



WINTERVILLE TOWN COUNCIL AGENDA
MONDAY, MAY 12, 2025 - 6:00 PM
WINTERVILLE TOWN HALL ASSEMBLY ROOM

- I. **CALL TO ORDER.**
- II. **INVOCATION.**
- III. **PLEDGE OF ALLEGIANCE.**
- IV. **WELCOME.**
- V. **ROLL CALL.**
- VI. **APPROVAL OF AGENDA.**
- VII. **PROCLAMATIONS:**
 1. Mental Health Awareness Month.
 2. Council on Aging.
 3. Police Week.
 4. Public Works Week.
 5. J. B. Hill 90th Birthday.
- VIII. **PRESENTATIONS:**
 1. Dayna Farrington, Mental Health Awareness.
- IX. **PUBLIC COMMENT:** *The Public Comment period of thirty minutes provides an opportunity for residents to comment on any item included in the agenda or to address the Town Council on any other matter related to the Town of Winterville. For an item included in the Public Hearing section of the agenda, residents should address the Council at the time the Mayor invites public comment on the item. No public comment may be made to the Council during the meeting, except during the Public Comment period or as part of a Public Hearing. Individual speakers are limited to a maximum of three minutes, and no more than three speakers may address the Council on a single matter. The Town Council may elect to take no action on the matter addressed by a speaker, may schedule the matter for further consideration at a future Council meeting, or may refer the matter to Town staff for disposition. Copies of the Town Public Comment Policy are available in the rear of the Assembly Room.*
- X. **CONSENT AGENDA:** *The following items are considered routine in nature and will not be discussed by the Town Council unless a Councilman or citizen requests that an item be removed from the Consent Agenda for further discussion. The Mayor may allow citizens to address an item or ask questions.*
 1. Schedule Public Hearing for 2020 Global Investments Annexation.
 2. Schedule Public Hearing for Quail Trace Annexation.
 3. Schedule Public Hearing for Hunsucker Rezoning.
 4. Schedule Public Hearing for Stella Little Rezoning.
- XI. **OLD BUSINESS:**

None.

XII. NEW BUSINESS:

1. Blackstone Section 3 Preliminary Plat.
2. Eleven at Main Final Plat.
3. WHRB Replacement Members.
4. Change August Meeting Date.

XIII. OTHER AGENDA ITEMS:

1. Ripe for Revival (Councilwoman Harrell).
2. Affordable Housing (Councilwoman Hawkins).
3. Staff (Councilwoman Hawkins).
4. Juneteenth (Councilwoman Hawkins).
5. Complaint Process (Councilwoman Hawkins).

XIV. ITEMS FOR FUTURE AGENDAS/FUTURE WORK SESSIONS:

XV. QUARTERLY REPORTS FROM DEPARTMENT HEADS: (January, February, March, and April).

Attached.

XVI. ANNOUNCEMENTS:

- Coffee with a COP: Friday, May 16, 2025; 9:00 am – 10:30 am – Cooper's Cup, 2588 Railroad Street, Winterville, NC.
- Mental Health Information Day: Saturday, May 17, 2025 @ 2:00 pm – Winterville Community Room.
- Planning and Zoning Board Meeting: Monday, May 19, 2025 @ 7:00 pm - Town Hall Assembly Room.
- Board of Adjustment Meeting: Monday, May 19, 2025 @ 7:30 pm - Town Hall Assembly Room.
- Town Council Budget Work Session #1: Tuesday, May 20, 2025 @ 6:00 pm - Town Hall Assembly Room.
- Town Council Budget Work Session #2: Tuesday, May 21, 2025 @ 6:00 pm - Town Hall Assembly Room.
- Winterville Human Relations Board Meeting: Thursday, May 22, 2025 @ 7:00 – Town Hall Executive Conference Room.
- Learn to Ride – Winterville on Wheels: Saturday, May 24, 2025; 9:00 am to 11:00 am – Hillcrest Park.
- Golf Card Parade: Saturday, May 24, 2025; 10:00 am – 2:00 pm – Market on the Square and Downtown Winterville.
- Ready to Ride – Winterville on Wheels: Saturday, May 24, 2025; 2:00 pm to 4:00 pm – Hillcrest Park.
- Memorial Day Holiday – Town Offices Closed: Monday, May 26, 2025.
- Town Council Budget Work Session #3 (Tentative): Tuesday, May 27, 2025 @ 6:00 pm - Town Hall Assembly Room.
- Recreation Advisory Board: Tuesday, May 27, 2025 @ 6:30 pm – Operation Center.
- June Agenda Abstracts/Information Due: Wednesday, May 28, 2025.
- Community Conversations Roundtable: Thursday, May 29, 2025 @ 6:00 pm – Winterville Community Room.
- FY 2025-2026 Budget Public Hearing: Monday, June 2, 2025 @ 6:00 pm - - Town Hall Assembly Room.
- Agenda Review Meeting: Thursday, June 5, 2025 @ 4:00 pm – Town Hall Executive Conference Room.
- July 2025 Newsletter Information Due: Friday, June 6, 2025.
- Regular Town Council Meeting: Monday, June 9, 2025 @ 6:00 pm - Town Hall Assembly Room.

XVII. REPORTS FROM THE TOWN MANAGER, TOWN ATTORNEY, TOWN COUNCIL, AND MAYOR.

XVIII. CLOSED SESSION:

NCGS § 143-318.11. (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

XIX. ADJOURN.

SPECIAL NOTICE: Anyone who needs an interpreter or special accommodations to participate in the meeting should notify the Town Clerk, Don Harvey at (252) 756-2221 ext. 2344 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)



PROCLAMATION

MENTAL HEALTH AWARENESS MONTH

WHEREAS, mental health sustains an individual's thought processes, relationships, and productivity, and community understanding, and available support services can greatly impact a person's ability to handle stress, move forward, and live fulfilling lives; and

WHEREAS, mental health is essential to the well-being and the vitality of our families, businesses, and community; and,

WHEREAS, mental health conditions are real and prevalent in our nation with 1 out of 5 Americans affected by mental illness each year; and,

WHEREAS, more people die from suicide in the United States than from traffic accidents and estimated 18 veterans die from suicide each day; and,

WHEREAS, stigma and fear of discrimination keep many who would benefit from mental health services from seeking help; and,

WHEREAS, with effective treatment those individuals with mental health conditions can recover and lead full productive lives; and,

WHEREAS, education, compassion, and awareness about mental illness can change negative attitudes and behaviors toward people with mental illness; and,

WHEREAS, each business, school, government agency, law enforcement agency, healthcare provider, faith-based organization, non-profit agency, and citizen shares the responsibility to promote mental wellness and support prevention efforts; and,

WHEREAS, the Town of Winterville remains engaged in their promise to address the challenges facing people with mental illness; and

WHEREAS, Mental Health Awareness Month is an opportunity to increase public understanding of the importance of mental health, to promote mental health and wellness leading to higher overall productivity, better educational outcomes, lower crime rates, stronger economies, lower health care costs, improved family life, improved quality of life and increased lifespan; and

NOW, THEREFORE BE IT PROCLAIMED, by the Town Council of Winterville, North Carolina, that the month of May 2025 be designated as **MENTAL HEALTH AWARENESS MONTH**.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of Winterville to be affixed this 12th day of May 2025.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



PROCLAMATION
CELEBRATING THE FIFTIETH ANNIVERSARY
PITT COUNTY COUNCIL ON AGING
MAY 2025

WHEREAS, the Pitt County Council on Aging has been dedicated to enhancing the quality of life for older adults since its establishment in 1975; and

WHEREAS, the Mission of the Pitt County Council on Aging is to help the County's seniors live a more active and healthy life, remaining independent as long as possible, and

WHEREAS, for 50 years, the Pitt County Council on Aging has provided vital services, resources, and advocacy to support the independence, dignity, and well-being of the senior population in our community; and

WHEREAS, through programs such as six Senior Wellness Centers, Meals on Wheels, Medicare Counseling, Programming and Activities, Healthy Aging and Injury Prevention, and Aging Services, Pitt County Council on Aging has played a critical role in meeting the diverse needs of older adults across the County; and

WHEREAS, the dedication of the Council's staff, volunteers, community partners, and supporters has made a lasting and meaningful impact on the lives of countless individuals and families; and

WHEREAS, the work of the Council on Aging exemplifies the values of integrity, compassion, respect, and community service, and continues to address the growing needs of an aging population;

NOW, THEREFORE, the Town of Winterville, does hereby recognize and congratulates the Pitt County Council on Aging on the occasion of its 50th Anniversary, and encourage all residents to honor their commitment to serving older adults and promoting a thriving, inclusive community for people of all ages.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of Winterville to be affixed this 12th day of May 2025.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



PROCLAMATION

NATIONAL POLICE WEEK: MAY 11 – 17, 2025

WHEREAS, to recognize National Police Week 2025 and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Town of Winterville Police Department; and,

WHEREAS, since the first recorded death in 1786, there are currently 24,000 law enforcement officers in the United States that have made the ultimate sacrifice and been killed in the line of duty; and,

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC;

WHEREAS, new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including officers killed in 2024; and,

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 37th Candlelight Vigil, on the evening of May 13, 2025; and,

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11 – 17, 2025; and,

WHEREAS, May 15, 2025 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

THEREFORE, BE IT RESOLVED that the Town of Winterville will observe May 11 - 17, 2025, as National Police Week in Winterville, North Carolina, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of Winterville to be affixed this 12th day of May 2025.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



PROCLAMATION
NATIONAL PUBLIC WORKS WEEK - MAY 18 - 24, 2025

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the Town of Winterville; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the Town of Winterville to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

THEREFORE, BE IT RESOLVED that the Town of Winterville will observe May 18 - 24, 2025, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of the Town of Winterville to be affixed this 12th day of May 2025.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



PROCLAMATION
HONORING J.B. HILL – 90TH BIRTHDAY

WHEREAS, Mr. J.B. Hill moved to Winterville, North Carolina at the age of 5 years old; and,

WHEREAS, he attended Robinson Union School where he graduated in 1954; and,

WHEREAS, he faithfully attended Good Hope Freewill Baptist Church and where at the age of 13 years old he joined the #2 Choir, and at the age of 15, the male Choir; and,

WHEREAS, he has been at this Church for 75 years and became a deacon at the age of 40 years old; and,

WHEREAS, He was the first black man to ever serve on the Winterville Rescue Squad; and,

WHEREAS, it was there that he delivered his first baby; and,

WHEREAS, when the word got out, he had delivered his first baby, they joked with him calling Dr. Hill; and

WHEREAS, as he got older, he landed a job at Armond Wholesale Company, where he drove trucks for over 31 years; and,

WHEREAS, when he left Armond Wholesale he went to Overton's where he drove trucks for over 26 years.

NOW, THEREFORE, I, Richard E. Hines, Mayor and the Winterville Town Council hereby honor the contribution and legacy of J.B. Hill on his 90th Birthday.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of Winterville to be affixed this 10th day of January 2022.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: May 12, 2025

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: 2020 Global Investments LLC. Annexation.

Action Requested: Schedule Public Hearing for June 9, 2025 Town Council Meeting.

Attachment: Annexation Petition, Annexation Map, and Legal Description.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

Applicant: 2020 Global Investments LLC. Owners. (Eugene Wang is the agent).

Location: Vernon White Road (west of Milton Drive).

Parcel Numbers: 51910.

Site Data: 0.50 acres.

Zoning District: Agricultural-Residential (A-R).

Staff Analysis:

The owner of the site would like to annex into the Town of Winterville's Corporate Limits. The owners have applied for and obtained a Zoning Compliance Certificate to build one single family home on this existing parcel.

Anticipated Annexation Schedule:

4/14/25: Direct Town Clerk to Investigate Sufficiency.

5/12/25: Schedule Public Hearing.

6/9/2025: Hold Public Hearing.

Budgetary Impact: TBD.

Recommendation: Staff recommends Town Council Schedule Public Hearing for June 9, 2025 Meeting.

PETITION REQUESTING ANNEXATION

Date: 12/17/2024

To the Mayor and Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.

- All owners of the property must sign.

2 The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

LYING AND BEING IN PITT COUNTY, WINTERVILLE TOWNSHIP AND BEGINNING AT A POINT IN THE CENTER LINE OF SR 1130, SAID POINT BEING 260.42' N 42-00-00 W FROM A NAIL SET IN THE CENTER LINE OF SR 1130 AND THE CENTER LINE OF MILTON DRIVE, AND RUNNING THENCE S 47-55-35 W 30.00' TO THE POINT OF BEGINNING IN THE SOUTHERN RIGHT OF WAY LINE OF SR 1130; THENCE S 47-55-35 W 185.82' TO A POINT ON THE NORTH LINE OF THE L. WEATHERINGTON HEIRS PROPERTY; THENCE N 80-56-04 W 81.48' TO A POINT ON THE NORTH LINE OF THE L. WEATHERINGTON HEIRS PROPERTY; THENCE N 09-23-11 E FOR 66.68' TO A POINT; THENCE N, 47-55-35 E 184.92' TO A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF SR 1130; THENCE S 42-00-00 E 105.00' AND ALONG THE SOUTHERN RIGHT OF WAY LINE OF SR 1130 TO THE POINT OF BEGINNING.

