



**WINTERVILLE TOWN COUNCIL AGENDA
MONDAY, DECEMBER 11, 2023 - 6:00 PM
WINTERVILLE TOWN HALL ASSEMBLY ROOM**

- I. **CALL TO ORDER.**
- II. **INVOCATION.**
- III. **PLEDGE OF ALLEGIANCE.**
- IV. **WELCOME.**
- V. **APPROVAL OF AGENDA.**
- VI. **INTRODUCTION OF EMPLOYEES:**
 1. George Singleton, Equipment Operator, Public Works.
 2. Chad Skinner, Water and Sewer Systems Superintendent, Public Works.
- VII. **PRESENTATIONS:**
 1. FY 2022-2023 Audit Presentation – James Overton and Michael Jordan, CRI, PLLC.
- VIII. **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.
- IX. **OLD BUSINESS:**
 1. Award of Electric Engineering and Financial Analysis Contracts – RGRID, PLLC.
 2. Town Council Minutes:
 - March 13, 2023 Regular Town Council Meeting Minutes
 - April 10, 2023 Regular Town Council Meeting Minutes
 - May 8, 2023 Regular Town Council Meeting Minutes
 - October 9, 2023 Regular Town Council Meeting Minutes
 - November 13, 2023 Regular Town Council Meeting Minutes
- X. **COMMENTS FROM OUTGOING COUNCILMEMBERS.**
- XI. **CLOSED SESSION:**

NCGS § 143-318.11. (a) (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. (Acquisition of Real Property).

XII. SHORT BREAK.

XIII. INSTALLATION AND OATH OF OFFICE OF NEWLY ELECTED TOWN OFFICIALS:

1. Councilwoman-Elect Shantel Hawkins sworn in by the Honorable Kandi Smith, NC Senator.
2. Councilwoman-Elect Dr. Brandy Harrell sworn in by the Honorable Elizabeth Heath, Chief District Court Judge, 8th Judicial District.
3. Councilwoman-Elect Veronica Roberson sworn in by the Honorable Cheryl Jordan, Chief Magistrate, Pitt County.
4. Councilwoman-Elect Lisa Smith sworn in by the Honorable W. Brian DeSoto, District Court Judge.

XIV. SHORT BREAK.

XV. APPOINTMENT OF MAYOR PRO-TEM.

XVI. DISCUSSION OF MEETING TIME – Currently 6:00 pm.

XVII. 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. Approval of 2024 Calendars.
 - 2024 Regular Council Meeting Calendar;
 - 2024 Agenda Review Calendar; and
 - 2023-2024 Budget Calendar.
2. Lowes Food – Direct Clerk to Investigate the Sufficiency of the Petition for Annexation.
3. Quail Trace Subdivision – Schedule a Rezoning Public Hearing for January 8, 2023 Regular Town Council Meeting.
4. Resolution Authorizing the Application for Loan Funding from the DWI Drinking Water Program – Lead Service Line Replacement Inventory.

XVIII. NEW BUSINESS:

1. Pedestrian Safety, Quick Build Mini Grant – Project Prioritization.

XIX. OTHER AGENDA ITEMS.

XX. ITEMS FOR FUTURE AGENDAS/FUTURE WORK SESSIONS:

1. Schedule a Council Orientation Workshop.
2. Schedule Vision Setting Meeting 2023-2024.
3. Schedule Recycling/Solid Waste Workshop.

XXI. ANNOUNCEMENTS:

1. Cops on the Roof: Friday, December 15, 2023 @ 9:00 am, Walmart Supercenter, Greenville Boulevard, Greenville, NC.
2. Planning and Zoning Board Meeting: Monday, December 18, 2023 @ 7:00 pm – Town Hall Assembly Room.
3. Board of Adjustment Meeting: Tuesday, December 19, 2023 @ 7:00 pm – Town Hall Assembly Room.
4. Human Relations Board Meeting: Thursday, December 21, 2023 @ 7:00 pm – Town Hall Executive Conference Room.
5. Shop with a Cop: Friday, December 22, 2023, Winterville Police Department.
6. Town Offices Closing for Christmas Holiday: Friday, December 22, 2023 @ 12:00 pm.
7. Christmas Holiday - Town Offices Closed: Monday, December 25, 2023 through Wednesday, December 27, 2023.

8. New Year Holiday – Town Offices Closed: Monday, January 1, 2024.
9. Agenda Review Meeting: Thursday, January 4, 2024 @ 4:00 pm – Town Hall Executive Conference Room.
10. Town Council Regular Meeting: Monday, January 8, 2024 @ 6:00 pm – Town Hall Assembly Room.

XXII. **REPORTS FROM THE TOWN ATTORNEY, MAYOR AND TOWN COUNCIL, AND TOWN MANAGER.**

XXIII. **ADJOURN.**

SPECIAL NOTICE: *Anyone who needs an interpreter or special accommodations to participate in the meeting should notify the Terri L. Parker, Town Manager at (252) 756-2221, ext. 2341 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)*



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Old Business

Meeting Date: December 11, 2023

Presenter: Robert Sutton, Electric Utilities
Director and Anthony Bowers, Assistant Town
Manager

Item to be Considered

Subject: Electric Engineering and Financial Analysis Contracts

Action Requested: Approval of Distribution System Valuation contract and Retail Rate
Review/Recommendations contract

Attachments: RGrid Power PLLC Financial Services Proposal

Prepared By: Robert Sutton, Electric Utility Director

Date: 12/5/2023

ABSTRACT ROUTING:

TC FD TM 12/6/2023 Final tlp – 12/6/2023

Supporting Documentation

Town staff advertised a Request for Qualifications (RFQ) for Electric Engineering and Financial Analysis in the Daily Reflector on September 27, 2023 and October 4, 2023. Staff received, reviewed and deemed RGrid Power's submittal as complete and meeting the Town's requests. Town staff then requested Council, during their November Council meeting, to direct staff to enter contract negotiations with RGrid Power for a) a Distribution System Valuation contract and b) a Retail Rate Review/Analysis. Council approved staff's request and the subsequent negotiations are complete as evidenced by the attached Proposal.

Budgetary Impact: The FYE 24 Budget obligated sufficient funding for the needed engineering.

Recommendation: Approval of two (2) contracts with RGrid Power, PLLC for a) a \$32,975 Distribution System Valuation project and b) a \$13,100 Retail Rate Review project. Each project/contract will require individual motions by Council.

RGrid Power PLLC
501 N. Main Street
Wake Forest, North Carolina 27587

December 6, 2023

Mr. Robert Sutton, Electric Director and
Mr. Anthony Bowers, Assistant Town Manager
Town of Winterville, North Carolina
2571 Railroad Street
Winterville, North Carolina 28590

Subject: Town of Winterville Financial Services Proposal

Dear Robert and Anthony:

On behalf of RGrid Power, I have put together a set of scopes and cost proposals to complete the financial services that we have previously discussed.

1. The first phase of this work will be the field inventory and valuation of your electric distribution system assets. Our team will spend at least one day visiting your three substations and inventorying the equipment at these sites, including nameplate data on major pieces of equipment, age of major assets, condition of major assets, and a list of smaller assets that would significantly add to the value of the electric system. Our team will also spend about a week surveying Winterville's distribution system, following system maps to check existing GIS data, recording birthmark information from utility poles, confirming quantity and sizing on distribution transformers, confirming/recording construction type on each pole assembly, and confirming/recording other major distribution assets that might add to the value of the electric system. At the end of this process, RGrid Power will also provide a database of the field information collected which Winterville can add to its existing GIS database.

RGrid Power will utilize the data collected to price the replacement cost of each asset in the current economy to determine the overall replacement value of the electric system. Utilizing your existing GIS data, system maps derived from this data, and the additional data from our field collection efforts, we will estimate, to a reasonable degree, the cost Winterville would incur today to replace your electric substation, distribution, and sub-transmission assets.

RGrid Power PLLC

501 N. Main Street
Wake Forest, North Carolina 27587

2. The second financial services project included in this proposal is an analysis and adjustment of Winterville's existing electric retail rates. This analysis would review the existing retail rate structure for Winterville electric customers, identify the revenue requirements for each customer class and the Town as a whole, and adjust the retail rates to ensure proper recovery of fixed costs. Total revenues for each class and the Town as a whole will not be affected by these adjustments, but the fixed and variable components of each rate will be balanced to reflect the way in which electric service costs are incurred by the Town.

A data request for these projects would include, but not be limited to, the following information, to be provide by the Town:

- A database of existing GIS assets, especially utility poles and distribution transformers with unique identifiers (such as pole tag numbers)
- Maps of the electric distribution system showing the location of these GIS assets in relation to Town roads (electronic or hard copies)
- A copy of the Town's distribution construction standards to aid in the identification of pole top assemblies in the database RGrid Power will produce
- A current copy of the Town's electric fixed assets
- The Town's existing retail rates and wholesale rate structure
- Two years of historical wholesale power bills
- Two years of historical data showing the monthly electric usage and billing by retail class

In pricing this study, RGrid Power has made some assumptions about the quality and completeness of the existing GIS data. Assuming that the GIS assets are uniquely identified, and their locations are clearly visible on system maps, this project, including data review, field visits, database preparation, and the system valuation, can be completed for the proposed price.

RGrid Power PLLC
501 N. Main Street
Wake Forest, North Carolina 27587

Following is our proposed pricing for the scoped projects outlined above:

Distribution System Valuation	Estimated Manhours	Estimated Fee
Substation Inventory	20	\$2,750
Distribution Verification	120	\$16,500
Asset Database	40	\$5,500
Replacement Cost Analysis	50	\$6,875
Mileage, Meals, Printing		\$1,350
Total Cost for System Valuation	230	\$32,975

Retail Rate Adjustment	Estimated Manhours	Estimated Fee
Revenue Requirements	25	\$3,500
Retail Rate Adjustment	70	\$9,600
Total Cost for Rate Adjustment	95	\$13,100

Thank you again for providing us the opportunity to work with the Town of Winterville on these projects. If you have any questions, or if there is anything that you would like to discuss further, please contact me.

Sincerely,



Kiel Blanton
Project Manager
kblanton@rgridpower.com
(919) 218-4995



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: December 11, 2023

Presenter: Terri L. Parker, Town Manager

Item to be Considered

Subject: Town Council Minutes.

Action Requested: Approve Draft Minutes

Attachments: DRAFT Minutes.

Prepared By: Terri L. Parker, Town Manager

Date: 12/5/2023

ABSTRACT ROUTING:

TC

FD

TM 12/6/2023

Final – tlp - 12/6/2023

Supporting Documentation

Please see the following sets of DRAFT minutes for the Council's consideration:

- March 13, 2023 Regular Town Council Meeting Minutes
- April 10, 2023 Regular Town Council Meeting Minutes
- May 8, 2023 Regular Town Council Meeting Minutes
- October 9, 2023 Regular Town Council Meeting Minutes
- November 13, 2023 Regular Town Council Meeting Minutes

Budgetary Impact: N/A.

Recommendation: Approve DRAFT minutes.



**WINTERVILLE TOWN COUNCIL
MONDAY, MARCH 13, 2023 – 7:00 PM
REGULAR MEETING MINUTES**

The Winterville Town Council met in a Regular Meeting on the above date at 6:00 PM in the Town Hall Assembly Room, with Mayor Richard E. Hines presiding. The following were present:

Richard E, Hines, Mayor
Johnny Moye, Mayor Pro Tem
Brandy Harrell, Councilwoman
Tony P. Moore, Councilman
Veronica W. Roberson, Councilwoman
Keen Lassiter, Town Attorney
Terri L. Parker, Town Manager
Anthony Bowers, Assistant Town Manager
Don Harvey, Town Clerk
Ryan Willhite, Police Chief
David Moore, Fire Chief
Cliff McGuffin, Public Works Director
Robert Sutton, Electric Director
Jessica Manning, Finance Director
Evan Johnston, Parks and Recreation Director/Building Inspector/Code Enforcement Officer
Stephen Penn, Planning and Economic Development Director

CALL TO ORDER: Mayor Hines called the meeting to order.

INVOCATION: Pastor Long.

PLEDGE OF ALLEGIANCE: Mayor Hines led everyone in the Pledge of Allegiance.

WELCOME: Mayor Hines welcomed the public.

APPROVAL OF AGENDA:

Motion made by Mayor Pro Tem Moye and seconded by Councilman Rice to approve the Agenda as amended. Motion carried unanimously, 5-0.

RECOGNITION OF NEW EMPLOYEES:

1. Brandon Echard, Electric Line Technician – 3rd Class, Electric Department.

PROCLAMATIONS:

1. Women's History Month.

Town Clerk Don Harvey read the following Proclamation:



PROCLAMATION
Women's History Month

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, American women have played and continue to play critical economic, cultural, and social roles in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

WHEREAS, American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement; and

WHEREAS, American women have served our country courageously in the military; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which created a more fair and just society for all; and

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history; and

NOW, THEREFORE, I, Richard E. Hines, Mayor of the Town of Winterville hereby designate March as "Women's History Month" honoring the contribution and legacy of women.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of Winterville to be affixed this 13th day of March 20223.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk

3

PUBLIC HEARINGS:

1. Waterford Crossing Rezoning.

Director Penn gave a presentation on the requested rezoning and a copy of said presentation is attached and denoted as **ATTACHMENT #1**.

Mayor Hines opened the Public Hearing.

IN FAVOR OF PROPOSED REZONING:

1. **Homer Tyre** (married to the applicant – 948 Augusta Lane, Greenville, NC) – presented that they had worked to receive feedback from citizens and especially residents of Waterford and the feedback has been taken to heart. The name of the development has been changed to Treybrooke. The scope of the development has change to single family residential. Noise was expressed as a concern and vegetative buffers will be installed. R-6 developments of the like are common in Winterville. Minimum household income would have to be \$88,000 to afford these homes. These will house professionals. Traffic was a concern and after a study was done the impact from this development to Vernon White, Beacon and Railroad would be minimal. A vinyl privacy fence will be installed at a cost of \$100,000 or more. Drainage was also stated as a concern. Mr. Tyre proposes a retention pond on the property to handle any stormwater on site and release incrementally. Restrictive covenants, architectural design committees, and a HOA have already been planned for and put in place. The homes will be a minimum of 2,000 square feet with garages and sodded yards. Will Kuhn will be the builder. Finally, the project has a 100 % “walk score.”
2. **Will Kuhn** (builder for the project) – spoke about the projects he has done in Town and stated the fact that they are particular to make sure the rules and regulations of Winterville are followed. Price points are \$369,900 to over \$400,000. It will be a very nice project.
3. **Chad Starcher** (490 Main Street) – supports the project and thinks it will have appositve impact on the downtown area.

OPPOSED TO PROPOSED REZONING:

1. **Richie Thomas** (193 Foxcroft Lane) – not against growth, but against R-6 as opposed to R-20. Traffic and flooding are a concern and will only get worse with this project.
2. **Bill Chapman** (209 Foxcroft Lane) – His parents used to live in Waterford, and it was built on a swamp. He took his parents house and it backs up to this proposed property. Flooding will remain a problem. Traffic and noise will also be a problem. I do not want to stare at vinyl siding which will not be taken care of. His property values will diminish. Ridiculous to compare to Cornerstone. We want growth with bigger lots and bigger homes. The development should be R-20.
3. **Jeff Greenberg** (2216 Wolf Trap Trap) – resident of Winterville for over 20 years. Traffic concerns – NCDOT official traffic count states that Vernon White carries 5,000 to 10,000 trips per day. The other streets would increase proportionally. The traffic at WH Robinson is already heavy.
4. **Wayne Heiser** (116 Lismore Drive – corner lot) – there is a storm sewer at his yard and every time if rains, the storm sewer backs up. He has a sump pump in his back yard. Concerned about the amount of brick being reduced on each home. He also asked who would want their kids to ride their bikes on Vernon White or Railroad Street? Traffic is backed up on many days. Property values will be affected – he pays the most taxes as he has a double lot. Housing values go down as they get older. He stated that he is not against development – how about some commercial type development there?
5. **Claude Mereau** (2257 Wolf Trap) – expressed lot size and drainage concerns – this is not acceptable. He stated that a light is needed at Vernon White. Winterville is a wonderful place and he has lived here 12 years. Not in favor of the proposed project.
6. **Jean Sokolofski** (163 Lismore) – stated that she and her husband looked at many developments with bigger and more expensive houses. They chose Waterford because of the sense of community and it is safe. She accepts the drainage on her property but does not want additional issues. She does not want to lie near a retention pond. Mrs. Sokolofski states that is really nothing to do in downtown Winterville but drink. She is concerned about train derailments and not in favor of the project.

7. **Johnny Fleming** (185 Fox Croft Lane) – been a resident in Waterford for 15 years. He is currently on the Parks and Recreation Advisory Board. His property will back up to the property. This development will cause issues as it is not best for Winterville. Mr. Fleming is asking the Council to deny the proposal.

8. **Ed Reynolds** (2202 Wolf Trap Circle) – opposes the project. Asked Council to please vote no.

9. **Michael Moore** (237 Fox Croft Lane) – states he is a 22-year resident. Mr. Moore said that he attended meetings during the Land Use process and most people surveyed wanted larger lots. Stated concerns about drainage and flooding. States he has pictures for 10+ years of flooding in the area. Opposed to the project.

10. **Jenna Blalock** (226 Vernon White Road) – stated she is a realtor and has worked with both Mr. Tyre and Will Kuhn. She stated that she thinks they build good a product, but this development is not best for the future of Winterville. Opposed to project.

11. **Michael Whitfield** (117 Fox Croft Lane) – agrees with previous comments. Lot size is too small. There are many long-term residents in Waterford who have paid taxes for many year – “we are here already.” This is his family’s “forever” home. Expressed concern about traffic. Opposed to project.

12. **Wilmon Lee** (146 Lismore Drive) – drainage is a terrible problem. He stated that maybe this is not the time for this project. Opposed to project.

13. **Jeff Foster** (175 Fox Croft Lane) – states residents of Waterford are not “elitists” but comprise one of the most diverse neighborhoods around. He states that he does not want such a project to increase the problems that already exist. Opposes project.

14. **Sotella Long** (Cornerstone) – questioned the difference between R-6 and R-20.

Mayor closed the Public Hearing.

Councilwoman Roberson questioned the drainage issue Waterford and whether the area was included in out drainage improvement plans. Staff stated they would check.

Motion was made by Councilman Moore and seconded by Mayor Pro Tem Moye to deny the rezoning request.

Councilwoman Roberson stated that she wishes the two groups would work together to create an acceptable project.

Motion to deny the rezoning request was approved unanimously 5-0.

Councilman Moore and Councilwoman Harrell thanked everyone for coming.

RECESS – 5 Minute.

2. Gray Point Motors Rezoning.

Director Penn gave a presentation on the requested rezoning and a copy of said presentation is attached and denoted as **ATTACHMENT #1**. Staff recommends denial of the rezoning.

Mayor Hines opened the Public Hearing.

IN FAVOR OF PROPOSED REZONING:

No comments.

OPPOSED TO PROPOSED REZONING:

1. Kevin Smeltzer (Speaking on behalf of Gateway Christian Center) – opposed to project as it is not in harmony with the area.
2. Neal Elks (157 Whichard Lane) – property owner in the middle of the “H” property. Concerns about traffic safety and opposed to project. Wants the area to remain “a slice of the good life.”

Mayor Hines closed the Public Hearing.

Motion was made by Councilman Moore and seconded by Councilwoman Roberson to deny the rezoning request. Motion to deny the rezoning request passed unanimously 5-0.

Councilman Moore and Mayor Hines thanked everyone coming and recognized Commissioner Mark Smith.

PUBLIC COMMENT:

Mayor Hines read the Town’s Public Comment Policy.

1. **Rebecca Caveness/Heater Jackson** (Winterville Watermelon Festival) – request that Council approve the grant funds requested for the Festival (\$50,000). They also thanked Town staff for all they do. August 26 with Opening Ceremonies to be held on the 27th. Do intend to hold the beer garden. They also stated that sponsorship applications are available.
2. **Brandy Daniels** – expressed concern about the Council’s decision to change the Regular Meeting time from 7:00 pm to 6:00 pm as some people who work cannot make it in time.
3. **Sean Lacov** – expressed concerns regarding the Town’s power cost adjustment (PCA). He stated that he hopes to see a reduction in this PCA in the future.
4. **Shantel Hawkins** – expressed her concerns at how Council handled the filling of the vacant seat on the Council.

CONSENT AGENDA:

1. Approval of the following sets of Council Meeting Minutes:
 - January 23, 2023 Vision Setting Meeting Minutes; and
 - February 13, 2023 Regular Council Meeting Minutes.
2. Budget Calendar Amendment.
3. DPD Properties II, LLC: Direct Town Clerk to Investigate the Sufficiency of the Annexation.
4. Church of the Open Door: Direct Town Clerk to Investigate the Sufficiency of the Annexation.
5. Aces for Autism: Direct Town Clerk to Investigate the Sufficiency of the Annexation.
6. Brookfield Section 4, Phase 1: Direct Town Clerk to Investigate the Sufficiency of the Annexation.
7. Audit Contract FY2022-2023.

Motion was made by Councilwoman Roberson and seconded by Councilman Moore to approve the Consent Agenda. Motion passed unanimously 5-0.

OLD BUSINESS:

1. Electric Rate Update.

Jessica Manning, Finance Director, Robert Sutton, Electric Director, and Anthony Bowers, Assistant Town Manager gave a presentation on where the market stands with the natural gas markets. The upcoming prices towards the end of the year looks promising. Staff recommends reducing the PCA from \$.05 to \$.025 or a 50% reduction to take effect in the April billing. Staff also recommending continuing the monitor the markets and financial situation in hope to being additional reductions in the PCA.

Motion was made by Councilman Moore and seconded by Mayor Pro Tem Moye to approve a reduction in the Power Cost Adjustment from \$.05 to \$.025 effective with the April billing. Motion passed unanimously 5-0.

2. Rules of Procedure.

Town Manager Parker reminded Council that we have been discussion potential changes to Rule 20 of the Town Council's Rules of Procedure. Manager Parker and Attorney Lassiter stated that Staff believes we need additional direction.

Councilwoman Roberson stated that the use of this Rule has never really been consistent. She stated that Rule 20 needs to stay as is.

Mayor Pro Tem Moye stated that Rule 20 is a rule that is used all the time and that is not what the Town has done. He stated that the Town needs to stick by the rule.

After further discussion, Motion was made by Mayor Pro Tem Moye and seconded Councilman Rice to direct Staff to move forward with revising Rule 20 using the current verbiage as a base. Motion passed 4-1 (Moore opposed).

NEW BUSINESS:

1. 2023 Municipal Election – There will an upcoming Municipal election later this year. Town Clerk Harvey stated the Council needs to decide whether they want a one-stop period this time and whether they want to change the \$15 filing fee.

Motion was made by Councilwoman Roberson and seconded Councilman Rice to direct Staff to budget for a one week one-stop early voting site and to keep the filing fees as they are. Motion passed 4-1 (Moore opposed).

2. NCLM Board of Directors Elections.

Town Clerk Harvey stated that in preparing for NCLM City Vision, we need a voting delegate for the Town for the business meeting (electronic voting).

Motion was made by Mayor Pro Tem Moye and seconded Councilman Moore to elect Councilwoman Roberson as the Town's voting delegate. Motion passed unanimously 5-0.

OTHER AGENDA ITEMS:

1. Support Shriner's efforts financially for the Parade (Councilman Moore).

Full page ad – \$175.

Motion was made by Councilman Moore and seconded Councilman Rice to buy a full-page ad to support the Shiners. Motion passed unanimously 5-0.

2. Support ENC HBCU Combine and Showcase (Councilwoman Roberson).

Event supporting local athletes at Prime Sports Academy - \$175 donation

Motion was made by Councilwoman Roberson and seconded by Mayor Pro Tem Moye to buy a donate to this HBCU Combine event. Motion passed unanimously 5-0.

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

ANNOUNCEMENTS:

Town Clerk Harvey read the following announcements:

1. *Planning and Zoning Board Meeting: Monday, March 20, 2023 @ 7:00 pm - Town Hall Assembly Room.*
2. *Board of Adjustment Meeting: Tuesday, March 21, 2023 @ 7:00 pm - Town Hall Assembly Room.*
3. *Human Relations Board Meeting: Thursday, March 23, 2023 @ 7:00 – Town Hall Executive Conference Room.*
4. *Recreation Advisory Board: Tuesday, March 28, 2023 @ 6:30 pm – Town Operations Center.*
5. *Town Manager Agenda Review Meeting, April 6, 2023 @ 4:00 pm – Town Hall Executive Conference Room.*
6. *Good Friday Holiday - Town Offices Closed: Friday, April 7, 2023.*
7. *Regular Town Council Meeting: Monday, April 10, 2023 @ 7:00 pm - Town Hall Assembly Room.*

NOTE: Regular Town Council Meeting will be held at 6:00 pm starting on Monday, May 8, 2023.

MOVE TO CLOSED SESSION:

Motion made by Councilwoman Moore, seconded by Councilwoman Harrell to go into Closed Session. Motion passed unanimously, 5-0.

MOVE TO OPEN SESSION:

Motion made by Councilwoman Roberson, seconded by Councilwoman Harrell to go into Open Session. Motion passed unanimously, 4-0.

ADJOURN:

Motion made by Councilwoman Moore and seconded by Councilwoman Roberson to adjourn the meeting. Motion carried unanimously, 5-0.

Adopted this the 13th day of March 2023.

