



## **Planning & Zoning**

**December 19, 2022**

**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. NOVEMBER - REGULAR MEETING.**
- VI. NEW BUSINESS.**
  - 1. REZONING REQUEST - GRAY POINT MOTORS**
- 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, NOVEMBER 21, 2022  
PLANNING AND ZONING BOARD MEETING MINUTES**

The Planning and Zoning Board met on the above date at 7:00 PM in the Town Hall Assembly Room, with Chairman Gregory Monroe presiding. The following were present:

Gregory Monroe, Chairman (excused)  
Douglas R. Kilian, Vice Chairman  
Peggy Cliborne, Member  
Brandy Daniels, Member  
Darlene Gardner, Member  
James Godfrey Jones, Member  
Anthony Klontz, Member (absent)  
Michael Weldin, Member  
Henry Hostetler, ETJ Member  
Morris Luton, Alternate Member  
Bryan Jones, Planning Director  
Donald Harvey, Town Clerk

**CALL TO ORDER:** Vice Chairman Kilian called the meeting to order.

**WELCOME:** Vice Chairman Kilian welcomed all Board members and the public to the meeting.

**EXCUSED ABSENCES:** Vice Chairman Kilian requested to excuse the following Board members excused from the meeting: Chairman Monroe

**Motion by Member Weldin and second by Member Cliborne to excuse Chairman Monroe. Motion carried unanimously, 8-0.**

**APPROVAL OF AGENDA:**

**Motion by Member Weldin and second by Member Cliborne to approve the Agenda as presented. Motion carried unanimously, 8-0.**

**APPROVAL OF MINUTES:** Minutes of the **October 17, 2022** meeting gave for approval.

**Motion by Member Cliborne and second by Member Jones to approve the October 17, 2022 minutes as presented. Motion carried unanimously, 8-0.**

**NEW BUSINESS:**

1. Rezoning Request – Southbrook PUD: Planning Director Jones gave the following presentation:

## REZONING REQUEST SOUTHBROOK PUD PARCELS 15006, 11636, 82096, 82094

Presenter:  
Bryan Jones,  
Planning Director



- Applicant: The Coley Group (Scott Moore)
- Location: Church Street Ext and Laurie Ellis Road
- Parcel Numbers: 15006, 11636, 11638, 82096, 82094
- Site Data: 245.43 acres
- Current Zoning District: AR
- Proposed Zoning District: Conditional District PUD (R-6 PUD, MR PUD)



### Planned Unit Developments (PUD)

- A PUD is a similar process to a rezoning. Think of each PUD as a customized zoning district that specifically identifies the location of buildings, uses, architectural design, open spaces, etc. PUD's allow an alternative design for a community in exchange for creativity in development.
- The design of a PUD is governed by a site specific development plan to control the layout of the development and the design of all components of the community.



### Planned Unit Developments (PUD)

- The PUD process permits the design of conservation/cluster subdivisions which allow cluster development in exchange for permanently preserved open space on the site. This design ensures the protection of the environmentally sensitive features such as streams and riparian areas, ponds, and wetlands. Communities can limit the density to what is permitted under conventional zoning or may choose to offer a density bonus allowing additional density than would otherwise be allowed.



### Planned Unit Developments (PUD)

Application for PUD shall be approved only if the following findings area made:

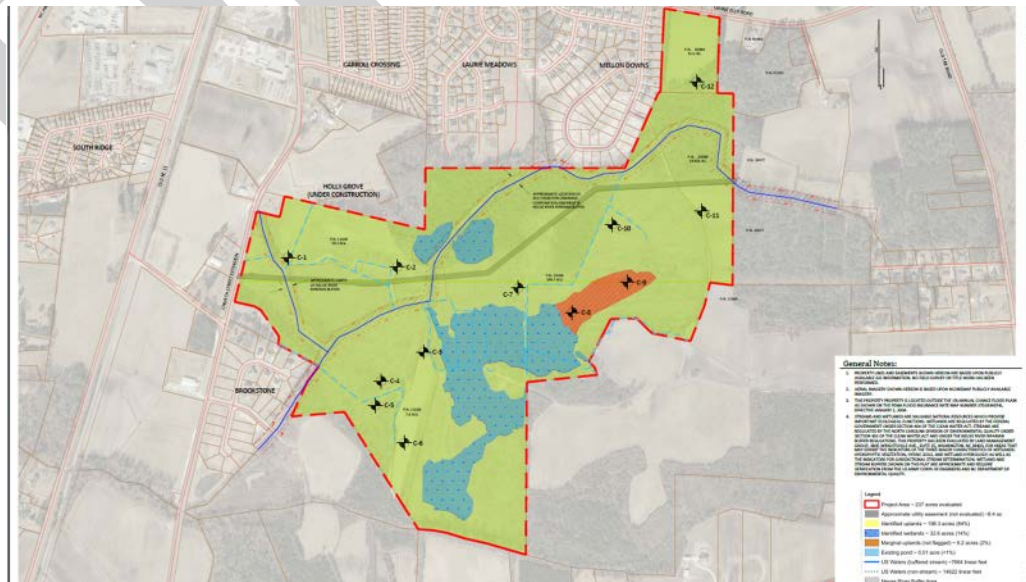
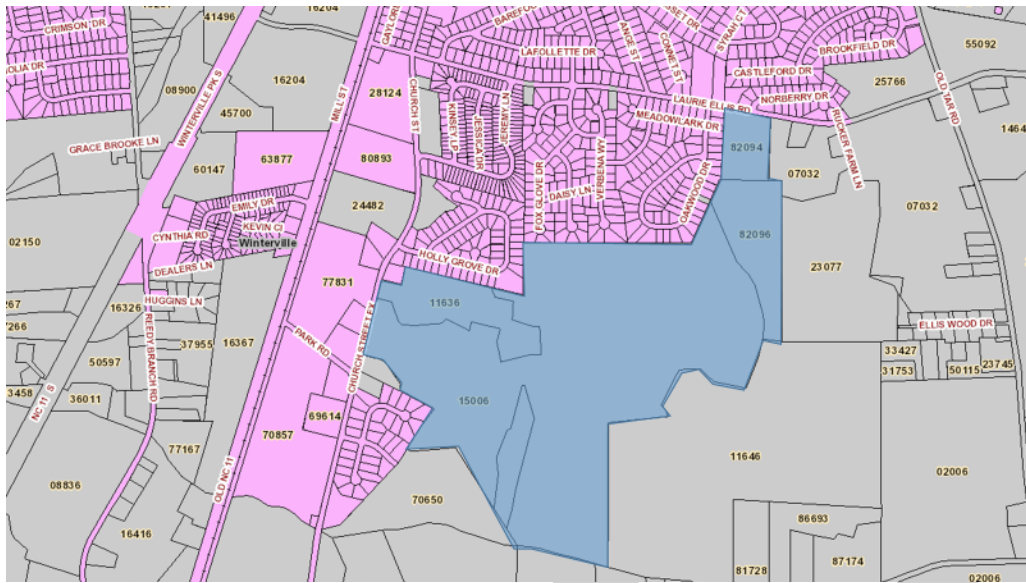
- a. That application of planned unit development requirements to the property will produce a development of equal or higher quality than otherwise required by the strict application of district regulations that would otherwise govern;
- b. That application of planned unit development requirements to the property will encourage innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design;
- c. The application of planned unit development requirements to the property will produce a development functioning as a cohesive, unified project; and
- d. That application of planned unit development requirements to the property will not substantially injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the Town