Name:Eugene Wang (2020 Global investments LLC)
Address:3412 Flora Dr,Winterville,NC 28590

Signature

Yutian Wang

Name : Yutian Wang Address

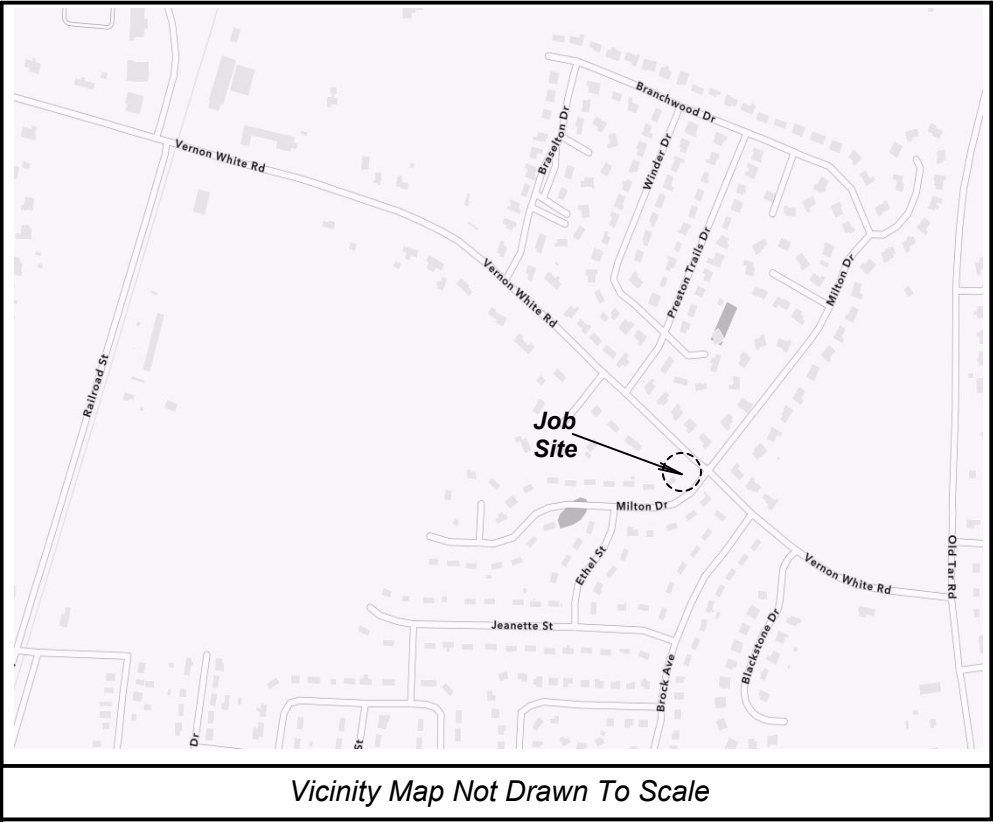
Signature:

Yutian Wang

Name

Address

Signature

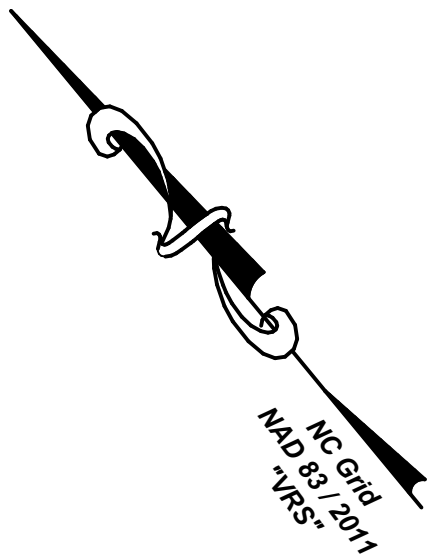


Vicinity Map Not Drawn To Scale

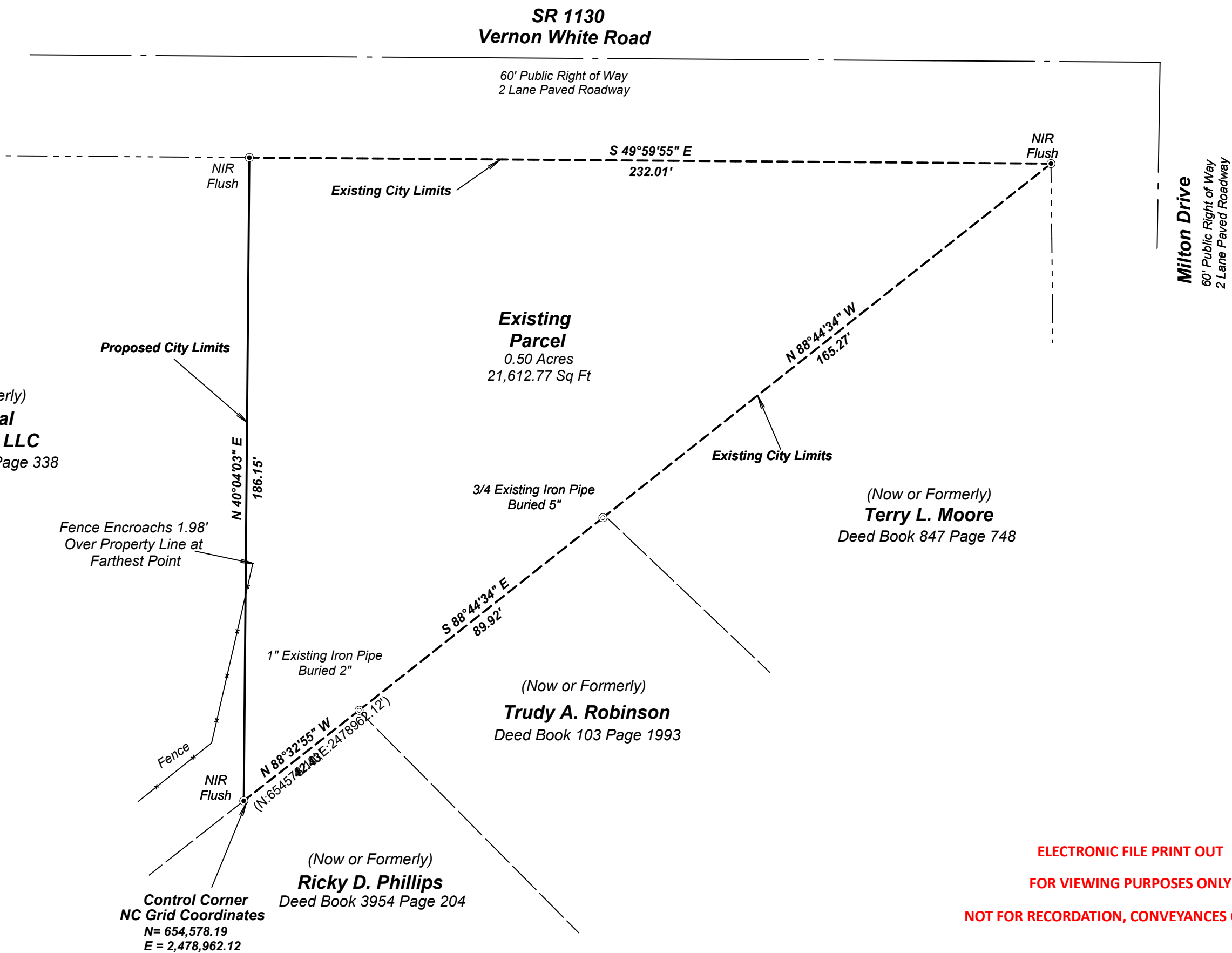
Vicinity Map

- A. This plat is subject to any facts that maybe disclosed by a full and accurate title search, as well as any right of ways easements, zoning regulations and restrictive covenants of record not shown hereon.
- B. Area computed by the Method of Coordinate Geometry
- C. All distances are horizontal ground unless otherwise noted
- D. Wetlands were not defined or mapped during this survey.
- E. Underground utilities are not included in this survey.

Special Notes



ELECTRONIC FILE PRINT OUT
FOR VIEWING PURPOSES ONLY
NOT FOR RECORDATION, CONVEYANCES OR SALES.



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FOR VIEWING PURPOSES ONLY
NOT FOR RECORDATION, CONVEYANCES OR SALES.

Review Officer

State of North Carolina County of Beaufort
I, _____, Review Officer of Beaufort County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

Surveyor's Certificate and Parcel Status

I, Stuart H. Sorrell, a Professional Land Surveyor in the State of North Carolina, certify that this plat was drawn under my supervision from an actual survey performed under my supervision. That the boundaries surveyed are defined in Deed Book 4015 Page 338. That the boundaries not surveyed are clearly indicated. That the ratio of precision as calculated is 1: _____. That the following information was used to perform the GPS survey.

GPS receivers used: Spectra SP 80
Class of survey : C
Positional accuracy : 0.03'
Type of GPS field procedure : VRS
Dates of survey : August 16, 2023
Datum/Epoch : NAD 83 / 2011 adjustment
Published / Fixed control used : "VRS"
Geoid Model : GEOID 18
Combined Grid Factor : 0.99988844
Units : US FOOT

That this plat was prepared in accordance with GS 47-30 as amended. That this plat meets the requirements of GS 47-30 section F-11, as an existing parcel of land that does not create a new street or change and existing street.

Witness my original signature and seal this _____ day of _____, 2025
NOT FOR RECORDATION, CONVEYANCES OR SALES.

Stuart H. Sorrell, Professional Land Surveyor L-5562

Legend

- ⊙ EIP = Existing Iron Pipe
- ⊙ NIR = New Iron Rebar with Cap
- ⊙ Ex. Mon. = Existing Concrete Monument
- ⊙ Mag Nail= Magnetic Survey Nail
- NPS = No Point Set
- = Power Pole

- = Right of Way
- = Centerline
- = Lines Surveyed
- = Lines Not Surveyed
- = Power Line
- = Curbing
- = Water Boundary

R/W = Right of Way
PC = Point of Curvature
PT = Point of Tangency
All NIR's set are black iron rebar 5/8" in Diameter by 20" long with cap.
Linear Units are "US FOOT"
Angular Units are "Degrees, Minutes & Seconds"

An Annexation Map for:

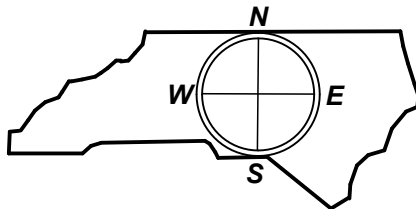
2020 Global Investments LLC.

Winterville Township
Scale 1" 30'

Pitt County, NC
Surveyed February 4, 2025

Sorrell Land Surveying, Inc.
Professional Land Surveyors

"Serving the Land Surveying needs of Eastern NC"



Hugh A. Sorrell, L-2849 Stuart H. Sorrell, L-5562

107 Union Alley Washington, NC
www.sorrellandsurveying.com
Office (252) 948-2464
Company License: C-3508

File:0420BHC01



Beginning at the Control Corner with NC Grid Coordinates N=654,578.19 E=2,478,962.12, as described in map titled "An Annexation Map for: 2020 Global Investments LLC. dated February 4, 2025, and running thence:

; thence N 40°04'03" E, a distance of 186.15'; thence S 49°59'55" E, a distance of 232.01'; thence N 88°44'34" W, a distance of 165.27'; thence N 88°44'34" W, a distance of 89.92'; thence N 88°32'55" W, a distance of 42.43' to the POINT OF BEGINNING; said described tract containing 0.5 Acres, more or less.

This description is based on a survey conducted by Sorrell Land Surveying, Inc. on February 4, 2025, and is subject to any facts that may be disclosed by a full and accurate title search, as well as any right of ways, easements, zoning regulations, and restrictive covenants of record not shown hereon. Wetlands were not defined or mapped during this survey, and underground utilities are not included in this survey.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: May 12, 2025

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Quail Trace Annexation.

Action Requested: Schedule Public Hearing for June 9, 2025 Town Council Meeting.

Attachment: Annexation Petition, Annexation Map, and Legal Description.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

Applicant: Property Owners and Garden Street Communities.

Location: Between Reedy Branch Road and Highway 11. East of Copper Creek and Summer Winds.

Parcel Numbers: 16207.

Site Data: 34.18 acres.

Zoning District: R-10 CD - All external materials on constructed homes must consist of hardie plank, stone, or brick.

Staff Analysis:

The owner of the site would like to annex into the Town of Winterville's Corporate Limits. A Preliminary Plat was approved August 2024, for this site, showing 85 residential lots as well as a common/play area.

Anticipated Annexation Schedule:

4/14/25: Direct Town Clerk to Investigate Sufficiency.

5/12/25: Schedule Public Hearing.

6/9/2025: Hold Public Hearing.

Budgetary Impact: TBD.

Recommendation: Staff recommends Town Council Schedule Public Hearing for June 9, 2025 Meeting.

PETITION REQUESTING ANNEXATION

Date: 2.12.2025

To the Mayor and Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.

- All owners of the property must sign.

2 The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

See Attached Exhibit "A" for Legal Description

Name RYAN McLAWHORN Address 5093 Reedy Branch Rd.
Signature Ryan McLawhorn Winterville N.C. 28590

Name Dan McLawhorn Address 217 Northview Dr.
Signature Dan McLawhorn Chesapeake VA. 23322
-4022

Name _____ Address _____

Signature _____

PETITION REQUESTING ANNEXATION

Date: _____

To the Mayor and Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.

- All owners of the property must sign.

2 The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

See Attached Exhibit "A" for Legal Description

Name Mary B. Denton Address 3405 Teal Dr SW
McLaurhorn
Signature Mary B. McLaurhorn Wilson, N.C. 27893

Name _____ Address _____

Signature _____

Name _____ Address _____

Signature _____

PETITION REQUESTING ANNEXATION

Date: 2.3.2025

To the Mayor and Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.

- All owners of the property must sign.

2 The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

See Attached Exhibit "A" for Legal Description

Garden Steet Communities Southeast, LLC, applicant,
Name by Micheal Patrick Green, VP of Operations Address 100 West Garden Street, 2nd Floor, Pensacola, FL 32502

Signature 

Name _____ Address _____

Signature _____

Name _____ Address _____

Signature _____

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 Yardie, LLC tract as described and recorded in Deed Book 442, Page 607 in the Pitt County Register of Deeds.

Thence, from said Point of Beginning, along the northern line of the Yardie, LLC tract, North 88 degrees 55 minutes 18 seconds West for a distance of 589.25 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 52 minutes 43 seconds West for a distance of 54.93 feet to a point;

Thence, along the western line of the Edmundson tract, South 28 degrees 12 minutes 06 seconds West for a distance of 578.39 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 82 degrees 25 minutes 37 seconds West for a distance of 106.14 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 Mitchell tract, North 49 degrees 10 minutes 02 seconds West for a distance of 128.59 feet to a point;

Thence, continuing along the eastern line of the Mitchell tract, North 51 degrees 02 minutes 05 seconds West for a distance of 65.32 feet to a point;

Thence, along the northern line of the Mitchell tract, South 82 degrees 25 minutes 37 seconds West for a distance of 15 feet to a point on the western right of way of Reedy Branch Road (SR 1131);

Thence, along and with the western right of way of Reedy Branch Road (SR 1131), North 05 degrees 37 minutes 05 seconds West for a distance of 884.22 feet to a point;

Thence, crossing 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 19 minutes 12 seconds East for a distance of 417.93** feet to a point;

Thence, along and with the eastern line of the McLawhorn tract, North 05 degrees 26 minutes 55 seconds West for a distance of 165.76 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 2268, Page 267 in the Pitt County Register of Deeds;

Thence, along and with the eastern line of the McLawhorn tract, North 05 degrees 25 minutes 04 seconds West for a distance of 254.96 feet to a point;

Thence, along and continuing with the southern line of the McLawhorn tract as described in Deed Book 2512 Page 449 and recorded in the Pitt County Register of Deeds the following courses and distances:

Thence, North 82 degrees 15 minutes 8 seconds East for a distance of 272.04 feet to a point;

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 59 degrees 09 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 6.87 feet to a point;
Thence, North 68 degrees 21 minutes 23 seconds East for a distance of 613.46 feet to a point;
Thence, North 68 degrees 21 minutes 23 seconds East for a distance of 43.86 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 3064.79 feet, a delta angle of $16^{\circ} 30' 59''$, and arc angle of 883.47 feet, being subtended by a chord of South 17 degree 29 minutes 04 seconds West for a distance of 880.42 feet to the Point of Beginning. Containing 34.18 acres more or less.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: May 12, 2025

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Hunsucker Rezoning - (Second Submission Proposing R 12.5 CD).

Action Requested: : Schedule Public Hearing for June Town Council Meeting..

Attachment: Rezoning Application(s); Rezoning Map; Legal Description; Staff Report; Reasonableness and Consistency Statement.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

Applicant: Linwood Stroud & Matthew Hunsucker.