Richard E. Hines, Mayor

ATTEST:

Terri L. Parker, Town Manager

DRAFT

Town Council Board Meeting

March 13, 2023



REZONING REQUEST “WATERFORD CROSSING” PARCEL 25765

Presenter:

Stephen Penn,

Director of Planning & Economic Development



- Applicant: Rachel Tyre (ENC Home Solutions, LLC)
- Location: Railroad Street at its intersections with Worthington Street and Vernon White Road
- Parcel Numbers: 25765
- Site Data: 13.5 acres
- Current Zoning District: Agricultural Residential (AR)
- Proposed Zoning District: R-6 CD

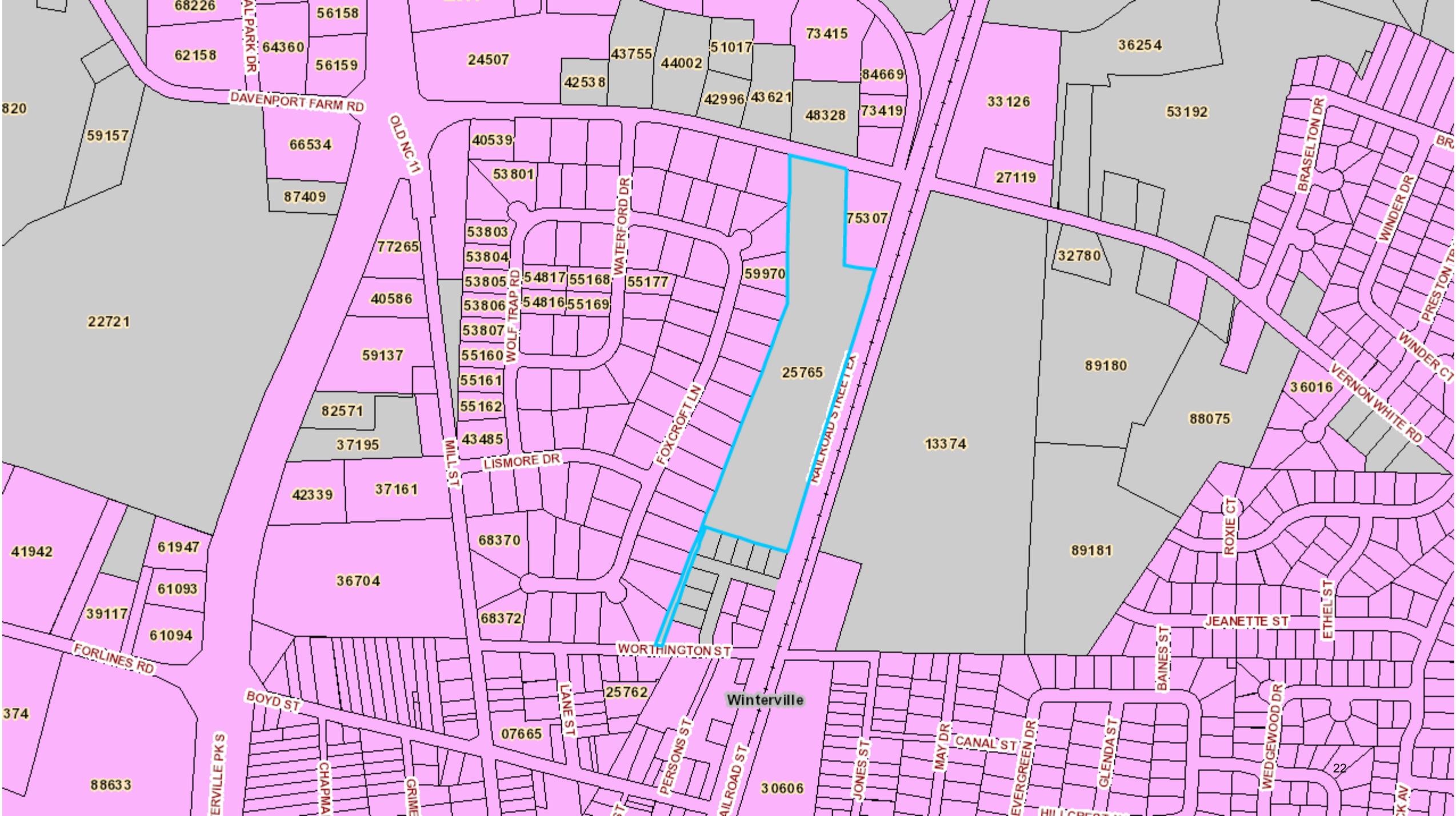


- Proposed Conditions (R-6 CD):
 - All lots will be single-family residential;
 - All lots will be a minimum of 7,000 SF;
 - All homes will be a minimum of 1,500 SF (Heated);
 - The development will consist of vinyl exterior siding on all homes with some elevations consisting of brick or stone accents on the fronts;
 - All homes will have garages;
 - All front yards will be sodded.



- Notification was posted on the site on December 30, 2022.
- Adjacent property owners were mailed notification of the rezoning request on January 3, 2023 to notify them of the request and P&Z Meeting.
- Adjacent property owners were mailed notification of the Public Hearing on February 27, 2023.
- Notice of the Public Hearing was advertised within the Daily Reflector Newspaper on March 1, 2023 and March 8, 2023.





68226
62158
64360
56158
56159

DAVENPORT FARM RD

OLD NC 11

24507
42538
43755
44002
51017
73415
84669
42996
43621
48328
73419

33126
27119
36254
53192

66534
87409

40539
53801
53803
53804
53805
53806
53807
55160
55161
55162
43485
59970
75307

WATERFORD DR

WOLF TRAP RD

FOX CROFT LN

MILROAD STREET EX

59157
22721

77265
40586
59137

82571
37195

42339
37161

36704

LISMORE DR

68370

68372

WORTHINGTON ST

13374

32780

89180

88075

36016

JEANETTE ST

ROXIE CT

ETHEL ST

VERNON WHITE RD

BRASELTON DR

WINDER DR

PRESTON TA

WINDER CT

820

41942

61947

61093

39117

61094

FORLINES RD

374

BOYD ST

ERVILLE PK S

CHAPMA

GRIME

LANE ST

PERSONS ST

RAILROAD ST

Winterville

JONES ST

MAY DR

CANAL ST

EVERGREEN DR

GLENDIA ST

BAINES ST

WEDGEWOOD DR

22

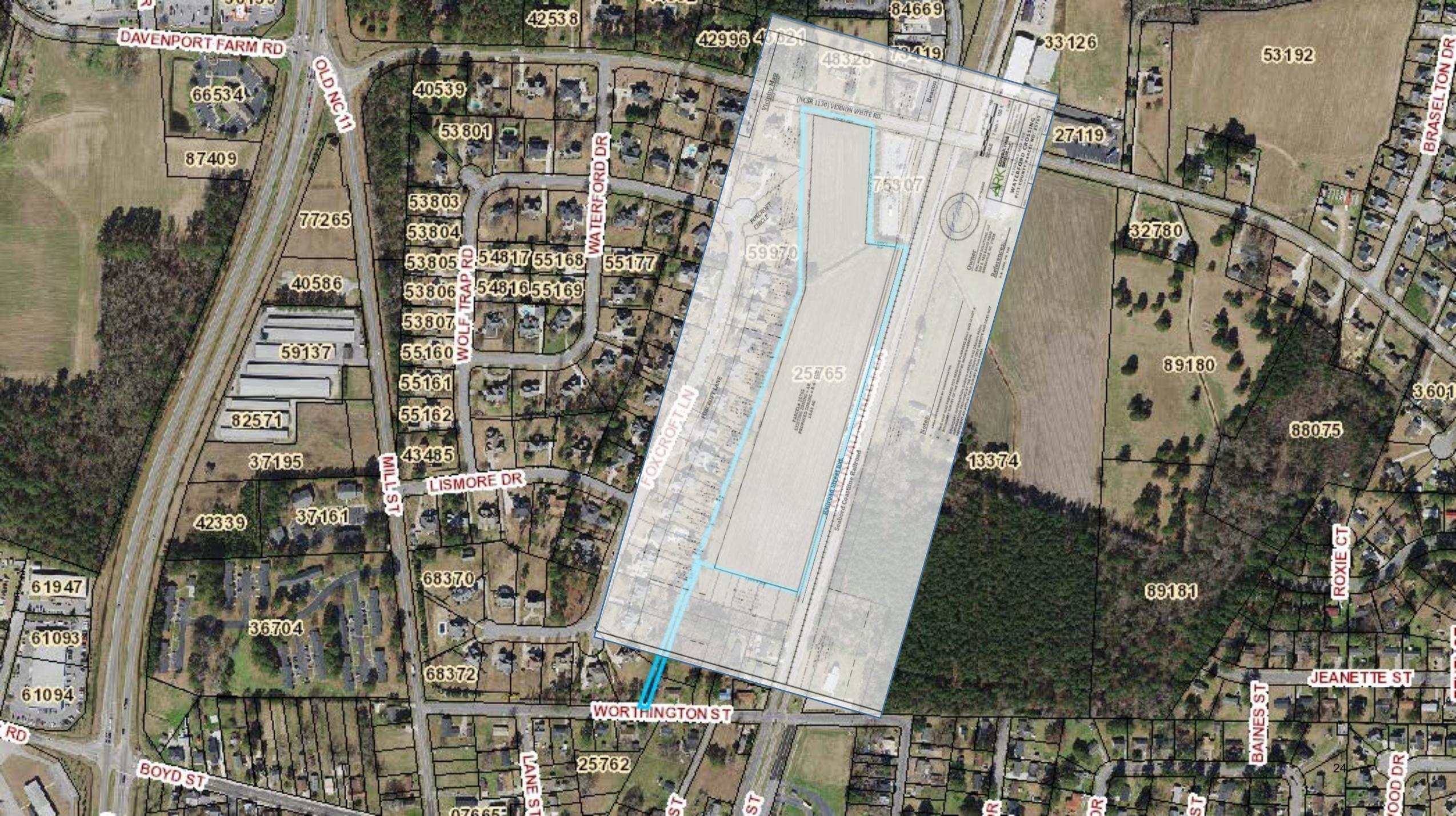
PK AV

88633

07665

25762

30606



DAVENPORT FARM RD

OLD NC-11

66534

87409

77265

40586

59137

82571

37195

42339

37161

36704

61947

61093

61094

BOYD ST

40539

53801

53803

53804

53805 54817 55168

53806 54816 55169

53807

55160

55161

55162

43485

68370

68372

LANE ST

25762

07665

42538

42996 49621

48320

84669

78419

33126

27119

32780

89180

13374

53192

3601

88075

69181

WORTHINGTON ST

ST

ST

DR

DR

ST

WOOD DR

WATERFORD DR

VOXCROFT LN

MILL ST

LISMORE DR

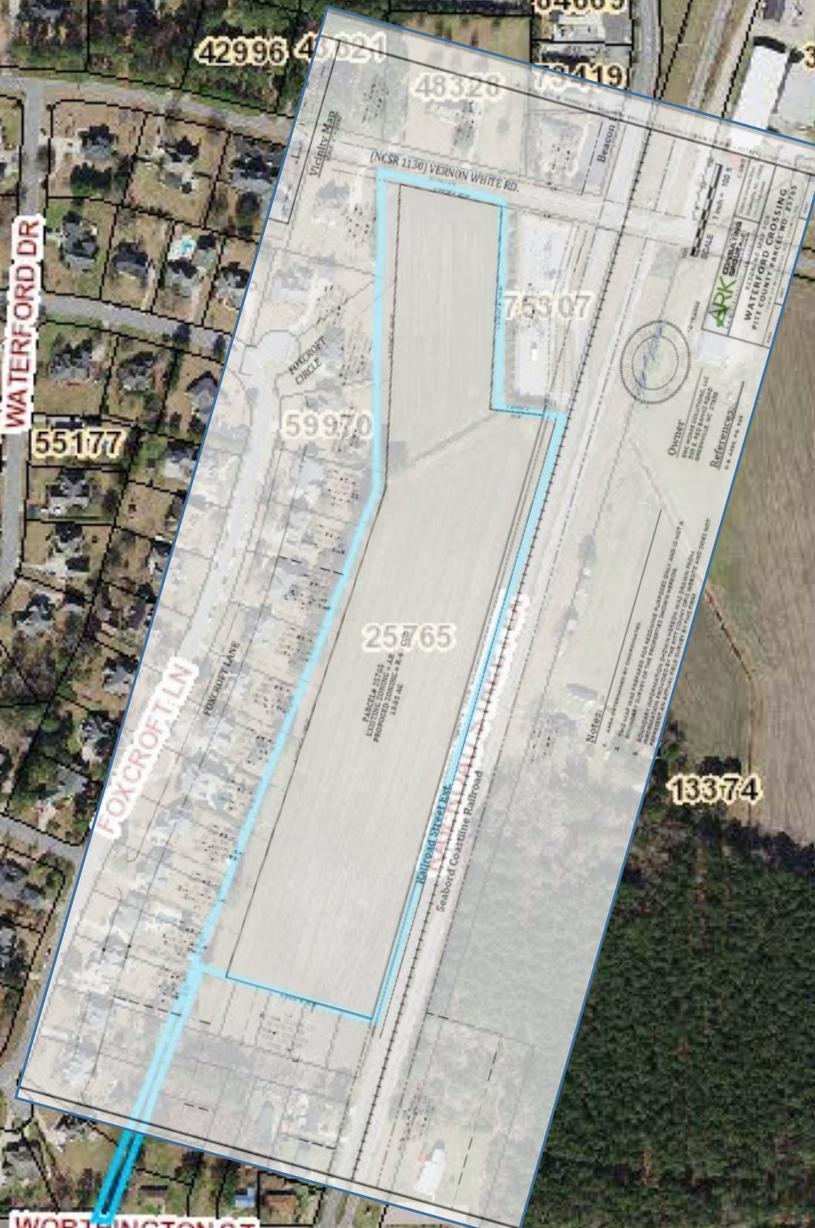
WOLF TRAP RD

BRASELTON DR

ROXIE CT

JEANETTE ST

BAINES ST



ARK CONSULTING
WALESTON CROSS
PIT COUNTY PLAZA RESTAURANT

Owner

Reference

Notes

Scale

Date

Drawn

Checked

Approved

Project

Sheet

Total

Scale

Date

Drawn

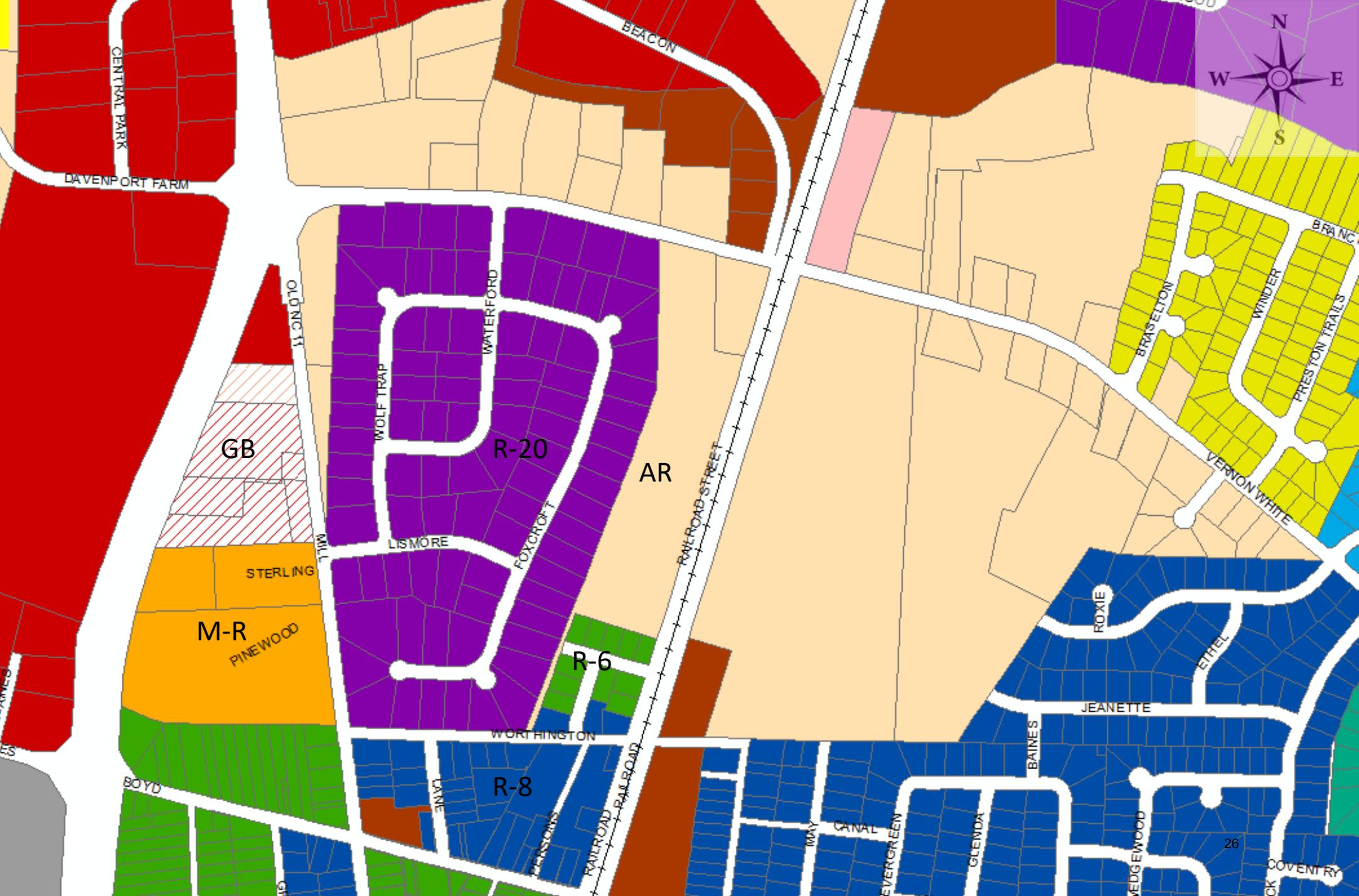
Checked

Approved

CURRENT ZONING



Zoning	
	AR
	CB
	CBTO
	GB
	GB CD
	I
	MR
	MR CD
	NC
	NC CD
	OI
	OI CD
	R-10
	R-10 CD
	R-12.5
	R-12.5 CD
	R-15
	R-15 CD
	R-20
	R-6
	R-8
	R-8 CD



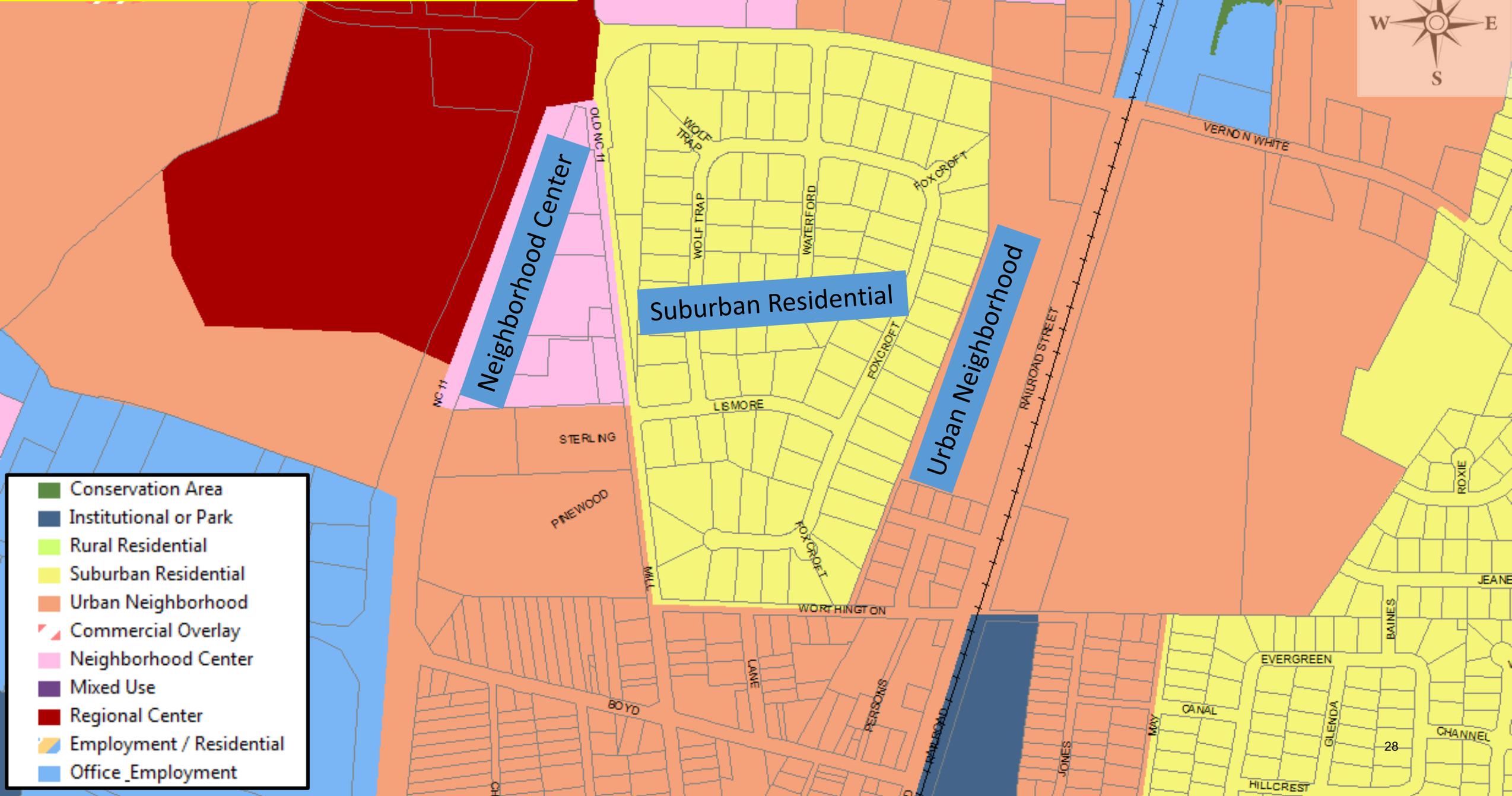
EXISTING LAND USE MAP



- VACANT
- CEMETERY; PARKS
- SFR - 1 ACRE AND LARGER
- SFR - .50 - 1 AC
- SFR - .25 - .50 AC
- SFR - .25 AC AND SMALLER
- MANUFACTURED HOME
- MULTI-FAMILY
- INSTITUTIONAL
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- PARKING; UTILITIES



FUTURE LAND USE PLAN- Urban Neighborhood.



Neighborhood Center

Suburban Residential

Urban Neighborhood

- Conservation Area
- Institutional or Park
- Rural Residential
- Suburban Residential
- Urban Neighborhood
- Commercial Overlay
- Neighborhood Center
- Mixed Use
- Regional Center
- Employment / Residential
- Office_Employment



Conservation

The 100-year floodplain is regulated in order to prevent loss during floods. These areas are appropriate for outdoor recreation, agriculture / silviculture, and are otherwise predominantly unsuitable for development. This area also includes cemeteries.



Rural Residential

Very low density, single family detached residential on very large lots in a rural setting. Generally less than 1 dwelling per acre, and almost always without sewer service. Industrial agricultural operations are still active in these locations.



Suburban Residential

Primarily the large lot, single family detached residential, that many people love about the town's housing stock. Generally 2-3 dwelling units per acre, larger lots, with front- and side-loaded garages. Smaller lot sizes occasionally if minimum standards for open space and amenities are exceeded.



Urban Neighborhood

Primarily medium-sized lots with single family detached residential and occasionally smaller-scale, context-sensitive patio homes and attached residential permitted if design criteria are met. Generally 3-8 dwellings per acre. Some small-scale services, restaurants, or offices encouraged at select locations with good access.



Commercial Overlay

Potential for small-scale commercial that is sensitive to existing residential development if good transportation access is possible.



Neighborhood Center

Context-appropriate commercial, retail, services, professional offices, and occasionally residential located at key locations and crossroads that serve the general neighborhood around them. Small-lot residential or patio homes and/or attached residential could be part of land use mix.



Mixed Use Center

Mix of commercial, retail, restaurants, and service-oriented businesses, with a variety of residential options, including multi-family, townhomes, and upper-story residential. Offices also potentially on upper floors. Walkable places with a pedestrian-focused "downtown" feel.



Regional Center

High- to medium-intensity commercial, retail and lodging uses that act as regional activity centers, with offices and residential potentially mixed in. Primarily auto-oriented destinations with national or regional businesses.



Employment / Residential

These areas could include office buildings, storage and flex uses, supporting commercial uses and/or medium to high-intensity residential uses.



Office & Employment

Large office buildings, manufacturing, distribution, and light- to medium-industrial uses, storage and flex uses, along with associated offices and supporting commercial uses.



Institution or Park

Community schools, the Pitt Community College campus, town parks, and open space areas form a fabric that knits the community together. New institutional, civic, and open space uses are potentially allowed in any future land use category.

7,000 Sf
Lots =
6.22
units/acre



Urban Neighborhood

General Character

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

Typical Components	
Density	3-8 per acre
Lot coverage	Medium
Building height	1.5-3 stories
Parking	On- and off-street: front, side, rear, or alley-loaded
Street pattern	Suburban to urban grid
Right-of-way width	50'-60', less for alleys
Block length	600'-800'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalk (both sides)
Open Space	5-10%, more formal including plazas, greens and other common areas
Potential zoning	R-12.5, R-10, R-8, possibly also NB*, R-6, or M-R

**A Neighborhood Business zoning district is recommended on page 60.*

Uses

- Small-lot single family detached residential dom-

inates (with lots of approx. 6,000 to 10,000 sq ft), but duplexes or townhomes may be appropriate if design criteria are met to protect neighborhood character. Some small-scale service or office uses may be appropriate at select locations.