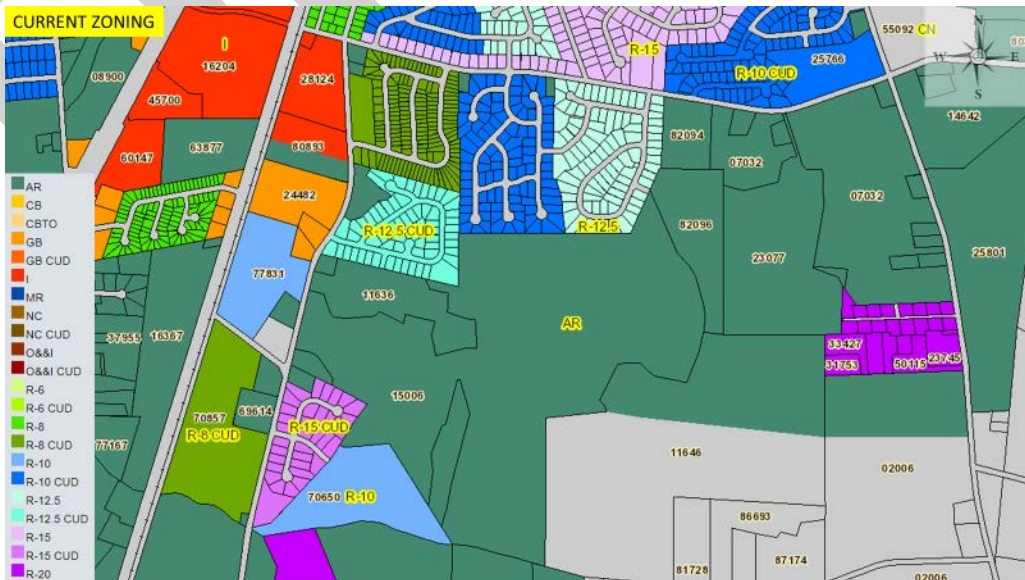
- Adjacent property owners were mailed notification of the rezoning request on November 2, 2022.
- Notification was posted on the site on October 28, 2022.
- Two Community Meetings were held on October 20, 2022.

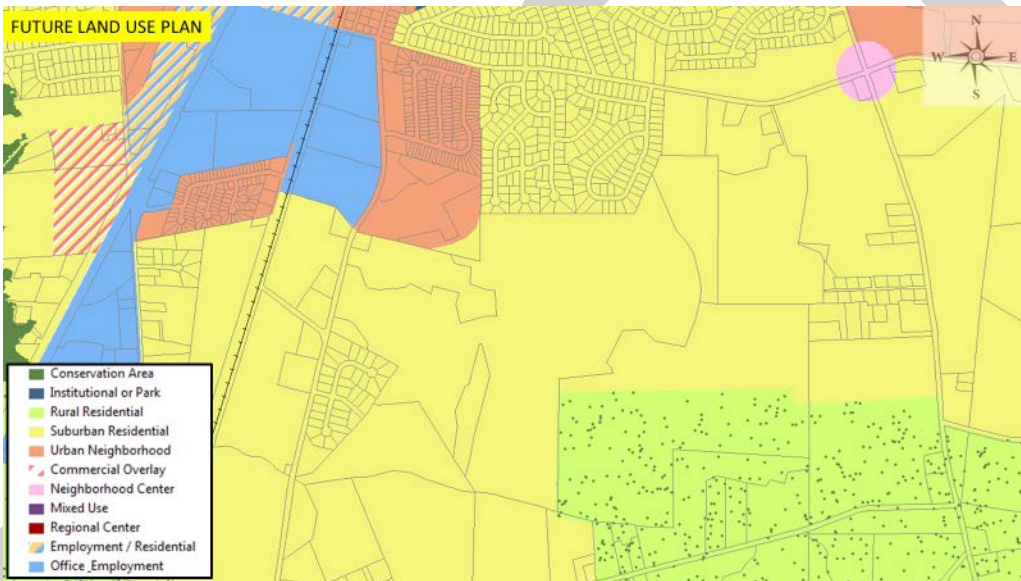
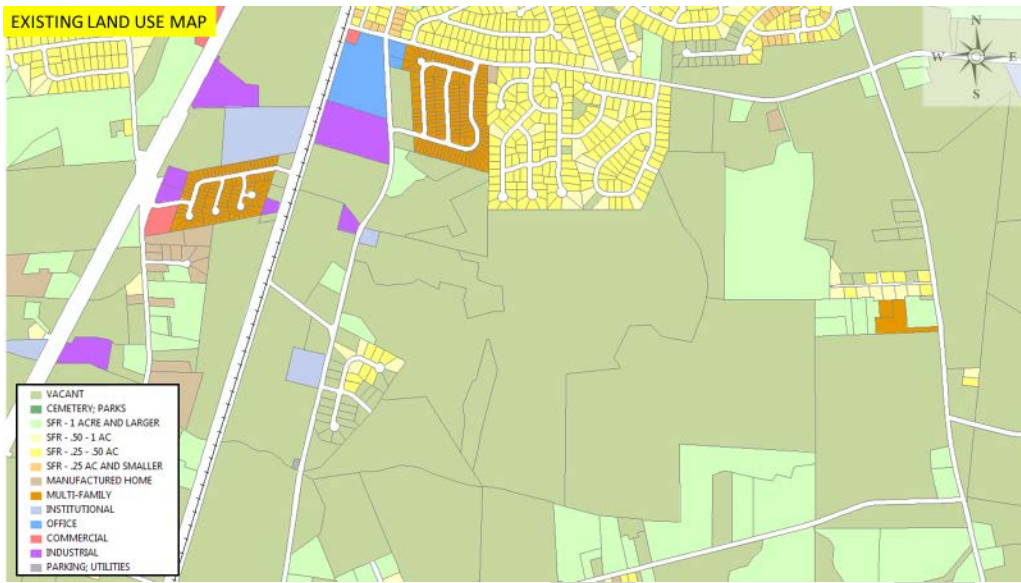












**FUTURE LAND USE CHARACTER AREAS**

- 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 walk-ability 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

**RECOMMENDATIONS & IMPLEMENTATION**

**Land Use**

**Organizing Goals:**

**Primary Goals:**

- Strengthen and Diversify the Economy
- Safe, Healthy Neighborhoods and Environment
- Activate Downtown

**Supporting Goals:**

- Create a Town-wide Identity
- Connectivity and Mobility

**Policies and Strategies**

Policy 1: Encourage a balanced tax base while managing growth.

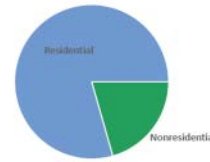
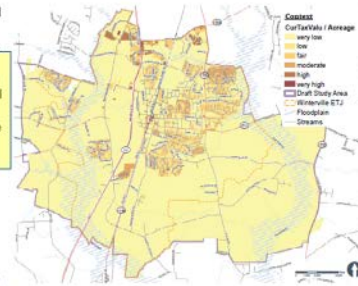
**Strategies**

- 1.1: Utilize the Future Land Use Map and character areas when considering land use decisions (i.e. development approvals and rezoning decisions) and infrastructure improvement priorities.**
- 1.2: Encourage non-residential growth in the form of retail, restaurants, professional offices and industrial development**

in areas designated as such on the Future Land Use Map.

1.3: Encourage a logical progression of development and extension of utilities and discourage leap-frog development.

- "Leap-frog development" is a term used for development that occurs far away from existing utilities in an area that is separated from existing development by undeveloped properties.
- The future land use map presents a view of the future many years from the current, and each rezoning should be considered on its own merits. It may be necessary to deny rezoning requests if they are premature or do not fit well with surrounding uses, even if the Future Land Use Map supports the rezoning.