Location: Parcel 11644. Reedy Branch Rd. (Roughly 415' east of Davie St. along Reedy Branch Rd.).

Site Data: 41.33 Acres; Agricultural Land.

Current Zoning District: Agricultural Residential (AR).

Proposed Zoning District: R-12.5 Conditional District (CD): Conditions:

- Adjacent to Existing Parcels 46023, 46026, 46025, 46007, and 46021 only, all lots will be a minimum of 15,000 square feet.
- A 23 foot wide drainage easement shall be dedicated on the Hunsucker property adjacent to the eastern border of Colonial Woods (Existing Parcel 46007 only) shown in Pitt County Register of Deeds, Book 35, Page 183, Section 1, and the existing 15 foot wide drainage easement (adjacent to Existing Parcels 46023, 46026, 46025, and 46021 only) displayed in Book 35, Page 184, Section 2 shall be widened to 23 feet.
- Home exteriors must only consist of fiber cement board, brick, or stone.
- Home must have a minimum of a 12-inch roof overhang/eave.

Comprehensive Plan/Future Land Use Plan Character Area: Suburban Residential Character Area.

Staff Analysis: The 41.33-acre property is currently vacant and farmed land. The surrounding uses are dominated by single-family detached homes and agricultural land. The Comprehensive Land Use Plan designates this area as "Suburban Residential Character Area" and supports an R 12.5 Zoning District. The applicants have also proposed additional conditions above and beyond the requirements of the town. The applicant worked with the neighboring property to alleviate some of their concerns. Staff believes that today's proposal represents an amazing collaborative effort and compromise between the two parties.

The rezoning request is consistent with the intent and purpose of the Comprehensive Land Use Plan, the Future Land Use Map and is compatible with the existing development and trends in the surrounding area.

Please review the attached documents, staff report, Comprehensive Land Use Plan, and Zoning Ordinance for more detail and information on the proposal.

Planning and Zoning Unanimously approved this rezoning at their April 21, 2025 Meeting.

Budgetary Impact: TBD.

Recommendation: Staff recommends Town Council Schedule Public Hearing for June 9, 2025 Meeting.

OWNERSHIP INFORMATION:

Applicant: Linwood Stroud (agent) and Matt Hunsucker (agent)

Address: 107-B Commerce St, Greenville, NC, 27858 and 1210 Ballyhask Pl, Raleigh, NC 27607

Phone #: 252-756-9352 and 404-386-1488

Owner: Wayland A Hunsucker and Sue Ellen Bridgers, Trustee of Bridgers Family Irrevocable Trust

Address: PO Box 1896, Winterville, NC 28590

Phone #: 252-531-3191

PROPERTY INFORMATION

Parcel #: 11644 Area (square feet or acres): 41.33

Current Land Use: Agricultural

Location of Property: Ingress off of Reedy Branch Rd west of and adjacent to 6083 Reedy Branch Rd

ZONING REQUEST

Existing Zoning: AR Requested Zoning: R-12.5 CD (see attached Exhibit A)

Reason for zoning change: Following Winterville's Comprehensive Land Use Plan (adopted October 14, 2019) calling for Suburban Residential Zoning

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, Wayland Abbott Hunsucker, 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 4 / 21 / 2025.

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.

- All owners of the property must sign the application.

Signature Wayland A. Hunsucker

Date 1/30/25

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.

- All owners of the property must sign the application. (see attached second signature page)

I, Wayland Abbott Hunsucker, being the Owner of the property described herein, do hereby authorize Linwood Stroud and Matthew Hunsucker as agents for the purpose of this application.

Signature Wayland A. Hunsucker

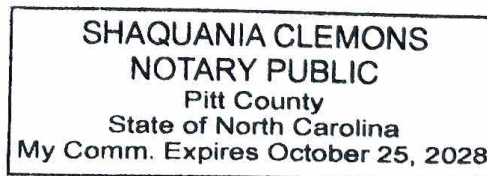
Date 1/30/25

Sworn to and subscribed before me, this 30 day of January, 2025.

Shaquania Clemons
Notary Public

My Commission Expires:

Oct 25, 2028



OWNER/AGENT STATEMENT

I, Sue Ellen Bridgers, Trustee of Bridgers Family Irrevocable Trust, 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 4 / 21 / 2025.

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.

- All owners of the property must sign the application.

Sue Ellen Bridgers
Signature

Jan. 23, 2025
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.

- All owners of the property must sign the application. (see attached second signature page)

I, Sue Ellen Bridgers, Trustee of Bridgers Family Irrevocable Trust, being the Owner of the property described herein,

do hereby authorize Linwood Stroud and Matthew Hunsucker as agents for the purpose of this application.

Sue Ellen Bridgers
Signature

Jan 23, 2025
Date

Sworn to and subscribed before me, this 23rd day of January, 2025.



Jessie I. Collier
Notary Public

My Commission Expires:

10/5/2027

EXHIBIT A – REZONING CONDITIONS

R-12.5 Conditional District:

- Adjacent to Existing Parcels 46023, 46026, 46025, 46007, and 46021 only, all lots will be a minimum of 15,000 square feet
- A 23 foot wide drainage easement shall be dedicated on the Hunsucker property adjacent to the eastern border of Colonial Woods (Existing Parcel 46007 only) shown in Pitt County Register of Deeds, Book 35, Page 183, Section 1, and the existing 15 foot wide drainage easement (adjacent to Existing Parcels 46023, 46026, 46025, and 46021 only) displayed in Book 35, Page 184, Section 2 shall be widened to 23 feet.
- Home exteriors must only consist of fiber cement board, brick, or stone
- Home must have a minimum of a 12-inch roof overhang/eave

Staff Use Only

Appl. #: _____ Fee Amount _____ Date Paid _____

Planning Board Recommendation: APPROVED Meeting Date: _____

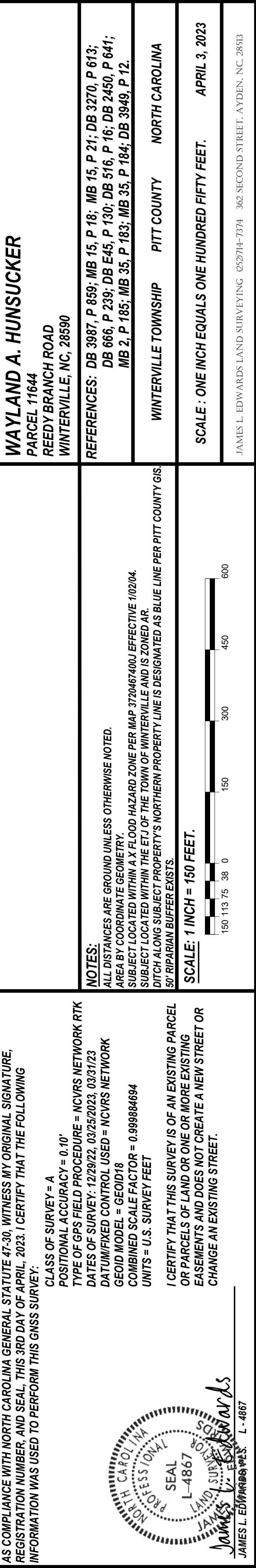
DENIED

Conditions/Comments: _____

Town Council Decision: APPROVED Meeting Date: _____

DENIED

Conditions/Comments: _____



LEGAL DESCRIPTION FOR PARCEL 11644, REEDY BRANCH ROAD, WINTERVILLE, NC:

BEGINNING AT AN EXISTING 2 INCH IRON PIPE LOCATED IN THE NORTHERN RIGHT OF WAY OF REEDY BRANCH ROAD, WITH NCGRID(2011) COORDINATES OF N= 640,268.16 sFT, E = 2,475,414.80 Sft, ALSO KNOWN AS THE POINT OF BEGINNING, AND BEING THE COMMON PROPERTY CORNER WITH THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 46007, AND RUNNING N 21-43-39 W 475.10' TO AN EXISTING 3/4" IRON PIPE, THENCE N 21-49-57 W 272.58' TO A 3/4" EXISTING IRON PIPE, THENCE N 21-47-19 W 154.63' TO A BENT 3/4" EXISTING IRON PIPE; THENCE N 21-44-00 W 251.77' TO A 5/8" EXISTING IRON STAKE, THENCE N 21-22-33 W 1041.83' TO A NEW 5/8" IRON STAKE SET, THENCE N 21-22-33 W 10.00' TO A NO POINT SET IN THE CENTERLINE OF AN EXISTING DITCH, THENCE WITH THE CENTERLINE OF THE DITCH N 81-17-06 E 13.74' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE N 89-39-38 E 124.57' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE N 80-38-14 E 103.81' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE N 75-32-00 E 134.04' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE N 74-57-20 E 51.46' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE N 73-37-09 E 111.90' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 73-43-36 E 201.67' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 67-57-43 E 66.41' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 63-43-14 E 82.57' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 72-16-16 E 500.88' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 86-37-16 E 144.04' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 26-02-28 E 74.59' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 02-36-07 W 1081.03' TO A NO POINT SET IN THE CENTERLINE OF THE DITCH, THENCE S 66-50-24 W 4.92' TO AN EXISTING 3/4" IRON PIPE, THENCE S 66-50-24 W 290.06' TO AN EXISTING 1" IRON PIPE, THENCE S 66-50-24 W 162.37' TO A NEW 5/8" IRON STAKE SET, THENCE ALONG A CURVE WITH A RADIUS OF 483.30' AND A CHORD OF S 80-16-32 W 205.74' TO AN EXISTING 1" IRON PIPE, THENCE S 03-53-36 E 126.25' TO A NEW 5/8" IRON STAKE SET, THENCE ALONG A CURVE WITH A 360.00' RADIUS AND A CHORD OF S 14-56-26 E 124.84' TO AN EXISTING 3/4" IRON PIPE, THENCE S 24-40-05 E 209.90' TO AN EXISTING 3/4" IRON PIPE LOCATED IN THE NORTHERN RIGHT OF WAY OF REEDY BRANCH ROAD, AND THE COMMON CORNER OF LOT 7, THE SOUTHWESTERN PROPERTY CORNER OF PARCEL 30725, THENCE S 65-10-54 W 59.89' TO AN EXISTING 3/4" IRON PIPE, THENCE S 65-15-06 W 110.84' TO AN EXISTING 2" IRON PIPE, WHICH IS THE POINT OF THE BEGINNING, CONTAINING 41.33 ACRES.



**Town of Winterville Planning Department
Hunsucker Rezoning- Zoning Staff Report
Second Submission- 2025- R 12.5 Conditional District Rezoning.**

GENERAL INFORMATION

APPLICANT	Linwood Stroud & Matthew Hunsucker
HEARING TYPE	Rezoning Request
REQUEST	R-12.5 Conditional District (CD)
CONDITIONS	<ul style="list-style-type: none"> • Adjacent to Existing Parcels 46023, 46026, 46025, 46007, and 46021 only, all lots will be a minimum of 15,000 square feet. • A 23 foot wide drainage easement shall be dedicated on the Hunsucker property adjacent to the eastern border of Colonial Woods (Existing Parcel 46007 only) shown in Pitt County Register of Deeds, Book 35, Page 183, Section 1, and the existing 15 foot wide drainage easement (adjacent to Existing Parcels 46023, 46026, 46025, and 46021 only) displayed in Book 35, Page 184, Section 2 shall be widened to 23 feet. • Home exteriors must only consist of fiber cement board, brick, or stone. • Home must have a minimum of a 12-inch roof overhang/eave.
LOCATION	Reedy Branch Road
PARCEL ID NUMBER(S)	11644
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request on 4.9.2025 (P&Z). Notification was posted on site on 4.9.2025. 17 properties were mailed notification.
TRACT SIZE	41.33 +/- acres
TOPOGRAPHY	Flat
VEGETATION	Cleared, Wooded, Agricultural.

SITE DATA

EXISTING USE	Vacant/ Wooded
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ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
--------------------------	---------------	--------------------------



N	R-10.	Future site of Brookstone Phase 2 subdivision.
W	R-20.	Colonial Woods (ETJ) subdivision & Wooded land.
E	A-R.	Agricultural.
S	A-R; Reedy Branch.	Rural Single-Family Homes and Reedy Branch Road.

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	A-R.	R-12.5 CD.
MAX DENSITY	TBD	TBD
TYPICAL USES	Low density neighborhood consisting of single-family residences along with limited home occupations and private and public community uses.	Quiet, medium-density neighborhood consisting of single-family residences along with limited home occupations and private and public community uses.

SPECIAL INFORMATION

OVERLAY DISTRICT	N/A
ENVIRONMENTAL / SOILS	TBD.
FLOODPLAIN	None Shown.
STREAMS	TBD.
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	Reedy Branch Road. – NCDOT Road. Minor Thoroughfare on MPO Map.
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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)	650 AADT.
Level Of Service (Transportation Analysis) Current= 2016 Study; Future= 2045 Projection. * LOS is rated from A-F: A is the best, F the worst. * Roadway Improvement and street design is based upon achieving a minimum of LOS D on existing facilities and LOS C on new facilities.	Existing: Extremely Low "A". Future: Extremely Low "A".
TRIP GENERATION	TBD.
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD By NCDOT.
STREET CONNECTIVITY	N/A – Rezoning Phase.
OTHER	N/A

IMPACT ANALYSIS

Land Use Compatibility

The surrounding properties consist of single-family detached, agricultural land, or properties that are in review to become developed as single-family detached properties.

The proposed R-12.5 Conditional District would permit single-family detached developments and is consistent with the surrounding land uses.

Town of Winterville Comprehensive Land Use Plan Policies

The Future Land Use Map designates this property as a Suburban Residential character area. Suburban Residential Character area is defined as "Primarily the large lot, single family detached residential, that many people love about the town's housing stock.

Generally 2-3 dwellings per acre, larger lot, with front- and side loaded garages. Smaller lot sizes occasionally if minimum standards for open space and amenities are exceeded." R-12.5 is considered a potential zoning district within this character area.

The requested **R-12.5 CD** zoning district *is* consistent with this character area as defined by the future land use designation.

Comprehensive Land Use Plans - Recommendations & Implementation

Land Use - Recommendation:

- **Maintain and improve neighborhood character:**



- Encourage Open Space and amenities in new developments.
- **Reinforce the Town's Identity as a family-friendly community:**
 - Support rezoning to residential uses in the Suburban Residential and Urban Neighborhood areas as identified on the future land use map.

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is encouraged to discuss this proposed rezoning with owners of surrounding properties. In this case, the applicant and the neighboring property owners worked closely together in order to bring today's proposal.

Staff Analysis

The 41.33-acre property is currently vacant and farmed land. The surrounding uses are dominated by single-family detached homes and agricultural land. The Comprehensive Land Use Plan designates this area as "Suburban Residential Character Area" and supports an R 12.5 Zoning District. The applicants have also proposed additional conditions above and beyond the requirements of the town. The applicant worked with the neighboring property to alleviate some of their concerns. Staff believes that today's proposal represents an amazing collaborative effort and compromise between the two parties.

The rezoning request is consistent with the intent and purpose of the Comprehensive Land Use Plan, the Future Land Use Map and is compatible with the existing development and trends in the surrounding area.