Buildings & Parking

Buildings are closer to the street, some side- and alley-loaded developments may be close to the sidewalk. Parking at nonresidential uses should be in the rear, to preserve walkability. On-street parking should be provided if densities exceed 4 dwelling units per acre or lot frontage of less than 50 feet per home.



Streets & Connections

Low- to medium-volume streets prioritize pedestrians. Street trees soften the streetscape. Connections to adjacent properties and neighborhoods are frequent.



Examples of Urban Neighborhood.

7,000 Sf
Lots =
6.22
units/acre

Winterville's Land Use Goals:

Organizing Goals:

Primary Goals:

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

Supporting Goals:

- Create a Town-wide Identity
- ★ • Connectivity and Mobility

Policies and Strategies

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

Strategies

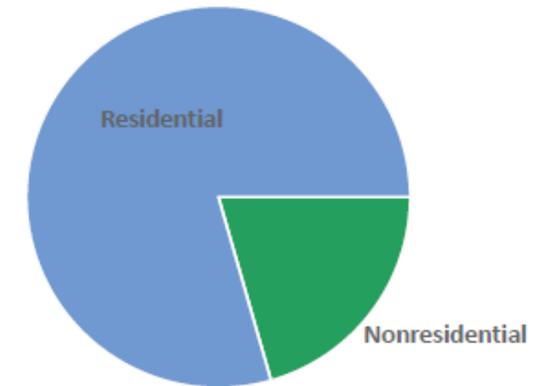
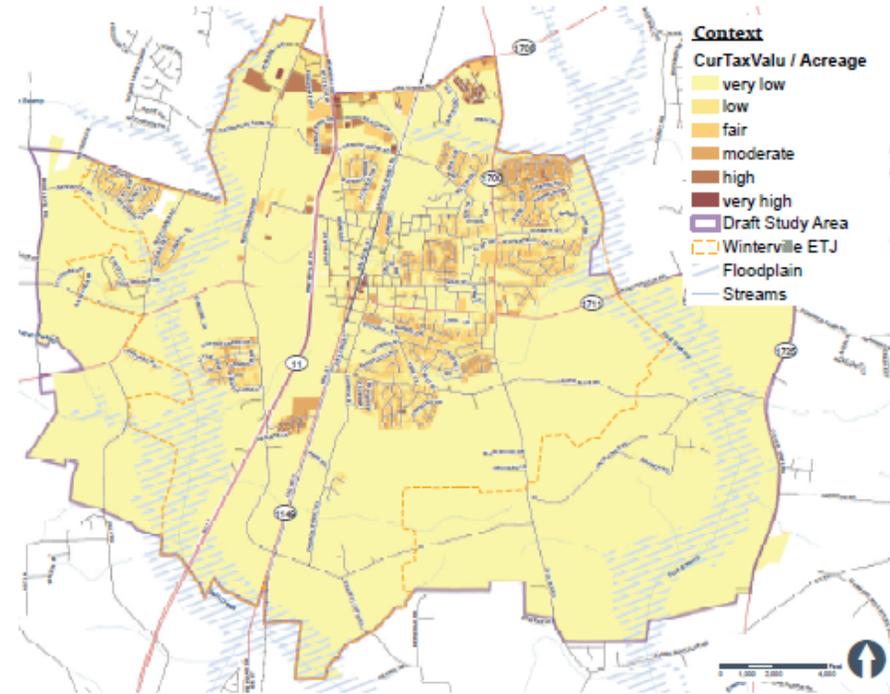
1.1: Utilize the Future Land Use Map and character areas when considering land use decisions (i.e. development approvals and rezoning decisions) and infrastructure improvement priorities.

1.2: Encourage non-residential growth in the form of retail, restaurants, professional offices and industrial development

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

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

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



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

Economic Development

Organizing Goals:

Primary Goals:

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

Supporting Goals:

- ★ • Activate Downtown

Policies and Strategies

Policy 1: Continue to implement previous plans.

Strategies

1.1: Continue to implement relevant recommendations from the adopted economic development plan.

- Update the Economic Development Strategy periodically (typically every 5-6 years).

1.2: Continue to market the assets and opportunities of Winterville as stated in the adopted economic development plan.

1.3: Emphasize retail, office, light industrial and other commercial development

especially along Winterville Parkway and other appropriate areas.

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

Strategies

2.1: Support Winterville's transformation from a 'bedroom community' to a 'neighboring community' of Greenville.

- The Economic Development Task Force recommended that Winterville grow into its own vibrant community with its own commercial and employment sectors. This will help the Town become a self-sufficient community that recaptures retail leakage from nearby Greenville.

2.2: Discourage rezonings to residential zoning districts in high visibility corners with good access and parcels within Office & Employment future land use areas.

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

Strategies

3.1: Support rezonings to residential uses in the Suburban Residential and Urban Neighborhood areas identified on the future land use map.

3.2: Continue to support and promote



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



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

Downtown

Organizing Goals:

Primary Goals:

- ★ Activate Downtown
- Strengthen and Diversify the Economy
- Create a Town-wide Identity

Supporting Goals:

- ★ Connectivity and Mobility

Policies and Strategies

★ Policy 1: Live/work/play downtown.

Strategies

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

- Consider updates to the Central Business District and Central Business Transition Overlay District to allow for upper story residential development, and additional medium to high density housing types.
- Enhanced pedestrian facility requirements and/or modified street standards may be necessary.

1.2: Support outdoor dining and other active uses.

- Sidewalk widenings and/or modifications to ordinances may be necessary.

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

- Encourage infill and redevelopment on properties between Mill Street and Railroad Street, including frontages of Depot Street and Sylvania Avenue.
- Allow for office and commercial uses along Main Street between NC 11 and Church Street.

1.4: Study public space improvements downtown including a formalized park or plaza in the vicinity of market square.

1.5: Continue and expand events and programming.

Policy 2: Improve downtown appearance and operations.

Strategies

2.1: Continue the facade improvement program.

- Consider adjustments to the facade grant program to include homes along west Main Street.

2.2: Pursue streetscape improvements that improve pedestrian comfort.



The parking around the railroad tracks supports downtown businesses, but does not detract from the vibrancy of the district.

P&Z Meeting :

- Thirteen Winterville Residents (Residents of Waterford) spoke in opposition of the rezoning:
 - Major topics of concern:
 - Stormwater/ Drainage Concerns.
 - Traffic Concerns.
 - Concerns of how it may impact quality of life and property values.
 - Desire larger lots/ concerns of the proposed density.
 - Noise Concerns.
- P&Z Recommendation: Voted 5-1 to recommend denial of the rezoning on January 17, 2023.

Letters :

- We received one letter of support from Local Oak Brewery.
 - They believe “this is the type of development that will help Winterville grow in the right way”
 - Believe it will create “considerable boon” to downtown.

Staff Recommendation:

- Planning Staff finds the request is reasonable and in the public interest as the proposed zoning district is compatible with surrounding land uses and the future land use plan.
- Staff recommends approval of the request to rezone 13.5 acres from AR to R-6 CD as it is consistent with the Comprehensive Land Use Plan.



REZONING PROCESS:

- Public Comments will now be entertained by the Planning and Zoning Board.
- Planning and Zoning Board will then make a recommendation to the Town Council.
- The Public Hearing will be scheduled at the February 13, 2023 Town Council Meeting.
- Town Council will hold a public hearing on March 13, 2023 @ 7 pm.



Questions?



Public Comment Session



REZONING REQUEST “Gray Point Motors” PARCELS 20628 & 28376

Presenter:

Stephen Penn,

Director of Planning & Economic Development



A slice of the good life!

- Applicant: Linda Brock Best (landowner)
- Location: Chapman Street at its intersection with Depot Street.
- Parcel Numbers: 20628, 28376
- Site Data: 3.17 acres
- Current Zoning District: MR-CD (48 unit (55years old +) age restricted senior housing).
- Proposed Zoning District: General Business – Conditional District (GB-CD)
- Proposed Conditions: Used car dealership with a mechanic shop.



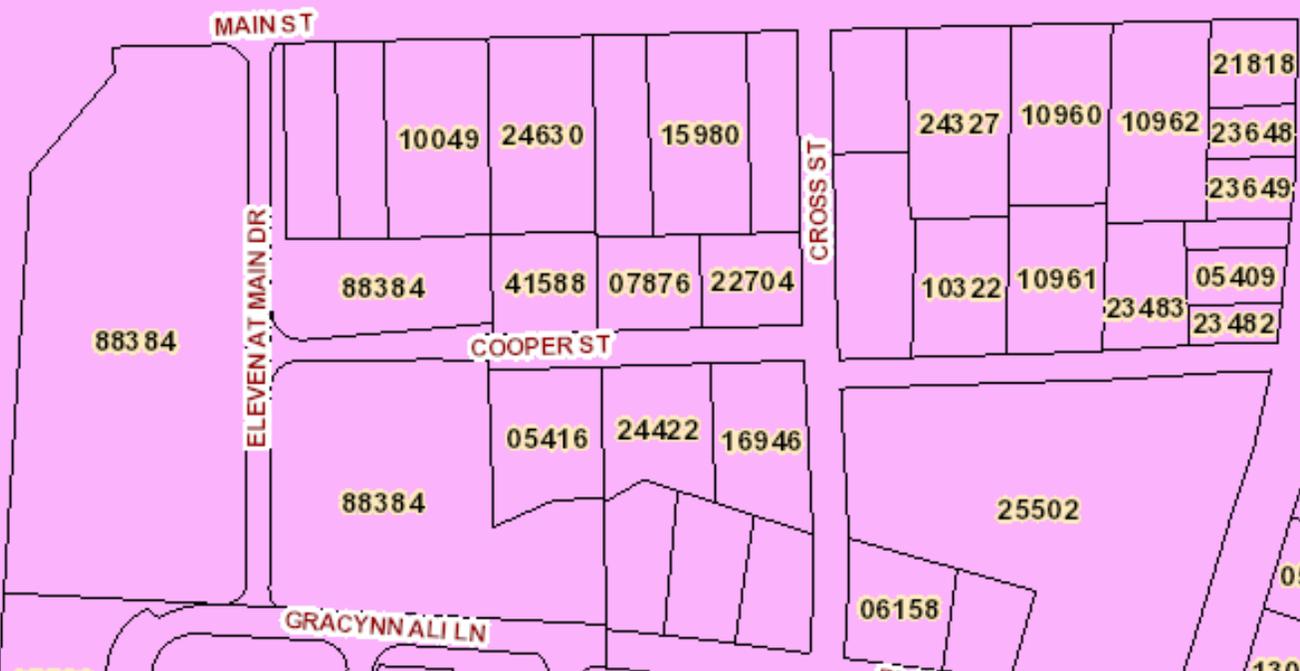
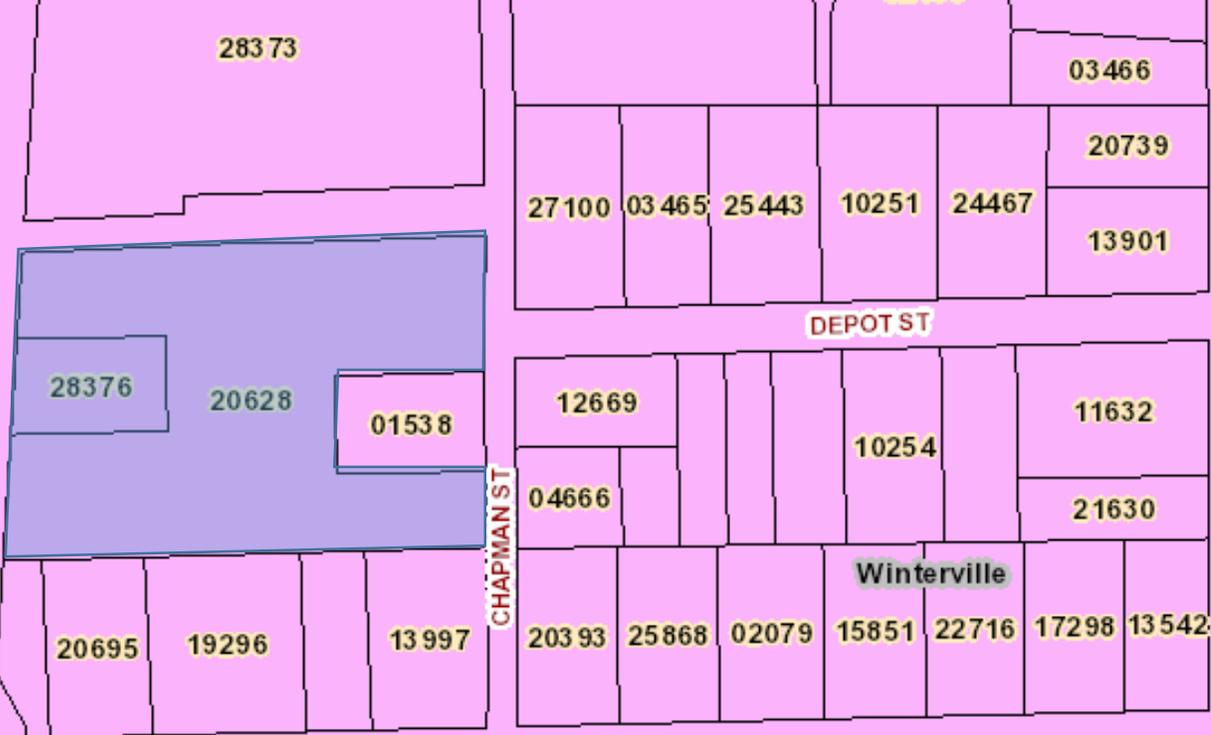
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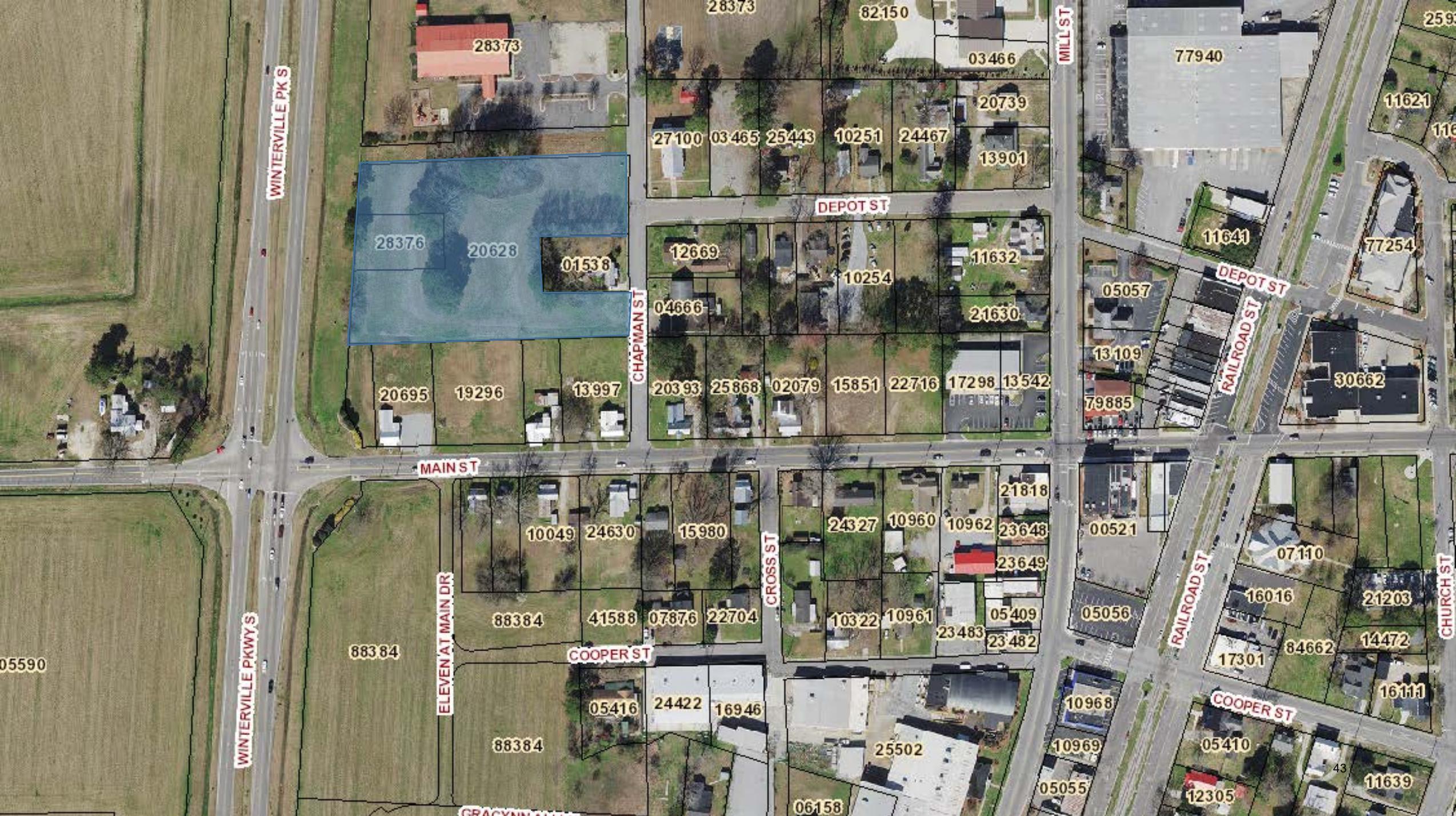
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05590

WINTERVILLE PK S

WINTERVILLE PKWY S





WINTERVILLE PK S

WINTERVILLE PKWY S

MAIN ST

DEPOT ST

COOPER ST

CHAPMAN ST

CROSS ST

MILL ST

RAILROAD ST

DEPOT ST

RAILROAD ST

CHURCH ST

28373

28376

20628

01538

28373

82-150

03466

20739

27100 03465 25443

10251

24467

13901

12669

10254

11632

04666

21630

20695

19296

13997

20393

25868

02079

15851

22716

17298

13542

79885

05057

11641

77254

30662

05590

88384

88384

41588

07876

22704

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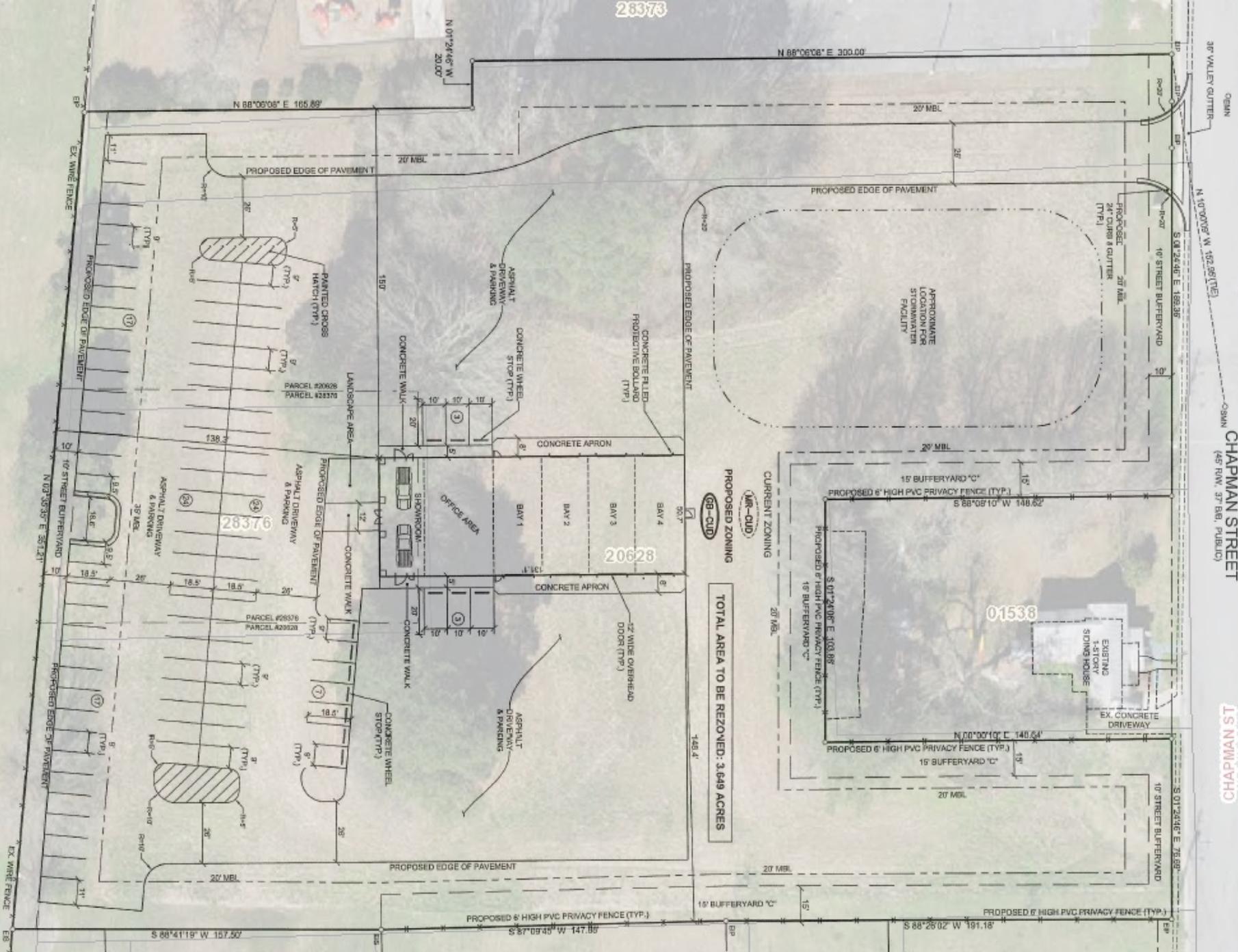
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12305

11639

43

28373



TOTAL AREA TO BE REZONED: 3.649 ACRES

PROPOSED ZONING
(MR-OLD)
(OB-CUD)

28376

20628

01538

SINGLE-FAMILY
 AR
 GATEWAY CHRISTIAN CENTER
 DB 163, PG 627

WEST DEPOT STREET
 (30' ROW, 37' Bldg. PUBLIC)

SINGLE-FAMILY
 AR
 HARVEY LEE JOYNER
 LIFE ESTATE
 DB 3246, PG 535
 MB 3, PG 328

SINGLE-FAMILY
 OB
 E&S HOMES, LLC
 DB 3801, PG 124

CHAPMAN STREET
 (45' ROW, 37' Bldg. PUBLIC)

LS NAWM(P)HC

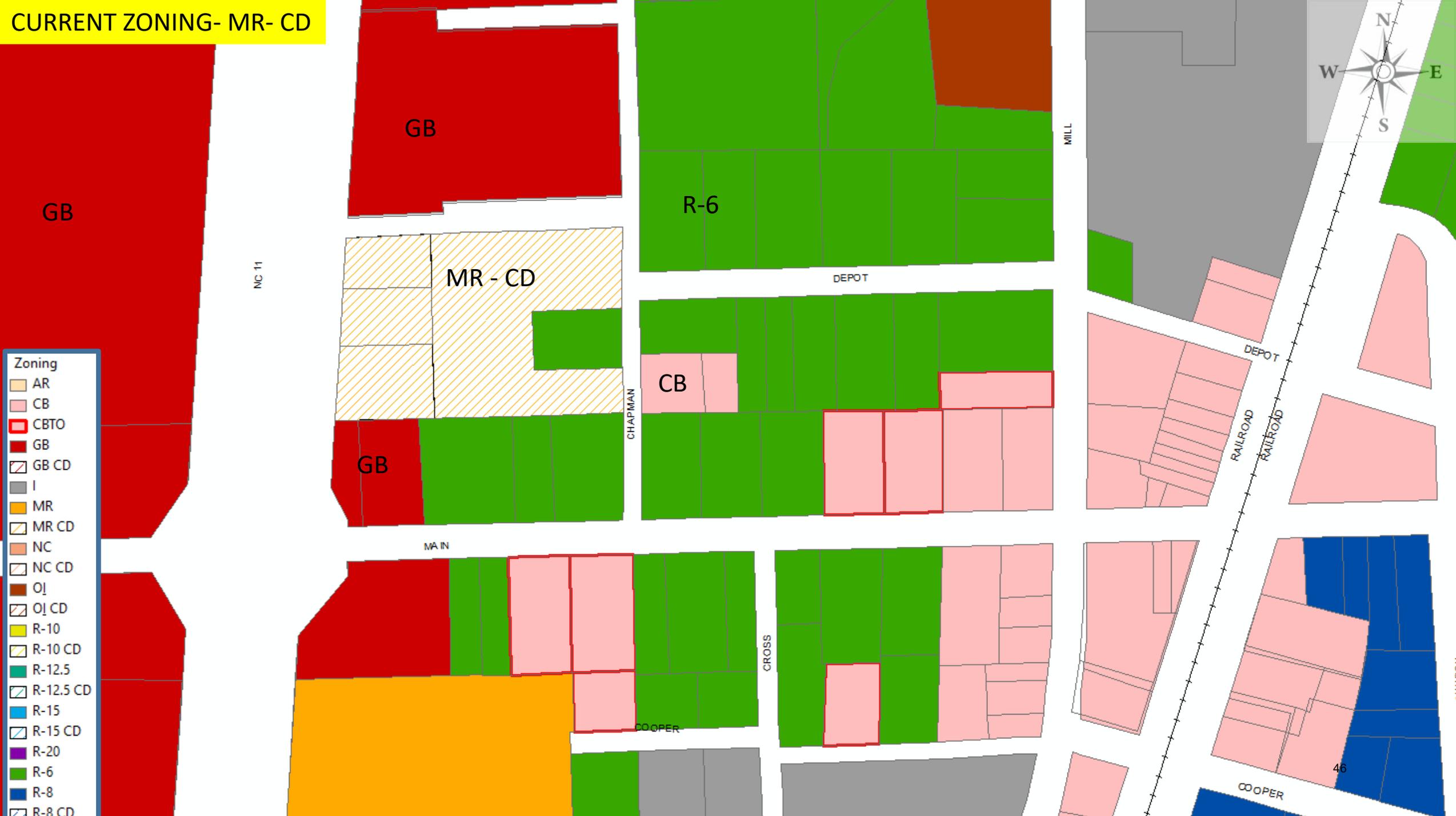
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DEPOT ST