Residential properties make up the bulk of the tax base (nearly 80%)

Policy 5: Maintain and improve neighborhood character.

**Strategies**

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

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

5.2: Encourage open space and amenities in new development.

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

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

**Strategies**

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

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

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



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



## Economic Development

### Organizing Goals:

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

### 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.

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

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

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

- Require cross access between adjacent nonresidential parcels where streets do not exist.

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

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

**2.4: Require sidewalks in new developments.**

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

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

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

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



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

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

**Policy 6: Encourage quality open space.**

#### Strategies

- 6.1: Review and enhance open space requirements for residential development.**
  - New subdivisions should be required to set aside usable open space, not just floodplain and wetlands.
- 6.2: Provide incentives for more open space and amenities in new neighborhoods. Incentives could include:**
  - Lot size reductions, increased density allowances and/or reduction in recreation fees could be considered.
- 6.3: Review and revise recreation dedication and fee-in-lieu as needed to ensure that new growth mitigates its impact on recreational resources.**
- 6.4: Incentivize tree preservation and water quality protection in site design.**
  - Incentives, such as credit toward open space requirements, can sometimes work better than requirements. Preserving stands of mature trees should be prioritized over single tree saves.
  - Stormwater facilities with naturalized design could count toward open space.
  - Stormwater devices should be built to mimic pre-development conditions.

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

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



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



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

**Staff Recommendation:**

- The Conditional District PUD rezoning request is consistent with the intent and purpose of the Zoning Ordinance, Future Land Use Plan and is compatible with the future development and trends in the surrounding area.
- 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 245.43 acres from AR to Conditional District PUD (R-6 PUD, MR PUD).



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- Staff recommends approval of the request to rezone 245.43 acres from AR to Conditional District PUD (R-6 PUD, MR PUD).



The project developer, Scott Moore with The Coley Group gave the following presentations:





## Southbrook Rezoning Plan

245 Acre Site  
2.5 Unit per Acre

Density  
612 Total Units  
459 Single Family Detached  
153 Single Family Attached

Open Space  
81.43 Total Acres (33.2%)  
48.63 Usable Acres (19.8%)

Proposed Rezoning  
R-6-CD PUD (For Detached)  
MR – CD PUD (For Attached)

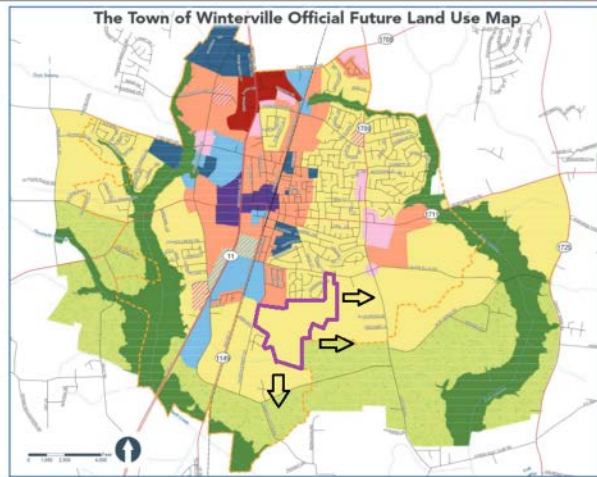
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### FUTURE LAND USE MAP

Future Land Use is the community's vision for their future, and will help guide town leadership in deciding rezoning requests.

The Future Land Use character areas were created and established for the Winterville study area. These character areas describe the intended land use pattern and are meant to guide rezonings and the design of future development.

The study area is larger than the Town's Extrajurisdictional Jurisdiction (EJ) because it represents areas with potential to be served together with sewer due to topography.



Town of Winterville

Comprehensive Land Use Plan | 44

## Winterville Comprehensive Land Use Plan

This Property and our proposal will set the stage for future development to the Southern & Southeastern Portions of Winterville

2

### FUTURE LAND USE CHARACTER AREAS

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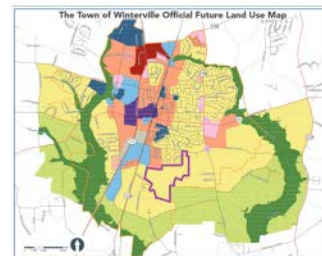
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Adopted: 10/14/2019

Land Use & Character | 45

## Winterville Comprehensive Land Use Plan

This Property and our proposal is located in the Suburban Residential Area



3



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

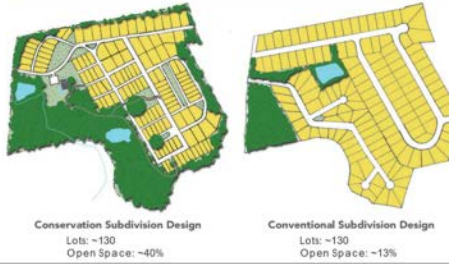
**Policy 6: Encourage quality open space. Strategies**

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Adopted: 10/14/2019

Recommendations & Implementation | 77

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**Winterville Comprehensive Land Use Plan**

Our Proposal is pursuing a Conservation Subdivision Design

Open Space Strategies are encouraged in Suburban Residential areas

Incentives include Lot Size Reductions with increases in Open Space, Amenities & Tree Save

Stormwater Facilities will be built throughout the community to address on site water quality

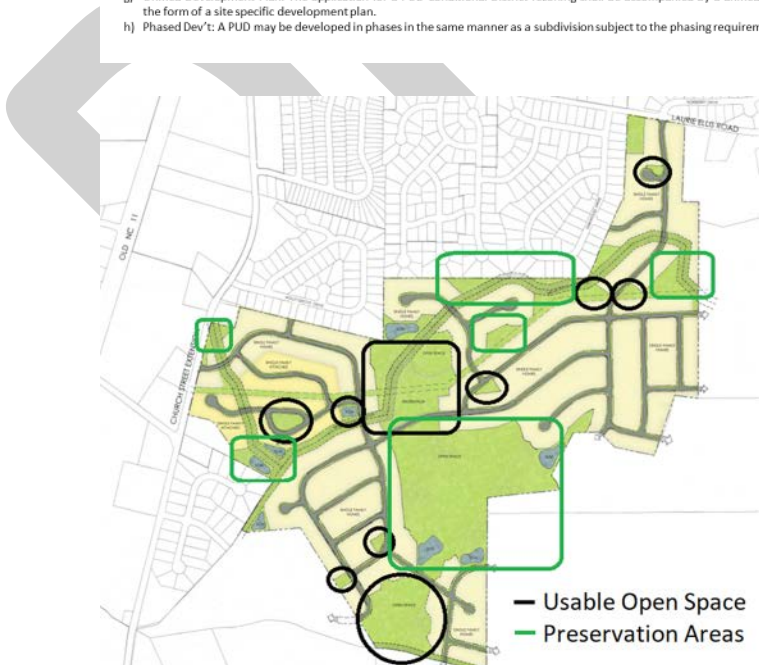
**Section 6.5 Special Requirements to the Table of Permitted and Special Uses. SR 8. Planned Unit Development.**