Staff Recommendation

Staff recommends **Approval** of the rezoning request for the 41.33 acres from A-R to R-12.5 CD with the following conditions:

- Adjacent to Existing Parcels 46023, 46026, 46025, 46007, and 46021 only, all lots will be a minimum of 15,000 square feet.
- A 23 foot wide drainage easement shall be dedicated on the Hunsucker property adjacent to the eastern border of Colonial Woods (Existing Parcel 46007 only) shown in Pitt County Register of Deeds, Book 35, Page 183, Section 1, and the existing 15 foot wide drainage easement (adjacent to Existing Parcels 46023, 46026, 46025, and 46021 only) displayed in Book 35, Page 184, Section 2 shall be widened to 23 feet.
- Home exteriors must only consist of fiber cement board, brick, or stone.
- Home must have a minimum of a 12-inch roof overhang/eave.



Town of Winterville
Rezoning Request
Statement of Consistency & Reasonableness
Hunsucker Rezoning- R 12.5 CD.
April 21, 2025- Planning and Zoning Board Meeting

Consistency:

The proposed rezoning request is **consistent with the Town of Winterville's Comprehensive Land Use Plan** as parcel 11644 is designated as "Suburban Residential" on the Future Land Use Map.

**The Town of Winterville governing boards must approve written statements documenting their consideration of the plans when making rezoning and zoning text amendment decisions, although they do not have to take actions that are consistent with the plan.*

Decision: In review of the Winterville Comprehensive Land Use Plan, the Hunsucker Rezoning Amendment is found to be consistent with the Town of Winterville Comprehensive Plan on April 21, 2025.

P&Z Approved: Yes ☒ No ☐ Vote: UAA

Reasonableness:

The rezoning request **is** reasonable and in the public interest, in that it **allows** for land uses that are harmonious with surrounding land uses, land uses in close proximity, and is in the public interest:

- The Town of Winterville governing boards must adopt a statement of reasonableness for each rezoning. These factors are suggested and not mandated, as not all factors will be relevant to all zoning decisions. The following list of factors should be considered in a reasonableness analysis. **The Town of Winterville is considering:**

- i. The size, physical conditions, and other attributes of the area proposed to be rezoned;

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

- ii. The benefits and detriments to the landowners, the neighbors, and the surrounding community;

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

- iii. The relationship between the current, actual, and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

- iv. Why the action taken is in the public interest; and

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

- v. Any changed conditions warranting the amendment

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

In Review of the Hunsucker Rezoning Amendment, the rezoning request is reasonable and in the public interest, in that it allows for land uses that are harmonious with surrounding land uses and land uses in close proximity as found on April 21, 2025 by the Winterville Planning and Zoning Board.

P&Z Approved: Yes ☒ No ☐ Vote: Unan.

Vote to Approve or Deny Rezoning:

In review of the Hunsucker rezoning proposal's, Consistency and Reasonableness, The Town of Winterville's Planning and Zoning Board recommends **approval** of the rezoning request by Linwood Stroud and Matthew Hunsucker, to rezone 41.33 acres of property (Parcel # 11644), adjacent to Reedy Branch Road, from Agricultural-Residential (AR) to R-12.5 Conditional District (CD).

Conditions:

- Adjacent to Existing Parcels 46023, 46026, 46025, 46007, and 46021 only, all lots will be a minimum of 15,000 square feet.
- A 23 foot wide drainage easement shall be dedicated on the Hunsucker property adjacent to the eastern border of Colonial Woods (Existing Parcel 46007 only) shown in Pitt County Register of Deeds, Book 35, Page 183, Section 1, and the existing 15 foot wide drainage easement (adjacent to Existing Parcels 46023, 46026, 46025, and 46021 only) displayed in Book 35, Page 184, Section 2 shall be widened to 23 feet.
- Home exteriors must only consist of fiber cement board, brick, or stone.
- Home must have a minimum of a 12-inch roof overhang/eave.



Chair, Town of Winterville Planning and Zoning Board

4/21/2025
Date

*** Vote was unanimous (8-0).

Appendix/Other Considerations Specific to this Particular Rezoning:

****This rezoning is proposed as a Conditional District Rezoning. Conditional Districts contain additional considerations for their review:**

- **Conditional Districts:** In approving a Conditional District, the Town Council shall make the following affirmative findings:
 1. That the Use(s) requested is among those listed as an eligible Use in the corresponding General Zoning District.
 2. That the Use Limitations and Conditions as proposed and/or imposed for the Conditional District meet or exceed and/or are at least as restrictive as the minimum standards for the corresponding General Zoning District.
 3. That the Use Limitations and Conditions as proposed and/or imposed for the requested Conditional District can reasonably be implemented and enforced for the subject property.
 4. That when implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all those uses and the minimum standards of the corresponding General Zoning District.
 5. That the applicant has agreed to the use limitations and conditions as proposed and/or imposed for the requested Conditional District.

Document Links:

- Zoning Ordinance: https://www.wintervillenc.com/Data/Sites/1/media/departments/planning/21-o-112_zoning_ordinance_amend-7.1_executed.pdf
 - Zoning Districts and Table of Uses: Article V.
 - Rezoning Amendment Procedures: Article XIII.
 - Land Use Plan: <https://www.wintervillenc.com/Data/Sites/1/media/departments/planning/winterville-land-use-plan-adopted-10-14-2019-reduced.pdf>
 - Future Land Use Map & Character areas: Section 4; beginning on page 43.
 - Plan Consistency & Reasonableness Guidance:
https://www.sog.unc.edu/sites/www.sog.unc.edu/files/6%20ConsistencyStatements_160DGuidanceDoc%20Mar%202021.pdf
-



Town of Winterville Town Council Agenda Abstract

Item Section: Consent Agenda

Meeting Date: May 12, 2025

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Stella Little Rezoning.

Action Requested: Schedule Stella Little Rezoning Public Hearing for June 9, 2025 Town Council Meeting.

Attachment: Rezoning Application; Rezoning Map; Legal Description; Staff Report; Concept Sketch Plan; & P&Z Consistency, Reasonableness and Rezoning Vote

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

*** Important Information: During the March and April Town Council meetings, a public hearing for this rezoning was scheduled. However, the applicant has requested delays, prior to these meetings. The applicant has requested that we schedule the public hearing for the June 9, 2025 Town Council meeting.

Applicant: Lennar Carolinas, LLC.

Location: Northeastern Corner of Davenport Farm Road and Reedy Branch Road.

Parcel Numbers: 13781

Site Data: This rezoning is for 25.055 acres. The existing parcel contains 26.99 Acres, however some of the land is being combined with the Reedy Branch Freewill Baptist Church.

Current Zoning District: Agricultural Residential (AR)

Proposed Zoning District: R-6 Conditional District (CD): Conditions:

1. Permitted uses shall be limited to Single-Family Detached Residential.
2. A minimum of ten percent (10%) of the net site shall be designated as open space.
3. At the time of construction drawing approval, a 70' right of way for future extension of Dr. Fulford Rd shall be dedicated.

Comprehensive Plan/Future Land Use Plan Character Area: Urban Neighborhood with a commercial overlay.

Staff Analysis: Staff recommends approval.

The proposed R-6 Conditional District aligns with designated Urban Neighborhood Character Area in which the Stella Little Property is designated within our Comprehensive Land Use Plan. The 25.055 site is surrounded by a variety of existing uses. Pitt Community College rests to the north, Sam's Club and other commercial properties lie to the east, while Farmstead, a large single-family residential development, is proposed to the West of this site. This proposed R-6 Conditional District, requires single-family detached development, providing an appropriate transition from the higher intensity uses, north and east of this property, to the lower intensity uses that are proposed, west of this property.

This product would help diversify our housing stock, while creating a neighborhood that is ideal for walkability and multi-modal travel to existing employment, educational, entertainment, and shopping opportunities.

Please review the attached documents, staff report, Comprehensive Land Use Plan, and Zoning Ordinance for more detail and information on the proposal.

P&Z Analysis:

This rezoning received recommendation for approval at the February 17, 2025 Planning and Zoning Board Meeting. The vote was seven to one (7-1).

Budgetary Impact: TBD.

Recommendation: Staff recommends Town Council Schedule Public Hearing for June 9, 2025 Meeting.

OWNERSHIP INFORMATION:

Applicant: Lennar Carolinas, LLC

Address: 1800 Perimeter Park Drive, Suite 112, Morrisville NC 27560

Phone #: (984) 209-2952

Owner: Stella Little Farm, a North Carolina general partnership

Address: 217 King George Road, Greenville NC 27858

Phone #: _____

PROPERTY INFORMATION

Parcel #: A portion of 13781 Area (square feet or acres): 25.055 acres

Current Land Use: Agricultural, Single Family Residential

Location of Property: 226 Davenport Farm Road

ZONING REQUEST

Existing Zoning: AR Requested Zoning: R6-CD

Reason for zoning change: To facilitate the development of a single family detached residential neighborhood, which is aligned with the Town of Winterville Comprehensive Land Use Plan designation of Urban Neighborhood. This request is for an R-6 Conditional District.

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.

Zoning Conditions

1. Permitted uses shall be limited to single-family detached.
2. A minimum of ten percent (10%) of the net site area shall be designated as open space.
3. At the time of construction drawing approval, a 70-foot right-of-way for the future extension of Dr. Fulford Road shall be dedicated.

OWNER/AGENT STATEMENT

I, Sarah Van Every, 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 02 / 17 / 2025.

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.

- All owners of the property must sign the application.

Signature Sarah Van Every

Digitally signed by Sarah Van Every
DN: cn=Sarah Van Every, c=US,
email=vanevery@mcadamsco.com
Date: 2025.01.22 11:25:17 -05'00'

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.

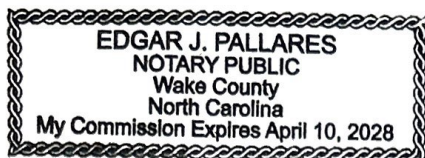
- All owners of the property must sign the application.

I, JOHN CHESTER LITTLE, being the Owner of the property described herein,
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

John Chester Little
Signature

1/16/2025
Date

Sworn to and subscribed before me, this 16th day of January, 2025.



Edgar J. Pallares
Notary Public

My Commission Expires:

April 10, 2028

- All owners of the property must sign the application.

I, Linda W Little, being the Owner of the property described herein,
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

Signature Linda W Little Date 01/17/2025

Sworn to and subscribed before me, this 10th day of January, 2025.

Jasmine Sawyer Lehman
Notary Public

My Commission Expires:

01.27.2027

Jasmine Sawyer Lehman
Notary Public
Wake County, NC
My Commission Expires 01/27/2027

- All owners of the property must sign the application.

I, Marvin Little, being the Owner of the property described herein,
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

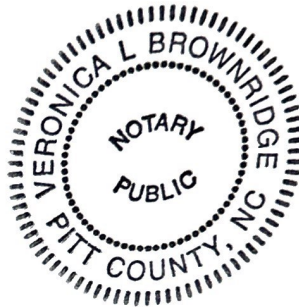
Marvin Little Date 1/17/25
Signature

Sworn to and subscribed before me, this 17th day of January, 2025.

Veronica L Browning
Notary Public

My Commission Expires:

April 12, 2025



- All owners of the property must sign the application.

I, Jean L. Cherry, being the Owner of the property described herein,
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

Jean L. Cherry
Signature

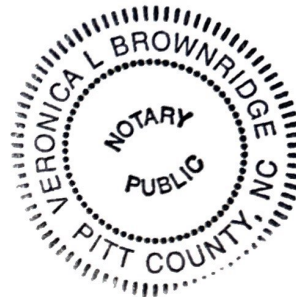
1-20-24
Date

Sworn to and subscribed before me, this 20th day of January, 2025.

Veronica L. Brownridge
Notary Public

My Commission Expires:

4/12/2027



- All owners of the property must sign the application.

I, Judy Lynn Little, being the Owner of the property described herein,
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

Signature Judy L Little

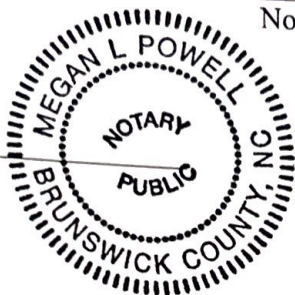
Date 1-17-2025

Sworn to and subscribed before me, this 17th day of January, 20 25.

Megan L. Powell
Notary Public

My Commission Expires:

06/22/2027



- All owners of the property must sign the application.

Please Complete
and notary

I, Mary L Floyd, being the Owner of the property described herein
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

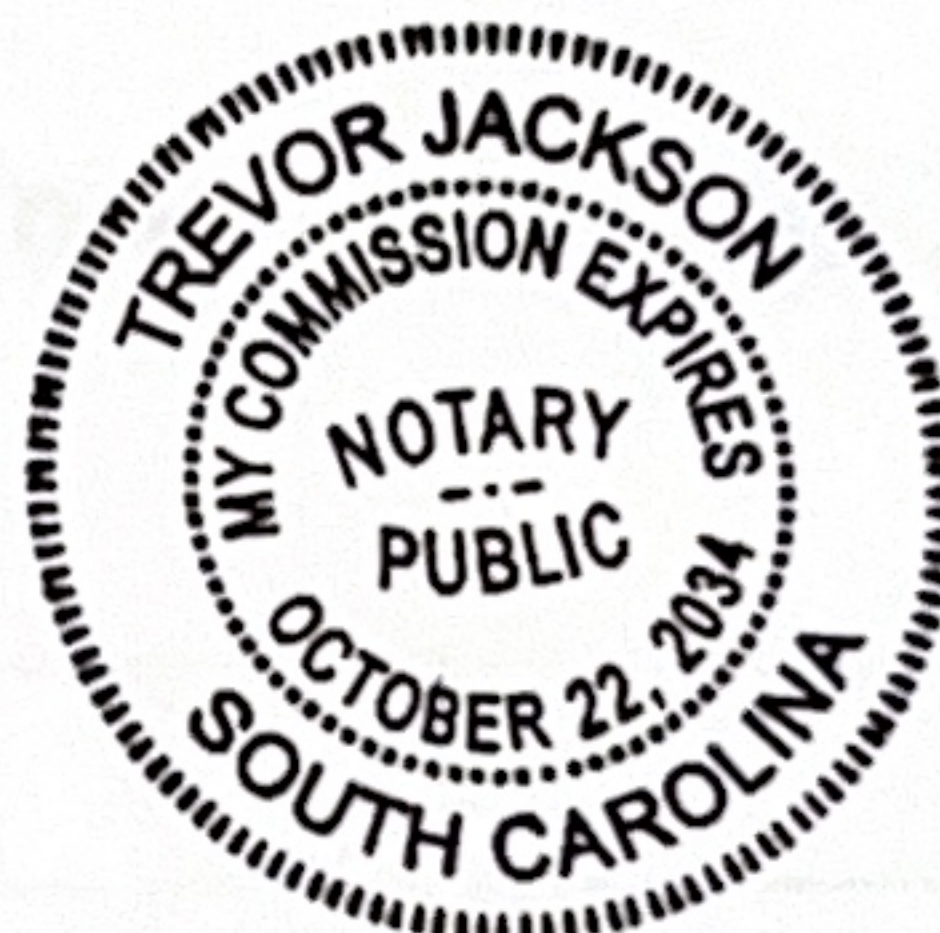
Mary L Floyd 1-21-25
Signature Date

Sworn to and subscribed before me, this 21st day of January, 2025.

