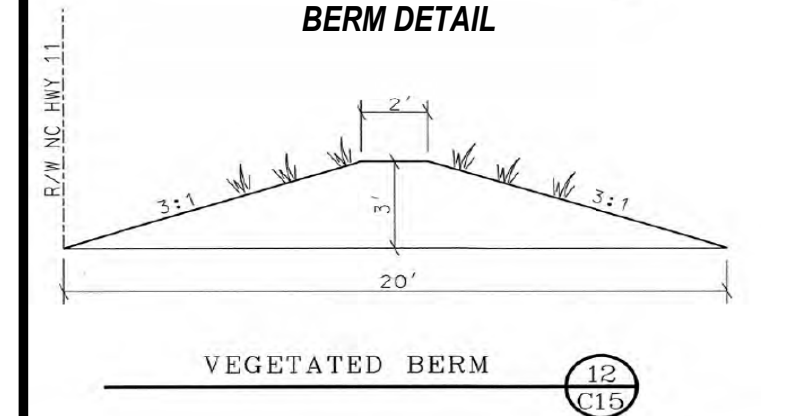
BUILDING 22
LOT A = 1946 SF 0.04 ACRES
LOT B = 1706 SF 0.04 ACRES
LOT C = 1706 SF 0.04 ACRES
LOT D = 1706 SF 0.04 ACRES
LOT E = 1706 SF 0.04 ACRES
LOT F = 1706 SF 0.04 ACRES
LOT G = 1946 SF 0.04 ACRES
1 = S 74-52-36 E 84.00'
2 = S 15-07-24 W 23.17'
3 = S 15-07-24 W 20.33'
4 = S 15-07-24 W 20.33'
5 = S 15-07-24 W 20.33'
6 = S 15-07-24 W 20.33'
7 = S 15-07-24 W 23.17'
8 = N 74-52-36 W 84.00'
9 = N 15-07-24 E 23.17'
10 = N 15-07-24 E 20.33'
11 = N 15-07-24 E 20.33'
12 = N 15-07-24 E 20.33'
13 = N 15-07-24 E 20.33'
14 = N 15-07-24 E 23.17'
15 = N 74-52-36 W 84.00'
16 = N 74-52-36 W 84.00'
17 = N 74-52-36 W 84.00'
18 = N 74-52-36 W 84.00'
19 = N 74-52-36 W 84.00'

BUILDING 23
LOT A = 1946 SF 0.04 ACRES
LOT B = 1706 SF 0.04 ACRES
LOT C = 1706 SF 0.04 ACRES
LOT D = 1706 SF 0.04 ACRES
LOT E = 1706 SF 0.04 ACRES
LOT F = 1706 SF 0.04 ACRES
LOT G = 1946 SF 0.04 ACRES
1 = S 74-52-36 E 84.00'
2 = S 15-07-24 W 23.17'
3 = S 15-07-24 W 20.33'
4 = S 15-07-24 W 20.33'
5 = S 15-07-24 W 20.33'
6 = S 15-07-24 W 20.33'
7 = S 15-07-24 W 23.17'
8 = N 74-52-36 W 84.00'
9 = N 15-07-24 E 23.17'
10 = N 15-07-24 E 20.33'
11 = N 15-07-24 E 20.33'
12 = N 15-07-24 E 20.33'
13 = N 15-07-24 E 20.33'
14 = N 15-07-24 E 23.17'
15 = N 74-52-36 W 84.00'
16 = N 74-52-36 W 84.00'
17 = N 74-52-36 W 84.00'
18 = N 74-52-36 W 84.00'
19 = N 74-52-36 W 84.00'

BUILDING 24
LOT A = 1946 SF 0.04 ACRES
LOT B = 1706 SF 0.04 ACRES
LOT C = 1706 SF 0.04 ACRES
LOT D = 1706 SF 0.04 ACRES
LOT E = 1706 SF 0.04 ACRES
LOT F = 1706 SF 0.04 ACRES
LOT G = 1946 SF 0.04 ACRES
1 = S 74-52-36 E 84.00'
2 = S 15-07-24 W 23.17'
3 = S 15-07-24 W 20.33'
4 = S 15-07-24 W 20.33'
5 = S 15-07-24 W 20.33'
6 = S 15-07-24 W 20.33'
7 = S 15-07-24 W 23.17'
8 = N 74-52-36 W 84.00'
9 = N 15-07-24 E 23.17'
10 = N 15-07-24 E 20.33'
11 = N 15-07-24 E 20.33'
12 = N 15-07-24 E 20.33'
13 = N 15-07-24 E 20.33'
14 = N 15-07-24 E 23.17'
15 = N 74-52-36 W 84.00'
16 = N 74-52-36 W 84.00'
17 = N 74-52-36 W 84.00'
18 = N 74-52-36 W 84.00'
19 = N 74-52-36 W 84.00'