2. Application for PUD shall be approved only if the following findings area made:
  - a) The Property will produce a **development of equal or higher quality** than otherwise required by the strict application of district regulations that would otherwise govern;
  - b) The Property will encourage **Innovative arrangement of buildings and open spaces** to provide efficient, attractive, flexible, and environmentally sensitive design;
  - c) The property will produce a development functioning as a **cohesive, unified project**; and
  - d) The property **will not substantially injure or damage** the use, value, and enjoyment of **surrounding property** nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the Town.
3. An approved PUD Conditional District and the approved verified development plan shall govern all uses and development activities in a PUD.
8. Development Standards: Development in a PUD shall be exempt from the minimum required lot width, front yard, side yard and rear yard requirements of the Schedule of District Regulations and from Section 3.2 and 3.3 relating to relationship of buildings to lots and access to streets provided that the following development standards are followed:
  - a) Lot Size: No lot for a single-family detached dwelling shall be less than the minimum lot size for a single-family dwelling in the zoning district in which the PUD is located...and multi-family developments...are permitted subject to the Special Requirements for such developments.
  - b) Vehicle Access: Area between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service. Local streets shall be located and designed so that they do not encourage through access by traffic with origins and destinations outside of the development.
  - c) Pedestrian Access: PUD's shall be designed and developed and uses so arranged to promote pedestrian access within the development.
  - d) Non-Residential Areas: N/A- There are no non-residential areas as a part of this proposal.
  - e) Boundary Treatment: The scale and setbacks of development in a PUD within one-hundred and fifty (150) feet of the perimeter of the PUD shall be in harmony with development on adjacent lands.
  - f) Environmentally Sensitive Areas: Through innovative arrangement of buildings and spaces, we will protect environmentally sensitive areas.
  - g) Unified Development Plan: The application for a PUD Conditional District rezoning shall be accompanied by a unified development plan in the form of a site specific development plan.
  - h) Phased Dev't: A PUD may be developed in phases in the same manner as a subdivision subject to the phasing requirement for subdivisions.

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**Winterville Planned Unit Development (PUD)**

Our proposal is a PUD Conditional District Rezoning which will include a site specific development plan and a guidebook which stipulates additional terms/conditions that shall govern all uses and development activities in accordance with the zoning ordinance.



**Southbrook Open Space**

245 Acre Site

**Ordinance Open Space Requirement**  
1,200 sq/ft for each unit.  
612 x 1,200 = 734,400 sq/ft  
734,400 / 43,560 = **16.86 Total Acres (6.8% of the site)**

Usability & Location are Key Elements  
75% Outside of Wetland – **12.64 Acres**

**Proposed**  
**81.43 Total Acres (33.2% of the site)**  
48.63 AC are Usable (19.8% of the site)  
• 4.87 AC Central Recreation Area  
• 43.76 AC of Other Open Space

\* 4.8x More than the Required Total  
\* 3.8x More than the Required Usable

6

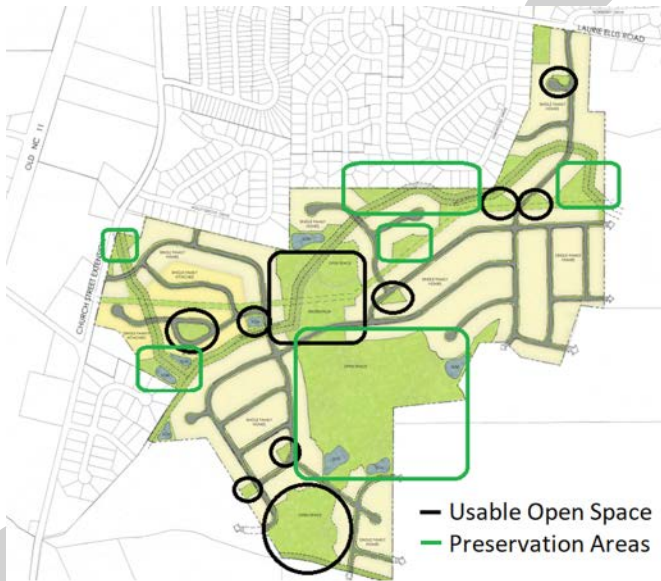


### Southbrook Lot Layout & Grouping

Pockets of Home Development Surrounded by Open Space Areas as per the Land Use Plan.

Single Family Attached will be internal to the community and surrounded by Single Family Detached Homes and/or Buffers.

7



### Southbrook Open Space

245 Acre Site

**Ordinance Open Space Requirement**  
 1,200 sq/ft for each unit.  
 $612 \times 1,200 = 734,400$  sq/ft  
 $734,400 / 43,560 = 16.86$  Total Acres  
 (6.8% of the site)

Usability & Location are Key Elements  
 75% Outside of Wetland – 12.64 Acres

**Proposed**  
**81.43 Total Acres (33.2% of the site)**  
 48.63 AC are Usable (19.8% of the site)

- 4.87 AC Central Recreation Area
- 43.76 AC of Other Open Space

\* 4.8x More than the Required Total  
 \* 3.8x More than the Required Usable

8

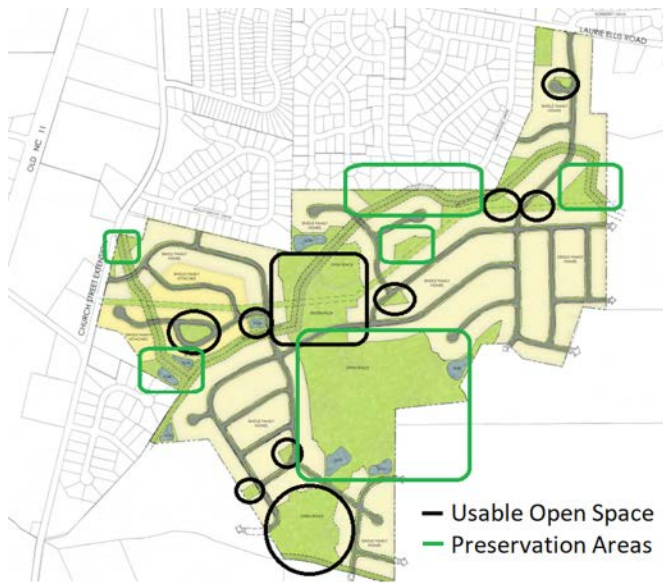


### Sunset Bluffs Fuquay Varina, NC

Open Space  
Pocket Parks

9





## Southbrook Open Space

245 Acre Site

### Ordinance Open Space Requirement

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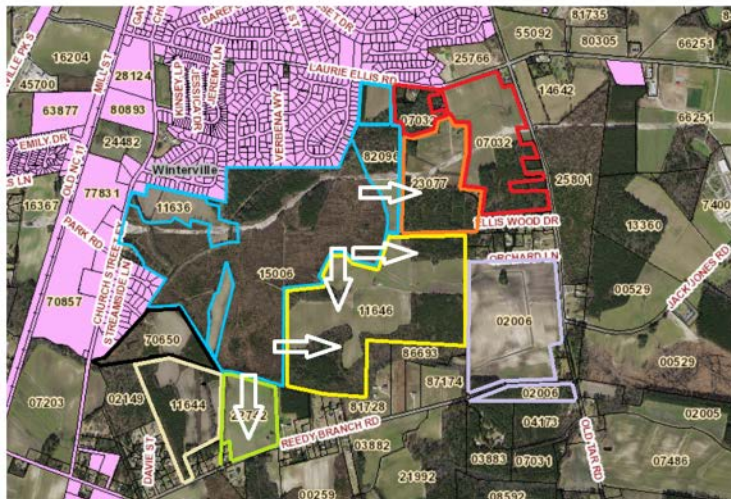
### Proposed

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 48.63 AC are Usable (19.8% of the site)

- 4.87 AC Central Recreation Area
- 43.76 AC of Other Open Space

\* 4.8x More than the Required Total  
 \* 3.8x More than the Required Usable

10



## Southbrook Roadway Connectivity

Multiple Access Points on the Eastern & Southern Property Boundaries will provide for roadway interconnectivity within communities.