Trevor Jackson
Notary Public

My Commission Expires:

10/22/2034



- All owners of the property must sign the application.

I, Philip Dwight EVENETT, being the Owner of the property described herein,
do hereby authorize Sarah Van Every as agent for the purpose of this
application.

Philip Dwight
Signature

1/17/25
Date

Sworn to and subscribed before me, this 17th day of January, 2025.

Brittany Noble
Notary Public

My Commission Expires:

01-18-2026



- All owners of the property must sign the application.

I, Robert W. Little, being the Owner of the property described herein,

do hereby authorize Sarah Van Every as agent for the purpose of this application.

Robert W. Little
Signature

1/16/2025
Date

Sworn to and subscribed before me, this 16th day of JANUARY, 20 25

Linda Mitchell Fauntleroy
Notary Public

My Commission Expires:

June 30, 2026



Staff Use Only

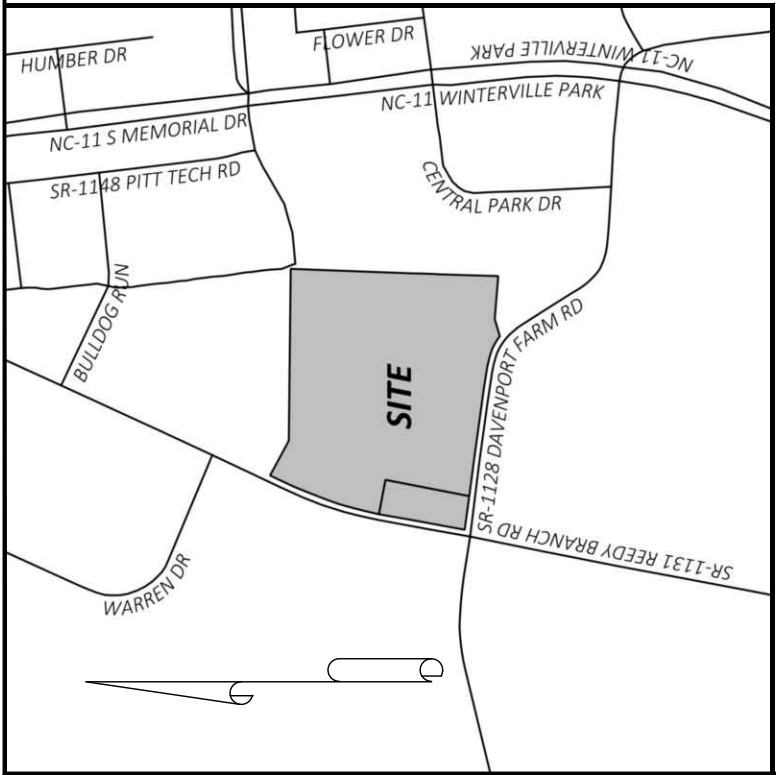
Appl. #: _____ Fee Amount _____ Date Paid _____

Planning Board Recommendation: APPROVED Meeting Date: _____
DENIED

Conditions/Comments: _____

Town Council Decision: APPROVED Meeting Date: _____
DENIED

Conditions/Comments: _____



STATE OF NORTH CAROLINA
COUNTY OF PITT

I, STEPHEN PENN, SUBDIVISION ADMINISTRATOR OF THE TOWN OF WINTERVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED IS EXEMPT PURSUANT TO SEC. 154-05 OF THE TOWN OF WINTERVILLE SUBDIVISION ORDINANCE.

SUBDIVISION ADMINISTRATOR

DATE

I, J. DANTZLER WITHERS, CERTIFY AS REQUIRED BY G.S. 47-30(j)(1).d. THAT THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS AND IS EXEMPT FROM THE DEFINITION OF A SUBDIVISION.

J. DANTZLER WITHERS

L-5508

Legend

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING REBAR
- NO POINT SET
- IRON PIPE SET
- MAG NAIL SET
- POWER POLE
- DROP INLET
- FIRE HYDRANT
- GUY WIRE
- STORM PIPE
- OVERHEAD ELECTRIC
- CHAINLINK FENCE
- BOUNDARY LINE
- ADJOINER LINE
- EDGE OF PAVEMENT
- ASPHALT
- CONCRETE
- BUILDING

RECOMBINATION PLAT FOR
STELLA LITTLE FARM, A PARTNERSHIP AND
REEDY BRANCH FREE WILL BAPTIST CHURCH

TOWN OF WINTERVILLE ~ PITT COUNTY, N.C.

ARK DRAWING NO. C-1037

ARK CONSULTING GROUP, PLLC
ENGINEERS & SURVEYORS
www.arkconsultinggroup.com
925-A Conference Drive Phone: (252) 558-0888
Greenville, NC 27858

SURVEYED: GJK	APPROVED: JDW
DRAWN: DRB/JDW	DATE: 8-15-2024
CHECKED: JDW	SCALE: 1"=100'

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM SOURCES REFERENCED HEREON; THAT BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES HEREON; THAT THE RATIO OF PRECISION CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY: 0.10'
- TYPE OF GPS FIELD PROCEDURE: RTK (SEE NOTES)
- DATES OF SURVEY: 6/3/2024, 6/4/2024, 6/6/2024
- DATUM/EPOCH: NAD 83(2011)
- PUBLISH/FIXED-CONTROL USE: RTK
- GEOD. MODEL: NGS2018
- COMBINED GRID FACTOR: 0.99988372
- UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE ____ DAY OF _____, 2024.

SIGNED: J. DANTZLER WITHERS

References

- D.B. 723, PG. 540
- D.B. 839, PG. 482
- M.B. 14, PG. 124
- M.B. 31, PG. 96
- M.B. 49, PG. 128
- M.B. 58, PG. 66
- M.B. 66, PG. 67
- M.B. 61, PG. 4
- M.B. 64, PG. 198
- M.B. 49, PG. 95
- M.B. 49, PG. 128
- "SURVEY FOR STELLA LITTLE FARM, A PARTNERSHIP" DATED 3/15/23, GASKINS LAND SURVEYING, P.A. (UNRECORDED)

Notes:

- THIS IS A RECOMBINATION PLAT OF PITT COUNTY TAX PARCELS 13781 AND 27118.
- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES. NO GRID FACTOR APPLIED. THE COMBINED NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99988372.
- THIS SURVEY AND IS SUBJECT WITHOUT THE BENEFIT OF A TITLE EXAMINATION AFFECT THIS PROPERTY.
- SURVEY WAS CONDUCTED UTILIZING GNSS WITH A BASE AND ROVER. LOCAL CONTROL FOR BASE STATION WAS SET UTILIZING NETWORK RTK SOLUTION. ALL OTHER MEASUREMENTS WERE MADE USING BASE-ROVER METHOD.
- THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND APPURTENANCES AND INFORMATION PROVIDED BY OTHERS. NO GUARANTEE IS MADE AS TO THEIR EXACT LOCATION; OTHER UTILITIES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 1720467500K, EFFECTIVE DATE 7/7/2014.

PRELIMINARY PLAT;
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

J. DANTZLER WITHERS

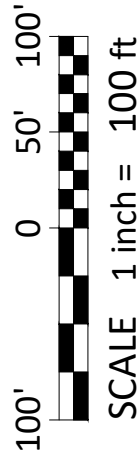
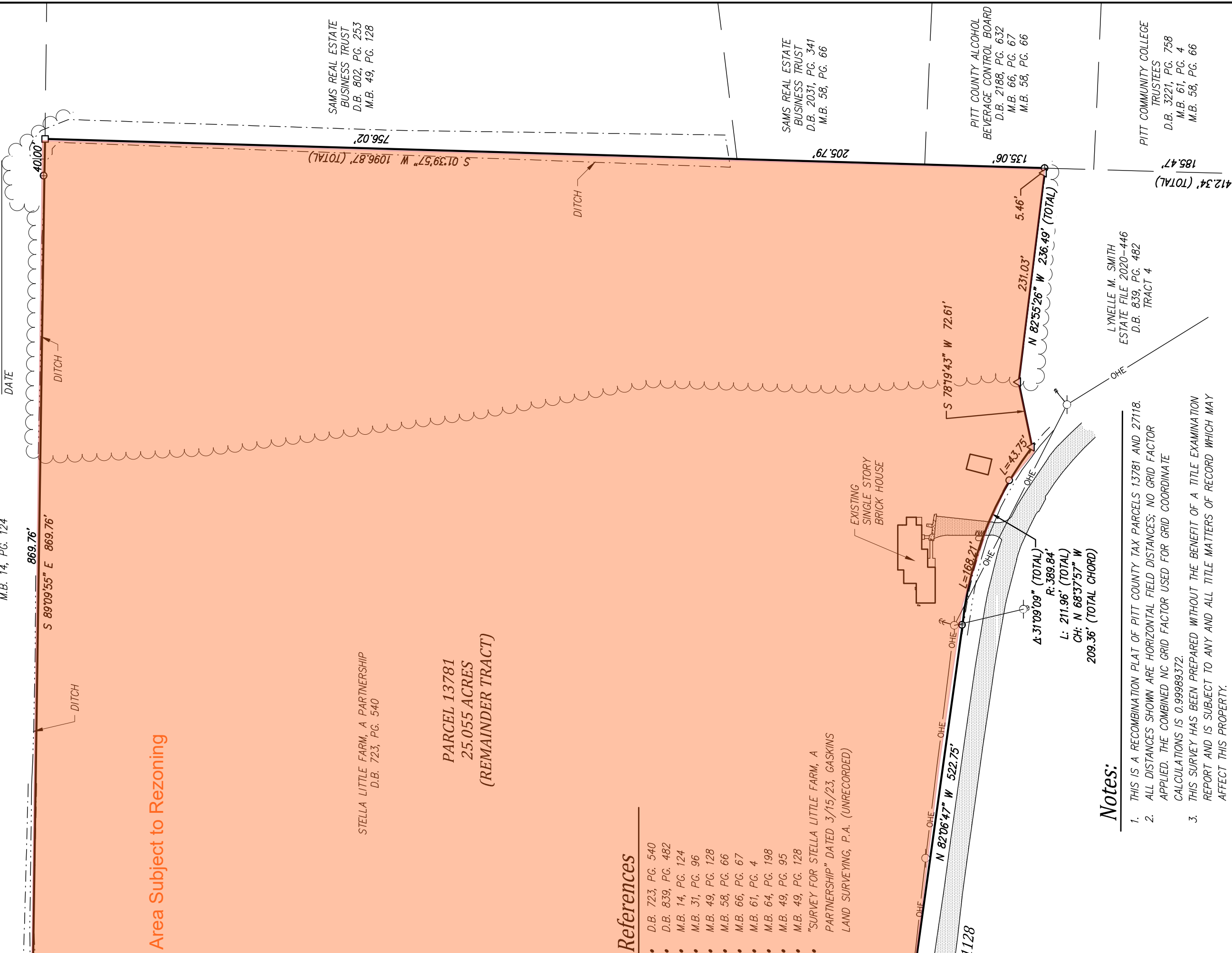
PRELIMINARY PLAT;
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, STEPHEN PENN, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

PITT COMMUNITY COLLEGE
D.B. X51, PG. 842
M.B. 14, PG. 124



STELLA LITTLE FARM REZONING DESCRIPTION

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY OF REEDY BRANCH ROAD, BEING ALSO NORTH CAROLINA STATE ROAD 1131, AT THE SOUTHWESTERN CORNER OF PITT COMMUNITY COLLEGE AS SHOWN ON MAP BOOK 31, PAGE 96 OF THE PITT COUNTY REGISTRY, THE POINT OF BEGINNING; THENCE WITH SAID COMMON LINE SOUTH $64^{\circ}24'10''$ EAST A DISTANCE OF 188.38 FEET TO A POINT, THE SOUTHWEST CORNER OF PITT COMMUNITY COLLEGE AS SHOWN ON MAP BOOK 14, PAGE 124; THENCE WITH SAID COMMON LINE SOUTH $89^{\circ}09'55''$ EAST A DISTANCE OF 909.76 FEET TO A POINT, THE NORTHWEST CORNER OF SAMS REAL ESTATE BUSINESS TRUST; THENCE WITH SAID COMMON LINE SOUTH $01^{\circ}39'58''$ WEST A DISTANCE OF 1096.88 FEET TO A POINT, THE NORTHEAST CORNER OF LYNELLE M. SMITH, AS DESCRIBED ON DEED BOOK 839, PAGE 482; THENCE WITH SAID COMMON LINE NORTH $82^{\circ}55'26''$ WEST A DISTANCE OF 236.49 FEET TO A POINT; THENCE SOUTH $78^{\circ}19'43''$ WEST A DISTANCE OF 72.61 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF DAVENPORT FARM ROAD, BEING ALSO NORTH CAROLINA STATE ROAD 1128; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE LEFT, A RADIUS OF 389.84 FEET, AN ARC LENGTH OF 211.96 FEET, A CHORD BEARING OF NORTH $68^{\circ}37'57''$ WEST, A CHORD LENGTH OF 209.36 FEET TO A POINT; THENCE NORTH $82^{\circ}06'47''$ WEST A DISTANCE OF 522.75 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH $10^{\circ}52'54''$ EAST A DISTANCE OF 544.54 FEET TO A POINT; THENCE NORTH $78^{\circ}24'06''$ WEST A DISTANCE OF 302.46 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SAID REEDY BRANCH ROAD; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE RIGHT, A RADIUS OF 1,951.42 FEET, AN ARC LENGTH OF 345.91 FEET, A CHORD BEARING OF NORTH $19^{\circ}11'30''$ EAST, A CHORD LENGTH OF 345.45 FEET TO A POINT; THENCE NORTH $25^{\circ}27'17''$ EAST A DISTANCE OF 118.27 FEET TO THE POINT OF BEGINNING; CONTAINING 1,091,380 SQUARE FEET OR 25.05 ACRES.



Town of Winterville Planning Department
Zoning Staff Report- Stella Little Property (P 13781)

GENERAL INFORMATION

APPLICANT	Lennar Carolinas, LLC.
HEARING TYPE	Rezoning Request
REQUEST	R-6 Conditional District (CD)
CONDITIONS	<ol style="list-style-type: none"> 1. Permitted uses shall be limited to Single-Family Detached Residential. 2. A minimum of ten percent (10%) of the net site shall be designated as open space. 3. At the time of construction drawing approval, a 70' right of way for future extension of Dr. Fulford Rd shall be dedicated.
LOCATION	North Eastern Corner of Reedy Branch Road and Davenport Farm Road.
PARCEL ID NUMBER(S)	13781
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request on 2.5.25 to inform of the P&Z meeting. Notification was posted on site on 2.6.25. 19 properties were mailed notification.
TRACT SIZE	Entire parcel tract is 26.99 acres; only 25.055 acres is part of this rezoning as shown on rezoning map.
TOPOGRAPHY	Flat
VEGETATION	Agricultural Land and some wooded land.