12669

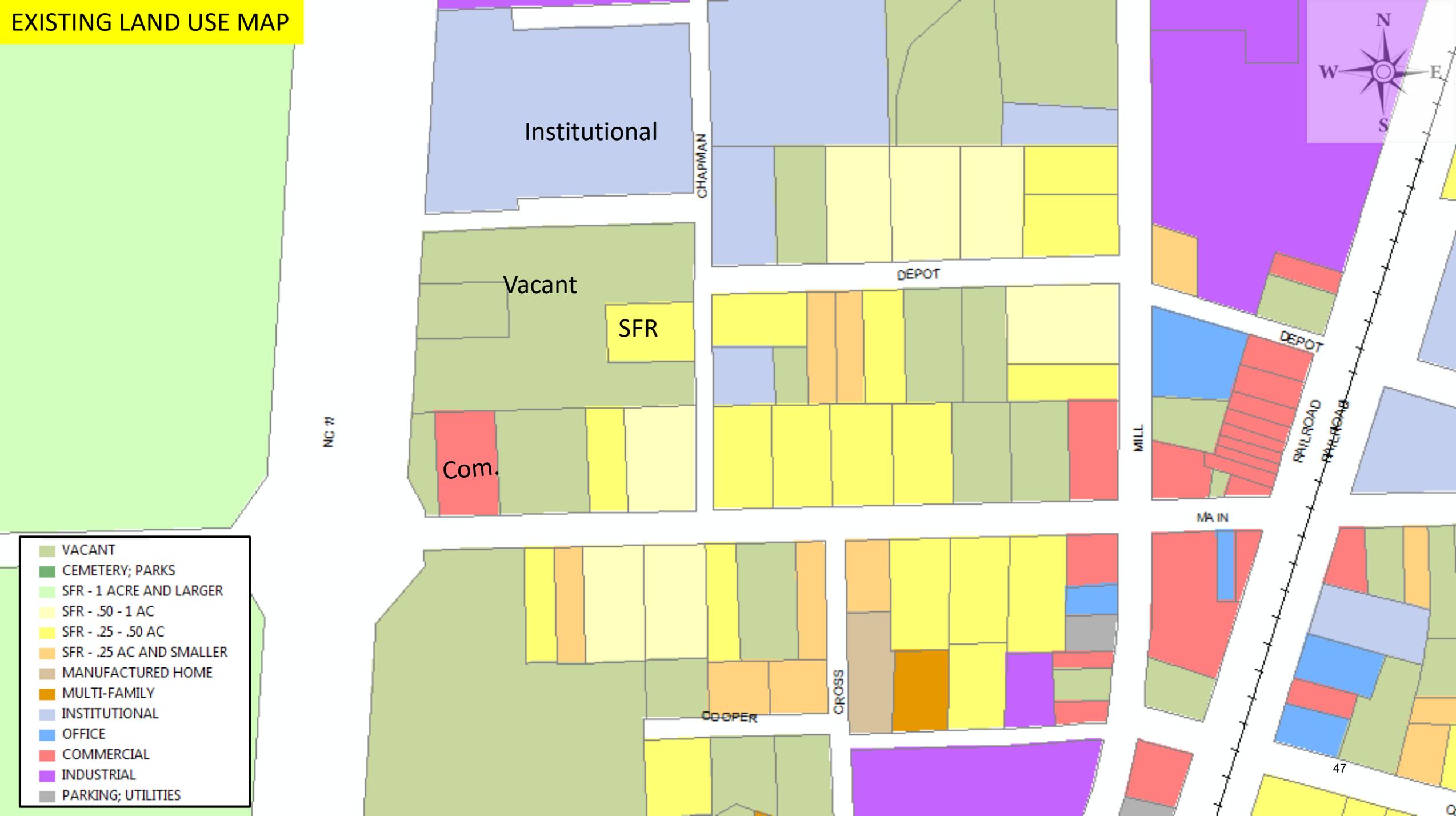
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CURRENT ZONING- MR- CD



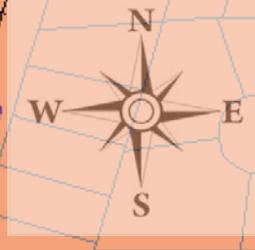
- Zoning
- AR
 - CB
 - CBTO
 - GB
 - GB CD
 - I
 - MR
 - MR CD
 - NC
 - NC CD
 - OI
 - OI CD
 - R-10
 - R-10 CD
 - R-12.5
 - R-12.5 CD
 - R-15
 - R-15 CD
 - R-20
 - R-6
 - R-8
 - R-8 CD

EXISTING LAND USE MAP

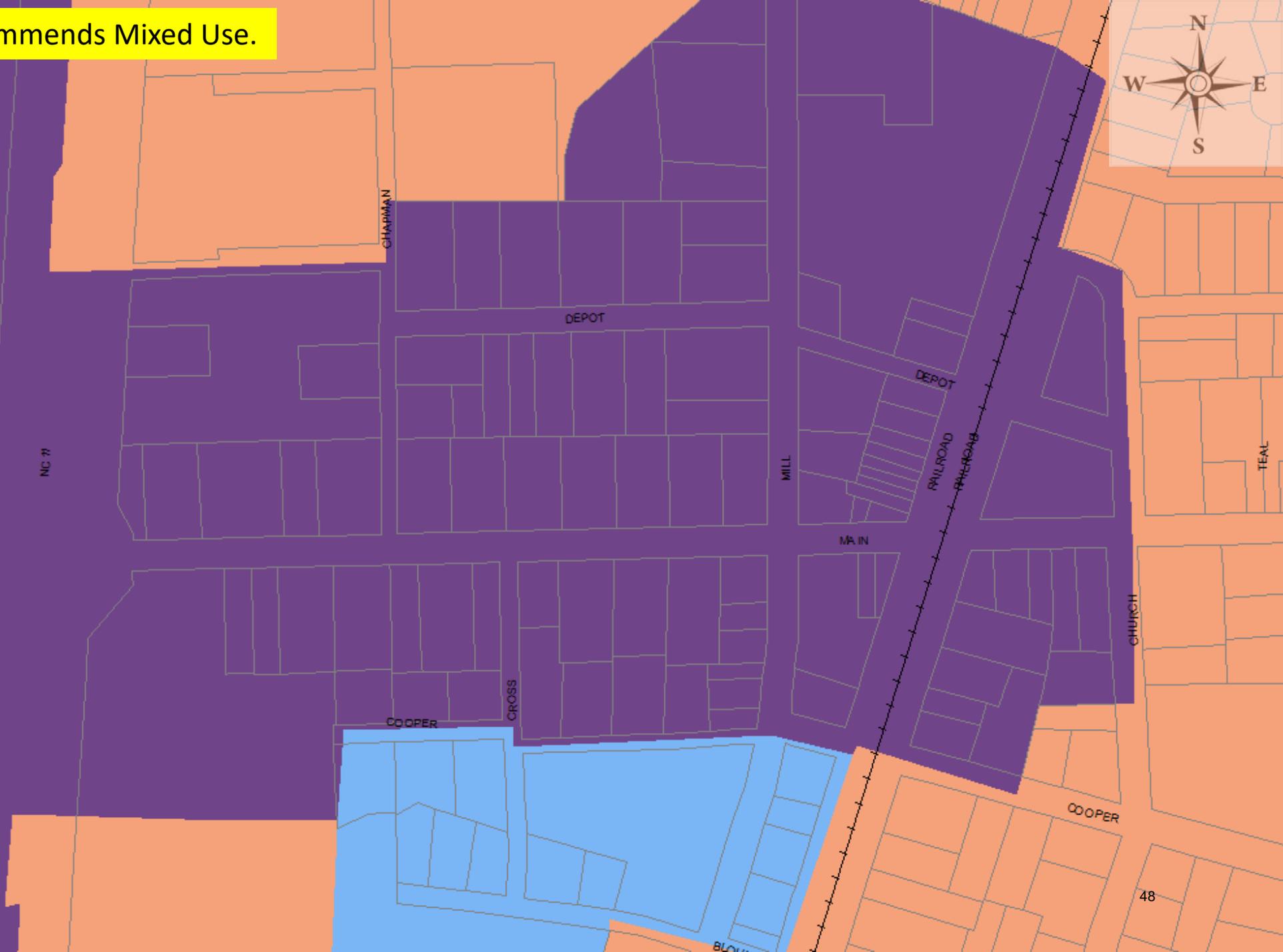


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- CEMETERY; PARKS
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- SFR - .25 AC AND SMALLER
- MANUFACTURED HOME
- MULTI-FAMILY
- INSTITUTIONAL
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- PARKING; UTILITIES

FUTURE LAND USE PLAN- Recommends Mixed Use.



- Conservation Area
- Institutional or Park
- Rural Residential
- Suburban Residential
- Urban Neighborhood
- Commercial Overlay
- Neighborhood Center
- Mixed Use
- Regional Center
- Employment / Residential
- Office_Employment





Conservation

The 100-year floodplain is regulated in order to prevent loss during floods. These areas are appropriate for outdoor recreation, agriculture / silviculture, and are otherwise predominantly unsuitable for development. This area also includes cemeteries.



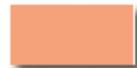
Rural Residential

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Commercial Overlay

Potential for small-scale commercial that is sensitive to existing residential development if good transportation access is possible.



Neighborhood Center

Context-appropriate commercial, retail, services, professional offices, and occasionally residential located at key locations and crossroads that serve the general neighborhood around them. Small-lot residential or patio homes and/or attached residential could be part of land use mix.



Mixed Use Center

Mix of commercial, retail, restaurants, and service-oriented businesses, with a variety of residential options, including multi-family, townhomes, and upper-story residential. Offices also potentially on upper floors. Walkable places with a pedestrian-focused "downtown" feel.



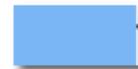
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High- to medium-intensity commercial, retail and lodging uses that act as regional activity centers, with offices and residential potentially mixed in. Primarily auto-oriented destinations with national or regional businesses.



Employment / Residential

These areas could include office buildings, storage and flex uses, supporting commercial uses and/or medium to high-intensity residential uses.



Office & Employment

Large office buildings, manufacturing, distribution, and light- to medium-industrial uses, storage and flex uses, along with associated offices and supporting commercial uses.



Institution or Park

Community schools, the Pitt Community College campus, town parks, and open space areas form a fabric that knits the community together. New institutional, civic, and open space uses are potentially allowed in any future land use category.



Mixed Use Center

General Character

- ★ Mixed Use Centers allow flexibility to respond to market demands by emphasizing the form of development over use or intensity. These areas feel made for people and have just a little “hustle-and-bustle” with some small-town hospitality mixed in.

Typical Components	
Density	No limit on upper story residential, up to 20 units per acre elsewhere
Lot coverage	High to very high
Building height	2-4 stories
Parking	Off-street or on-street
Street pattern	Urban grid
Right-of-way width	50'-60', less for alleys
Block length	400'-600'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Wide sidewalks
Civic Space	10-20%, Plazas or greens as organizing elements, greenways, pocket parks, naturalized stormwater detention
Potential zoning	C-B, possibly M-R, G-B, C-N or O-I, potentially a need for a new district

Uses

- ★ Retail, restaurants, and shopping create active street frontage, with upper story residential and office adding diversity. Stand-alone commercial, office and multi-family possible as part of larger-scale developments. Smaller detached and attached housing options blend with existing homes.



Buildings & Parking

- ★ Buildings are packed closely together and pulled up to the street, which creates a walkable environment. On-street parking and high lot coverage maximize the amount of attractions available.



Streets & Connections

- The streets have wide sidewalks that foster an active pedestrian environment. The tight grid and pleasant streetscapes encourage walking and window-shopping.



Examples of Mixed Use Center.

Downtown

Organizing Goals:

Primary Goals:

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

Supporting Goals:

- Connectivity and Mobility

Policies and Strategies

Policy 1: Live/work/play downtown.

Strategies

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

- Consider updates to the Central Business District and Central Business Transition Overlay District to allow for upper story residential development, and additional medium to high density housing types.
- Enhanced pedestrian facility requirements and/or modified street standards may be necessary.

1.2: Support outdoor dining and other active uses.

- Sidewalk widenings and/or modifications to ordinances may be necessary.

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

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- Allow for office and commercial uses along Main Street between NC 11 and Church Street.

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1.5: Continue and expand events and programming.

Policy 2: Improve downtown appearance and operations.

Strategies

2.1: Continue the facade improvement program.

- Consider adjustments to the facade grant program to include homes along west Main Street.

2.2: Pursue streetscape improvements that improve pedestrian comfort.



The parking around the railroad tracks supports downtown businesses, but does not detract from the vibrancy of the district.

Overview

The following small area plans are included to provide an example of the type and character of development the Town could encourage in and around downtown based on the Future Land Use Map. The Downtown Gateway Concept stretches from the existing downtown, through the residential neighborhoods along West Main Street to the NC 11 intersection and a potential future commercial center.



★ West Main

West Main St can serve as the primary entrance to downtown and as a walkable neighborhood with smaller-scale businesses.

D. Commercial infill and reuse of existing buildings along Main St.

E. Updates to Main St to include sidewalks on north side and on-street parking (long-term)

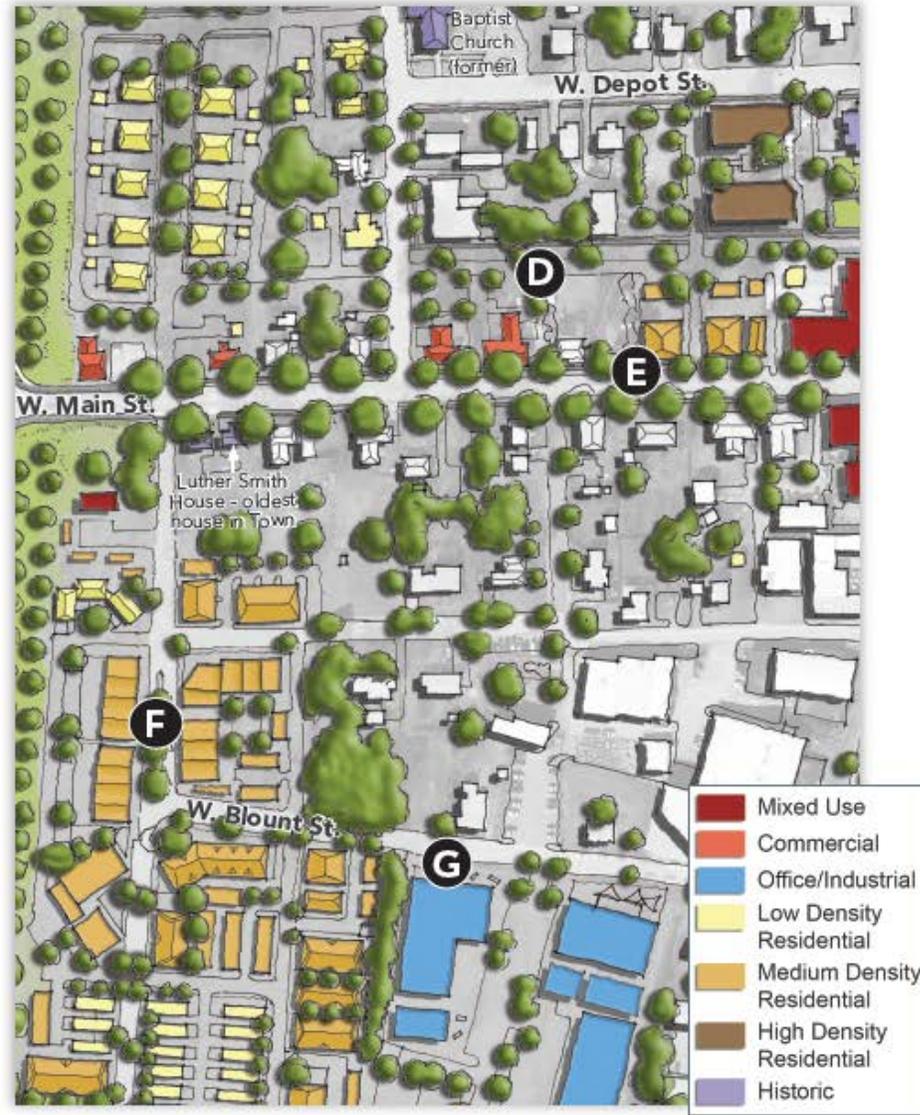
F. Mix of residential within walking distance to downtown

G. Expansion of office/employment uses

WALKABLE INFILL RESIDENTIAL SUPPORTS DOWNTOWN



Infill development can bring new residents and reinforce a vibrant streetscape.



COMMERCIAL REUSE ALONG WEST MAIN ST.



Older homes could be renovated and reused as offices, shops or restaurants to expand the downtown district

P&Z Meeting:

- Public Comment:
 - Two speakers:
 - Both were adjacent property owners:
 - Speaker 1:
 - Believes the proposed use is not at harmony with surrounding area.
 - Concerns with its impact on Chapman Street.
 - Speaker 2:
 - Concerns about noise & safety of the residents/children living in the home that is sandwiched by the property.
- P&Z Recommendation: Voted 5-1 to recommend denial of the rezoning on January 17, 2023.



Town Received Two Emails:

- Emails:
 - Email 1: Also Spoke at P&Z Meeting.
 - Would prefer the land to remain residential.
 - Email 2: Also Spoke at P&Z Meeting.
 - Concerned about its impact on similar businesses in the area.
 - Concerned that it would have negative effects on the neighborhood atmosphere.
 - Have Traffic Concerns.



Staff Recommendation:

- The proposed GB-CD (used car dealership with a mechanic shop) zoning districts would not promote land uses that are compatible with the general character of the area. The property is located as the primary entrance to downtown and as a walkable neighborhood with small-scale businesses.
- While some light commercial may be appropriate, the proposed use of a used car dealership with a mechanic shop is not consistent with the Comprehensive Land Use Plan.
- Therefore, the rezoning request is not consistent with the intent and purpose of the Zoning Ordinance, the Future Land Use Plan, or the existing development and trends in the surrounding area.
- Staff recommends denial of the request to rezone 3.17 acres from MR-CD to GB-CD.



REZONING PROCESS:

- Public Comments will now be entertained by the Planning and Zoning Board.
- Planning and Zoning Board will then make a recommendation to the Town Council.
- The Public Hearing will be scheduled at the January 9, 2023 Town Council Meeting.
- Town Council will hold a public hearing on February 13, 2023 @ 7 pm.



Questions?



Public Comment Session



ANNEXATION REQUEST “Aces for Autism” PARCEL 14643

Presenter:

Stephen Penn,

Planning & Economic Development Director



- Applicant: Aces For Autism
- Location: 700 Samuel Robinson Way; South of Worthington Road, roughly 790 feet east of the Worthington and Old Tar Road intersection.
- Parcel Numbers: 14643
- Site Data: 23.372 acres
- Current Zoning District: Office & Institutional. (O&I)
- Request: Requesting Annexation.



Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?



ANNEXATION REQUEST

“Church of the Open Door, Inc.”

PARCEL 86748

Presenter:

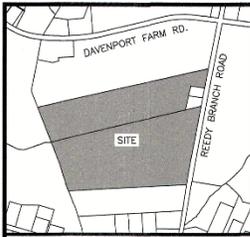
Stephen Penn,

Planning & Economic Development Director



- Applicant: Aces For Autism
- Location: 4584 Reedy Branch Road.
- Parcel Numbers: 86748
- Site Data: 19.32 acres
- Current Zoning District: Agricultural-Residential. (AR)
- Request: Requesting Annexation.





VICINITY MAP
(SCALE: 1"=1000')

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON, OR TO BE USED FOR SALES OR CONVEYANCE.
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6. BOUNDARY INFORMATION OF SUBJECT PROPERTY WAS TAKEN FROM DEED AND MAP REFERENCES SHOWN HEREON. ALL CORNER MONUMENTATION SHOWN ON THIS MAP WAS TAKEN FROM THE REFERENCED DEEDS AND PLATS. NO FIELD SURVEY WAS PERFORMED FOR THIS MAP.



N/F
SUTTON LAND HOLDINGS, LLC.
D.B. 4292 PG. 69
M.B. 88 PG. 38
PIN# 4675069409
PARCEL# 88050

N/F
JASON TREMANN BARNETT
D.B. 3353 PG. 583
PIN# 4675167023
PARCEL# 34183

N/F
JAMES J. FERENCZY
D.B. 356 PG. 355
M.B. 28 PG. 121
PIN# 4675156080
PARCEL# 58872

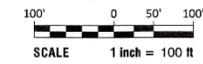
N/F
CHURCH OF THE OPEN DOOR, INC.
D.B. 3930 PG. 40
PIN# 4675029226
PARCEL# - 88748

ANNEXATION AREA
19.32 AC +/-
841,364.28 SQ.FT +/-

N/F
CHURCH OF THE OPEN DOOR, INC.
D.B. 3930 PG. 40
PIN# 4675029226
PARCEL# - 88748

REFERENCES:

- D.B. 3930 PG. 40
- D.B. 4292 PG. 69
- M.B. 88 PG. 38
- D.B. 3253 PG. 583
- D.B. 356 PG. 355
- M.B. 28 PG. 121
- D.B. 356 PG. 434
- D.B. 420 PG. 407



ACCEPTED FOR THE TOWN OF WINTERVILLE

MAYOR _____ DATE _____

RECORDED IN MAP BOOK _____ PAGE _____

LEGEND

- NEW CITY LIMITS
- OLD CITY LIMITS
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY
- EIP O EXISTING IRON PIPE (SEE NOTE 6)
- EIP X EXISTING IRON ROD (SEE NOTE 6)
- CP Δ COMPUTED POINT

ABBREVIATIONS

- PIN PARCEL IDENTIFICATION NUMBER
- RED REAL ESTATE IDENTIFICATION
- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- M.B. MAP BOOK
- P.G. PAGE
- NAD NORTH AMERICAN DATUM
- R/W RIGHT-OF-WAY
- M.B. MAP BOOK
- AC. ACRES
- SQ.FT. SQUARE FEET
- ETJ EXTRA-TERRITORIAL JURISDICTION

CERTIFICATION

NORTH CAROLINA PITTS COUNTY

I, JAMES W. ATKINSON, II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK REFERENCES AS NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)(d) AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY; BEING A SURVEY FOR ANNEXATION INTO CITY LIMITS OF THE TOWN OF WINTERVILLE; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 8TH DAY OF FEBRUARY, 2023.

SIGNED James W. Atkinson, II 2/8/23
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5359

REVISIONS

ANNEXATION MAP FOR CHURCH OF THE OPEN DOOR, INC.
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: CHURCH OF THE OPEN DOOR, INC.
ADDRESS: 4584 REEDY BRANCH ROAD
WINTERVILLE, NC 28590

NC License: F-0334
Rivers & ASSOCIATES, INC.
riversandassociates.com Since 1918

Engineers Planners Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 762-4135

SURVEYED N/A
DRAWN JWA
CHECKED JWA
APPROVED PM
DATE 2/8/2023
SCALE 1" = 100'

MAP SHOWING AREA ANNEXED BY THE TOWN OF WINTERVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____ AREA 19.32 AC.

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?