BUILDING 25
LOT A = 1946 SF 0.04 ACRES
LOT B = 1706 SF 0.04 ACRES
LOT C = 1706 SF 0.04 ACRES
LOT D = 1706 SF 0.04 ACRES
LOT E = 1706 SF 0.04 ACRES
LOT F = 1706 SF 0.04 ACRES
LOT G = 1946 SF 0.04 ACRES
1 = S 74-52-36 E 84.00'
2 = S 15-07-24 W 23.17'
3 = S 15-07-24 W 20.33'
4 = S 15-07-24 W 20.33'
5 = S 15-07-24 W 20.33'
6 = S 15-07-24 W 20.33'
7 = S 15-07-24 W 23.17'
8 = N 74-52-36 W 84.00'
9 = N 15-07-24 E 23.17'
10 = N 15-07-24 E 20.33'
11 = N 15-07-24 E 20.33'
12 = N 15-07-24 E 20.33'
13 = N 15-07-24 E 20.33'
14 = N 15-07-24 E 23.17'
15 = N 74-52-36 W 84.00'
16 = N 74-52-36 W 84.00'
17 = N 74-52-36 W 84.00'
18 = N 74-52-36 W 84.00'
19 = N 74-52-36 W 84.00'

SITE DATA
TOTAL AREA PHASE 1 = 10.65 ACRES
TOTAL AREA IN FUTURE DEVELOPMENT = 9.79 ACRES
TAX PARCEL 05589
ZONING = MR
REQUIRED AREA IN OPEN SPACE = 1200 SF PER UNIT = 116,400 SF
PROVIDED AREA IN OPEN SPACE = 56,435 SF
PARKING SPACES = 54
MAXIMUM IMPERVIOUS AREA BASED ON POND SURFACE AREA = 12 ACRES
DENSITY:
ALLOWABLE UNITS = 181
TOTAL PROPOSED UNITS = 97
2 BEDROOM UNITS = 18
3 BEDROOM UNITS = 79



GENERAL NOTES:
1. OPEN SPACE, COMMON AREAS, AND DETENTION PONDS WILL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
2. AT MINIMUM A 15\"/>

I, JAMES L. EDWARDS, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM BOOK N/A, PAGE N/A, THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600), AS WELL AS COMPLIANCE WITH NORTH CAROLINA GENERAL STATUTE 47-30, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL, THIS 18th DAY OF MARCH, 2022.
I CERTIFY THAT THIS MAP CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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

CERTIFICATE OF FINAL APPROVAL
APPROVED FOR RECORDING BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE, N.C. ON THIS _____ DAY OF _____, 2022 PURSUANT TO THE AUTHORITY OF SECTION 154.13 ON THE SUBDIVISION REGULATIONS. MUST BE RECORDED WITHIN THIRTY(30) DAYS OF THID DATE.
MAYOR _____

JAMES L. EDWARDS, PLS. L - 4867

SOURCE OF TITLE:
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREEVILLE, NORTH CAROLINA IS:
JAMES L. EDWARDS, PLS. L - 4867

OWNERS STATEMENT
THIS IS EVIDENCE THAT THIS SUBDIVISION WAS MADE AT THE REQUEST OF _____
SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FINAL PLAT SHEET 2 OF 2
ELEVEN AT MAIN LLC PHASE 1
PARCEL 05589
WINTERVILLE, NC, 28590
DEED BOOK 4136, PAGE 366
MAP BOOK 64, PAGE 147
OWNER: ELEVEN AT MAIN LLC
C/O BRITT DEVELOPMENT
COMPANY OF ARCHDALE, LLC
710 ARENDELL ST., SUITE 201
MOREHEAD CITY, NC, 28557
252-725-5375
REFERENCES: DB 775, P 168; MB 64, P 147; DB 731, P 287; DB 118, P 498; DB 3873, P 282; DB 298, P 513; DB Y46, P 299; DB 4089, P 722; DB 251, 765; DB 4089, 722; DB 1022, P 83.
WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA
SCALE : ONE INCH EQUALS ONE HUNDRED FEET. MARCH 18, 2022
JAMES L. EDWARDS LAND SURVEYING (252)714-7374 362 SECOND STREET, AYDEN, NC. 28513