SITE DATA

EXISTING USE	Agricultural/ Wooded
---------------------	----------------------

ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	Office and Institutional	Pitt Community College.
W	Agricultural Residential (Church); & R-8 Conditional District (Farmstead Subdivision_	Church; Single Family Residential on the opposite side of Reedy Branch Road.
E	General Business.	Sam's Club Shopping Center & Pitt County ABC Store.
S	Agricultural Residential.	Mostly agricultural farm uses with a couple of single family residential homes.



ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	Agricultural Residential.	R-6 Conditional Uses.
MAX DENSITY	TBD	TBD
TYPICAL USES	A-R: Agricultural and farming use, & low density residential.	Higher density residential. With the "single-family detached" requirement of this conditional district, this request will consist of single-family detached homes.

SPECIAL INFORMATION

OVERLAY DISTRICT	N/A
ENVIRONMENTAL / SOILS	TBD
FLOODPLAIN	N/A
STREAMS	TBD
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	Reedy Branch Road – NCDOT Street. (Classified as a "Minor Thoroughfare") Davenport Farm Road – NCDOT Street. (Classified as a "Minor Thoroughfare")
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 Road (Taken North of site near Bulldog Run Rd, 4700 AADT 2022.



	Davenport Farm Road (Adjacent to site)- 6800 AADT 2022.
Level Of Service (Transportation Analysis) Current= 2016 Study; Future= 2045 Projection. <i>* LOS is rated from A-F: A is the best, F the worst.</i> <i>* Roadway Improvement and street design is based upon achieving a minimum of LOS D on existing facilities and LOS C on new facilities.</i>	* Reedy Branch Road (Adjacent to site). <ul style="list-style-type: none"> • Current: LOS B. • Future: LOS B. * Davenport Farm Road (Adjacent to Site). <ul style="list-style-type: none"> • Current: LOS A. • Future: LOS B.
TRIP GENERATION	TBD.
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD
STREET CONNECTIVITY	N/A – Rezoning Phase.
OTHER	N/A

IMPACT ANALYSIS

Land Use Compatibility

The proposed R-6 CD aligns with the Urban Neighborhood Character Comprehensive Land Use Plan designation. Smaller lot, single-family detached, provides an appropriate transition from the General Business Zoning Districts (Sam's Club, etc) and the surrounding properties and proposals (Such as Farmstead and other existing Single Family Residential to the west of this site.).

Town of Winterville Comprehensive Land Use Plan Policies

The Comprehensive Plan Designates this site as "Urban Neighborhood" Character Area with a Commercial Overlay District.

- Potential Zoning Districts as suggested in the Comprehensive Plan:
 - R-12.5, R-10, and R-8.
 - Possibly R-6 or M-R.
- The Comprehensive Land Use plan suggests that "Small- lot Single-family detached residential should dominate this district. They suggest that the lots contain 6,000 to 10,000sf lots.

This proposal would create a 6,000sf residential lot as a minimum and the attached condition to this proposal ensures that only single-family detached is to be present.

Therefore, the proposal aligns with the Future Land Use Character area as described within the Comprehensive Land Use Plan.



Comprehensive Land Use Plans - Recommendations & Implementation

Encourage Walkable Developments- This locations is walkable to Pitt Community College and a significant amount of commercial businesses in this area of Winterville.

Support Higher Density Housing Options at Strategic Locations- Winterville does not have a lot of smaller lot, higher density development. This site and location provides a great opportunity for the town to diversify its housing stock in a location that may be walkable to shopping, employment, and entertainment.

Reinforce the Town's Identity as a family-friendly community- Support residential uses in the Urban Neighborhood areas.

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

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

Staff Analysis

The 25.055 site under consideration is surrounded by a variety of existing uses. Pitt Community College rests to the north, Sam's Club and other commercial properties lie to the east, while Farmstead, a large single-family residential development, is proposed to the West of this site. This proposed R-6 Conditional District, requires single-family detached development, providing an appropriate transition from the higher intensity uses, north and east of this property, to the lower intensity uses that are proposed, west of this property.

This product would help diversify our housing stock, while creating a neighborhood that is ideal for walkability and multi-modal travel to existing employment, educational, entertainment, and shopping opportunities.

The conditions that are attached to this proposal are beneficial for this site and location as well:

1. Permitted Uses Shall be limited to single-family detached.
 - a. Staff's Response: The Comprehensive Land Use plan suggests that 6,000sf single family detached lots shall dominate the Urban Neighborhood Character Area. This condition ensures that Single Family Attached or Multi-family may not be developed on this site without a future rezoning.
2. A minimum of ten percent (10%) of the net site area shall be designed as open space.
 - a. Staff's Response: The Compressive Land Use plan suggests that a 5%-10% of the land, within an Urban Neighborhood Character Area, to remain open space or common area. As Winterville continues to grow, it is a desire of the Zoning



Ordinance and Town Staff to ensure that we are bringing "communities" to Winterville, rather than just more houses. Open space and common area provide an opportunity for recreation space within the neighborhood. It also enhances safety and community relations within the neighborhood.

3. At the time of construction drawing approval, a 70-foot right of way for the future extension of Dr. Fulford Road shall be dedicated.
 - a. In the development of this site, one of the biggest concerns of the Planning Department was the future connection of Dr. Fulford Road and Reedy Branch Road. An extension of Fire Tower Road to Reedy Branch Road has been explored for many years. Not only could this could provide great interconnectivity, but it may be critical if Reedy Branch Road is to terminate within this area, allowing for a more unified Pitt Community College campus while alleviating some of the safety concerns on campus.

Staff Recommendation

Staff recommends approval of the rezoning request for the 25.055 acres from AR to R-6CD:

- R-6 CD:
 - Conditions
 - 1. Permitted Uses Shall be limited to single-family detached.
 - 2. A minimum of ten percent (10% of the net site area shall be designed as open space
 - 3. At the time of construction drawing approval, a 70-foot right of way for the future extension of Dr. Fulford Road shall be dedicated.

*** The applicant has included a "Sketch Plan" that is intended to provide an example of how this site could be developed. This development will not be bound to this sketch plan nor has this sketch plan been reviewed or approved by the Winterville Technical Review Committee. If this rezoning is approved, the applicant will need to supply a Preliminary Plat that meets all standards of the Town for the R-6 Zoning District and the standards of their three conditions (as outlined above) for review by the Technical Review Committee, the Planning and Zoning Board, and Town Council.

Planning and Zoning Recommendation

This rezoning received recommendation for approval at the February 17, 2025 Planning and Zoning Board Meeting. The vote was seven to one (7-1).



The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPELS: 10194440

www.mcadamsco.com

CLIENT

LENNAR
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 984. 209. 2952

STELLA LITTLE FARM
CONCEPT PLAN
226 DAVENPORT FARM RD
WINTERVILLE, NORTH CAROLINA

WINTERVILLE, NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

N ^o .	DATE
1	
2	
3	
4	
5	

PI AN INFORMATION

PROJECT NO.	LEN-24042
FILENAME	LEN24042-S1
CHECKED BY	JCM
DRAWN BY	LR/CB
SCALE	1" = 60'
DATE	01/24/2025

SHEET

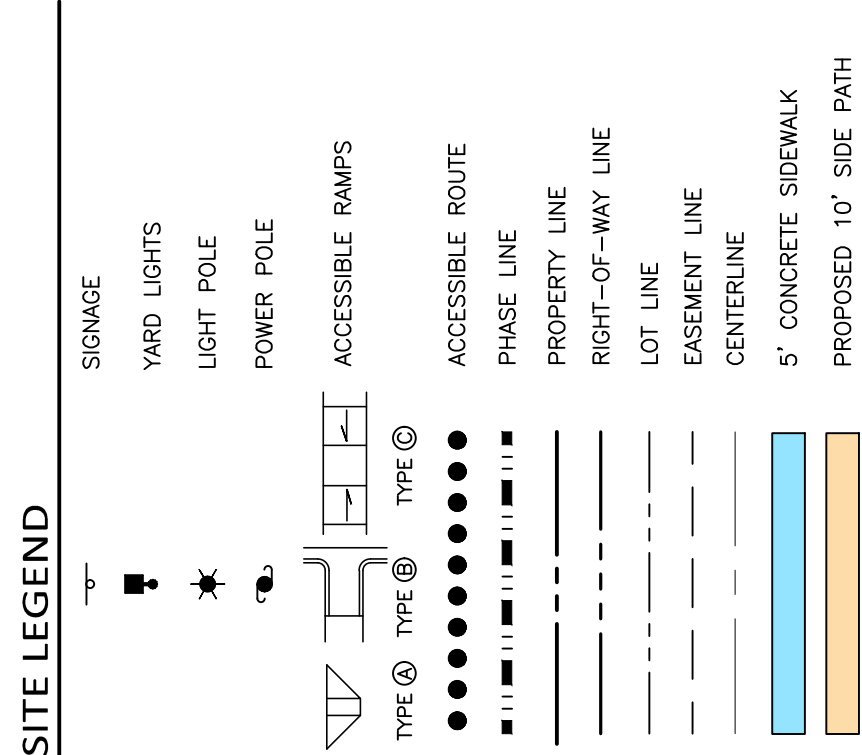
SITE PLAN

C2.00

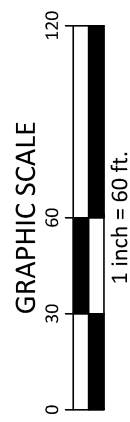
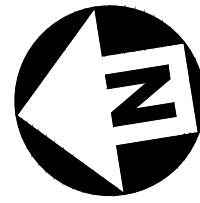
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Town of Winterville Staff Note:

This Concept Plan is for EXAMPLE ONLY. The plan has not been reviewed by the Winterville Technical Review Committee for accuracy. In approving this rezoning, the site is not bound to this design.



THIS IS FOR ILLUSTRATIVE PURPOSES ONLY.
FINAL CONCEPT WILL BE DETERMINED AT
TIME OF PRELIMINARY PLAT.





Town of Winterville
Rezoning Request
Statement of Consistency & Reasonableness

Stella Little Rezoning
February 17, 2025- Planning and Zoning Board Meeting

Consistency:

The proposed rezoning request **is** consistent with the Town of Winterville's Comprehensive Land Use Plan as parcel 13781 is designated as "Urban Neighborhood" with a "Commercial Overlay" district on the Future Land Use Map.

**The Town of Winterville governing boards must approve written statements documenting their consideration of the plans when making rezoning and zoning text amendment decisions, although they do not have to take actions that are consistent with the plan.*

Decision: In review of the Winterville Comprehensive Land Use Plan, the Stella Little Rezoning Amendment **is found to be consistent with the Town of Winterville Comprehensive Plan on February 17, 2025.**

Reasonableness:

The rezoning request **is** reasonable and in the public interest, in that it allows for land uses that **are** harmonious with surrounding land uses, land uses in close proximity, and is in the public interest:

- The Town of Winterville governing boards must adopt a statement of reasonableness for each rezoning. These factors are suggested and not mandated, as not all factors will be relevant to all zoning decisions. The following list of factors should be considered in a reasonableness analysis. **The Town of Winterville is considering:**

- i. The size, physical conditions, and other attributes of the area proposed to be rezoned;

Applicable? Y/N	If applicable, is the proposal reasonable: Decision_____
-----------------	---

- ii. The benefits and detriments to the landowners, the neighbors, and the surrounding community;

Applicable? Y/N	If applicable, is the proposal reasonable: Decision_____
-----------------	---

- iii. The relationship between the current, actual, and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

- iv. Why the action taken is in the public interest; and

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

- v. Any changed conditions warranting the amendment

Applicable? Y/N	If applicable, is the proposal reasonable: Decision _____
-----------------	--

In Review of the Stella Little Rezoning Amendment, the rezoning request is reasonable and in the public interest, in that it allows for land uses that are harmonious with surrounding land uses and land uses in close proximity as found on February 17, 2025 by the Winterville Planning and Zoning Board.

Vote to Approve or Deny Rezoning:

In review of the Stella Little Property rezoning proposal's, Consistency and Reasonableness, The Town of Winterville's Planning and Zoning Board recommends **approval** of the rezoning request by Lennar Carolinas, LLC to rezone 25.055 acres of property (Parcel # 13781), adjacent to Davenport Farm Road and Reedy Branch Road, from Agricultural-Residential (AR) to R-6 Conditional District.

Conditions:

- 1. Permitted uses shall be limited to single-family detached.
- 2. A minimum of ten percent (10%) of the net site area shall be designated as open space.
- 3. At the time of construction drawing approval, a 70-foot right-of-way for the future extension of Dr. Fulford Road shall be dedicated.


Staff Witness:

2/17/25
Date

**** P&Z Vote was Seven to One (7-1) in support.


Appendix/Other Considerations Specific to this Particular Rezoning:

****This rezoning is proposed as a Conditional District Rezoning. Conditional Districts contain additional considerations for their review:**

- **Conditional Districts:** In approving a Conditional District, the Town Council shall make the following affirmative findings:
 1. That the Use(s) requested is among those listed as an eligible Use in the corresponding General Zoning District.
 2. That the Use Limitations and Conditions as proposed and/or imposed for the Conditional District meet or exceed and/or are at least as restrictive as the minimum standards for the corresponding General Zoning District.
 3. That the Use Limitations and Conditions as proposed and/or imposed for the requested Conditional District can reasonably be implemented and enforced for the subject property.
 4. That when implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all those uses and the minimum standards of the corresponding General Zoning District.
 5. That the applicant has agreed to the use limitations and conditions as proposed and/or imposed for the requested Conditional District.