ANNEXATION REQUEST
“DPD Properties II, LLC.”
AKA: NC-11 Self Storage
PARCEL 60147

Presenter:

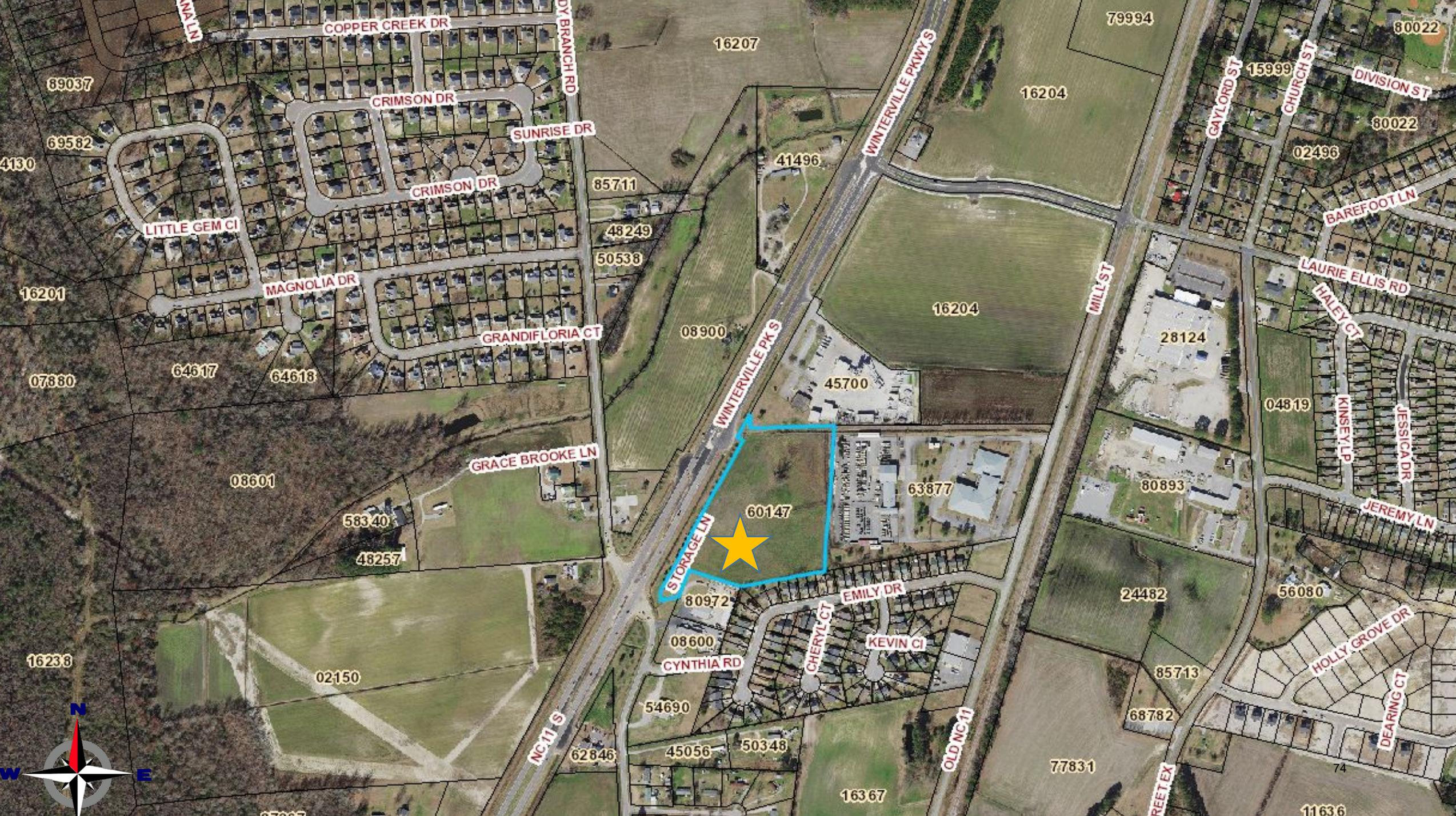
Stephen Penn,

Planning & Economic Development Director



- Applicant: DPD Properties II, LLC. (AKA NC-11 Self Storage)
- Location: 2903 Storage Lane; North-eastern corner of Highway 11 & Reedy Branch Road.
- Parcel Numbers: 60147
- Site Data: 9.68 acres
- Current Zoning District: Industrial (I).
- Request: Requesting Annexation.





COPPER CREEK DR

CRIMSON DR

CRIMSON DR

MAGNOLIA DR

GRANDIFLORIA CT

GRACE BROOKE LN

STORAGE LN

CYNTHIA RD

EMILY DR

KEVIN CT

WINTERVILLE PKWY S

WINTERVILLE PK S

MILL ST

GAYLORD ST

CHURCH ST

BAREFOOT LN

LAURIE ELLIS RD

HALEY CT

KINSEY LN

JESSICA DR

JEREMY LN

HOLLY GROVE DR

DEARING CT

NC 11 S

OLD NC 11

REET EX

16207

79994

60022

16204

15999

80022

02496

85711

41496

48249

50538

16204

28124

08900

45700

04819

16201

64617

64618

07880

08601

58340

48257

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08600

80972

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85713

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45056

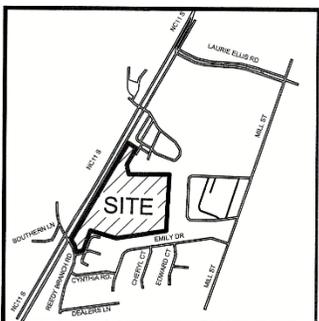
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77831

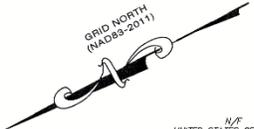
16367

74

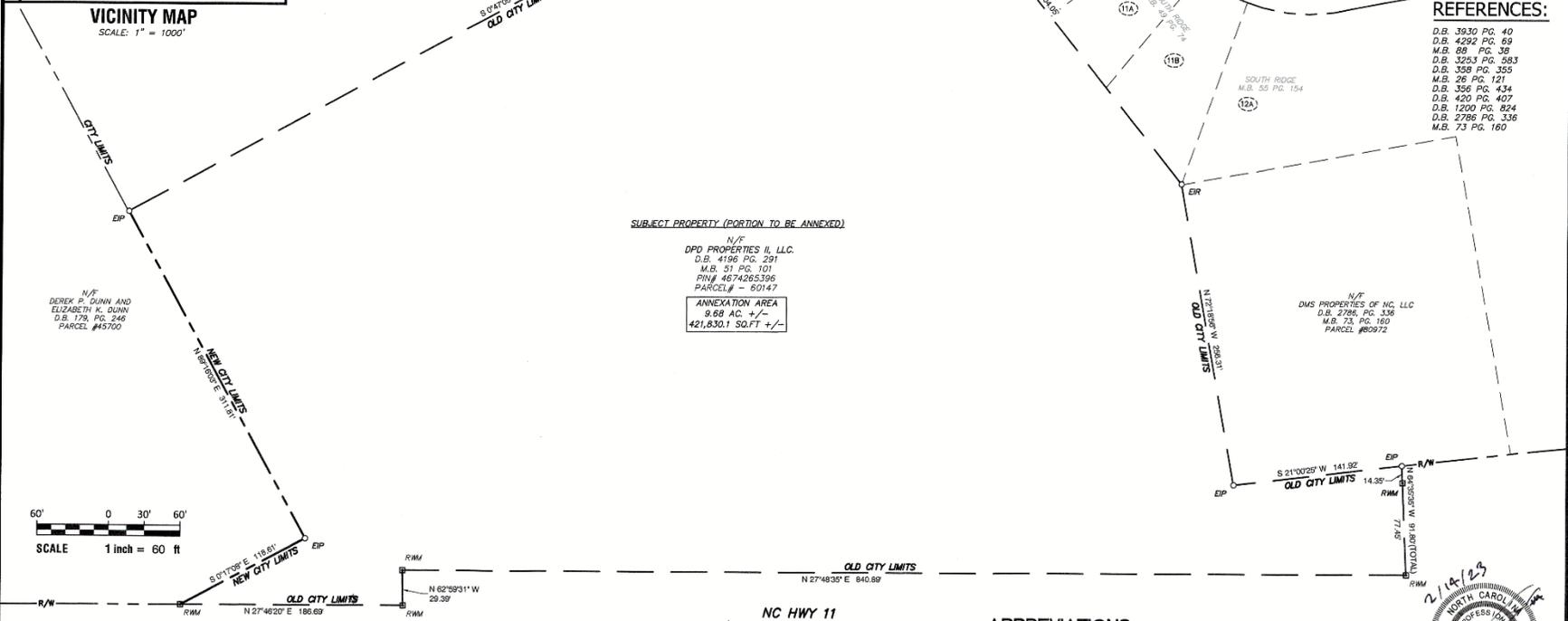
11636



VICINITY MAP
SCALE: 1" = 1000'



N/F
UNITED STATES OF AMERICA
D.B. 1200, PG. 824
PARCEL #63877



SCALE 1 inch = 60 ft

SUBJECT PROPERTY (PORTION TO BE ANNEXED)

N/F
DPD PROPERTIES II, LLC.
D.B. 4196 PG. 291
M.B. 31, PG. 101
PIN# 4674265396
PARCEL# - 60147

ANNEXATION AREA
9.68 AC +/-
421,830.1 SQ FT +/-

- NOTES:
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- D.B. 4292 PG. 69
- M.B. 89 PG. 38
- D.B. 3253 PG. 583
- D.B. 358 PG. 355
- M.B. 26 PG. 121
- D.B. 356 PG. 434
- D.B. 420 PG. 407
- D.B. 1200 PG. 824
- D.B. 2786 PG. 336
- M.B. 73 PG. 160

R:\LANDSERV\DPD_11 SELF STORAGE ANNEXATION MAP.DWG - Z-2699_DP2.AC 11 SELF STORAGE ANNEXATION MAP

REVISIONS

ANNEXATION MAP FOR DPD PROPERTIES II, LLC.
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: DPD PROPERTIES II LLC.
ADDRESS: P.O. BOX 1639
WINTERVILLE, NC 28590

NC License: F-6384
 Engineers Planners Surveyors Landscape Architects
 107 East Second Street
 Greenville, NC 27858
 (252) 752-4135 Since 1918

LEGEND

- NEW CITY LIMITS
- OLD CITY LIMITS
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY
- EP ○ EXISTING IRON PIPE (SEE NOTE 6)
- ER ○ EXISTING IRON ROD (SEE NOTE 6)
- CP ▲ COMPUTED POINT

MAP SHOWING AREA ANNEXED BY
THE TOWN OF WINTERVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____

9.68 AC.
AREA

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

ABBREVIATIONS

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- P.G. PAGE
- NAD NORTH AMERICAN DATUM
- R/W RIGHT-OF-WAY
- AC ACRES
- SQ.FT. SQUARE FEET
- ETJ EXTRA-TERRITORIAL JURISDICTION
- RWM RIGHT-OF-WAY MONUMENT

ACCEPTED FOR THE TOWN OF WINTERVILLE

MAYOR _____ DATE _____

RECORDED IN MAP BOOK _____ PAGE _____



CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, JAMES W. ATKINSON III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK REFERENCES AS NOTED, THAT THE RATIO OF PRECISION IS 1:10,000, THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (D)(1)(c) AS TO THE FOLLOWING: THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR ANNEXATION INTO CITY LIMITS OF THE TOWN OF WINTERVILLE; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 14TH DAY OF FEBRUARY, 2023.

SIGNED: *James W. Atkinson III* 2/14/23
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5359

Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?





**WINTERVILLE TOWN COUNCIL
MONDAY, APRIL 10 2023 – 7:00 PM
REGULAR MEETING MINUTES**

The Winterville Town Council met in a Regular Meeting on the above date at 7:00 PM in the Town Hall Assembly Room, with Mayor Pro Tem Moye presiding. The following were present:

Richard E. Hines, Mayor
Johnny Moye, Mayor Pro Tem
Brandy Harrell, Councilwoman
Tony P. Moore, Councilman
Veronica W. Roberson, Councilwoman
Keen Lassiter, Town Attorney
Terri L. Parker, Town Manager
Anthony Bowers, Assistant Town Manager
Don Harvey, Town Clerk
Ryan Willhite, Police Chief
David Moore, Fire Chief
Cliff McGuffin, Public Works Director
Jessica Manning, Finance Director
Evan Johnston, Parks and Recreation Director/Building Inspector/Code Enforcement Officer
Stephen Penn, Planning and Economic Development Director
Ron Mills, Electric Department

CALL TO ORDER: Mayor Hines called the meeting to order.

INVOCATION: Councilman Tony Moore

PLEDGE OF ALLEGIANCE: Mayor Hines led everyone in the Pledge of Allegiance.

WELCOME: Mayor Hines welcomed the public.

APPROVAL OF AGENDA:

Motion made by Councilwoman Roberson and seconded by Mayor Pro Tem Moye to approve the Agenda as amended. Motion carried unanimously, 5-0.

INTRODUCTION OF NEW EMPLOYEES:

1. Patrick Ellis, Police Officer.
2. Alexander Hopper, Police Officer.
3. Devin Ivey, Police Officer.

PROCLAMATIONS:

1. National Community College Month.

Town Manager Parker read, and Mayor Hines present the following Proclamation:



PROCLAMATION
NATIONAL COMMUNITY COLLEGE MONTH

WHEREAS, Pitt Community College is one of 58 institutions that comprise the N.C. Community College System, which provides high-quality, affordable and accessible educational opportunities to nearly 600,000 students annually in an effort to develop a globally-competent workforce and improve lives; and

WHEREAS, Pitt Community College serves nearly 20,000 curriculum and continuing education students annually and has proven to be a valuable source of higher education in Pitt County and eastern North Carolina for more than 62 years; and

WHEREAS, Pitt Community College has demonstrated exceptional dedication to helping students, particularly low-income students and students of color achieve their goals for academic success, personal growth and economic opportunity; and

WHEREAS, Pitt Community College has made a concerted effort to recruit and support Pitt County adult learners between the ages of 25 and 44 years old to help them acquire skills and credentials that can change their families' economic trajectory; and

WHEREAS, Pitt Community College has partnered with Pitt County Schools on a technical academy that is preparing the next generation of quality craftsmen and women; and

WHEREAS, Pitt Community College is leading Pitt County's effort to reduce recidivism by helping individuals who have been incarcerated overcome obstacles, like homelessness, unemployment, substance abuse, transportation and mental health issues, to successfully rejoin their communities upon their release; and

WHEREAS, Pitt Community College offers an array of educational services, including curriculum programs, short-term continuing education credentials and customized training, to prepare a skilled local workforce that meets the needs of existing business and industry while attracting new economic growth; and

WHEREAS, Pitt Community College is committed to "educating and empowering people for success" while adhering to the N.C. Community College System's original mission of keeping the door open to all individuals seeking higher education and taking them from where they are educationally to where they want to go; and

WHEREAS, in recognition of the important contribution of community and technical colleges to the nation's educational system, in 1985 the U.S. Congress authorized and requested then-President Ronald Reagan to issue Proclamation 5418 establishing a "National Community College Month"

NOW, THEREFORE, be it resolved that Winterville's Town Council does hereby proclaim

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk

4

PRESENTATIONS:

1. Dr. Lawrence L. Rouse, President, Pitt Community College (PCC).

Thanked the Council for their support of PCC and stated that last week was a great event. The newest building for PCC is the Eddie and JoAllison Smith Center for Student Advancement which is a 28,000

square foot building which allows students to congregate with great meeting space. Invited the Town to utilize the space in the future as needed.

Dr. Rouse thanks the Council for the Proclamation. He stated that PCC is the 7th largest Community College in the State. There is a new welding facility coming in the Fall as PCC has the largest welding program in the State. The goal of PCC is to work with individuals to gain skills to find a life-long career.

Working to capture funding for a Center for Workforce Development and Innovation. It will be an 82,000 square foot building to allow businesses to come in, set up and train employees. It will also allow new businesses to come in and train employees before they locate the business here.

Councilwoman Roberson thanked Dr. Rouse for everything PCC offers the Community.

2. Mark Holtzman, President and CEO, and Kimberly Reaves, Chief Operating Officer, Boys & Girls Clubs of the Coastal Plain.

Mayor Hines stated that he has had the pleasure of attending events at the Boys & Girls Club in Winterville to share a story and spend time with the children who attend there. Mr. Holtzman stated that he wanted to talk about the Club's "movement." Mr. Holtzman stated that he is new to the movement, and the goal of the club is to help children reach their full potential through programs and mentoring provided by the Club. The Club works with the PCC and appreciates the opportunity to have that partnership.

Mr. Holtzman stated there are 5 clubs in Pitt County serving approximately 1,100 children between the ages of 6 and 16 years of age. He introduced Kimberly Reaves to speak about programming. Mr. Reaves presenting that all programs fall under one of three categories: character and leadership, academic success and healthy lifestyles. The Club partners with Pitt County Schools and many others. The Clubs wants the children who attend experience on-time grade progression. Ms. Reaves invited everyone to come to the Club and spend some time with the children.

PUBLIC COMMENT:

Mayor Hines read the Town's Public Comment Policy.

1. **Shantel Hawkins** (Mill Street) – She wants to continue speaking to the way the Council handled filling the vacant Council seat. Ms. Hawkins questioned who was behind not following policy? She stated that she will not let this issue rest.

2. **Scott Webster and Bobby Boykins, Southern Bank** – Keen Lassiter stated that he was working a citizen in Town who, due to an equity line loan issue, was in danger of losing her home. Mr. Lassiter contacted Southern Bank to see if they could assist this citizen. Mr. Webster stated that once they learned of the citizen's plight, they jumped right in and working to successfully work with the citizen.

Mayor Hines and Councilwoman Roberson thanks Mr. Lassiter and Southern Bank for their help. Mayor Pro Tem Moye stated that he had attended a Small Business Seminar at PCC. He stated that it was so interested and what he learned; he could share so he expressed his thanks as well. Councilman Rice stated that Charlotte in Winterville does a great job.

3. **Ludie Moore** (161 Vernon White Road) – presented a rendering of a mural that she would like to erect on the side of the Dollar General Building in Winterville, as she owns the property the Dollar General sits upon. She has obtained Dollar General Corporate's permission pending the approval of a rendering. The proposed mural will tell Winterville's History (i.e. train depot, electric lights, Ange-Cox House, AG Cox, Old Winterville Highschool, etc.)

Motion made by Mayor Pro Tem Moye and seconded by Councilman Moore to endorse the mural rendering. Motion passed unanimously 5-0.

CONSENT AGENDA:

Items included in the Consent Agenda:

1. DPD Properties II, LLC Annexation: Schedule Public Hearing for May 8, 2023.
2. Church of the Open Door Annexation: Schedule Public Hearing for May 8, 2023.
3. Aces for Autism Annexation: Schedule Public Hearing for May 8, 2023.
4. Brookfield Section 4, Phase 1 Annexation: Schedule Public Hearing for May 8, 2023.
5. Budget Amendment.
6. Resolution Verifying the Establishment of the Storm Water Enterprise Fund.

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the Consent Agenda Motion carried unanimously, 5-0.

In response to Ms. Hawkins concerns, Mayor Hines reminded the Council that they need to send an email outlining their desires for how Rule 20 of the Council's Rules of Procedures should be worded moving forward.

NEW BUSINESS:

1. Resolution Authorizing the Application for Grant funding from the DWI Stormwater Program (LASII) Local Assistance for Stormwater Infrastructure Investments.

Assistant Town Manager Bowers presented the following Resolution:

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The Town of Winterville has need for and intends to plan for a project described as Railroad Street Drainage Improvements, and

WHEREAS, The Town of Winterville intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE:

That Town of Winterville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Winterville to make a scheduled repayment of the loan, to withhold from the Town of Winterville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Terri Parker, Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 10th day of April 2023 at Town of Winterville Town Hall Assembly Room in Winterville, North Carolina.

(Signature of Chief Executive Officer)

Richard Hines, Town Mayor

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the Resolution as presented. Motion passed unanimously 5-0.

2. Resolution Authorizing the Application for Grant Funding from the DWI Drinking Water Program – Line Replacement.

Assistant Town Manager Bowers presented the following Resolution:

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The Town of Winterville has need for and intends to construct a project described as Winterville 2", 10" and 12" Water Main Replacement Project, and

WHEREAS, The Town of Winterville intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE:

That Town of Winterville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Winterville to make a scheduled repayment of the loan, to withhold from the Town of Winterville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Terri Parker, Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 10th day of April 2023 at Town of Winterville Town Hall Assembly Room in Winterville, North Carolina.

(Signature of Chief Executive Officer)

Richard Hines, Town Mayor

Motion made by Councilman Moore and seconded by Councilman Rice to approve the Resolution as presented. Motion passed unanimously 5-0.

3. Resolution Authorizing the Application for Grant Funding from the DWI Drinking Water Program – Line Expansion.

Assistant Town Manager Bowers presented the following Resolution:

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The Town of Winterville has need for and intends to construct a project described as Winterville Southbrook, Old Tar, and Interconnection Expansion Project, and

WHEREAS, The Town of Winterville intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE:

That Town of Winterville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Winterville to make a scheduled repayment of the loan, to withhold from the Town of Winterville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Terri Parker, Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the ___ day of April 2023 at Town of Winterville Town Hall Assembly Room in Winterville, North Carolina.

(Signature of Chief Executive Officer)

Richard Hines, Town Mayor

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the Resolution as presented. Motion passed unanimously 5-0.

4. Water Fund Capital Improvement Program – 5-Year.

Assistant Town Manager Bowers presented the following Capital Improvement Plan for the Water Fund (5 year):

DRAFT

**Town of Winterville
Water Enterprise Fund
Capital Improvement Plan**

The Town of Winterville develops a detailed 5-year Capital Improvement Plan (CIP).

Guide to the Sections of the FY 2023-2028 Capital Improvement Plan

This capital improvement plan (CIP) describes the Town's plan for achieving the goals and objectives outlined in this plan as directed by the Town Council for the next ten (10) fiscal years. The purpose of the CIP is to provide adequate time for planning, estimating costs, obtaining funding, and executing each of the objectives outlined in this plan. These objectives are necessitated by the Town's desire to continue meeting the Town's current levels of service and reliability, improving system operations and performance, and enhancing current operations and maintenance programs.

The Town of Winterville identifies CIP capital expenditures as any expenditure over \$5,000 which includes the purchase of goods which will be utilized by the Town for a number of years and adds to the new worth of the Town (Purchasing Manual – Sec. 32); construction, renovation, or alteration of fixed assets (water mains, lift stations, storm drains, etc.); and/or road maintenance or construction projects including sidewalk construction. For this specific CIP, only significant capital outlays (>\$50,000) shall be considered.

The CIP is updated - annually in order to address continually fluctuating priorities, revenues, and expenditures within the Town.

Introduction & Summary Information: *The introduction section consists of Town staff's CIP message to the Council and citizens, which is an executive summary of the CIP as presented. The message describes the major factors which contribute to the CIP including impacts from non-Town projects such as NCDOT or the railroad; increased demand on infrastructure due to development, and failing infrastructure due to age. It also discusses potential funding sources for CIP projects.*

Detailed CIP Project Information: *This section includes project specific information on each of the projects included in the CIP. Included is a description of each project, a justification for the project expenditure and completion, proposed expenditures related to the project, and proposed funding sources. Each utility enterprise fund is included separately within this section. This section also includes a long range forecast of future CIP needs.*

Detailed CIP Project Information for Previously Approved Projects: *This section contains a brief update on recently completed and in-progress CIP projects. This includes projects that span multiple fiscal years as well as projects completed within the last fiscal year.*

Goal Statement

The Town of Winterville strives to provide its citizens and customers with a safe, reliable, environmentally friendly, and cost-effective water distribution system, wastewater collection system, public transportation infrastructure, and stormwater system. The goal of this capital improvement plan is to identify and prioritize the needs of the Town in order to continue providing our current high level of service while meeting the aforementioned priorities.

Description of CIP Area

According to the NC Department of Environmental Quality – Division of Water Infrastructure 2022 Local Government Unit Parameters the Town of Winterville’s population is 10,062. The poverty rate for the Town of Winterville is 9.10%. The 2022 median household income in the Town of Winterville is \$68,585. The poverty rate for the state of North Carolina is 14% and the median household income is \$56,642. The Town of Winterville’s poverty rate is lower than the state’s by approximately 5% and the Town’s median household income is higher than the state average.

The Town of Winterville is located within the Coastal Plains region of North Carolina. The Town is located approximately eighty (80) miles east of Raleigh which is the state capital, and approximately seventy-five (75) miles west of the coast. The Town is located in a relatively flat area, with little to no relief from one side of Town to the other. Undeveloped areas within the Town limits consist mostly of agricultural fields and some large wooded tracts. The majority of development within the Town limits consists of single family residential homes.

The Town is located on a slight ridge between Fork Swamp Canal to the east and Swift Creek Canal to the west. All of the Town’s stormwater runoff drains to one of these two drainage features which both eventually drain to the Neuse River. The Town does not have any local surface water sources for drinking water. The Town pumps approximately half of its drinking water from the Black Creek Aquifer and purchases the other half from Greenville Utilities. Greenville Utilities provides surface water drawn from the Tar River. Soil types within the Town consist of mainly well drained, loamy soils such as Goldsboro, Exum, and Norfolk soils types (USDOA SCS – Pitt County Soil Survey, 1974).

Future Capital Improvement Projects

Based on the evaluation of the water system, as well as findings from the hydraulic analysis and reviewing projects from the existing Town CIP, the following are preliminary opinions of probable cost for potential water infrastructure improvement projects. See Appendix N for detailed preliminary cost opinions for the projects listed here.

- Tyson Street 12" Water Main (FY 2023/24) - \$205,210
- NCDOT Old Tar Rd. Widening Project (FY 2023/24) - \$1,894,190
- 2" Iron Water Main Abandonment (FY 2023/24) - \$946,130
- 10 & 12 Inch ACP Water Mains Replacement (FY 2023/24) - \$3,156,920
- Jones St. Replacement (FY 2023/24) - \$149,707
- Cooper St. 6" inch to 8 inch Main Replacement to Old Tar (FY 2023/24) - \$205,950
- GUC 12" Interconnect (FY 2023/24) - \$514,480
- South Brook 10" Water Main (FY 2023/24) - \$1,471,630
- Brookstone Fire Flow (FY 2024/25) - \$176,625
- NC 11 Extension (FY 2024/25) - \$267,730
- Church Street Extension (FY 2024/25) - \$488,310
- Lead and Cooper Service Line Replacement Study (FY 2024/25) - \$400,000
- Sylvania/Ange Street Extension (FY 2025/26) - \$191,020
- Forlines Road 4" and 8" Water Main Abandonment (FY 2025/26) - \$111,250
- Blount St. Line Replacement (FY 2025/26) - \$202,887
- Winterville Crossing to Worthington Rd. Ext. (FY 2026/27) - \$200,610
- East Laurie Ellis Extension (FY 2026/27) - \$390,750
- Myrtle St. Replacement (FY 2026/27) - \$81,165
- West Laurie Ellis Extension (FY 2026/27) - \$127,940
- Lead and Cooper Service Line Replacement Const. (FY 2027/28) - 1,000,000
- New Elevated Storage Tank (FY 2028/29) - \$3,550,000

Tyson Street 12" Water Main

Replace the existing 2" water main on Tyson Street with 700 LF of 12" water main. This project is currently on the Town's CIP. This will allow for a transmission main to better utilize the existing elevated storage tank to supply the western side of the Town. This will eliminate the 6" water main headloss around the elevated tank. The estimated cost for this project is \$205,210.