Access to Reedy Branch Road & Old Tar Road will be available through future development.

11



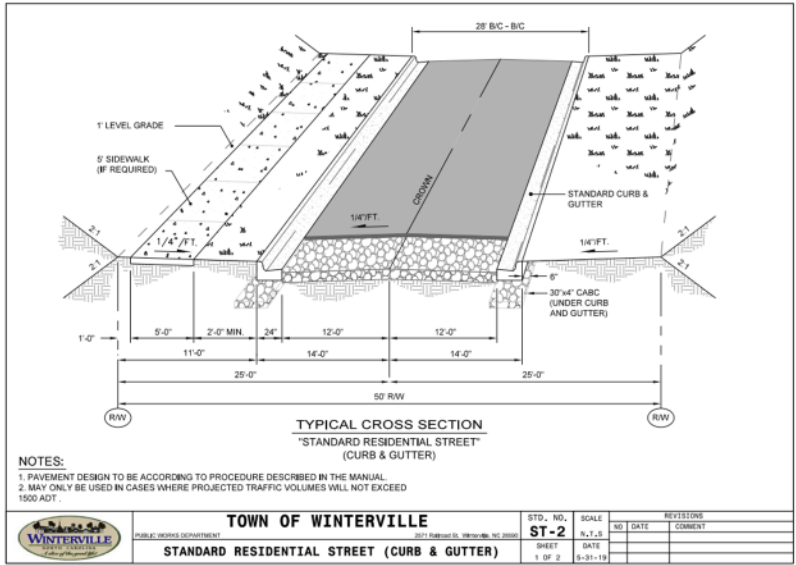
## Southbrook Roadway Connectivity

2 New Community Entrances  
 (Laurie Ellis Road & Church Street Extension)

3 Existing Stub Street Connections- Brookstone, Holly Grove, Mellon Downs

7 Proposed Stub Street Connections to adjacent properties.

12

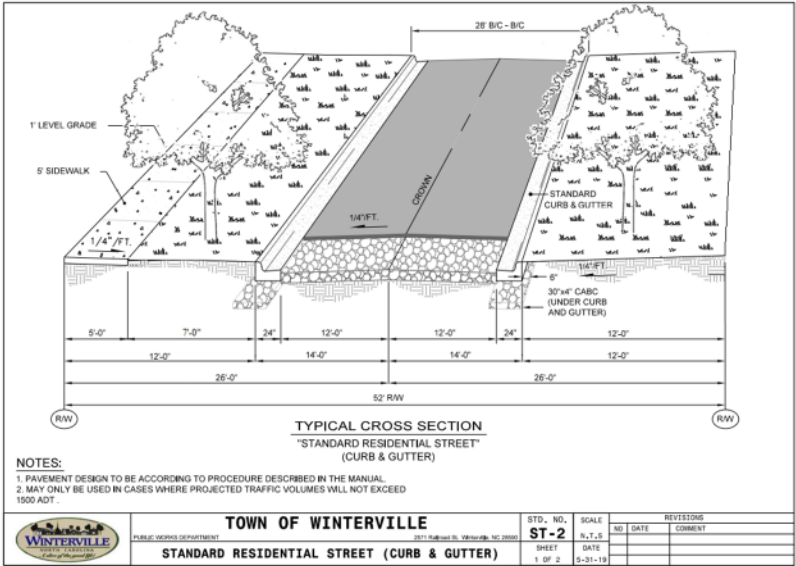


**Southbrook  
Streetscape Design**

This is the current Town of Winterville Standard Residential Street Cross Section with Curb & Gutter.

In order to enhance our streetscape design, our PUD contains slight modifications with increases to the planting strips only (as shown in the following slides).

13



**Southbrook  
Streetscape Design**

These modifications will allow for street trees to be planted within the planting strips 50' on center throughout the community.

This proposed streetscape can be found in Sunset Bluffs (one of our existing communities) in Fuquay Varina, NC

14







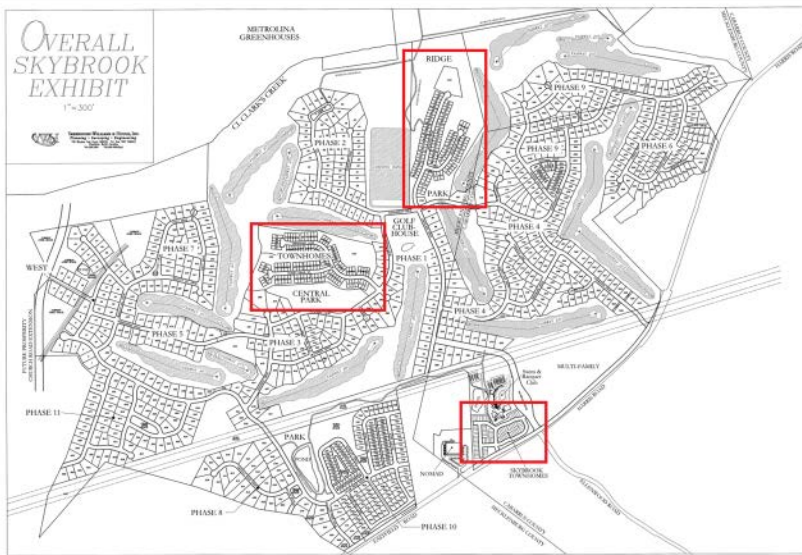
**Southbrook**  
Rezoning Plan

245 Acre Site  
2.5 Unit per Acre

Density  
612 Total Units  
459 Single Family Detached  
153 Single Family Attached

Open Space  
81.43 Total Acres (33.2%)  
48.63 Usable Acres (19.8%)

Proposed Rezoning  
R-6-CD PUD (For Detached)  
MR – CD PUD (For Attached)



**Skybrook  
Huntersville, NC  
Mecklenburg &  
Cabarrus Counties**

Golf Course  
Community

3 Single Family  
Attached Phases  
as a part of the  
community

19



**Skybrook  
Huntersville, NC  
Mecklenburg &  
Cabarrus Counties**

3 Single Family  
Attached Phases



**Southbrook  
Rezoning Plan**

245 Acre Site  
2.5 Unit per Acre

Density  
612 Total Units  
459 Single Family Detached  
153 Single Family Attached

Open Space  
81.43 Total Acres (33.2%)  
48.63 Usable Acres (19.8%)

Proposed Rezoning  
R-6-CD PUD (For Detached)  
MR – CD PUD (For Attached)

21



Member Weldin noted that the packet outlined some residential restrictions, will it be a gated community. Scott Moore said that it will not a gated community. Member Weldin asked how much traffic will go onto Laurie Ellis. Scott Moore said a traffic mitigation plan study would be conducted. Member Weldin asked if the open spaces be HOA maintained. Scott Moore said that a the HOA will be setup for success, past developments are documented to succeed. Member Weldin asked if the development firm be involved in HOA. Scott Moore noted they will be there to support them. Member Weldin said we want to make sure it stays good looking. Member Daniels asked what the projected price point will be. Scott Moore said it will be 2 years out and it is difficult to say at this time. Member Daniels asked if they have looked at adjoining developments. Member Hostetler asked if homeowners have a say in open spaces. Scott Moore said that the development will start before housing starts. Member Jones asked if the Town will have a maintenance responsibility. Scott Moore responded do not anticipate any.

Vice Chairman Kilian ask for any Public Comments:

Planning Director Jones noted that letters in favor of the rezoning are at their seats from W. Abbott Hunsucker, Lewis Tripp, Bobby Edwards, and Jeff Stallings.