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

Item Section: New Business

Meeting Date: April 18, 2022

Presenter: Bryan Jones, Planning Director

Item to be Considered

Subject: McLawhorn Tract – Rezoning Request (Parcel 16207)

Action Requested: Consider the Rezoning Request

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

Prepared By: Bryan Jones, Planning Director

Date: 4/5/2022

ABSTRACT ROUTING:

TC

FD

TM

Final

Supporting Documentation

Applicant: Nolan Commercial Contractors, Inc.

Location: Reedy Branch Road south of its intersection with NC 903 S.

Parcel Number: **16207**

Site Data: **34.72 acres**

Current Zoning District: **AR**

Proposed Zoning District: **R-6**

- ❖ Proposed Zoning Districts: R-6
- ❖ Adjacent property owners were mailed notification of the rezoning request on April 4, 2022.
- ❖ Notification was posted on the site on April 5, 2022.

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: Nolan Commercial Contractors, Inc.

Address: 754 Ramsey Road, Jacksonville, NC 28546

Phone #: 910-219-4770

Owner: Dan S. McLawhorn, Ryan K. McLawhorn, Sandra McLawhorn, & Mary Beth McLawhorn

Address: 5093 Reddy Branch Road, Winterville, NC 28590

Phone #: _____

PROPERTY INFORMATION

Parcel #: 16207 Area (square feet or acres): 34.72 acres

Current Land Use: Farm Land

Location of Property: Fronts Reedy Branch across from Copper Creek Drive intersection.

ZONING REQUEST

Existing Zoning: A R Requested Zoning: R-6

Reason for zoning change: To develop the property for residential use.

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, Nolan Commercial Contractors, Inc., 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 April / 18 / 2022.

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.

Nolan W Sydes 3/28/22
Signature Nolan Commercial Contractors, Inc. by Nolan Sydes 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, Dan S. McLawhorn, being the Owner of the property described herein, do hereby authorize Nolan Commercial Contractors, Inc. as agent for the purpose of this application.

Dan S McLawhorn 3/24/22
Signature Date

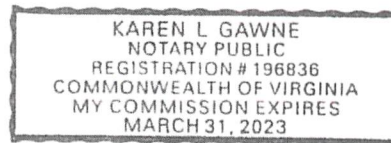
Sworn to and subscribed before me, this 24 day of March, 2022.

[Signature]

Notary Public

My Commission Expires:

3-31-2023



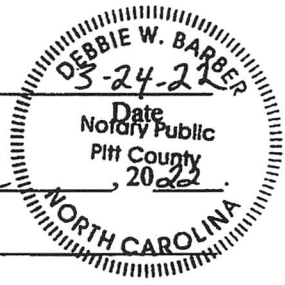
I, Ryan K. McLawhorn, being the Owner of the property described herein, do hereby authorize

Nolan Commercial Contractors, Inc. as agent for the purpose of this application.

Ryan K. McLawhorn
Signature

Sworn to and subscribed before me, this 24th day of March, 2022.

Debbie W. Barber
Notary Public



My Commission Expires:
5/14/2023

I, Sandra McLawhorn, being the Owner of the property described herein, do hereby authorize

Nolan Commercial Contractors, Inc. as agent for the purpose of this application.

Sandra McLawhorn
Signature

Sworn to and subscribed before me, this 24th day of March, 2022.

Debbie W. Barber
Notary Public



My Commission Expires:
5/14/2023

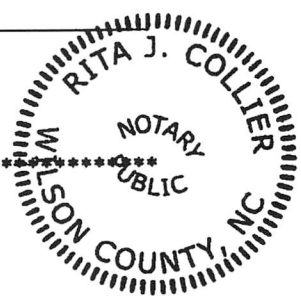
I, Mary Beth McLawhorn, being the Owner of the property described herein, do hereby authorize

Nolan Commercial Contractors, Inc. as agent for the purpose of this application.