NCDOT Old Tar Rd. Widening Project

NCDOT is currently in the design phase of a project to widen Old Tar Rd. from Fire Tower Road to Worthington Rd. NCDOT will be responsible for relocating any existing water mains located within the proposed pavement section. This project is anticipated to start within the next 5 years. The cost estimate was based on the betterment charge of \$25 per LF for upsizing the pipe in the project area. There is approximately 11,200 feet of existing water main that will be upsized. The estimated cost of this project to the Town is \$1,894,190.

2" Iron Water Main Abandonment

The existing water main on the west side of the railroad tracks in Railroad Street south of Blount Street is one of the last few remaining iron water mains in Town. Another is on the east side of the tracks between Cooper Street and Blount Street. The 2" cast iron line on Mill Street extending north past Tyson Street is also included. The last 2" cast iron line included in this project would be the water main on Jones Street that is paralleled by a 6" water main. These mains are old and subject to failure at any time due to pitting and corrosion. Several repairs have been made on these small iron lines over the last few years. The Town and its customers in these areas would benefit from the replacement or abandonment of these lines. The estimated cost for this project is \$946,130.

10 & 12 Inch ACP Water Mains Replacement

Replace all existing 10 and 12 inch ACP water mains with equal-sized PVC water mains. The subject water mains are located along Mill Street, Railroad Street, and adjacent to the existing EST site between Walters Circle and North Street. The total footage of pipe to replace is approximately 15,060 LF. These water mains are identified for replacement due to their advanced age and because the hydraulic model indicates they convey very high flowrates of water. The estimated cost for the project is \$3,156,920.

Jones St. Line Replacement

This project consist of replacing approximately 2,800 LF of existing aging asbestos cement 6 inch water main with 6-inch PVC Water main. The estimated cost for the project is \$863,440.

Cooper St. to Old Tar Rd Main Replacement

Increasing the 6-inche main to an 8-inch water main. Extending from Lora Ln heading east to the intersection of Old Tar Rd . The estimated cost for the project is \$205,950.

GUC Interconnect

Install a third point of connectivity with the GUC water system. This connection involves a 12-inch interconnect that include a vault, master meter, gate value, fire hydrant. This project will provide the west side of the Town's water system with additional water pressure The estimated cost for the project is \$514,480.

South Brook 10" Main / Laurie Ellis Main Replacement

A 10-inch water main will be constructed from the intersection of Old Tar Road and Cooper St. From the 10-inch tie in, heading south to Laurie Ellis Road. Then heading west on Laurie Ellis to the entrance of South Brook Subdivision. The Town will be replacing 6,100 feet of 6-inch line with a new 10-inch line. There will also be 4 additional fire hydrants. The estimated cost for the project is \$1,471,630

Brookstone Fire Flow

Install 1,000 LF of 8" water main to connect the existing 8" water main on Church Street to the front of the Brookstone Subdivision. This line will allow for significantly improved fire flow to this subdivision with the majority of the hydrants exceeding 1,000 gpm. It will reduce the headloss that is experienced through the existing 6" water main. The estimated cost for this project is \$176,625.

NC 11 Extension

Install 800 LF of 8" water main to connect the existing 6" water mains on Reedy Branch Road and in the South Ridge Subdivision. This line will be bored under NC 11/Winterville Parkway. It will act as a transmission line to allow for Well 2 and the Worthington Booster Pump Station to better feed the Western part of the Town. The estimated cost for this project is \$267,730.

Church Street Extension

Install 2,500 LF of 8" water main to connect the existing 6" water mains on Old NC 11 and on Church Street. This line will be bored under Old NC 11 and easement would have to be acquired to run the pipe to Church Street. It will act as a transmission line to allow for Well 2 and the Worthington Booster Pump Station to better feed the Western part of the Town. The estimated cost for this project is \$488,310.

Lead / Cooper Line Replacement AIA Study

This project is an unfunded federal mandate requiring public drinking water suppliers to remove any and all consumer service lines that were constructed of lead or cooper. In order to determine which residential services in town that need to be replaced this study will identify the property and help the Town determine the magnitude and scale of the project. This will require assistance from an engineering firm to perform this type of work. The estimated cost of this project is \$400,000.

Sylvania/Ange Street Extension

The existing 6" water main on Sylvania Street currently dead ends on the west side of Ange Street, while the existing 6" water main on Ange Street is on the east side of Ange Street. In order to eliminate a dead end and allow for better fire flow in the Cooper's Point Subdivision an Extension was created to connect the two water mains together with a bore. This would also tie the area into the water main which is fed directly from the well, not only increases flow in a fire situation, but increasing water quality. The estimated cost for this is \$191,020 which was taken from the Town's CIP.

Forlines Road 4" and 8" Water Main Abandonment

Bell Arthur Water Corporation owned and operated both a 10" water main and a 4" water main on the south side of Forlines Road. The Town also installed an 8" water main on the north side of Forlines Rd. before purchasing the 10" and 4" mains from BAWC. Currently the Town owns three water mains on Forlines Rd. between Highway 11 and Reedy Branch Rd. Since three lines are not necessary for fire protection or water quality to the Town would like to abandon the existing 4" and 8" water mains. These mains are also a liability since it is beneath the existing asphalt. If the line were damaged or developed a leak it would require an expensive repair and would likely result in a road closure of Forlines Rd. The Town is hoping to avoid any situations of that nature by simply abandoning the main. The cost for this project is estimated to be \$111,250.

Blount St. Line Replacement

This project consist of replacing approximately 500LF of existing aging asbestos cement 6 inch water main with 6-inch PVC Water main. The project is estimated to cost \$374,670

Winterville Crossing to Worthington Rd. Extension

In order to decrease water age and increase water quality in the subdivisions east of Old Tar Road a Extension is will be connected to the dead end water main at the back of Winterville Crossing Subdivision to the new 10" water main on the south side of Worthington Road with an 8" water main. The Town currently experiences issues with chlorine residuals in the Canterbury and Cleveewood Subdivisions and modeling predicts that this Extension may decrease those issues. This Extension would also increase available fire flow to these subdivisions. The estimated cost for this project is \$200,610

East Laurie Ellis Extension

Install 2,650 LF of 8" water main along Laurie Ellis from the end of the current system to the most southern portion of the Town's system in the Eli's Ridge Subdivision. This will create another Extension in the system and better aid transmission from the Worthington Booster Pump Station to the Southwest part of Town. The estimated cost for this project is \$390,750.

Myrtle St. Line Replacement

This project consist of replacing approximately 700LF of existing aging asbestos cement 6 inch water main with 6-inch PVC Water main. The estimated cost of this project is \$269,630.

West Laurie Ellis Extension

This project will extend a new 8 inch waterline. The line will connect Mill St. and Laurie Ellis Road water mains. The project is needed to improve water circulation and reduce water aging on that part of the system. It will also address issues regarding water

pressure on the west side of the Town's water system. The estimated cost of this project is \$230,160.

Lead and Cooper Service Line Replacement Construction

This project is an unfunded federal mandate requiring public drinking water suppliers to remove any and all consumer service lines that were constructed of lead or cooper. Once the study is complete the Town will have to undergo removing all connections that have been identified as contaminated during the assessment study. The estimated cost of this project is \$1,000,000.

New Elevated Storage Tank

Construct a new 500,000 gallon elevated storage tank on Church Street to handle peak flow and fire flow on the Southern and Western portions of Town that would not be able to be adequately served by the smaller Well 2. The tank would be modeled after the existing elevated storage tank to match its hydraulic grade and controls. The estimated cost for the project is \$3,550,000.

Financial Planning and Revenues

In addition to the development and annual review of the Capital Improvement Plan (CIP), each year the Town holds multiple departmental and council work sessions while developing the annual budget. As stated in the CIP, Department Heads review programmed projects and assess current capital needs for the upcoming budget year. Capital projects are selected that require repair, maintenance, or replacement. Staff work together internally and with consulting engineers to determine the full extent of project costs based on scope, timing, ongoing operational costs, land acquisition, etc. This process is applied to new projects and projects previously programmed in the CIP to ensure the most accurate cost estimates are budgeted and any operational impacts are identified. The Finance Department works with other departments to determine the best method for funding proposed projects.

The Town has an established Water Fund for the purpose of financing the operation and maintenance of the water systems. The primary source of revenue for this department comes from user charges (rates and fees).

The residential water user rates for FY 2022/23 are as follows:

In-town: \$22.40 for first 3,000 gallons, then \$3.31 per 1,000 gallons

Out of Town: \$44.80 for first 3,000 gallons, then \$6.62 per 1,000 gallons in the recent fiscal year 2021-22, the revenue generated from customer charges for water was \$1,508,093, with Water Department operating expenditures totaling \$1,446,588. Overall the net income for the year was \$38,779 and the total Fund Balance was \$2,775,347.

Table 15 below summarizes the proposed financing and impact of the recommended water capital improvement projects.

Expenditures	CURRENT COST	FY 22-	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-	FY 30-	FY 31-32
Tyson Street 12" Water Main	\$ 205,210		\$ 205,210.00								
Sylvania/Angco Street Loop	\$ 131,020				\$ 131,020.00						
Forlines Road 4" and 8" Water Main Abandonment	\$ 111,250				\$ 111,250.00						
NCDDOT Old Tar Road Widening Project w/ betterment	\$ 1,306,550		\$ 1,306,550.00								
Winterville Crossing to Worthington Road Extension	\$ 200,610					\$ 200,610.00					
2" Iron Water Main Abandonment	\$ 346,130		\$ 346,130.00								
Brookstone Fire Flow	\$ 485,340			\$ 485,340.00							
NC 11 Extension Church Street	\$ 267,730			\$ 267,730.00							
Extension	\$ 488,310			\$ 488,310.00							
New Elevated Storage Tank	\$ 3,550,000							\$ 3,550,000.00			
East Laurie Ellis Extension	\$ 390,750					\$ 390,750.00					
10 & 12 Inch ACP Water Mains Replacement	\$ 3,156,320		\$ 3,156,320.00								
Blount St Line Replacement	\$ 374,670			\$ 374,670.00							
Myrtle St Replacement	\$ 263,630					\$ 263,630.00					
Jones St Replacement	\$ 863,440		\$ 863,440.00								
Old Tar 6" to 8" Main Replacement	\$ 343,100		\$ 343,100.00								
West Laurie Ellis Extension	\$ 230,160					\$ 230,160.00					
GLUC 12" interconnect	\$ 514,480		\$ 514,480.00								
South Brook 10" Main / Laurie Ellis Replacement	\$ 1,471,630		\$ 1,471,630.00								
Federal Mandate - Lead/cooper Line Replacement Program AIA Study	\$ 400,000			\$ 400,000.00							
Federal Mandate - Lead/cooper Line Replacement Program	\$ 1,000,000						\$ 1,000,000.00				
TOTAL EXPENDITUR	\$ 17,372,330	\$-	\$ 9,413,460	\$ 1,641,380	\$ 676,340	\$ 1,031,150	\$ 1,000,000	\$ 3,550,000	\$-	\$-	\$-
Financing Sources		FY 22-	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-	FY 30-	FY 31-32
Water Fund Operating Revenues					\$ 676,340			\$ -	\$ -	\$ -	\$ -
Installment Financing (20-year loans @ 2%)		\$ -	\$ 3,413,460	\$ 1,641,380		\$ 1,031,150	\$ 1,000,000	\$ 3,550,000	\$ -	\$ -	\$ -
TOTAL		\$-	\$ 3,413,460	\$ 1,641,380	\$ 676,340	\$ 1,031,150	\$ 1,000,000	\$ 3,550,000	\$-	\$-	\$-

Table 1:
Summary of Capital Improvement Financing

This Water Capital Improvement Plan is here by adopted on April 10th, 2023 by the Winterville Town Council.

Mayor

Date

Town Clerk

Date

Motion made by Councilwoman Roberson and seconded by Councilman Moore to approve the Water Capital Improvement Plan as presented. Motion passed unanimously 5-0.

5. Library Board Appointment.

Councilwoman has been serving on the Winterville Library Board and her terms ends in May 2023. Mayor Pro Tem Moye was nominated to fill the Winterville Seat on the Winterville Library Board. Mayor Pro Tem Moye agreed to serve if the Council agreed.

Motion made by Councilman Moore and seconded by Councilwoman Harrell to approve the Resolution as presented. Motion passed unanimously 5-0

6. Community Room Rentals – Deposits and Rates.

Town Manager Parker present proposed changes to the deposits and rental rate for the Community Room as follows:

- Refundable Deposit – Current: \$100. **Proposed Increase: \$200**
- Rental Rate – Current In-Town Rate: \$125 (per day). **Proposed Increase: \$225 (per day)**
- Rental Rate – Current Out of Town Rate: \$200 (per day). **Proposed Increase: \$300 (per day)**

We will also be changing the Rules for Renting to ensure that the Party renting the facility MUST be present for both the pre and post inspections by the Town.

Motion made by Councilman Moore and seconded by Councilwoman Harrell to approve proposed changes as presented.

Mayor Pro Tem Moye questioned the in-town increase in rates at 75% and out-of-town only increased at 50%. He feels as if the increases should be the same or greater for out of Town.

Motion passed (3-2) with Mayor Pro Tem Moye and Councilwoman Roberson against the proposed recommendations.

7. Time Limit for People Speaking During Public Hearings.

Town Manager Parker stated that she was bringing back the item which has been discussed which would impose a time limit on people speaking during Public Hearings. Attorney Lassiter reported that the NC General Statutes allow for setting a time limit in this fashion. Staff is proposing that the same 3-minute time limit as Public Comment be enacted.

Motion made by Councilman Moore and seconded by Councilwoman Harrell to approve the approve enacting a time limit for speakers during Public Hearings. Motion passed unanimously 5-0.

OTHER AGENDA ITEMS (for future Budgetary Discussions):

1. *Paving at Winterville Recreation Park – Councilman Tony Moore.*
2. *Improvements for Walking Trail – Councilman Tony Moore.*
3. *Repair Steps at Library – Councilman Tony Moore.*
4. *New Parking Lot across from Public Safety Building – Councilman Tony Moore.*
5. *New Lights Downtown to be Extended – Councilman Tony Moore.*
6. *Brick Crosswalks at: a. Main and Railroad;*
 - b. Main and Cooper;*
 - c. Depot and Railroad;*
 - d. Main and Mill; and*
 - e. Mill and Cooper – Councilman Tony Moore.*
7. *Clean up Debris Around Railroad Tracks from Vernon White to Laurie Ellis – Councilman Tony Moore.*

Councilwoman Roberson asked to include the graveyard project.

ITEMS FOR FUTURE AGENDA/FUTURE WORK SESSIONS:

1. Town Manager's Performance Review – May 15, 2023 at 5:00 pm – THECR.

QUARTERLY REPORTS FROM DEPARTMENT HEADS:

- Stephen Penn, Planning and Economic Development Director:
 - There were 24 new homes built last quarter.
 - New Grocery Store anchored development – Lowe's Foods with 17 additional business spaces.
 - 2 new mini-storage facilities under development.
 - Preliminary plat submittal for Mills Street Townes Development.
 - Additional residential development plans have been submitted.
- Ron Mills, Electric Department
 - Brookfield – 98% complete.
 - Copper Creek – 6 permits.
 - 11@Main – 2 buildings that are "hot."
 - Delivery of transformers still an issue – 15 delivered thus far.
 - Old Tar Road Utility relocation discussions ongoing.
 - Working on renewable credits.
- Anthony Bowers, Assistant Town Manager:
 - Staff working with suppliers on transformer deliveries.
 - Ange Street project is nearly complete.
 - Met with NCDOT on Old Tar Project.
 - New sewer outfall canal underway – partnership with Aces for Autism.
 - Applied for AMI Grant - \$1.2 million grant through ElectriCities.
 - Received design and drawings for Paving Project.
- Cliff McGuffin, Public Works Director:
 - August 2022 – Letter from 2544 Lynn Loop – driveway issues – working on it.
 - Street sweeping program ongoing.
 - Construction inspections are busy and ongoing.
 - Mowing ongoing.
- Jessica Manning, Finance Director:
 - Working on Budget.
 - Power Cost Adjustment reduced from \$.05 to \$.025.
 - Greenlamp Program ongoing – 67 applications approved.
- Chief Ryan Willhite:
 - Community Rentals in full swing – Officer Gomez, Office Manager is handling.
 - Recruiting is constant – three positions open.
 - Working on monitoring and enforcement grass and yard waste regulations.
 - Spending our Internet Crimes Against Children grants and our program is very successful.
- David Moore, Fire Chief:
 - Several live fire trainings coming up.
- Evan Johnston, Parks and Recreation Director/Building Inspector/Code Enforcement Officer:
 - Parks and Recreation – baseball underway,

- Travel softball tournament this weekend.
- Concert and Movie schedule set.
- Inspections remain steady.
- Code Enforcement starting to increase.

ANNOUNCEMENTS:

Town Manager Parker read the following announcements:

- Planning and Zoning Board Meeting: Monday, April 17, 2023 @ 7:00 pm - Town Hall Assembly Room.
- Board of Adjustment Meeting: Tuesday, April 18, 2023 @ 7:00 pm - Town Hall Assembly Room.
- NCLM City Vision: April 24-28, 2023 – Concord, NC.
- Recreation Advisory Board: Tuesday, April 25, 2023 @ 6:30 pm – Operation Center.
- Human Relations Board Meeting: Thursday, April 27, 2023 @ 7:00 – Executive Conference Room
- Town Council & Manager Progress Meeting: Monday, May 1, 2023 @ 6:00 pm - Town Hall Executive Conference Room.
- Agenda Review Meeting: Thursday, May 4, 2023 @4:00 pm – Town Hall Executive Conference Room.
- Regular Town Council Meeting: Monday, May 8, 2023 @ 6:00 pm - Town Hall Assembly Room

REPORTS FROM THE TOWN ATTORNEY, MAYOR, AND TOWN COUNCIL, AND TOWN MANAGER:

Attorney Lassiter:

- No report.

Councilman Moore:

- Happy Easter!
- Looking forward to Budget.

Councilwoman Roberson:

- Thanks to all employees.

Mayor Pro Tem Moye:

- No report.

Councilman Rice:

- Enjoyed the trip to Charlotte.

Councilwoman Harrell:

- Thanks to Staff for what they do.
- Thanks to Council for working together.
- Prayers for Don Harvey, Town Clerk.

Manager Parker:

- Gave an update on Don Harvey’s progress.
- Working on projects such as downtown lighting, parking and traffic studies.

Mayor Hines:

- Thanks to Staff for what they do.
- Gave kudos to the Board for working together.

ADJOURN:

Motion made by Councilman Moore and seconded by Mayor Pro Tem Moye to adjourn the meeting. Motion carried unanimously, 5-0.

Adopted this the 10th day of April 2023.

Mayor Richard E. Hines

ATTEST:

Terri L. Parker, Town Manager

DRAFT



**WINTERVILLE TOWN COUNCIL
MONDAY, MAY
MONDAY, MAY 8, 2023 – 6:00 PM
REGULAR MEETING MINUTES**

The Winterville Town Council met in a Regular Meeting on the above date at 6:00 PM in the Town Hall Assembly Room, with Mayor Pro Tem Moye presiding. The following were present:

Johnny Moye, Mayor Pro Tem
Brandy Harrell, Councilwoman
Tony P. Moore, Councilman
Veronica W. Roberson, Councilwoman
Keen Lassiter, Town Attorney
Terri L. Parker, Town Manager
Anthony Bowers, Assistant Town Manager
Don Harvey, Town Clerk
Ryan Willhite, Police Chief
David Moore, Fire Chief
Cliff McGuffin, Public Works Director
Jessica Manning, Finance Director
Evan Johnston, Parks and Recreation Director/Building Inspector/Code Enforcement Officer
Stephen Penn, Planning and Economic Development Director

Absent: Mayor Richard E. Hines

CALL TO ORDER: Mayor Pro Tem Moye called the meeting to order.

INVOCATION: Terri L. Parker, Town Manager.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Moye led everyone in the Pledge of Allegiance.

WELCOME: Mayor Pro Tem Moye welcomed the public.

APPROVAL OF AGENDA:

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the Agenda as presented. Motion carried unanimously, 5-0. Town Manager called the Roll, and everyone was present except for Mayor Hines.

PUBLIC HEARINGS:

1. DPD Properties II, LLC Annexation.

Director Penn presented a presentation on the proposed Annexation. His presentation is attached and denoted as **ATTACHMENT #1**.

Mayor Pro Tem Moyer opened the Public Hearing.

IN FAVOR OF PROPOSED ANNEXATION:

No comments.

OPPOSED TO PROPOSED ANNEXATION:

No Comments.

Mayor Pro Tem Moyer Closed the Public Hearing.

Motion made by Councilman Moore and seconded by Councilwoman Harrell to approve the Annexation as presented. Motion carried unanimously, 5-0.

2. Church of the Open-Door Annexation.

Director Penn presented a presentation on the proposed Annexation. His presentation is attached and denoted as **ATTACHMENT #1**.

Mayor Pro Tem Moyer opened the Public Hearing.

IN FAVOR OF PROPOSED ANNEXATION:

No comments.

OPPOSED TO PROPOSED ANNEXATION:

No Comments.

Mayor Pro Tem Moyer Closed the Public Hearing.

Motion made by Councilman Moore and seconded by Councilwoman Harrell to approve the Annexation as presented. Motion carried unanimously, 5-0.

3. Aces for Autism Annexation.

Director Penn presented a presentation on the proposed Annexation. His presentation is attached and denoted as **ATTACHMENT #1**.

Mayor Pro Tem Moyer opened the Public Hearing.

IN FAVOR OF PROPOSED ANNEXATION:

No comments.

OPPOSED TO PROPOSED ANNEXATION:

No Comments.

Mayor Pro Tem Moyer Closed the Public Hearing.

Motion made by Councilwoman Roberson and seconded by Councilwoman Harrell to approve the Annexation as presented. Motion carried unanimously, 5-0.

4. Brookfield Section 4, Phase 1 Annexation.

Director Penn presented a presentation on the proposed Annexation. His presentation is attached and denoted as **ATTACHMENT #1**.

Mayor Pro Tem Moyer opened the Public Hearing.

IN FAVOR OF PROPOSED ANNEXATION:

No comments.

OPPOSED TO PROPOSED ANNEXATION:

No Comments.

Mayor Pro Tem Moyer Closed the Public Hearing.

Motion made by Councilwoman Roberson and seconded by Councilman Rice to approve the Annexation as presented. Motion carried unanimously, 5-0.

CONSENT AGENDA:

Items included in the Consent Agenda:

1. Reedy Branch Farms Subdivision Preliminary Plat.
2. Budget Amendment 22-23-07.
3. Chapman Street Pumpstation Rehabilitation – Property Purchase.
4. Ops Center Roof Replacement.

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the consent agenda Motion carried unanimously, 5-0.

OTHER AGENDA ITEMS:

Councilman Moore stated that he would like to see Mayor Jackson's photo updated on the Mayor's wall and he would also like to see the Town honor Mark Smith for his many years of service on the Council.

REPORTS FROM THE TOWN ATTORNEY, MAYOR, AND TOWN COUNCIL, AND TOWN MANAGER:

Attorney Lassiter:

- No report – but there is a Closed Session.

Councilman Moore:

- No Report.

Councilwoman Roberson:

- Thanks to WHAS for their Concert Series.
- Human Relations Board – would like anyone interested in serving please apply.'
- Lots of meals available on the 20th – please seek out places offering.

Mayor Pro Tem Moye:

- Wishing all Mother's Happy Mother's Day.

Councilman Rice:

- **Happy Mother's Day.**

Councilwoman Harrell:

- Like to see Council work on core values for the Town – possible a work session.
- National Health Awareness Month.

Manager Parker:

- Welcome Don Harvey back to work.
- Thanks to Staff for all they do.

ANNOUNCEMENTS:

Town Clerk Harvey read the following announcements:

1. *Planning and Zoning Board Meeting: Monday, May 15, 2023 @ 7:00 pm - Town Hall Assembly Room.*
2. *Town Manager Performance Review: Monday, May 15, 2023 @ 5:00 pm – Town Hall Executive Conference Room.*
3. *Board of Adjustment Meeting: Tuesday, May 16, 2023 @ 7:00 pm - Town Hall Assembly Room.*
4. *Recreation Advisory Board: Monday, May 22, 2023 @ 6:30 pm – Operations Center Training Room (rescheduled from the 23rd due to Budget Workshop #1).*
5. *Town Council Budget Work Session #1: Tuesday, May 23, 2023 @6:00 pm – Town Hall Assembly Room.*
6. *Town Council Budget Work Session #2: Thursday, May 25, 2023 @6:00 pm – Town Hall Assembly Room.*
7. *Human Relations Board Meeting: Thursday, May 25, 2023 @7:00 pm – Town Hall Executive Conference Room (needs to be rescheduled due to Budget Workshop #2).*
8. *Town Offices Closed: Monday, May 29, 2023 for the Memorial Day Holiday.*

MOVE TO CLOSED SESSION:

Motion made by Councilwoman Roberson, seconded by Councilman Moore to go into Closed Session. Motion passed unanimously, 5-0.

MOVE TO OPEN SESSION:

Motion made by Councilwoman Roberson, seconded by Councilwoman Harrell to go into Open Session. Motion passed unanimously, 4-0.