Document Links:

- Zoning Ordinance: https://www.wintervillenc.com/Data/Sites/1/media/departments/planning/21-o-112_zoning_ordinance_amend-7.1_executed.pdf
 - Zoning Districts and Table of Uses: Article V.
 - Rezoning Amendment Procedures: Article XIII.
 - Land Use Plan: <https://www.wintervillenc.com/Data/Sites/1/media/departments/planning/winterville-land-use-plan-adopted-10-14-2019-reduced.pdf>
 - Future Land Use Map & Character areas: Section 4; beginning on page 43.
 - Plan Consistency & Reasonableness Guidance:
https://www.sog.unc.edu/sites/www.sog.unc.edu/files/6%20_ConsistencyStatements_160DGuidanceDoc%20Mar%202021.pdf
-

	<p align="center">Town of Winterville Town Council Agenda Abstract</p>	<p>Item Section: New Business</p> <p>Meeting Date: May 12, 2025</p>
<p>Presenter: Stephen Penn, Planning and Economic Development Director</p>		
<p align="center">Item to be Considered</p>		
<p>Subject: Blackstone Section 3 Preliminary Plat.</p> <p>Action Requested: : Consider Preliminary Plat for Approval.</p> <p>Attachment: : Preliminary Plat and Staff Report.</p>		
<p>Prepared By: Stephen Penn, Planning and Economic Development Director</p>		<p>Date: 4/30/2025</p>
<p align="center">ABSTRACT ROUTING:</p> <p> <input checked="" type="checkbox"/> TC: <u>5/5/2025</u> <input checked="" type="checkbox"/> TM: <u>5/5/2025</u> <input checked="" type="checkbox"/> Final: <u>tlp - 5/5/2025</u> </p>		
<p align="center">Supporting Documentation</p>		
<p><u>Applicant:</u> Ark Consulting Group, PLLC; Scott Anderson.</p> <p><u>Location:</u> Within the existing Blackstone Subdivision- off of Vernon White Road. These lots are between the Kingdom Hall of Jehovah's Witnesses and Blackstone Section 1.</p> <p><u>Parcel Numbers:</u> 67856.</p> <p><u>Site Data:</u> 4.83 Acres; proposing 12 single family detached lots; Fire/ Rescue Access Easement to allow emergency access from Vernon White Road (a second form of access into this subdivision).</p> <p><u>Zoning District:</u> R-12.5.</p> <p><u>Staff Analysis:</u></p> <p>Blackstone was originally Preliminary Platted with 36 single family residential lots. Blackstone Drive was designed to create a 'horse-shoe' shape, with two connections onto Vernon White Road. The plat was later revised for Kingdom Hall Jehovah's Witnesses needs. At the time of that revision, Kingdom Hall recorded and constructed a 26' wide emergency access/fire line to allow for a second means of ingress/egress for the subdivision. The subdivision will ultimately contain 28 single family residential homes (16 in Phase one (already built), 12 in Phase 3 (under review tonight), and Kingdom Hall (already built)).</p> <p>The Preliminary Plat presented today has been reviewed by the Winterville Technical Review Committee and meets town standards. Staff recommends the approval of Blackstone Section 3.</p> <p>P&Z Unanimously approved Blackstone Section 3 Preliminary Plat at their April 21, 2025</p>		
<p>Budgetary Impact: TBD.</p>		
<p>Recommendation: Staff recommends Council Approval of Blackstone Section 3 Preliminary Plat.</p>		



Town of Winterville Planning Department
Blackstone Section 3- Preliminary Plat Staff Report

GENERAL INFORMATION

APPLICANT	Ark Consulting Group; Scott Anderson.
PROJECT TYPE	Preliminary Plat
REQUEST	Review of Primary Plat to determine if it meets town standards.
CONDITIONS	NA.
LOCATION	Within the existing Blackstone Subdivision off of Vernon White Road; Between Blackstone Section 1 and the Kingdom Hall Jehovah' Witnesses.
PARCEL ID NUMBER(S)	67856
TRACT SIZE	4.83 acres
TOPOGRAPHY	Flat
VEGETATION	Cleared.

SITE DATA

EXISTING USE	Vacant.
---------------------	---------

ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	R-12.5	Residential & Church.
W	R-12.5.	Residential.
E	R-12.5 and A-R.	Residential.
S	R-8.	Residential.

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	Blackstone Zoning
ZONING DISTRICT DESIGNATION	R-12.5
DENSITY	Lots are a minimum of 12,500 sf. 12 lots on 4.83 acres represents 2.48 lots per acre.
TYPICAL USES	Single Family Detached Residential.



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.

TRANSPORTATION

STREET CLASSIFICATION	Blackstone Drive (Existing Neighborhood Street) – TOW Street Vernon White Road – NCDOT Street
SITE ACCESS	Vernon White Road Via Blackstone Drive and Vernon White Road Via the Fire/Emergency Access lane that is recorded through the Kingdom Hall lot. .
TRAFFIC COUNTS (per NCDOT Annual Average Daily Traffic Map)	5,200 on Vernon White Road.
Level Of Service (Transportation Analysis) Current= 2016 Study; Future= 2045 Projection. <i>* LOS is rated from A-F: A is the best, F the worst.</i> <i>* Roadway Improvement and street design is based upon achieving a minimum of LOS D on existing facilities and LOS C on new facilities.</i>	Current: <ul style="list-style-type: none"> • Vernon White @ Blackstone Drive is a LOC "B". • Vernon White Closer to Old Tar Intersection is LOC "C". • This intersection will be redesigned and improved with the Old Tar Widening Project - slated for January 2027. Future: <ul style="list-style-type: none"> • Future Projections are showing the same data as "Current" although this does not take into account the Old Tar Widening Project and thus this intersection will be completely redesigned during that project.
TRIP GENERATION	Medium Density Single Family residential is expected to generate 10 trips per day/dwelling.
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD



STREET CONNECTIVITY	Connecting to existing Blackstone Drive and an Emergency Access Lane.
OTHER	N/A

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

Blackstone was originally Preliminary Platted with 36 single family residential lots. Blackstone Drive was designed to create a 'horse-shoe' shape, with two access connections onto Vernon White Road. The plat was later revised for Kingdom Hall Jehovah's Witnesses needs. At the time of that revision, Kingdom Hall recorded and constructed a 26' wide emergency access/fire line to allow for a second means of ingress/egress for emergency services. The subdivision will ultimately contain 28 single family residential homes (16 in Phase one (already built), 12 in Phase 3 (under review tonight), and Kingdom Hall (already built)).

The Preliminary Plat, presented today has been reviewed by the Winterville Technical Review Committee and meets town standards. Staff recommends the approval of Blackstone Section 3.

Planning and Zoning Board unanimously recommended approval at their April 2025 meeting.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: May 12, 2025

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Eleven at Main Phase 2 Final Plat.

Action Requested: Consider Final Plat for Approval.

Attachment: Final Plat.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

Applicant: Eleven at Main LLC.

Location: Within the existing Eleven at Main Townhome Neighborhood; between Phase 1 and Highway 11.

Parcel Numbers: 91583.

Site Data:

- 4.07 Acres;
- 57 Townhome Units.

Zoning District: Multi-Family Residential (MR).

Staff Analysis:

- May 18, 2021- Eleven at Main Obtained a Special Use Permit for up to 170 units (Eleven at Main Phase 1 and 2).
- A Preliminary Plat with 154 units was reviewed and approved on August 9, 2021.
 - Phase 1 consisted of 97 units and was approved May 9, 2022.
 - Phase 2 proposes 57 units and matches the approved Preliminary Plat.
- Winterville's Technical Review Committee has reviewed and approved this final plat. Thus, staff recommends approval of Eleven at Main Phase 2 Final Plat.

Planning and Zoning Board unanimously recommended approval of this final plat at their April 2025 Meeting.

Budgetary Impact: TBD.

Recommendation: Staff recommends Council Approval of Eleven at Main Final Plat.

James L. Edwards
 L-4867
 SEAL
 PROFESSIONAL
 NORTH CAROLINA



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: May 12, 2025

Presenter: Don Harvey, Town Clerk

Item to be Considered

Subject: Appoint Winterville Human Relations Board Members.

Action Requested: Appoint two (2) members to vacant seats of resigning members.

Attachment: Applications on file.

Prepared By: Don Harvey, Town Clerk

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

Winterville Human Relations Board Members:

The Winterville Human Relations Board (WHRB) shall consist of six (6) members appointed by the Town Council. The term of office for each WHRB member shall be for a two-year term.

Town Council shall appoint one (1) member of Town Council to act as the liaison to the WHRB. The appointed liaison shall attend the WHRB meetings and keep Town Council informed as to the activities of the WHRB. The Town Clerk shall serve as the Staff liaison to the WHRB.

Applications are taken continuously on the Town website and advertised monthly in the Town newsletter. Applicants on file are as follows:

- LaTonya Jones.
- Dr. Raymond James.

Budgetary Impact: None.

Recommendation: Staff Recommends Town Council Appoint individuals to replace vacant seats caused by resignations.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: May 12, 2025

Presenter: Don Harvey, Town Clerk

Item to be Considered

Subject: Change Monday, August 2025 Town Council Regular Meeting Date.

Action Requested: Change Town Council Regular Meeting Date from Monday, August 11, 2025 to Monday, August 4, 2025.

Attachment: None.

Prepared By: Don Harvey, Town Clerk

Date: 4/30/2025

ABSTRACT ROUTING:

☒ TC: 5/5/2025

☒ TM: 5/5/2025

☒ Final: tlp - 5/5/2025

Supporting Documentation

Change August Town Council Regular Meeting Date:

The 2025 ElectriCities Annual Conference is scheduled for August 11 – 13, 2025 creating a conflict with the Town Council Regular Meeting on Monday, August 11, 2025. Staff recommends that the meeting be changed for the Town Council Regular Meeting Date to Monday, August 4, 2025.

Budgetary Impact: None.

Recommendation: Staff Recommends Town Council change the August Town Council Regular Meeting Date to Monday, August 4, 2025.



**First Quarter 2025 Department Reports
(January, February, March, and April)**

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**TOWN OF WINTERVILLE
PITT COUNTY, NORTH CAROLINA**

**INSPECTIONS / GIS DEPARTMENT QUARTERLY REPORT
Months of January, February, March, and April**

To: Town Council

From: Evan Johnston, Building Inspector / Code Enforcement Officer

Date: April 29, 2025

Building Inspections Division

The following is a list of current projects under construction, which are permitted by the Building Inspections Office. This does not include any number of smaller projects being performed in Town such as residential renovations, additions, decks, pools, and equipment change-outs or small commercial projects including change-outs, minor alterations/renovations, etc. The Inspections Division continues to work closely with the Fire Department to inspect places of business to ensure code compliance and safety. Work performed by the Inspections Division is done with the intention to protect life, health, and safety of all Town of Winterville citizens and businesses.

- PCC Welding Building: This project is currently in the framing and framing and rough-in phase.
- Christ Covenant School Expansion: This project is currently in the framing and rough-in phase.
- Venice Nail & Spa: This is a first-time commercial upfit in the Lowes Foods shopping center. This project is in the final construction stage. Temporary power has been approved.
- Hot Worx: This is a first-time commercial upfit in the Lowes Foods shopping center. Framing and rough-in inspections were recently approved.
- Club Pilates: This was first-time commercial upfit in the Lowes Foods shopping center. Certificate of Occupancy was issued February 24, 2025.
- Glo Med-Spa: This was first-time commercial upfit in the Lowes Foods shopping center. Certificate of Occupancy was issued February 24, 2025.
- 4746 Reedy Branch Rd: Commercial shell building has been completed with Certificate of Compliance issued on April 3, 2025. An upfit of Unit A in this building is underway with framing and rough-in inspections being the most recent inspections approved.
- Reedy Branch Storage: Construction is nearing final stages. Final inspections are the remaining inspections for this project.

- Villa Grande Phase 3: Final phase of Villa Grande subdivision. This project is ready for Zoning Compliance applications which would be followed by building permit applications. This final phase is comprised of 40 lots.
- Brookfield Section 4 Phase 1: Final section and phase of Brookfield subdivision. This section has 31 lots. There are 4 lots available to be built on, 8 houses under construction, and 19 houses complete.

There are a number of small projects being performed in town such as renovations, additions, decks, pools, and equipment change outs. The inspections Office continues to work closely with the Fire Department to inspect places of business for building code compliancy and help with any fire investigations. We continue to try to stay on top of all construction work being performed so as to protect the life, health, and safety of all Town of Winterville citizens.

Building Inspections Division – 1/1/2025 – 4/30/2025

Description	Quantity
Commercial Building Permits – New Construction	2
Commercial Building Permits – Additions/Alterations	9
Single Family Dwelling Permits – New Construction	8
Residential Additions, Alterations, and Detached Buildings	4
Electrical, Mechanical, Plumbing, Gas, and Miscellaneous Permits	242
Inspections Performed	1,055
Number of Days Inspections Performed	67
Average Number of Inspections per Workday	15.75

Code Enforcement Division

Code Enforcement Nuisance Cases – 1/1/2025 – 4/30/2025

Description	Quantity
Closed Cases – Complied	21
Closed Cases – Abated	12
Closed Cases – No Violations Found	10
Open Cases	14
Total Cases	57

Electric Department Quarterly Report

January, February, March, April

- 622 General Work Orders.
- 388 Cut Offs and Notes.
- 464 Locates.
- 186 Water Meter and Erts Changeouts.
- 82 Electric Meter Changeouts.
- 26 New Water Services.
- 34 New electric services.
- 1 Energy audit and 1 Electric Meter Test.
- 9 Street light repairs.

Completed repair to all downtown decorative lighting. All lights are on.

Installed Electric infrastructure to 5 new homes on Jones st. at Winterville Manor.

Installed 1000' of OH primary along Highway 11.

Installed secondary services to 18 condos at 11 & Main.

Installed 1200' of UG primary with 6 new pad mount transformers to complete infrastructure to Phase 2 of 11 & Main.

Extended 225' of UG primary with transformer to feed new home site on Vernon White Road.

Removed 5 trees at Parks and Rec. that were dead and hazardous.

Audit:

The Council approved the annual audit contract with the audit firm Thompson, Price, Scott, Adams, & Co., PA for the 2025-2026 fiscal year at the March 2025 Town Council meeting. We will set a timeline for the pre-audit and the final audit with the auditors in the next couple weeks. The Local Government Commission has changed the audit due date from October 31st to December 31st beginning with the 24-25 fiscal year audits. Although the due date has changed, the auditors plan to stay on the same time frame path as in the past.

Budget:

Departments have submitted their 2025-2026 departmental budgets to management and staff has been preparing revenue and other expenditure budget calculations. The next budget meeting will be the Town Council and Manager Progress Meeting that will be held on May 5th. The agenda for the April Town Council meeting included a budget amendment to cover the cost needed to repair the squad engine in the Fire department, Public Building repairs, engineering for the crosswalk at South Central High School, engineering for the Cemetery Expansion project, and to cover debt service expenses for the Lead Service Line loan. We will have the final budget amendment in June to close out the year end.

Taxes:

The 2024 Tax Bills were mailed out mid-August and were due on September 1, 2024. Interest was added to the delinquent bills on January 6th with additional interest that will be added on the 1st of each month afterwards. The advertisement for the delinquent tax bills was advertised in the newspaper on March 19th, 2025. As of April 30th, we have collected \$5,892,412.88 in revenue for the 2024 taxes.

Utility Rates:

Along with staff recommendations, in the 2024-2025 budget Council approved Electric rate adjustments to the facilities charge and the energy charges to help offset the large swing in customer bill amounts during the peak winter and summer months. This eliminated the need for the Power Cost Adjustment for now, however, we will continue to monitor the prices of Natural Gas. The budget also included an increase of \$3.50 per household account/per month for sanitation and an increase of \$7.00 per household/per month to the sewer flat rate. Staff will continue to evaluate rates and cost for the 2025-2026 budget year.

Energy Assistance:

The Town is continuing to partner with Greene Lamp Community Action Agency to provide assistance to the Town of Winterville customers with their Electric Bills. We have posted information about this process on posters at the Town Hall, the Town's website, and the monthly newsletter. A representative from Greene Lamp is scheduled to be in the Town Hall every Tuesday for the time being from 10:00 AM – 3:00 PM to offer information and guidance to customers regarding the Greene Lamp program and the application. Customers who applied and were approved for assistance one year ago, are eligible to apply again for the yearly one-time assistance. We also have an area resource list available for customers that list other entities that may offer assistance.