Mary Beth McLawhorn 3/25/2022
Signature Date

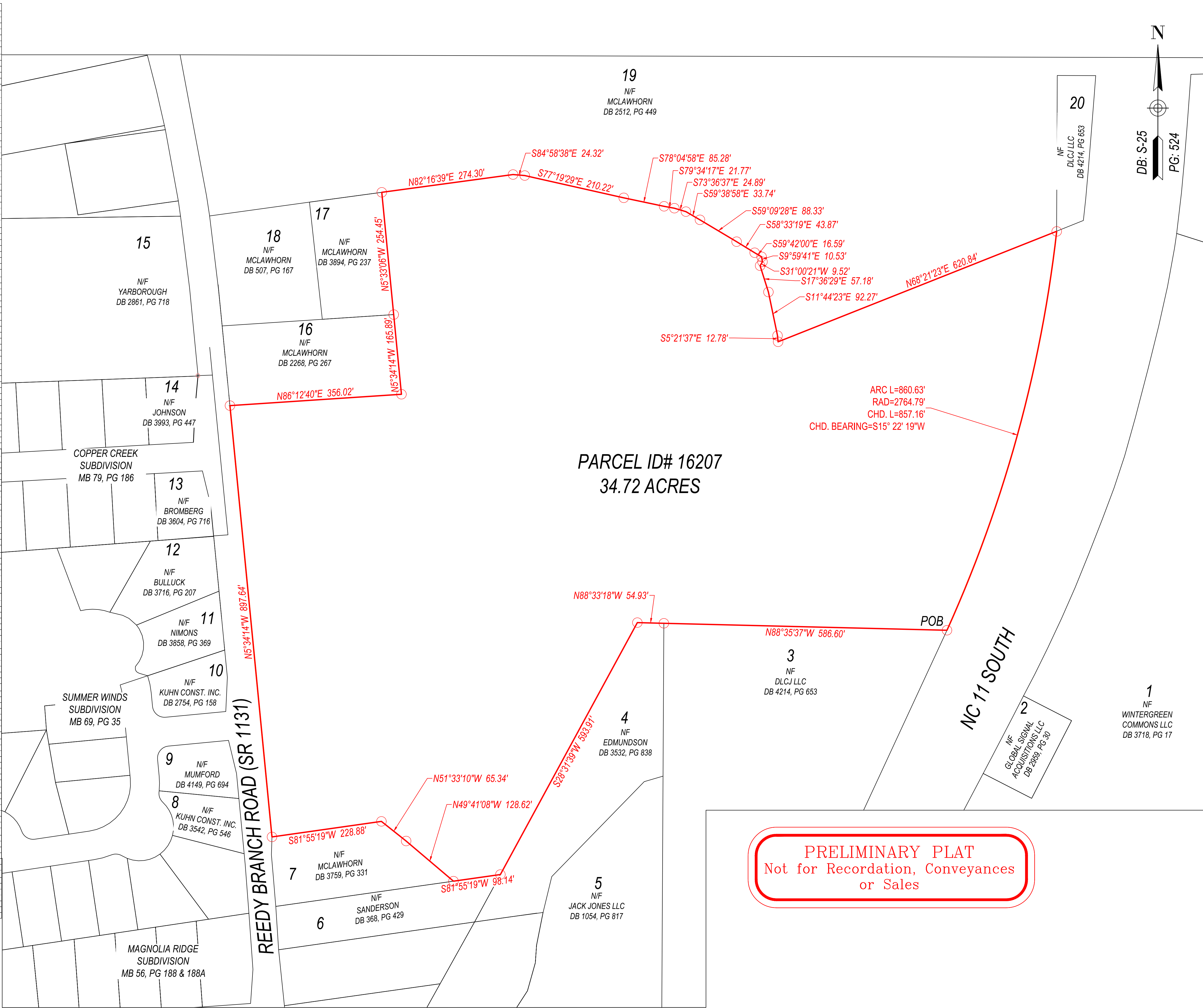
Sworn to and subscribed before me, this 25th day of March, 2022.