ADJOURN:

Motion made by Councilwoman Roberson and seconded by Councilwoman Roberson to adjourn the meeting. Motion carried unanimously, 5-0.

Adopted this the 8th day of May 2023.

Johnny Moyer, Mayor Pro Tem

ATTEST:

Terri L. Parker, Town Manager

DRAFT

Town Council Board Meeting

May 8, 2023



ANNEXATION REQUEST
“DPD Properties II, LLC.”
AKA: NC-11 Self Storage
PARCEL 60147

Presenter:

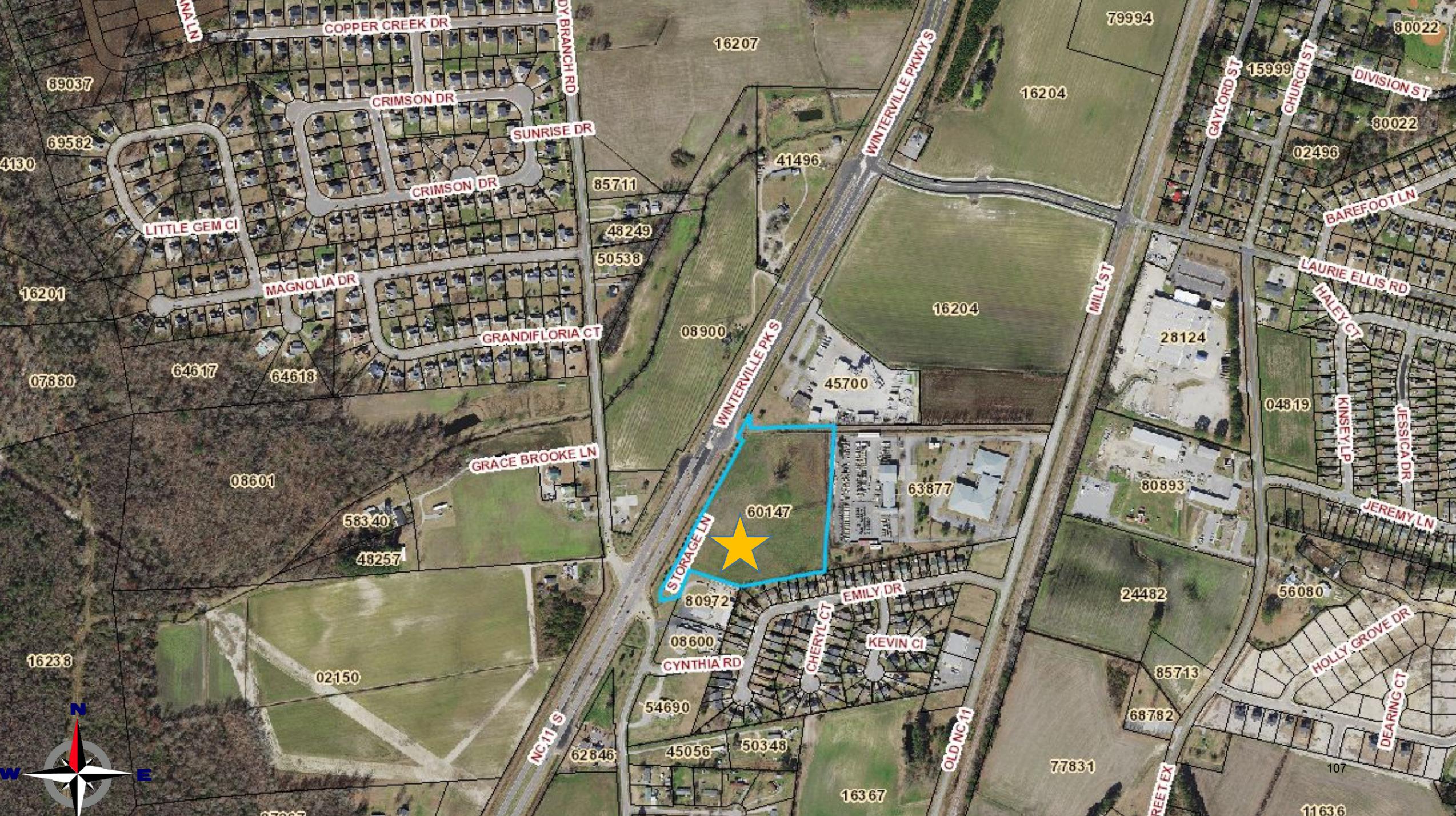
Stephen Penn,

Planning & Economic Development Director



- Applicant: DPD Properties II, LLC. (AKA NC-11 Self Storage)
- Location: 2903 Storage Lane; North-eastern corner of Highway 11 & Reedy Branch Road.
- Parcel Numbers: 60147
- Site Data: 9.68 acres
- Current Zoning District: Industrial (I).
- Request: Requesting Annexation.





NANTAN

COPPER CREEK DR

DIY BRANCH RD

16207

79994

60022

69037

CRIMSON DR

SUNRISE DR

16204

GAYLORD ST

CHURCH ST

DIVISION ST

80022

69582

CRIMSON DR

41496

WINTERVILLE PKWY S

15999

02496

4130

LITTLE GEM CI

85711

48249

50538

MAGNOLIA DR

08900

16204

MILL ST

BAREFOOT LN

16201

GRANDIFLORIA CT

45700

28124

LAURIE ELLIS RD

07880

64617

64618

WINTERVILLE PK S

04819

HALEY CT

08601

GRACE BROOKE LN

STORAGE LN

60147

63877

JESSICA DR

58340

48257

80893

JEREMY LN

16238

02150

80972

EMILY DR

24482

56080

HOLLY GROVE DR



CYNTHIA RD

KEVIN CI

85713

56080

DEARING CT

NC 11 S

54690

50348

OLD NC 11

77831

68782

107

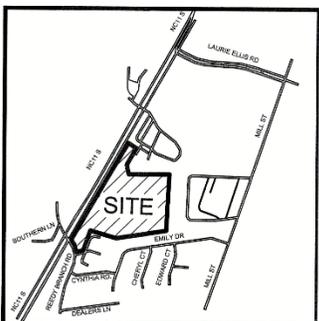
62846

45056

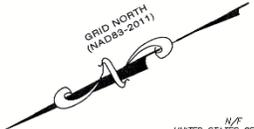
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11636

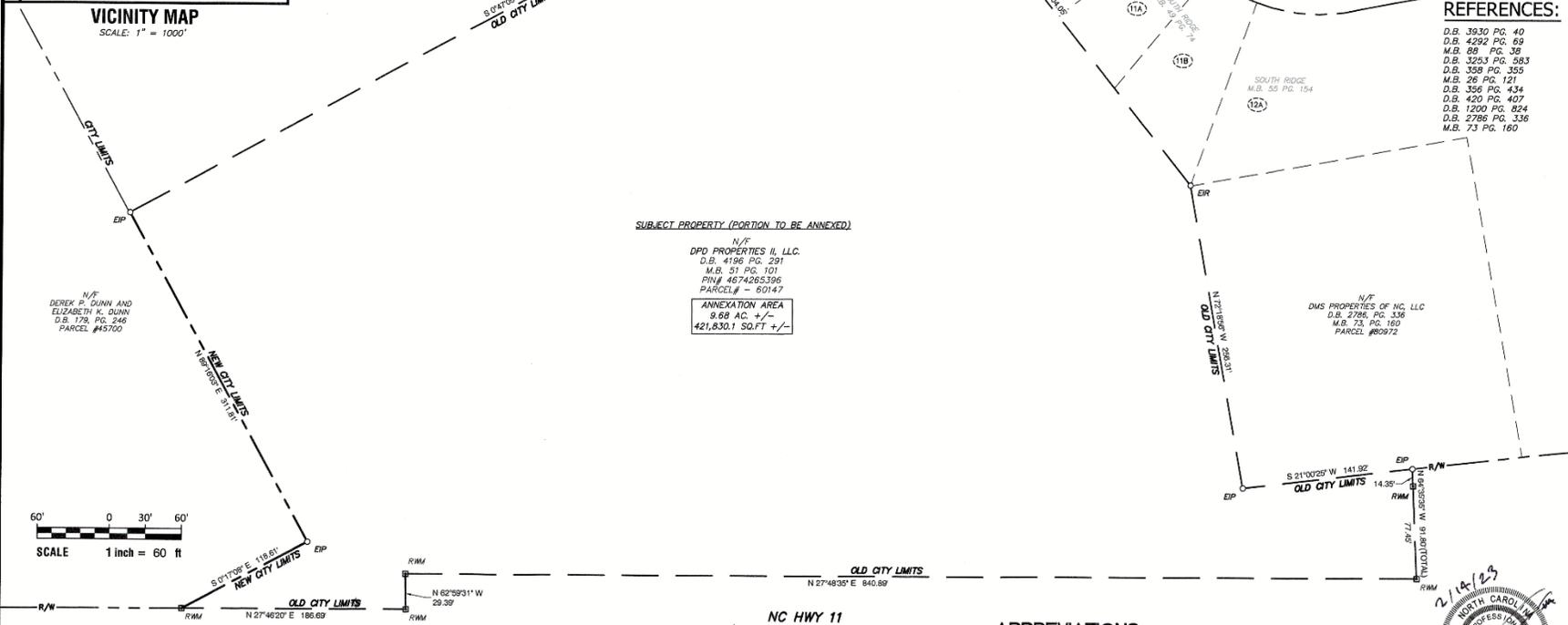
11636



VICINITY MAP
SCALE: 1" = 1000'



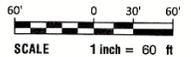
N/F
UNITED STATES OF AMERICA
D.B. 1200 PG. 824
PARCEL #63877



SUBJECT PROPERTY (PORTION TO BE ANNEXED)

N/F
DPD PROPERTIES II, LLC.
D.B. 4196 PG. 291
M.B. 31 PG. 101
PIN# 4674265396
PARCEL# - 60147

ANNEXATION AREA
9.68 AC +/-
421,830.1 SQ.FT +/-



SCALE 1 inch = 60 ft

LEGEND

- NEW CITY LIMITS
- - - OLD CITY LIMITS
- - - ADJOINER PROPERTY LINE
- - - RIGHT-OF-WAY
- EP O EXISTING IRON PIPE (SEE NOTE 6)
- EP O EXISTING IRON ROD (SEE NOTE 6)
- CP A COMPUTED POINT

NC HWY 11
(VARIABLE WIDTH PUBLIC R/W)
(M.B. 31, PG. 101)

ABBREVIATIONS

- PIN PARCEL IDENTIFICATION NUMBER
- RED REAL ESTATE IDENTIFICATION
- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- M.B. MAP BOOK
- P.G. PAGE
- NAD NORTH AMERICAN DATUM
- R/W RIGHT-OF-WAY
- AC ACRES
- SQ.FT. SQUARE FEET
- ETJ EXTRA-TERRITORIAL JURISDICTION
- R/W RIGHT-OF-WAY MONUMENT

ACCEPTED FOR THE TOWN OF WINTERVILLE

MAYOR _____ DATE _____
RECORDED IN MAP BOOK _____ PAGE _____

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON, OR TO BE USED FOR SALES OR CONVEYANCE.
5. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
6. BOUNDARY INFORMATION OF SUBJECT PROPERTY WAS TAKEN FROM DEED AND MAP REFERENCES SHOWN HEREON. ALL CORNER MONUMENTATION SHOWN ON THIS MAP WAS TAKEN FROM THE REFERENCED DEEDS AND PLATS. NO FIELD SURVEY WAS PERFORMED FOR THIS MAP.

REFERENCES:

- D.B. 3930 PG. 40
- D.B. 4292 PG. 69
- M.B. 89 PG. 38
- D.B. 3253 PG. 583
- D.B. 358 PG. 355
- M.B. 26 PG. 121
- D.B. 356 PG. 434
- D.B. 420 PG. 407
- D.B. 1200 PG. 824
- D.B. 2786 PG. 336
- M.B. 73 PG. 160

N/F
DMS PROPERTIES OF NC, LLC
D.B. 2786 PG. 336
M.B. 73 PG. 160
PARCEL #80972

REVISIONS

**ANNEXATION MAP
FOR
DPD PROPERTIES II, LLC.**

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: DPD PROPERTIES II LLC.
ADDRESS: P.O. BOX 1639
WINTERVILLE, NC 28590

NC License: F-6384
Rivers
& ASSOCIATES, INC.
175 East Second Street
Greenville, NC 27658
(252) 752-4135
Since 1918

Engineers
Planners
Surveyors
Landscape Architects

SURVEYED N/A
DRAWN N/RW
CHECKED JWA
APPROVED _____
DATE 02/14/2023
SCALE 1" = 60'

MAP SHOWING AREA ANNEXED BY
THE TOWN OF WINTERVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____

9.68 AC.
AREA

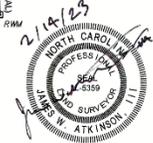
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, JAMES W. ATKINSON III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK REFERENCES AS NOTED, THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (D)(1)(c) AS TO THE FOLLOWING: THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR ANNEXATION INTO CITY LIMITS OF THE TOWN OF WINTERVILLE; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 14TH DAY OF FEBRUARY, 2023.

SIGNED *James W. Atkinson III* 2/14/23
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5359



R:\LANDSERVING\TEAM\CAD\DWG\11 SELF STORAGE ANNEXATION MAP.DWG - Z-2699_DP2.AC 11 SELF STORAGE ANNEXATION MAP

Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?



ANNEXATION REQUEST

“Church of the Open Door, Inc.”

PARCEL 86748

Presenter:

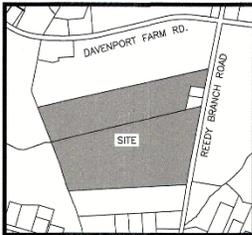
Stephen Penn,

Planning & Economic Development Director



- Applicant: Aces For Autism
- Location: 4584 Reedy Branch Road.
- Parcel Numbers: 86748
- Site Data: 19.32 acres
- Current Zoning District: Agricultural-Residential. (AR)
- Request: Requesting Annexation.

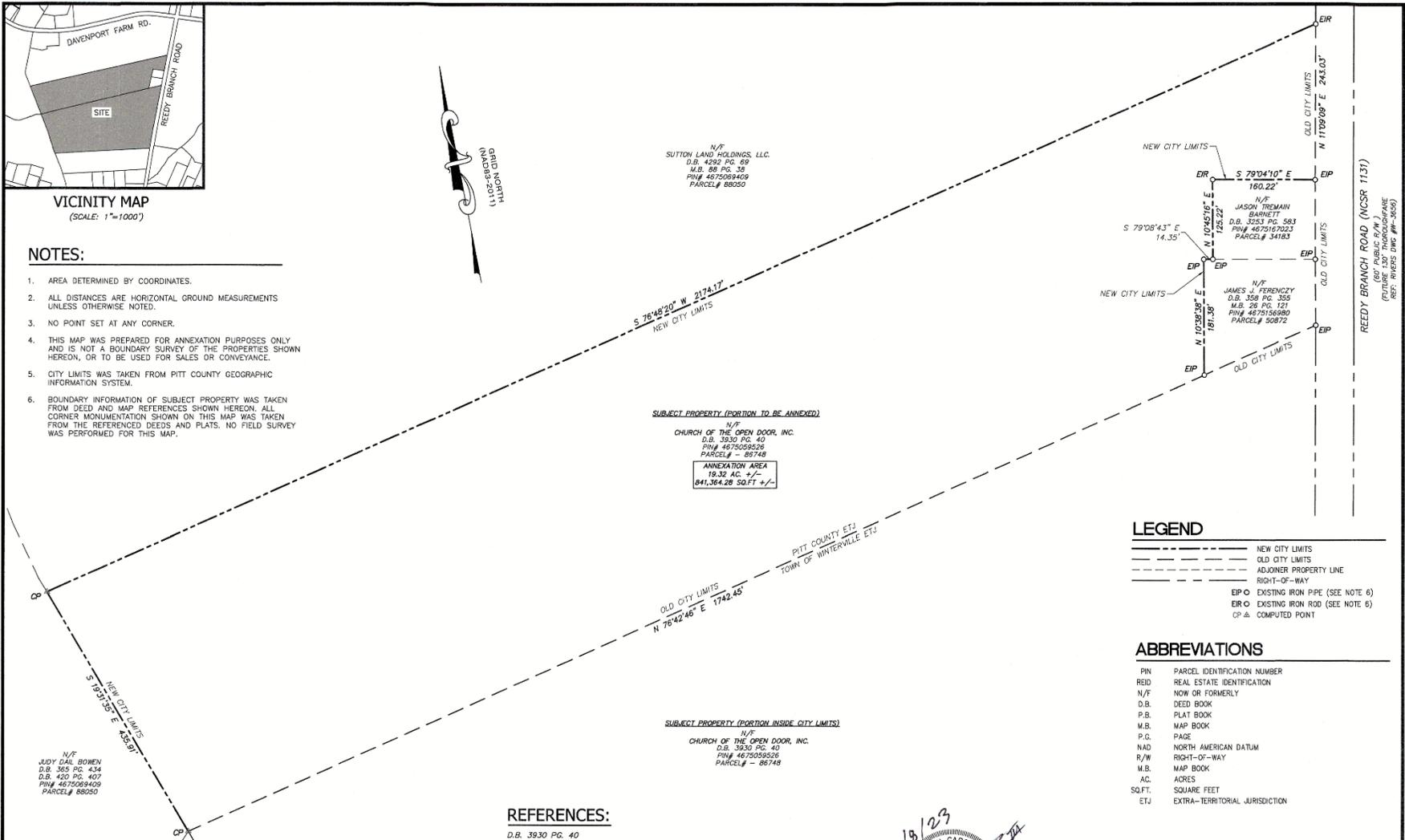




VICINITY MAP
(SCALE: 1"=1000')

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON, OR TO BE USED FOR SALES OR CONVEYANCE.
5. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
6. BOUNDARY INFORMATION OF SUBJECT PROPERTY WAS TAKEN FROM DEED AND MAP REFERENCES SHOWN HEREON. ALL CORNER MONUMENTATION SHOWN ON THIS MAP WAS TAKEN FROM THE REFERENCED DEEDS AND PLATS. NO FIELD SURVEY WAS PERFORMED FOR THIS MAP.



SUBJECT PROPERTY (PORTION TO BE ANNEXED)
N/F
CHURCH OF THE OPEN DOOR, INC.
D.B. 3930 PG. 40
M.B. 88 PG. 38
PIN# 4675029226
PARCEL# - 88748
ANNEXATION AREA
19.32 AC +/-
841,364.28 SQ.FT +/-

SUBJECT PROPERTY (PORTION INSIDE CITY LIMITS)
N/F
CHURCH OF THE OPEN DOOR, INC.
D.B. 3930 PG. 40
M.B. 88 PG. 38
PIN# 4675029226
PARCEL# - 88748

N/F
JUDY DAL BOWEN
D.B. 365 PG. 434
D.B. 420 PG. 407
PIN# 4675063409
PARCEL# 88260

N/F
SUTTON LAND HOLDINGS, LLC.
D.B. 4292 PG. 69
M.B. 88 PG. 38
PIN# 4675069409
PARCEL# 88050

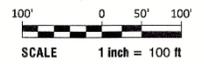
N/F
JASON TREMANN BARNETT
D.B. 3253 PG. 583
PIN# 4675167023
PARCEL# 34183
N/F
JAMES J. FERENCZY
D.B. 356 PG. 355
M.B. 28 PG. 121
PIN# 4675156080
PARCEL# 58872

- LEGEND**
- NEW CITY LIMITS
 - OLD CITY LIMITS
 - ADJOINER PROPERTY LINE
 - RIGHT-OF-WAY
 - EIP O EXISTING IRON PIPE (SEE NOTE 6)
 - EIR O EXISTING IRON ROD (SEE NOTE 6)
 - CP Δ COMPUTED POINT

- ABBREVIATIONS**
- PIN PARCEL IDENTIFICATION NUMBER
 - RED REAL ESTATE IDENTIFICATION
 - N/F NOW OR FORMERLY
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - M.B. MAP BOOK
 - P.G. PAGE
 - NAD NORTH AMERICAN DATUM
 - R/W RIGHT-OF-WAY
 - M.B. MAP BOOK
 - AC. ACRES
 - SQ.FT. SQUARE FEET
 - ETJ EXTRA-TERRITORIAL JURISDICTION

REFERENCES:

- D.B. 3930 PG. 40
- D.B. 4292 PG. 69
- M.B. 88 PG. 38
- D.B. 3253 PG. 583
- D.B. 356 PG. 355
- M.B. 28 PG. 121
- D.B. 356 PG. 434
- D.B. 420 PG. 407



REVISIONS

ANNEXATION MAP FOR CHURCH OF THE OPEN DOOR, INC.
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: CHURCH OF THE OPEN DOOR, INC.
ADDRESS: 4584 REEDY BRANCH ROAD
WINTERVILLE, NC 28590

NC License: F-0334
Rivers & ASSOCIATES, INC.
107 East Second Street
Greenville, NC 27858
(252) 762-4135

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 762-4135

SURVEYED N/A
DRAWN JWA
CHECKED JWA
APPROVED PM
DATE 2/8/2023
SCALE 1" = 100'

MAP SHOWING AREA ANNEXED BY THE TOWN OF WINTERVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____ AREA 19.32 AC.

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

ACCEPTED FOR THE TOWN OF WINTERVILLE

MAYOR _____ DATE _____

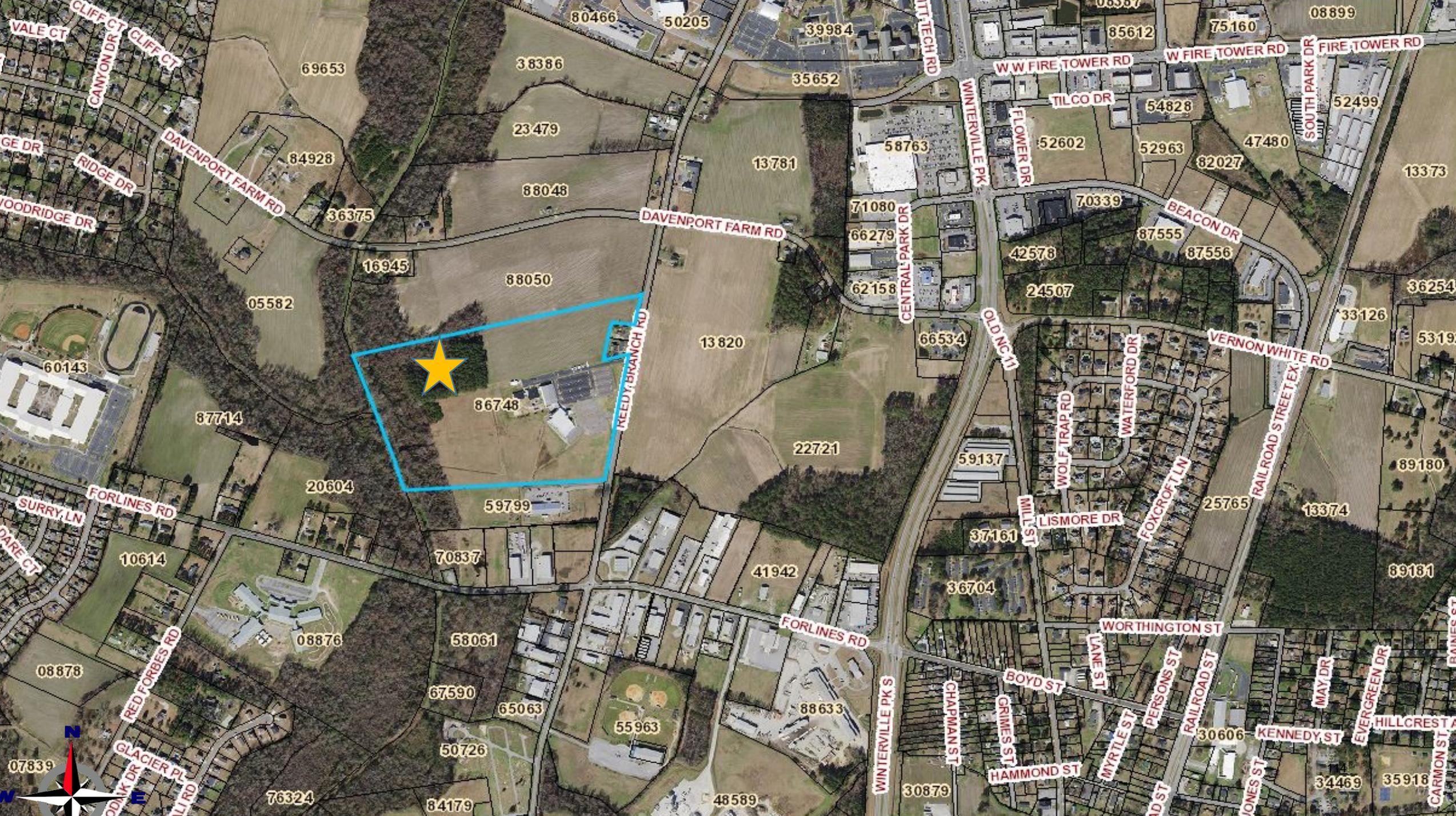
RECORDED IN MAP BOOK _____ PAGE _____

CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, JAMES W. ATKINSON, II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK REFERENCES AS NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)(d) AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY; BEING A SURVEY FOR ANNEXATION INTO CITY LIMITS OF THE TOWN OF WINTERVILLE; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 8TH DAY OF FEBRUARY, 2023.

SIGNED: *James W. Atkinson, II* 2/8/23
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5359



Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?