Carissa Best said she rejects the density, but does not oppose or support the rezoning, she would need more information.

Corbett Harris commented about the cross connectivity, can adjoining development use open spaces.

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

**Motion by Member Cliborne and second by Member Weldin to approve the Rezoning Request for Southbrook PUD. Motion carried unanimously, 8-0.**

#### **REPORTS FROM STAFF:**

Vice Chairman Kilian ask for reports from staff.

Planning Director Jones noted the items from the following monthly report.





2571 RAILROAD ST  
PO BOX 1459  
WINTERVILLE, NC  
28590

PLANNING DEPARTMENT  
BRYAN JONES  
DIRECTOR

**To:** Town Council  
**From:** Bryan Jones, Planning Director  
**Date:** November 8, 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 **October 2022.**

<b>ZONING COMPLIANCES</b>	<b>Total = 20</b>	<b>YTD (2022) = 217</b>
New Single-Family Residential	5	111
Accessory Structures	0	30
New Business	0	13
Residential Fence	7	26
Additions/ Pools/Other	8	37
<b>Other Activities/Projects</b>		
Winterville TRC Meeting	10/4/2022	Open Door Expansion – Site Plan
Town Council Meeting	10/10/2022	Rezoning Request Parcels 37224, 68790, 70655 – Schedule PH
Subdivision Process Review	10/12/2022	Staff met to discuss approval process for subdivision improvements and acceptance.
Planning and Zoning Board Meeting	10/17/2022	Sunshine Lane FP – recommended approval
Old Tar Widening Project – On-site Meeting	10/27/22	Town Staff met NCDOT and DWQ staff on-site at the Town’s substation to discuss access requirements in association with the Old Tar Widening project.



**COMMENTS FROM BOARD MEMBERS:**

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

Member Gardner: Noted items at Holly Grove development.

**ADJOURN:**

Vice Chairman Kilian requested a motion to adjourn.

**Motion by Member Weldin and second by Member Gardner to adjourn the meeting. Motion carried unanimously, 8-0. Meeting adjourned at 7:49 pm.**

Adopted this the 19<sup>th</sup> day of December 2022.

\_\_\_\_\_  
Gregory Monroe, Chairman

ATTEST:

\_\_\_\_\_  
Donald Harvey, Town Clerk

DRAFT



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

**Item Section:** New Business

**Meeting Date:** December 19, 2022

**Presenter:** Bryan Jones, Planning Director

**Item to be Considered**

**Subject:** Gray Point Motors – Rezoning Request

**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:** 12/8/2022

**ABSTRACT ROUTING:**

TC

FD

TM

Final

**Supporting Documentation**

Applicant: Linda Brock Best

Location: Chapman Street at its intersection with Depot Street

Parcel Numbers: **20628, 28376**

Site Data: **245.43 acres**

Current Zoning District: **MR-CD**

Proposed Zoning District: **GB-CD**

- ❖ Proposed Zoning Districts: General Business with the condition “to be able to build a used car dealership with a mechanic shop.”
- ❖ Adjacent property owners were mailed notification of the rezoning request on December 2, 2022.
- ❖ Notification was posted on the site on December 2, 2022.

**Budgetary Impact:** N/A

**Recommendation:** Denial of the Rezoning Request.



**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: Linda Brock Best  
Address: 192 Hilltop Rd. Newport, NC 28570  
Phone #: 252-723-4220  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

**PROPERTY INFORMATION**

Parcel #: 20628 + 28376 Area (square feet or acres): 2.91 acres + .36 acres  
Current Land Use: Open Field  
Location of Property: 2576 Chapman St. Winterville, NC 28590

**ZONING REQUEST**

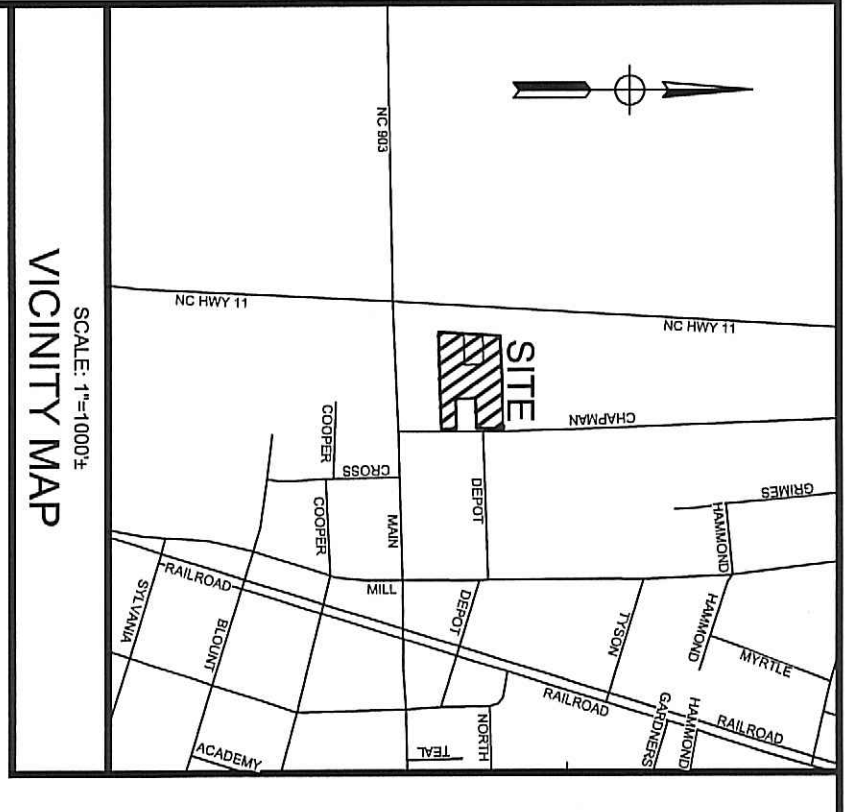
Existing Zoning: Multi-Family (MR) Requested Zoning: General Business (GB)  
Reason for zoning change: To be able to build a used car dealership with a mechanic shop