Rita J. Collier
Notary Public

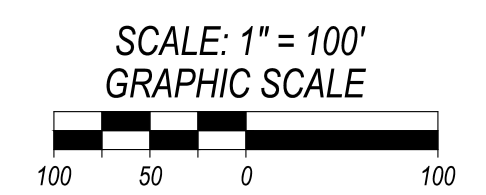


My Commission Expires:
June 19, 2025

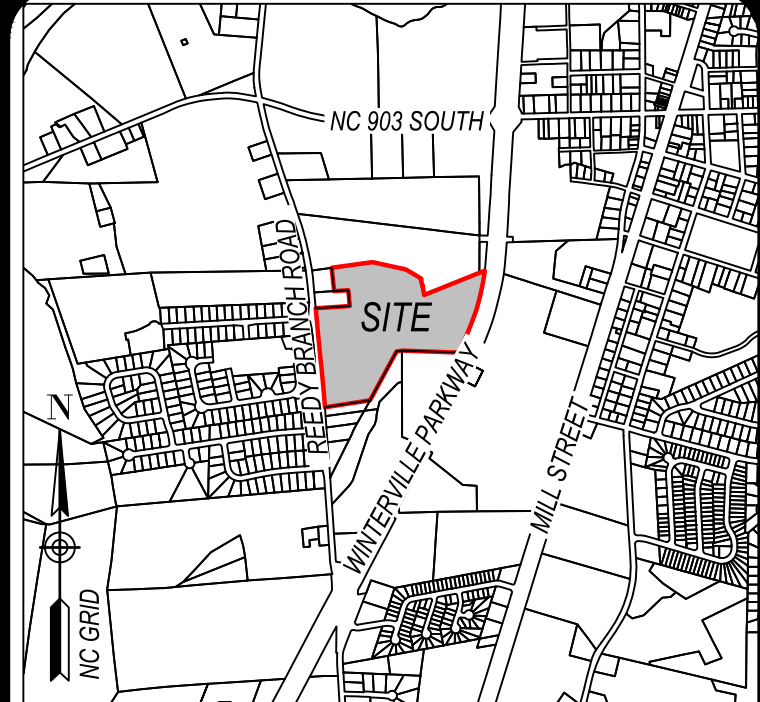
LOT 1	Parcel: 10254
Physical Address: 1497 WINTHROP RD	
Owner Name: WESTERGREEN COMMONS LLC	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 2	Parcel: 10255
Physical Address: 1500 WINTHROP RD	
Owner Name: BOKAL WORKS ACQUISITION LLC	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 3	Parcel: 11106
Physical Address: 1500 WINTHROP RD	
Owner Name: BOKAL WORKS ACQUISITION LLC	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 4	Parcel: 11107
Physical Address: 1500 WINTHROP RD	
Owner Name: BOKAL WORKS ACQUISITION LLC	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 5	Parcel: 10501
Physical Address: 1500 WINTHROP RD	
Owner Name: JACK BONES LLC	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 6	Parcel: 17105
Physical Address: 1500 WINTHROP RD	
Owner Name: SANDERSON SANDY C	
Deed Reference: DEED BOOK 368, PAGE 429	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 7	Parcel: 05111
Physical Address: 1500 WINTHROP RD	
Owner Name: PERRY BRANCH RD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 8	Parcel: 10600
Physical Address: 1500 WINTHROP RD	
Owner Name: SANDERSON SANDY C	
Deed Reference: DEED BOOK 368, PAGE 429	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 9	Parcel: 10601
Physical Address: 1500 WINTHROP RD	
Owner Name: SANDERSON SANDY C	
Deed Reference: DEED BOOK 368, PAGE 429	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 10	Parcel: 10602
Physical Address: 1500 WINTHROP RD	
Owner Name: SANDERSON SANDY C	
Deed Reference: DEED BOOK 368, PAGE 429	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 11	Parcel: 04543
Physical Address: 1500 WINTHROP RD	
Owner Name: MCDONNELL EDWARD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 12	Parcel: 04544
Physical Address: 1500 WINTHROP RD	
Owner Name: MCDONNELL EDWARD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 13	Parcel: 04545
Physical Address: 1500 WINTHROP RD	
Owner Name: MCDONNELL EDWARD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 14	Parcel: 04546
Physical Address: 1500 WINTHROP RD	
Owner Name: MCDONNELL EDWARD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 15	Parcel: 04547
Physical Address: 1500 WINTHROP RD	
Owner Name: MCDONNELL EDWARD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 16	Parcel: 13050
Physical Address: 1500 WINTHROP RD	
Owner Name: MCDONNELL EDWARD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 17	Parcel: 05112
Physical Address: 1500 WINTHROP RD	
Owner Name: PERRY BRANCH RD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 18	Parcel: 05113
Physical Address: 1500 WINTHROP RD	
Owner Name: PERRY BRANCH RD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 19	Parcel: 17106
Physical Address: 1500 WINTHROP RD	
Owner Name: SANDERSON SANDY C	
Deed Reference: DEED BOOK 368, PAGE 429	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	
LOT 20	Parcel: 05114
Physical Address: 1500 WINTHROP RD	
Owner Name: PERRY BRANCH RD	
Deed Reference: DEED BOOK 4214, PAGE 653	
City/State/Zip: WINTERVILLE NC 28150	
NC PIN: 047407960	



PRELIMINARY PLAT
Not for Recordation, Conveyances
or Sales



NOTE: THIS SCALE APPLIES FOR 24" X 36" SHEETS ONLY.