Please contact me at 756-2221 ext. 2351 with any questions that you may have.

Jessica Manning, Finance Director

Fire-Rescue-EMS Quarterly Report

Months of January, February, March, and April



Monthly Report (Inspections)

INSPECTION TYPE	COL_1
TOW-12	64
TOW-6	3
TOW-24	22
ETJ-24	3
ETJ-12	4
Foster Home	5
Special Request	5
Total	106



CALL VOLUME

INCIDENT TYPE	COL_1
100 - Fire, other	1
111 - Building fire	6
113 - Cooking fire, confined to container	2
118 - Trash or rubbish fire, contained	2
141 - Forest, woods or wildland fire	2
142 - Brush or brush-and-grass mixture fire	5
143 - Grass fire	1
151 - Outside rubbish, trash or waste fire	1
311 - Medical assist, assist EMS crew	167
320 - Emergency medical service incident, other	2
321 - EMS call, excluding vehicle accident with injury	158
322 - Motor vehicle accident with injuries	14
323 - Motor vehicle/pedestrian accident (MV Ped)	2
324 - Motor vehicle accident with no injuries.	9
352 - Extrication of victim(s) from vehicle	2
412 - Gas leak (natural gas or LPG)	2
424 - Carbon monoxide incident	2
440 - Electrical wiring/equipment problem, other	1
444 - Power line down	1

CALL VOLUME

Winterville Fire-Rescue-EMS
Address: Winterville, NC, 28590



INCIDENT TYPE	COL_1
445 - Arcing, shorted electrical equipment	1
500 - Service Call, other	4
542 - Animal rescue	1
550 - Public service assistance, other	2
551 - Assist police or other governmental agency	1
553 - Public service	26
554 - Assist invalid	11
600 - Good intent call, other	3
611 - Dispatched & canceled en route	43
622 - No incident found on arrival at dispatch address	4
631 - Authorized controlled burning	1
651 - Smoke scare, odor of smoke	3
700 - False alarm or false call, other	2
731 - Sprinkler activation due to malfunction	2
735 - Alarm system sounded due to malfunction	4
740 - Unintentional transmission of alarm, other	1
743 - Smoke detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	20
746 - Carbon monoxide detector activation, no CO	1
813 - Wind storm, tornado/hurricane assessment	1

CALL VOLUME

Winterville Fire-Rescue-EMS
Address: Winterville, NC, 28590



INCIDENT TYPE	COL_1
(NULL)	
Total	512



WFREMS-NFIRS: Turnout Time - Response Performance - Year to Date-copy

APPARATUS NAME	TOTAL RESPONSES	AVERAGE	90TH %	REPOSSES WITHIN 80 SECONDS	% WITHIN 80 SECONDS
1501 - Squad	303	-00:01:07	00:02:53	185	61.06%
1502 - Engine	197	00:01:45	00:02:54	83	42.13%
1506 - Rescue	15	00:04:49	00:09:31	2	13.33%
1508 - Truck	18	00:04:14	00:08:09	2	11.11%
1509 - Brush	9	00:03:59	00:07:05	1	11.11%
Total	503	00:00:20	00:03:07	269	53.48%



WFREMS-NFIRS: Total Response Time - Response Performance - Year To Date-copy

APPARATUS NAME	TOTAL RESPONSES	AVERAGE	90TH %	RESPONSES WITHIN 6 MINUTES	% WITHIN 6 MINUTES
1501 - Squad	303	00:04:11	00:07:55	196	64.69%
1502 - Engine	197	00:05:20	00:07:37	131	66.50%
1506 - Rescue	15	00:08:07	00:20:25	3	20.00%
1508 - Truck	18	00:09:18	00:11:50	5	27.78%
1509 - Brush	9	00:08:21	00:18:34	3	33.33%
15CAR1	57	00:06:37	00:13:11	28	49.12%
15CAR2	31	-01:44:10	00:06:54	18	58.06%
4101	5	00:04:18	00:05:10	3	60.00%
4201	1				0.00%
4206	1				0.00%
5101	3				0.00%
Fire Marshal	2	00:12:11	00:16:00		0.00%
POV	3	00:10:23	00:21:23	2	66.67%
(NULL)	32				0.00%
Total	545	00:00:40	00:08:15	342	62.75%

Human Resources Department Quarterly Report

Months of January, February, March, and April

To: Town Council

From: Angie Fuller, Human Resource Director

Date: April 30, 2025

Listed below is information on our United Way Campaign, Classification & Pay Study, and our open positions. If you have any questions, please don't hesitate to contact me.

United Way Campaign- January

- We reached our goal of \$2,500. We will continue to sale snacks and drinks at our different location break rooms so that we will have funds to start another campaign later in 2025.

Classification and Pay plan Study

- Erika Phillips with the Maps Group came on January 16th & 17th and met with all full-time employees for a brief orientation and answered questions. All full-time Employees were asked to fill out position description questionnaires (PDQ) All questionnaires were due in HR by February 14th.

Open Positions

- In the month of January, we had 7 open positions, all were posted on our website and information board located in the front of Town Hall.

Recently posted

- Electrician/Instrumentation Technician

Ongoing positions in Parks and Rec.

- Baseball scorekeeper
- Concession Attendant
- Site Supervisor

Ongoing positions in Fire & Police

- PT Fire Engineer
- PT Firefighter
- Police Officer

Status of positions posted & closed

- Facility Maintenance Technician (Part-time) - John Truselo started January 13th.
- Fire Engineer- we had 4 out of 5 candidates that took the written test and physical/agility test on January 6 - 8. Interviews were scheduled, that was the last part of the process.
- We had a new recruit that just started BLET December 30th, TJ Harris.

Open Positions- February

- In the month of February, we had 7 open positions, all were posted on our website and information board located in the front of Town Hall.

Recently posted

- Executive Staff Assistant - closing date February 14, 2025.

Ongoing positions in Parks and Recreation

- Baseball scorekeeper.
- Concession Attendant.
- Site Supervisor.

Ongoing positions in Fire and Police

- PT Fire Engineer.
- PT Firefighter.
- Police Officer.

Status of positions posted and closed

- We had 2 candidates to apply for the Electrician/Instrumentation Technician position. Interview panel was Cliff McGuffin, Chad Skinner, Angie Fuller.
 - Fire Engineer- was a re-hire, the employee that originally vacated the position
 - We did a 3-part process for the Police Patrol Lieutenant position. Interviews were February 5 & 6th. Interview panel- Lieutenant Rown with the Ayden Police department, Captain Bradbury with the Washington Police department and Angie Fuller. The second part to the process was written Supplemental questions that were graded by internal assessors- Chief Williams, Terri Parker, Jim Miller, Angie Fuller. The final part of the process was a written assignment presented in front of the internal assessors.

Classification and Pay plan Study- March

- The majority of the Position Description Questionnaires (PDQ), were mailed to Erika Phillips with the MAPS group. The next step will be for them to come back and talk to Employees about their jobs and what they do, those meetings will take place late May-June.

Open Positions

- In the month of March, we had 6 open positions, all are posted on our website and information board located in the front of Town Hall.

Ongoing positions in Parks and Rec.

- Baseball scorekeeper
- Concession Attendant
- Site Supervisor

Ongoing positions in Fire & Police

- PT Fire Engineer
- PT Firefighter
- Police Officer

Status of positions posted & closed

- Electrician/Instrumentation Technician, we interviewed, selected a candidate, Bryan Bland, he started Monday, March 24th.
- Patrol Lieutenant- we finished that process, still working on finalizing the candidate.
- Executive Staff Assistant position closed on 2-14-25, in the process of reviewing applications, will be scheduling interviews soon.

Classification and Pay plan Study- April

- The majority of the Position Description Questionnaires (PDQ), have been mailed to Erika Phillips with the MAPS group. The next step will be for them to come back and talk to Employees about their jobs and what they do, the first round of meetings have been scheduled for May 21, 22, and 28th

Open Positions

- We currently have 5 open positions that we are recruiting for, all are posted on our website and information board located in the front of Town Hall. The open positions in Parks and Rec. are being revised and will be re-posted soon.

Ongoing positions in Fire & Police

- PT Fire Engineer
- PT Firefighter
- Police Officer

Recently - Posted

- Electric Line Technician- 1st Class
- Equipment Operator

Status of positions posted & closed

- Patrol Lieutenant - we finished that process – Charles Hamilton was promoted. (We had 5 internal candidates)
- Executive Staff Assistant position closed on 2-14-25, we are still reviewing applications, will be scheduling interviews soon.
- Part-Time Firefighter//Fire Engineer- we started a two-part process Wednesday, April 16th, the physical/agility testing, we had 2 candidates to pass that part, interviews have been scheduled starting May 2nd.

Annual performance reviews

- We will be working on all those at one time - they were due by April 30th.

Parks and Recreation Quarterly Report

Months of January, February, March, and April

Below is a list of accomplishments, programs, activities, coordination's with others for the month of January through April.

Accomplishments

- Comprehensive Plan completed and adopted February 2025
- Awarded \$1300 (matching grant) to host two mother and son movie nights which is supported by a Recreation Program Management Fund Grant from Pitt County Cultural Arts and Recreation in March 2025
- Site Specific Plan completed and adopted April 2025

Programs/Sports

Senior Programs:

- Golden Age Senior Program (January, February, March, April)
 - Meet Twice a month, 2nd & 4th Thursdays



Adult Programs:

- Zumba-Tuesday evenings 6:00-7:00 pm (January, February, March, April)
- Yoga- Thursday evenings 5:45-6:45 pm (January, February, March, April)
- Bodyweight Fitness Class- Tuesday mornings 7-7:40 am (January, February)

Youth Programs:

- Dance classes- Saturday morning classes 9:00 am-1:00 pm (January-March)
 - All in One Dance (4-7)
 - Ballet & Tap Combo (4-6)
 - Parent & Me Princess Ballet (1.5-3)
 - Princess Ballet (3-5)

Youth Sports:

- Cal Ripken/Tar Heel Spring Baseball
 - Registration (January)
 - Baseball evaluations (February)
 - Baseball drafts (February)
 - Baseball games (March, April)
- Travel Ball Tournament (March)
- Prep work for fields (January-April)
- Basic Skills Baseball Clinic at Next Level Training Center, (February 2nd)
 - (7-9 5:30pm and 10-12 6:30 pm)
- T-ball and Pee Wee registration (February)
 - Practice and games (April)
- Jr. Babe Ruth (13-15-year olds) Registration (February)

Activities/Special Events

- Daddy Daughter Dance (February 6th & 7th)



- Winterville Charter Academy Career Day March 14th)
- Winterville Baseball Opening Ceremony (March 29th)



- Easter Eggstravaganza (April 5th)



- She Tris event- planning (January, February, March, April)

Coordination's with others

Cooper's Cup

- Golden Age Senior Program (February)

Winterville Police Department

- Golden Age Senior Program (January, February, March, April)
- Winterville Baseball Opening Ceremony (March)
- Easter Eggstravaganza (April)

A.G. Cox Middle School-Athletics

- Softball Field (February, March, April)
- Baseball Field (April)
- Soccer practice and games at Hillcrest Park (February, March, April)
- Track and Field at Winterville Recreation Park (February, March, April)

Winterville Chamber of Commerce

- Upcoming Special Events

Planning and Economic Development Quarterly Report

Months of January, February, March, and April

Highlight of Growth and Projects: This list does not contain all projects but is intended to highlight some of the Town's current projects.

- **Commercial:** Commercial interest continues as demand and growth increases. These are some of the new commercial projects that are in the works:
 - Reedy Branch Road Near Forlines:
 - A few commercial buildings are under construction. This will bring additional commercially leasable space and warehousing.
 - Lowes Foods Shopping Center continues to add businesses:
 - Glo MedSpa, Club Pilates, Burrito Shak, Venice Nail Bar, Hotworx Fitness, with more to come.
 - Vernon White & Highway 11 Commercial Activity:
 - A Preliminary Plat has been submitted showing five new commercial lots on 14 acres.
 - Christ Covenant Addition - Large addition to the school, located on Worthington Road.
 - Pitt Community College Welding Building - adding a 30,000 square foot welding facility that will include 96 welding booths, two fabrication shops and space for robotic welding.
- **Residential:** There are a significant number of residential subdivisions under review however there are not many empty lots on the ground at the moment. Below you will find some of the upcoming residential developments.
 - Reuse and Infill Development: 5 new homes replace the Winterville Manor Retirement Home on Jones Street.
 - Villa Grande (Red Forbes) - Will be adding 40 new lots.
 - Carroll Crossing (Church Street) - Adding 23 new lots.
 - Eleven at Main (Blount Street) - Adding 57 Townhome units.
 - Southbrook (Church Street and Laurie Ellis Rd) - Up to 612 units are under review.
 - Quail Trace (Reedy Branch Road) - Adding 85 new lots.
 - Copper Creek (Reedy Branch Road) - Adding 34 new lots.
 - Neal and Mellon Rezoning (Old Tar Rd and Laurie Ellis) - Parcel 14642 and 25801 (~93 acres) was just rezoned to R - 10 Conditional District.
 - Stella Little Rezoning (Davenport Farm Road and Reedy Branch Road) - Parcel 13781 - Town has received a rezoning request for an R - 6 Conditional District Zone.
 - Blackstone Preliminary Plat (Blackstone Drive) - A preliminary Plat has been submitted showing 12 new residential lots.
 - Mill Street Townes - The Town is currently reviewing construction drawings for 93 single family attached lots.

Police Department Quarterly Report
Months of January, February, March, and April

List of accomplishments, programs, activities, coordination's with others, and notes of any nature.

Events – Senior watch, Summer bash, Coffee with a cop, Easter event.

Instituted communications with various churches for safety and community outreach.

Partner with PCC to teach summer students about investigation techniques. (Criminal Justice program).

Created a partnership with Parks & Rec and Chamber of commerce for various events such senior bingo, glow golf, Easter events, back to school bash, market on the square, golf cart parades, etc.

All attempts at after-hours educational programs with zero attendance. (Over time issue).

Speaking engagements with senior groups and HOA safety meetings.

Currently working on curriculum for Citizen academy (2026).

Introduced more speed safety signs designed to record speeds and educate drivers.

Established Drone program to enhance mission capabilities (Used at Easter and Opening day).

Purchased portable cameras for monitoring town property and high crime areas.

Hired 2 new officers (Whitaker, Harris), Officer Ivey return from deployment.

Public Works Quarterly Report
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- 33 Sinkholes were repaired.
- All force main and gravity sewer has been installed for the pump station project up to the Reedy Branch, Church Street and Chapman Street pump station sites.
- Spring cleaning has begun including grass mowing of all Town right of ways and properties.
- State Water inspection was completed in March in which we received a good report with notes of improvements we could make so staff is working on those.
- Ditch maintenance was completed where staff removed a good amount of debris collected over the winter.
- Construction plan reviews, approvals and inspections have been heavy with current construction and submitted plans.
- Staff continues to work on our annual 10% cleaning of the sewer system.