**This application shall be accompanied by the following items:**

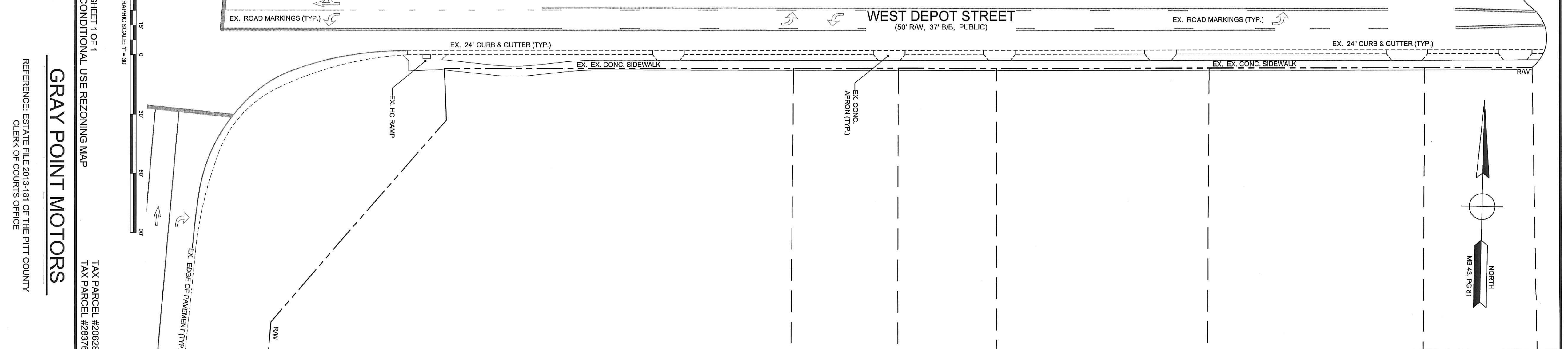
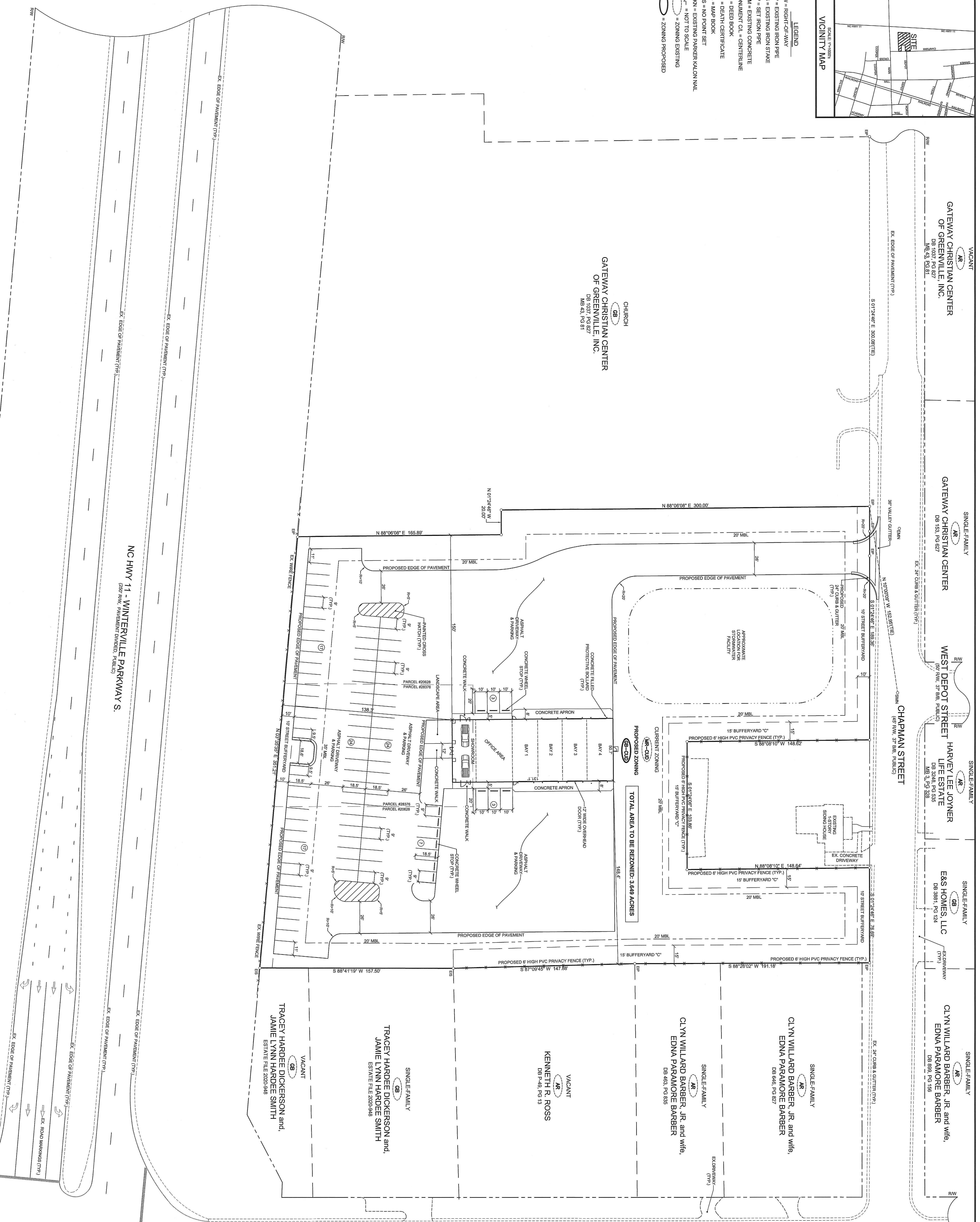
- A map drawn to a scale of not less than 400 feet to the inch and not more than 20 feet to the inch showing the land covered by the proposed amendment;
- A legal description of the property;
- A list of the names and addresses of all owners of property involved in the map change and all adjoining property owners as shown on County tax records;
- A filing fee according to a regularly adopted Fee Schedule of the Town.







- LEGEND**
- RM = RIGHT-OF-WAY
  - EP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - SIP = SET IRON PIPE
  - ECM = EXISTING CONCRETE MONUMENT CL = CENTERLINE
  - DB = DEED BOOK
  - DC = DEATH CERTIFICATE
  - MB = MAP BOOK
  - NPS = NO POINT SET
  - SPN = EXISTING PARKER KALON WALL
  - = NOT TO SCALE
  - = ZONING EXISTING
  - = ZONING PROPOSED



**WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.**

**OWNER: LINDA BEST BROCK and husband,**  
**D. L. BROCK**  
 ADDRESS: 124 HORN POINT BOULEVARD  
 NEWPORT, NC 28570  
 PHONE: (252) 355-7783

**PROJECT:** GRAY POINT MOTORS  
 REFERENCE: ESTATE FILE 2013-481 OF THE PITT COUNTY CLERK OF COURTS OFFICE

**SHEET 1 OF 1**  
 CONDITIONAL USE REZONING MAP  
 TAX PARCEL #20228  
 TAX PARCEL #23376

**APPROVED:** MMB  
 DATE: 11/28/2022  
 SCALE: 1" = 30'

**DESIGNED:** KO  
**DRAWN:** MAH  
**CHECKED:** MMB

**CLOSURE CHECK ROUNDKEY:**  
 CHECKED: MAH  
 DATE: 11/29/2022

**SEAL:** [Professional Engineer Seal]

**Baldwin Design Consultants, PA**  
 LICENSED PROFESSIONAL ENGINEER  
 124 HORN POINT BOULEVARD  
 NEWPORT, NC 28570  
 PHONE: (252) 355-7783  
 EMAIL: admin@baldwindesign.com

Situated in Winterville Township, Pitt County, North Carolina more particularly described as follows: Beginning at an iron in the western right-of-way line of Chapman Street, said iron being the northeast corner of the Barber property; and running thence North 83 deg. 46 min. West 497 feet to an iron, said iron being the northwest corner of the Hardee property and NC HWY 11 right of way; thence running North 11 deg. 45 min. East 713 feet along the NC HWY 11 right of way to an iron, and thence running South 83 deg. 46 min. East 477 feet to an iron, said iron being located in the western right-of-way line of Chapman Street, and thence along the western right-of-way of Chapman Street in a South 06 deg. 44' West 150 feet to an iron; and thence North 83 deg. 45 min. West 150 feet to an iron; and thence South 06 deg. 44 min. West 100 feet to an iron; and then South 83 deg. 46 min. East 150 feet to an iron, said iron being in the western right-of-way of Chapman Street, and thence along the western right-of-way of Chapman Street in a southerly direction 80 feet to an iron, the point of beginning.





2571 Railroad Street  
PO Box 1459  
Winterville, NC 28590

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

**Planning and Zoning  
Rezoning Request**

NOTICE IS HEREBY GIVEN that the Winterville Planning and Zoning Board will meet on Monday, December 19, 2022 at 7:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, in order to consider the following request:

Linda Brock Best c/o Baldwin Design Consultants has submitted a rezoning application to rezone Parcels 20628 and 28376 (3.27 Acres) as shown on the attached map from Multifamily Residential (MR-CD) to General Business (GB-CD). Per the application, the proposed rezoning is "to be able to build a used car dealership with a mechanic shop."