- GENERAL NOTES**
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS NO GRID FACTORS APPLIED.
 2. DEED REFERENCES: DEED BOOK S-25 PAGE 524 AND DEED BOOK 4214, PAGE 653.
 3. PARCEL NC ID#: 4674284733.
 4. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES.
 5. THIS IS NOT A SURVEYED BOUNDARY, IT IS A COMPILATION OF SURROUNDING DEEDS AND RECORDED MAPS.

PROJECT REVISIONS			
NO.	DESCRIPTION	BY	DATE

REZONING MAP			
MCLAWHORN TRACT			
CURRENT OWNERS			
DAN S., RYAN K., SANDRA & MARY BETH MCLAWHORN			
5093 REEDY BRANCH ROAD			
WINTERVILLE NC 28590			
WINTERVILLE TOWNSHIP / PITT COUNTY / NORTH CAROLINA			
SCALE: 1" = 100'		DATE: 3.23.2022	
PROJECT #: 2022-005		SHEET: 01 of 01	

THOMAS ENGINEERING, PA

civil engineering • land development • project management

est 1983

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

Exhibit "A"
Legal Description
Winterville, Pitt County, North Carolina

Beginning at a Point, said Point being located on the western right of way of NC 11 and being the northeastern most corner of DLCJ, LLC tract as described and recorded in Deed Book 4214, Page 653 in the Pitt County Register of Deeds.

Thence, from said Point of Beginning, along the northern line of the DLCJ, LLC tract, North 88 degrees 35 minutes 37 seconds West for a distance of 586.60 feet to a point being the northeastern most corner of the Edmundson tract as described and recorded in Deed Book 3532, Page 838 in the Pitt County Register of Deeds;

Thence, along the northern line of the Edmundson tract, North 88 degrees 33 minutes 18 seconds West for a distance of 54.93 feet to a point;

Thence, along the western line of the Edmundson tract, South 28 degrees 31 minutes 39 seconds West for a distance of 593.91 feet to a point being the northeastern most corner of the Sanderson tract as described and recorded in Deed Book 368, Page 429 in the Pitt County Register of Deeds;

Thence, along the northern line of the Sanderson tract, South 81 degrees 55 minutes 19 seconds West for a distance of 98.14 feet to a point being the eastern most corner of the McLawhorn tract as described and recorded in Deed Book 3759, Page 331 in the Pitt County Register of Deeds;

Thence, along the eastern line of the McLawhorn tract, North 49 degrees 41 minutes 08 seconds West for a distance of 128.62 feet to a point;

Thence, continuing along the eastern line of the McLawhorn tract, North 51 degrees 33 minutes 10 seconds West for a distance of 65.34 feet to a point;

Thence, along the northern line of the McLawhorn tract, South 81 degrees 55 minutes 19 seconds West for a distance of 228.88 feet to a point on the eastern right of way of Reedy Branch Road (SR 1131);

Thence, along and with the eastern right of way of Reedy Branch Road (SR 1131), North 05 degrees 34 minutes 14 seconds West for a distance of 897.64 feet to a point;

Thence, leaving Reedy Branch Road (SR 1131), along and with the southern line of the McLawhorn tract as described and recorded in Deed Book 2268, Page 267 in the Pitt County Register of Deeds, North 86 degrees 12 minutes 40 seconds East for a distance of 356.02 feet to a point;

Thence, along the eastern line of the McLawhorn tract, North 05 degrees 34 minutes 14 seconds West for a distance of 165.89 feet to a point on the southeastern most corner of the McLawhorn tract as described and recorded in Deed Book 3894, Page 237 in the Pitt County Register of Deeds;

Thence, along and with the eastern line of the McLawhorn tract, North 05 degrees 33 minutes 06 seconds West for a distance of 254.45 feet to a point being the northeastern most corner of the McLawhorn tract and also being a point on the southern line of the McLawhorn tract as described and recorded in Deed Book 2512, Page 449 in the Pitt County Register of Deeds;

Thence, along and with the southern line of the McLawhorn tract, North 82 degrees 16 minutes 39 seconds East for a distance of 274.30 feet to a point;

Thence, along and continuing with the southern line of the McLawhorn tract the following courses and distances:

Thence, South 84 degrees 58 minutes 38 seconds East for a distance of 24.32 feet to a point;
Thence, South 77 degrees 19 minutes 29 seconds East for a distance of 210.22 feet to a point;
Thence, South 78 degrees 04 minutes 58 seconds East for a distance of 85.28 feet to a point;
Thence, South 79 degrees 34 minutes 17 seconds East for a distance of 21.77 feet to a point;
Thence, South 73 degrees 36 minutes 37 seconds East for a distance of 24.89 feet to a point;
Thence, South 59 degrees 38 minutes 58 seconds East for a distance of 33.74 feet to a point;
Thence, South 59 degrees 09 minutes 28 seconds East for a distance of 88.33 feet to a point;
Thence, South 58 degrees 33 minutes 19 seconds East for a distance of 43.87 feet to a point;
Thence, South 59 degrees 42 minutes 00 seconds East for a distance of 16.59 feet to a point;
Thence, South 09 degrees 59 minutes 41 seconds East for a distance of 10.53 feet to a point;
Thence, South 31 degrees 00 minutes 21 seconds West for a distance of 9.52 feet to a point;
Thence, South 17 degrees 36 minutes 29 seconds East for a distance of 57.18 feet to a point;
Thence, South 11 degrees 44 minutes 23 seconds East for a distance of 92.27 feet to a point;
Thence, South 05 degrees 21 minutes 37 seconds East for a distance of 12.78 feet to a point;
Thence, North 68 degrees 21 minutes 23 seconds East for a distance of 620.84 feet to a point on the western right of way of NC 11;
Thence, along and with the western right of way line of NC 11, along a curve to the right having a radius 2764.79 feet, a delta angle of $17^{\circ} 50' 07''$, and arc angle of 860.63 feet, being subtended by a chord of South 15 degree 22 minutes 19 seconds West for a distance of 857.16 feet to the Point of Beginning. Containing 34.72 acres more or less.



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

Planning and Zoning Rezoning Request

NOTICE IS HEREBY GIVEN that the Winterville Planning and Zoning Board will meet on Monday, April 18, 2022 at 7:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, in order to consider the following request:

Nolan Commercial Contractors, Inc. has submitted a rezoning application to rezone Parcel 16207 (34.72 Acres) as shown on the attached map from Agricultural- Residential (AR) to R-6 Zoning District. The R-6 Residential District is a quiet, relatively high-density neighborhood consisting of single-family and two-family dwellings 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.