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).

Citizens are encouraged to attend the hearing. Citizens may also view the hearing on the Winterville website at [www.wintervillenc.com/videos](http://www.wintervillenc.com/videos) . If for any reason you have difficulty accessing the Town's video page, please go to the Town's YouTube channel at: [www.youtube.com/channel/UChejtVcuiD9O3\\_zzTrrBj4g](http://www.youtube.com/channel/UChejtVcuiD9O3_zzTrrBj4g) .

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](mailto:don.harvey@wintervillenc.com). Please include your name and address.

Clyn Willard Barber, Jr.  
Edna Paramore Barber  
2490 Red Forbes Road  
WINTERVILLE NC 28590

R E Davenport Jr Family Ltd  
Partnership  
PO Box 66  
Farmville, NC 27828

Soddy & Soddy Properties, LLC  
5351 Reedy Branch Road  
Winterville, NC 28590

Travis Oscar Hardee  
Ellen Roebuck Hardee  
5351 Reedy Branch Road  
Winterville, NC 28590

Michael R. Weldin  
Joyce H. Weldin  
135 Depot Street  
Winterville, NC 28590

Tracey Hardee Dickerson  
Jamie Lynn Hardee Smith  
4077 Blackjack Simpson Rd  
Greenville, NC 27858

GKA, Inc  
PO Box 611  
Winterville, NC 28590

Linda Brock Best  
David Earl Brock Heirs  
134 Howard Blvd  
Newport, NC 28570

E & S Homes, LLC  
2579 Chapman Street  
Winterville, NC 28590

Melinda Elizabeth Hines  
121 Depot Street  
Winterville, NC 28590

Jamie L. Keeter  
Jean Anne Keeter  
PO Box 14  
Winterville, NC 28590

Harvey Lee Joyner Life Estate  
Barbara Hines Joyner Life Estate  
104 Depot Street  
Winterville, NC 28590

Evelyn Jarvis Branch  
PO Box 316  
Winterville, NC 28590

Kenneth Ross  
1711 Ross Lane  
Greenville, NC 27834

Gateway Christian Center of  
Greenville Inc.  
PO Box 1329  
Winterville, NC 28590

Walter Ashley Dail, Jr  
Judith Rose Dail  
PO Box 808  
Winterville, NC 28590



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

**GENERAL INFORMATION**

<b>APPLICANT</b>	Linda Brock Bes
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	General Business (GB) – Conditional District
<b>CONDITIONS</b>	Used car dealership with a mechanic shop.
<b>LOCATION</b>	Chapman Street / Depot Street
<b>PARCEL ID NUMBER(S)</b>	15006, 11636, 11638, 82096, 82094
<b>PUBLIC NOTIFICATION</b>	Adjacent property owners were mailed notification of the rezoning request on December 2, 2022. Notification was posted on site on December 2, 2022. 16 properties were mailed notification.
<b>TRACT SIZE</b>	3.17 +/- acres
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Cleared

**SITE DATA**

<b>EXISTING USE</b>	Vacant/ Wooded
---------------------	----------------

<b>ADJACENT PROPERTY</b>	<b>ZONING</b>	<b>ADJACENT LAND USE</b>
N	GB	Church
W	GB	Agricultural
E	R-6/CB	Single Family Residential, Commercial
S	R-6/GB	Single Family Residential, Commercial

**ZONING DISTRICT STANDARDS**

<b>DISTRICT SUMMARIES</b>	<b>EXISTING</b>	<b>REQUESTED</b>
ZONING DISTRICT DESIGNATION	<b>MR-CD</b>	<b>GB-CD</b>
MAX DENSITY	TBD	TBD
TYPICAL USES	MR- High-density residential neighborhoods.	Accommodates business that serve the traveling public, require large amounts of land and are not oriented to the pedestrian shopper.



**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	Site Plan / Construction 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	Chapman Street – TOW Street Church Street Ext – TOW Street
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)	N/A
TRIP GENERATION	N/A
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD
STREET CONNECTIVITY	N?A
OTHER	N/A



## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed GB-CD (used car dealership with a mechanic shop) zoning districts would not allow land uses that are compatible with the general character of the area. The property is in a location that serves as the primary entrance to downtown and as a walkable neighborhood with small-scale businesses.

### **Town of Winterville Comprehensive Land Use Plan Policies**

The Future Land Use Map designates this property as a Mixed Use Center character area. Mixed Use Centers allow flexibility to respond to market demands by emphasizing the form of development over use or intensity. These areas feel made for people and have just a little “hustle and bustle” with some small town hospitality mixed in. The requested **GB-CD** zoning district *is not* consistent with this character area as defined by the future land use designation.

## **Comprehensive Land Use Plans - Recommendations & Implementation**

### **Mixed Use Center - General Character:**

1. 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.

### **(Downtown) Policy 1: Live/work/play downtown:**

**Strategy 1.1:** Allow people to live near downtown Winterville, by encouraging and allowing more dense residential development within walking distance to downtown.

- The Small Area Study included in the Comprehensive Land Use Plan shows this property as ideal for residential infill.

**Strategy 1.3:** Expand office and commercial uses on the edges of downtown where there is limited conflict with established residential areas.

- The Land Use Plan shows the ideal area for commercial development within the downtown area is along Main Street.

---

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Community Outreach**



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

**Staff Analysis**

The 3.17-acre property is currently vacant. The property North of the request is zoned GB (Gateway Church); West (across Winterville Pkwy) of the request is zoned GB (vacant/agricultural). South of the request is zoned R-6 and GB (existing single family residential and commercial). East of the property is zoned R-6 and CB (existing single family residential and commercial).

While some light commercial use *may* be appropriate, the proposed use of a used car dealership with a mechanic shop is not consistent with the Comprehensive Land Use Plan. Therefore, the rezoning request is not consistent with the intent and purpose of the Zoning Ordinance, the Future Land Use Plan and is not compatible with the existing development and trends in the surrounding area.

**Staff Recommendation**

Staff recommends **denial** of the rezoning request for the 3.17 acres from MR-CD to GB-CD.



# WINTERVILLE

*A slice of the good life!*

2571 RAILROAD ST  
PO BOX 1459  
WINTERVILLE, NC  
28590

PLANNING DEPARTMENT  
BRYAN JONES  
DIRECTOR

**To:** Town Council  
**From:** Bryan Jones, Planning Director  
**Date:** December 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 **November 2022.**

<b>ZONING COMPLIANCES</b>	<b>Total = 12</b>	<b>YTD (2022) = 229</b>
New Single-Family Residential	7	118
Accessory Structures	1	31
New Business	2	15
Residential Fence	1	28
Additions/Pool/Other	1	38
<b>Other Activities/Projects</b>		
Winterville TRC Meeting	11/1/2022	Reedy Branch Self-Storage – Site Plan; Chic-fil-A Renovations – Site Plan
Developer Meeting for Proposed Development	11/8/2022	Staff met with the potential developer of Southbrook PUD to discuss utility layout, street cross sections, etc.
Town Council Meeting	11/14/2022	Rezoning Request Parcels 37224, 68790, 70655 (Bridgers Property)– PH (Tabled until 12/12/22); Sunshine Lane FP - Approved
Subdivision Process Review	11/15/2022	Staff met with permit software reps from BS&A to setup a workflow for tracking and approving subdivisions.
Planning and Zoning Board Meeting	11/21/2022	Southbrook PUD Rezoning – Unanimously Recommended Approval