NOLAN COMMERCIAL
CONTRACTORS, INC.
754 RAMSEY ROAD
JACKSONVILLE, NC 28546

SANDY GALE SANDERSON
EDMONDSON
5203 REEDY BRANCH RD
WINTERVILLE, NC 28590

JOHN KEIFFER
LINDA KEIFFER
5213 REEDY BRANCH RD
WINTERVILLE NC 28590

JO W KUHN
302 CAMPDEN WAY
GREENVILLE, NC 27858

TRAVIS BULLUCK
LATOYA BULLUCK
413 CRIMSON DRIVE
WINTERVILLE, NC 28590

SOPHIA MCLAWHORN
YARBOROUGH
3102 ETON ROAD
RALEIGH, NC 27608

ALFRED MCLAWHORN
WILLIAM FARKAS
89 OPRY LANE
ARCHER LODGE, NC 27527

DLCJ, LLC
5036 WINTERVILLE PW
WINTERVILLE, NC 28590

NEIL WAYN COWAN
5229 REEDY BRANCH RD
WINTERVILLE, NC 28590

MARY BETH MCLAWHORN
PO BOX 1307
ELM CITY, NC 27822

JERRY R MUMFORD
DIANE MUMFORD
207 CRIMSON DRIVE
WINTERVILLE, NC 28590

JASON MICHAEL BROMBERG
ELIZABETH BROMBERG
207 COPPER CREEK DRIVE
WINTERVILLE, NC 28590

RYAN KENT MCLAWHORN
SANDRA M MCLAWHORN
5093 REEDY BRANCH ROAD
WINTERVILLE, NC 28590

JACK JONES, LLC
128 JERUSALEM RD
SEVEN SPRINGS, NC 28578

JOHN CHARLES FUGNER
5221 REEDY BRANCH RD
WINTERVILLE, NC 28590

C AND G PROPERTIES PITT
COUNTY LLC
709 KENSINGTON DRIVE
GREEVNILLE, NC 27858

HENRY EDWARD NIMONS
TERESSA NIMONS
415 CRIMSON DRIVE
WINTERVILLE NC 28590

JOHN KENROY JOHNSON, SR.
PHYLLIS THELMA JOHNSON
208 COPPER CREEK DRIVE
WINTERVILLE, NC 28590

THOMAS H MCLAWHORN
904 HAVEL CT
CHARLOTTE, NC 28211



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

GENERAL INFORMATION

APPLICANT	Nolan Commercial Contractors, Inc.
HEARING TYPE	Rezoning Request
REQUEST	Agricultural-Residential (AR) to R-6
CONDITIONS	n/a
LOCATION	Reedy Branch Road south of its intersection with NC 903 S.
PARCEL ID NUMBER(S)	16207
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request on April 4, 2022. Notification was posted on site on April 5, 2022. 19 properties were mailed notification.
TRACT SIZE	34.73 acres
TOPOGRAPHY	Flat
VEGETATION	Cleared / Agricultural

SITE DATA

EXISTING USE	Agricultural / Vacant
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ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	GB	Vacant/Cleared
E	I	Vacant/Cleared
W	R-12.5 / R-15	Single Family Residential
S	AR / GB	Agriculture/Commercial

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	AR	R-6
MAX DENSITY	n/a	8 per acre
TYPICAL USES	Low-density residential and agricultural uses; where urban development is expected.	(R-6) High Density; single-family residential; limited home occupations.



SPECIAL INFORMATION

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

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

LANDSCAPING & BUFFER REQUIREMENTS

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

TRANSPORTATION

STREET CLASSIFICATION	Reedy Branch Rd– NCDOT Road Winterville Parkway – NCDOT Road
SITE ACCESS	All access must be designed and constructed to meet the Town of Winterville / NCDOT standards.
TRAFFIC COUNTS (per NCDOT Annual Average Daily Traffic Map)	Reedy Branch Rd– 2300 Winterville Parkway – 17,000
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-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-6** zoning district is generally consistent with this character area as defined by the future land use designation.

Comprehensive Land Use Plans - Recommendations & Implementation

Urban Neighborhood - General Character:

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

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

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

Staff Analysis

The 34.73-acre property is currently vacant. The property North of the request is zoned GB and is cleared. West of the request is zoned R-12.5 and is single family residential (Summer Winds/Copper Creek Subdivisions). South of the request is zoned AR and GB and is currently agriculture use with a single family home and commercial (The Village Market). East of the property is zoned Industrial (across HWY 11) and is vacant.

The R-6 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-6 zoning district fall within the density recommendations provided within the Urban Neighborhood Residential character area.



Staff Recommendation

Staff recommends **approval** of the rezoning request for the 34.73 acres from AR to R-6.



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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: 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.**

ZONING COMPLIANCES	Total = 19	YTD (2022) = 32
New Single-Family Residential	8	14
Accessory Structures	6	8
New Business	1	2
Residential Fence	0	3
Additions/Pool/Other	4	5
Other Activities/Projects		
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.



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PLANNING DEPARTMENT
BRYAN JONES
DIRECTOR

To: Town Council

From: Bryan Jones, Planning Director

Date: April 1, 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 **March 2022.**

ZONING COMPLIANCES	Total = 18	YTD (2022) = 50
New Single-Family Residential	8	22
Accessory Structures	5	13
New Business	2	4
Residential Fence	2	5
Additions/Pool/Other	1	6
Other Activities/Projects		
Winterville Technical Review Committee (TRC)	3/1/2022	TRC reviewed Villa Grande, Phase 3 – PP
MPO Meeting	3/9/2022	Met with MPO Transportation Planner to discuss state planning and research (SPR) funds, Regional Strategic Highway Safety Plan, and promoting access to voting information.
Town Council Meeting	3/14/2022	Villa Grande, Phase 3 Rezoning - PH (Approved); Carroll Crossing, Sec 3, Ph 1 Annexation (Set PH); Forbes Property Rezoning (Set PH)
Greenville Urban Area MPO TCC Meeting	3/16/2022	Prioritization and STIP update; Greenville – Raleigh Passenger Rail Study Letter of Support; FY 2023 Unified Planning Work Program (UPWP) approval
Board of Adjustment	3/22/2022	Mill Street Towns – Special Use Permit (approved)