ANNEXATION REQUEST “Aces for Autism” PARCEL 14643

Presenter:

Stephen Penn,

Planning & Economic Development Director



- Applicant: Aces For Autism
- Location: 700 Samuel Robinson Way; South of Worthington Road, roughly 790 feet east of the Worthington and Old Tar Road intersection.
- Parcel Numbers: 14643
- Site Data: 23.372 acres
- Current Zoning District: Office & Institutional. (O&I)
- Request: Requesting Annexation.



Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?



ANNEXATION REQUEST
“Brookfield Section 4, Phase 1.”
PARCEL 25766

Presenter:

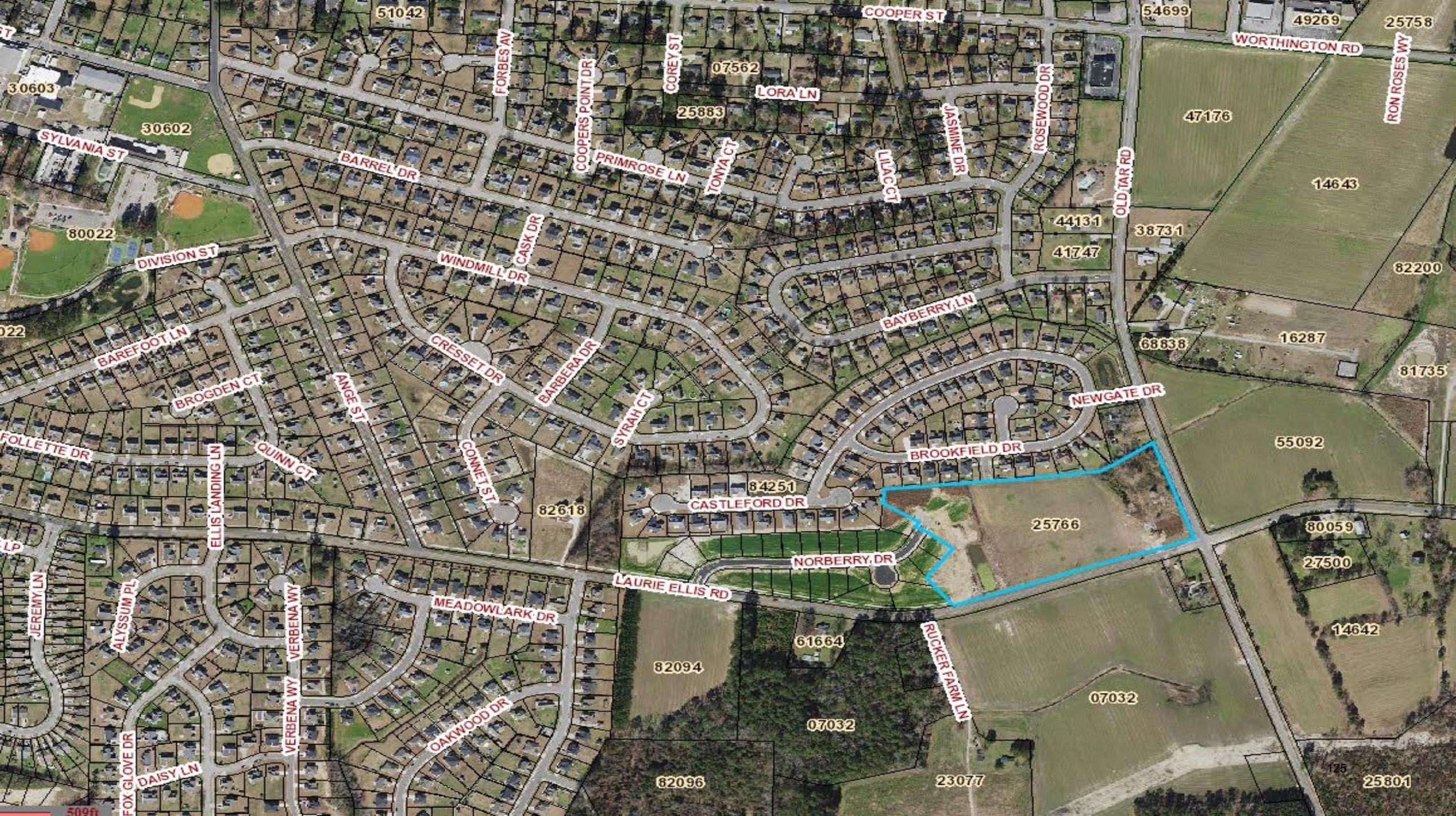
Stephen Penn,

Planning & Economic Development Director



- Applicant: Will Kuhn, Member/Manager.
- Location: Northwestern Corner of Old Tar Road and Laurie Ellis Road.
- Parcel Numbers: 25766
- Site Data: 13.67 acres
- Current Zoning District: R-10 CD.
- Request: Requesting Annexation.





51042

COOPER ST

54699

49269

25758

WORTHINGTON RD

RON ROSES WY

30603

07562

LORA LN

25883

ROSEWOOD DR

47176

14643

SYLVANIA ST

30602

BARREL DR

PRIMROSE LN

TONYA CT

LILAC CT

JASMINE DR

OLD TAR RD

44131

38731

80022

DIVISION ST

WINDMILL DR

CASK DR

BAYBERRY LN

41747

82200

022

BAREFOOT LN

GRESSET DR

BARBERA DR

STRAH CT

NEWGATE DR

68838

16287

81735

BROGDEN CT

ANGE ST

COMET ST

BROOKFIELD DR

55092

FOLLETTE DR

QUINN CT

CASTLEFORD DR

84251

25766

80059

LP

JEREMY LN

ELLIS LANDING LN

82618

NORBERRY DR

27500

ALYSSUM PL

VERBENA WY

MEADOWLARK DR

LAURIE ELLIS RD

61664

14642

5091

FOX GLOVE DR

DAISY LN

VERBENA WY

OAKWOOD DR

82094

07032

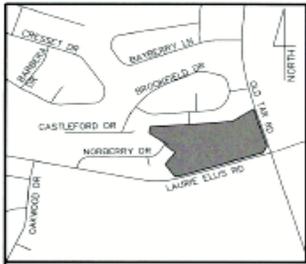
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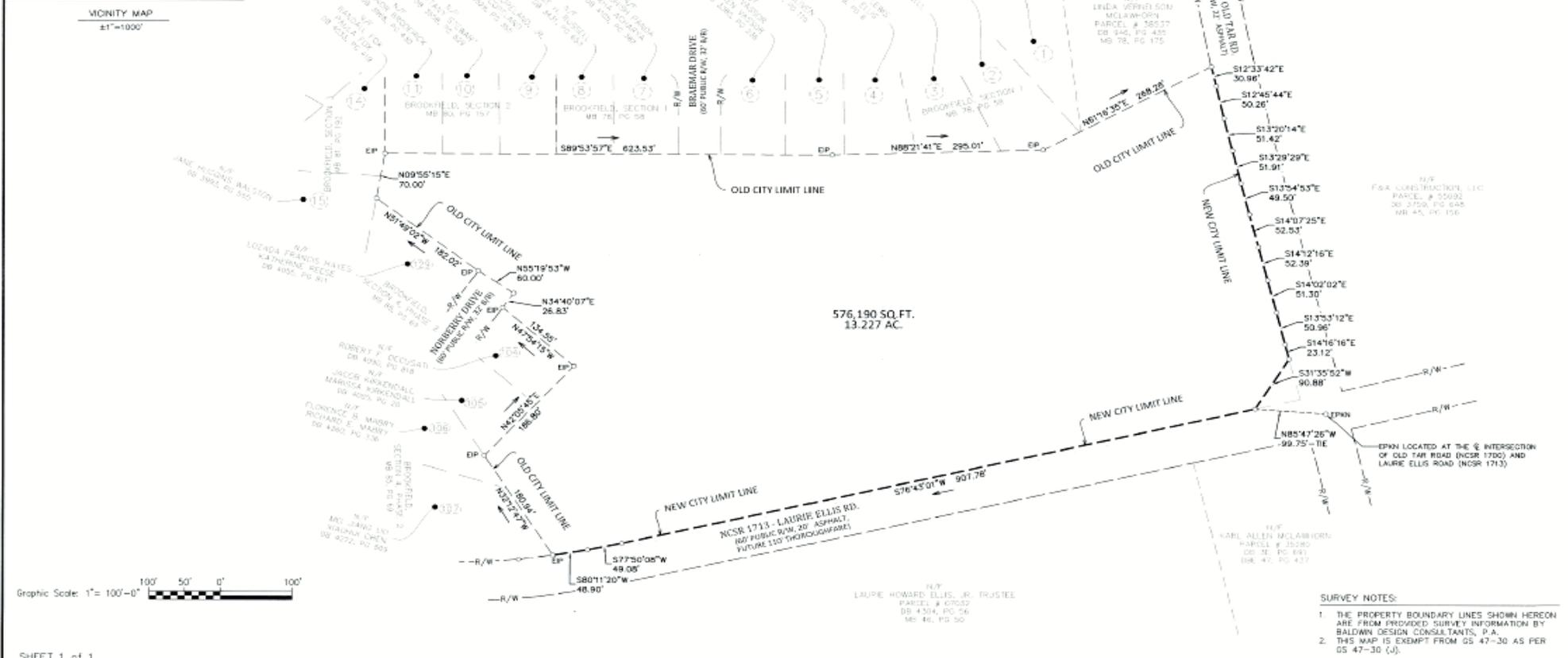
82096

23077

25801



- LEGEND:**
- AC = ACRE
 - R/W = SIDE OF CURB TO BACK OF CURB
 - CL = CENTERLINE
 - DB = DEED BOOK
 - EP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - EPIN = EXISTING PINKED IRON NAIL
 - IPS = IRON PIPE SET
 - MB = MAP BOOK
 - N/F = NOW OR FORMERLY
 - NTS = NOT TO SCALE
 - NPS = NAIL POINT SET
 - PG = PAGE
 - RD = ROAD
 - REF = REFERENCE
 - R/W = RIGHT OF WAY
 - SQ.FT. = SQUARE FEET



SHEET 1 of 1

ANNEXATION MAP FOR
BROOKFIELD
 SECTION 4, PHASE 1
 BEING PITT COUNTY TAX PARCEL #25766,
 AS RECORDED IN DEED BOOK 3573, PAGE 522 OF THE PITT COUNTY REGISTRY
 WINTERVILLE TOWNSHIP,
 PITT COUNTY, NORTH CAROLINA

OWNER(S) COOPER ISLAND DEVELOPMENT, LLC
 ADDRESS PO BOX 606, GREENVILLE, NC 27835
 PHONE (252) 205-7121

COASTAL CAROLINA SURVEYORS, PLLC
 LAND SURVEYORS
 PO Box 2768, Winterville, NC 28590
 A.M. cell (252) 320-4601
 jamiehamm.ccsurveyors@yahoo.com P-0790

SURVEYED:	A.J.H.	APPROVED:	A.J.H.
DRAWN:	A.H./CT	DATE:	02/27/23
CHECKED:	A.J.H.	SCALE:	1" = 100'

MAP SHOWING AREA ANNEXED BY
 THE TOWN OF WINTERVILLE, N.C.

DATE: _____ ORDINANCE NO. _____ AREA: 13.227 AC.
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.



SURVEYOR'S CERTIFICATION

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR FROM BOOKS REFERENCED HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OR AS REFERENCED HEREIN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (1)(1)(c) THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF FEBRUARY, 2023.

SIGNED: ANTHONY J. HAMM, P.L.S. L-3754

- SURVEY NOTES:**
- THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE FROM PROVIDED SURVEY INFORMATION BY BALDWIN DESIGN CONSULTANTS, P.A.
 - THIS MAP IS EXEMPT FROM GS 47-30 AS PER GS 47-30 (J).

Annexation Process:

- 1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).
- 2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).
- 3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).



Questions?



Reedy Branch Farms Preliminary Plat Plat Parcel 86745

Presenter:

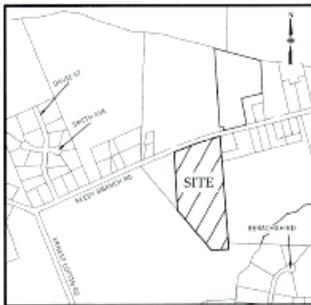
Stephen Penn,

Director of Planning & Economic Development



- Applicant: Stroud Engineering.
- Location: 6178 Reedy Branch Road- Roughly 1,800' east of Reedy Branch Rd and Earnest Lofton Rd.
- Parcel Numbers: 86745
- Site Data: 15.21
- Current Zoning District: Agricultural- Residential (AR)
- Proposed Lot Count: 4





VICINITY MAP
SCALE: 1" = 1000'

CURVE DATA

1	R=600.00'	Δ=100.00'	ΔS=177.293' E	ΔT=100.00'
2	R=600.00'	Δ=100.00'	ΔS=177.293' E	ΔT=100.00'
3	R=600.00'	Δ=100.00'	ΔS=177.293' E	ΔT=100.00'
4	R=600.00'	Δ=100.00'	ΔS=177.293' E	ΔT=100.00'
5	R=600.00'	Δ=100.00'	ΔS=177.293' E	ΔT=100.00'
6	R=600.00'	Δ=100.00'	ΔS=177.293' E	ΔT=100.00'

LOCATE D/W AT THE COMMON LOT LINE OF LOT 1 & 2 (SEE DETAIL)

LOCATE D/W AT THE COMMON LOT LINE OF LOT 3 & 4 (SEE DETAIL)

LINE TABLE
WETLAND LINE "A"

LINE #	DIRECTION	DISTANCE
11	S 55°13'15" W	64.92
12	S 87°59'17" W	60.82
13	S 43°19'07" W	63.57
14	S 78°39'37" W	42.94
15	S 60°51'11" W	51.77
16	S 67°14'58" W	54.79
17	S 27°58'02" W	63.38
18	S 27°12'52" W	58.20
19	S 67°02'12" W	11.05

LINE TABLE
WETLAND LINE "B"

LINE #	DIRECTION	DISTANCE
11	N 80°29'38" E	87.30
12	N 62°02'12" E	89.89
13	S 64°30'14" E	48.97
14	N 24°12'52" W	78.36
15	S 18°16'18" E	27.75
16	N 09°02'07" E	188.12
17	N 32°58'04" W	25.30
18	N 84°54'57" W	63.67
19	N 07°47'01" W	48.17
18	S 47°25'11" W	11.88
120	S 83°30'54" W	25.87



PN 86745

PRELIMINARY PLAT

REEDY BRANCH FARMS

REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 4227, PAGE 465 AND IN MAP BOOK 86, PAGE 38 OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: **ROCKY RUSSELL BUILDERS, INC**
106 REGENCY BLVD
GREENVILLE, NC 27834
(252) 329-7368

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27603
(252) 756-9332 LICENSE NO. 0647

SURVEYED: 30, 04/24
DRAWN: MLB/DTB
CHECKED: DTB
APPROVED: DTB
DATE: 01/30/2023
SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

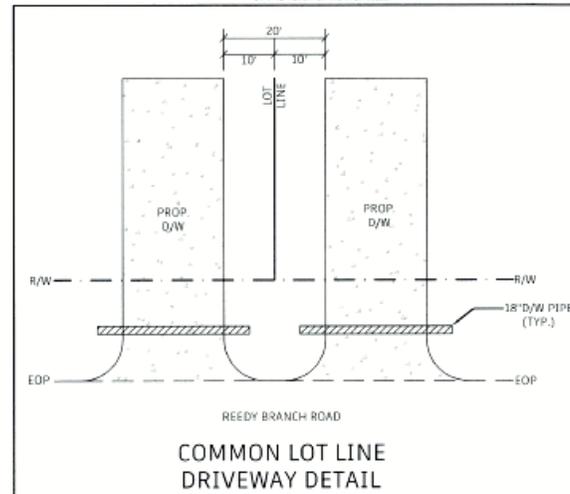
I, **DEBRAH T. BOYETTE**, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3288, PAGE 382, OR FROM BOOKS REFERENCED HEREON) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4227, PAGE 465, OR AS REFERENCED HEREON, THAT THE 80% TOPOGRAPHIC OR POSITIONAL ACCURACY IS 1:20,000. THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTED STANDARDS AS APPLICABLE, THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 01/30/23, THAT THE SURVEY WAS COMPLETED ON 01/30/23, THAT THE CONTOURS SHOWN AS BOUNDARY LINES MAY NOT MEET THE SURVEYING STANDARD, THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCX 66.300).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 30th DAY OF APRIL, 2023.
SIGNED: *Debrah T. Boyette*
PROFESSIONAL LAND SURVEYOR PLS L-430



APPROVAL

THIS PRELIMINARY PLAT NO. AND THE STREET NAMES SHOWN HEREON WERE APPROVED BY THE WINTERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD ON DAY OF 20 .
SIGNED: _____ CHAIRMAN
SIGNED: _____ CITY PLANNER



SITE DATA

TOTAL AREA IN TRACT	15.2003 ACRES
NUMBER OF LOTS CREATED	4
SMALLEST LOT SIZE	1.22 ACRES
CURRENT ZONING	AR
LINEAR FEET IN STREETS	0
AREA IN PARKS, RECREATION OR COMMON AREA	0
AREA IN WETLANDS	1.47 ACRES

LEGEND

- FIP = FOUND IRON PIPE
- SPM = SET BACK POLE
- FAM = FOUND AREA
- FWM = FOUND WADGETE NAIL
- S/W = RIGHT-OF-WAY
- CL = CENTERLINE
- CL/A = CENTERLINE
- = NOT TO SCALE

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS LOCATED IN THE WINTERVILLE RURAL FIRE DISTRICT.
- ELECTRICAL SUPPLY TO BE PROVIDED BY GREENVILLE UTILITY COMMISSION.
- WATER SUPPLY TO BE PROVIDED BY EASTERN PINES WATER CORPORATION.
- SANITARY SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL LOT SEPTIC TANK SYSTEMS AS APPROVED BY THE PITT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- THE NEAREST FIRE HYDRANT TO THIS PROPERTY IS LOCATED AT THE NORTHWEST INTERSECTION OF DAVIE STREET AND REEDY BRANCH ROAD.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM 33064R002, 3/20/04/2003.
- TIES TO NC GEODETIC MONUMENTS NCS "CABLER" AND NCS "LAURIE" WERE MADE USING GPS AND THE NC GEODETIC SURVEY GNSS REAL-TIME NETWORK. THIS TIE WAS FOR THE PURPOSE OF NORTH CAROLINA. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED. NO SCALE FACTORS HAVE BEEN APPLIED.
- WETLAND DELINEATION PROVIDED ON 05/15/2022 BY ENVIRONMENTAL AND SOIL SERVICE, INC., P.O. BOX 82, PINE TOPS, NC 27864, CONTACT NUMBER (252) 531-3477. FLAG LOCATIONS ARE NOT SURVEY GRADE. THIS WETLAND DELINEATION IS PRELIMINARY IN NATURE. A JURISDICTIONAL DETERMINATION BY THE US ARMY CORPS OF ENGINEERS HAS NOT BEEN MADE AT THIS TIME.
- THIS PROPERTY IS LOCATED IN THE EXTRAJURISDICTIONAL JURISDICTION OF THE TOWN OF WINTERVILLE.

PRELIMINARY PLAT
BEEDY BRANCH FARMS
 BEING THE POSITIVELY RECORDED INSTRUMENT NUMBER 427 PAGE 405 AND 111 COUNTY RECORDER OF DEEDS AND CLERK OF COURSE OF THE COUNTY OF PITTSBURGH, PENNSYLVANIA
 PREPARED BY
WISSILL BUILDERS, INC.
 1748
 1000 W. 10TH ST. PITTSBURGH, PA 15228
 PHONE: 724-783-1100
 FAX: 724-783-1101
 DATE: 12-20-2006
 SHEET NO. 003 RI

APPROVAL
 THE REGISTRAR HAS REVIEWED THIS PRELIMINARY PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PITTSBURGH ZONING ORDINANCE AND THE PITTSBURGH SUBDIVISION MAP ACT. THE REGISTRAR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 APPROVED: _____
 REGISTRAR

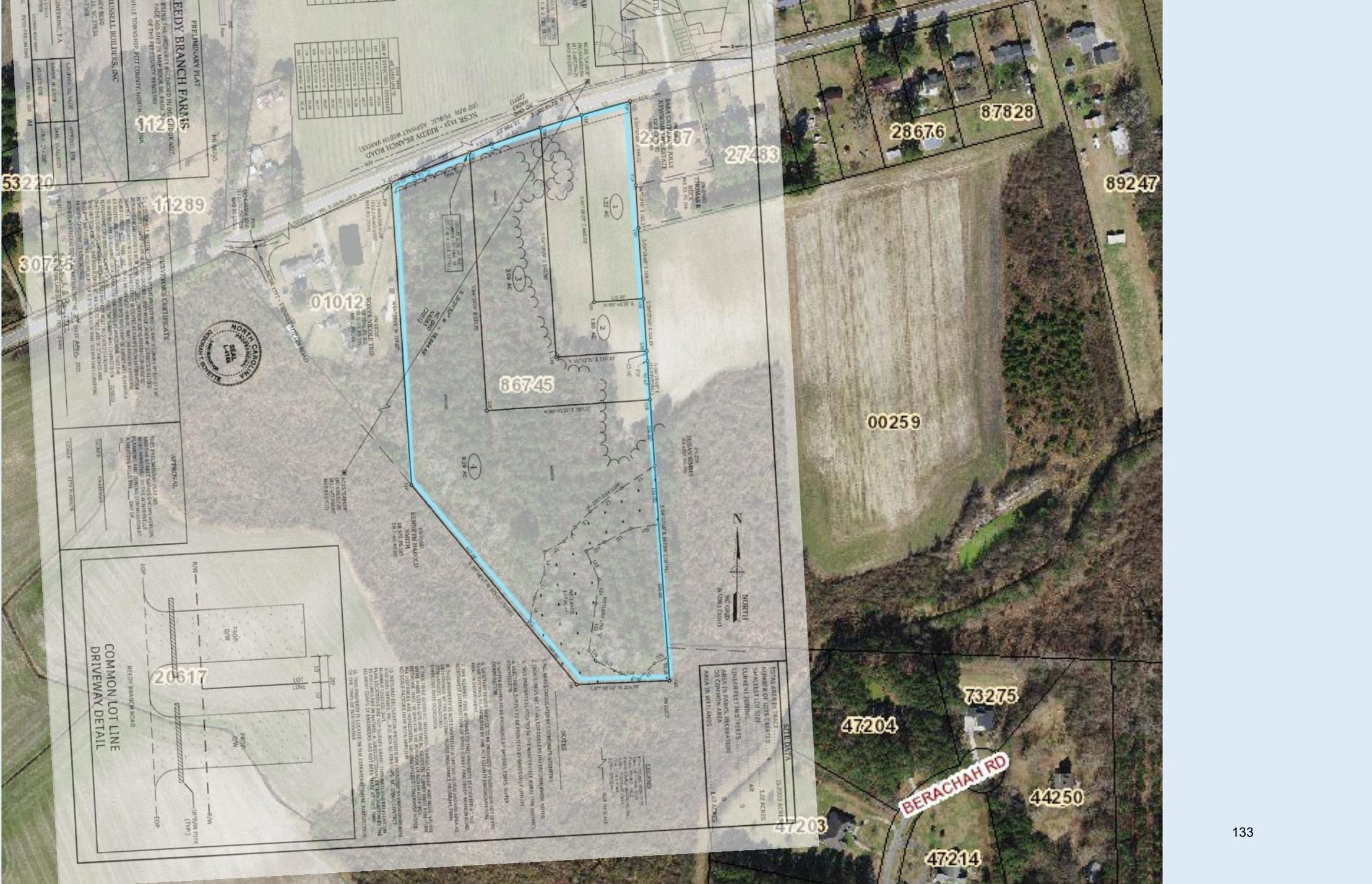
APPROVAL
 CITY ENGINEER
 APPROVED: _____
 CITY ENGINEER

LOT #	AREA (AC)	PERCENTAGE OF TOTAL AREA
1	1.22	1.22%
2	1.22	1.22%
3	1.22	1.22%
4	1.22	1.22%
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99	1.22	1.22%
100	1.22	1.22%

APPROVAL
 COUNTY ENGINEER
 APPROVED: _____
 COUNTY ENGINEER

APPROVAL
 CITY ENGINEER
 APPROVED: _____
 CITY ENGINEER

APPROVAL
 COUNTY ENGINEER
 APPROVED: _____
 COUNTY ENGINEER



This portion of Reedy Branch Road is designated as a Minor Thoroughfare on the Greenville Urban Area MPO Transportation Plan.



Subdivision Ordinance:

Section 154.24 **Restriction of Access**

Where a subdivision abuts or contains an existing or proposed thoroughfare, the Town Council may require marginal access streets, reverse frontage or such other treatment as may be necessary for adequate separation of through and local traffic.

Residential Subdivisions Lots located on a Major or Minor Thoroughfare shall have driveway access from an internal street and shall not have individual driveway connections to the Thoroughfare unless necessitated by topography or property accessibility and only when specifically approved by the Town Council.

For the purposes of this Section, Major and Minor Thoroughfares are defined as follows:

All State Highways and State Roads within the Town of Winterville and the Extraterritorial Jurisdiction of the Town of Winterville.

Any street so designated by the Greenville Urban Area Metropolitan Planning Organization Thoroughfare Plan within the Town of Winterville or its Extraterritorial Jurisdiction.



NCDOT:

- The section of Reedy Branch Road that this “subdivision” is located on had an ADT of only 750 vehicles per day as counted in 2021. Using a 1% growth factor, gives this roadway an ADT for 2023 of 765 vpd. NCDOT does not feel that this is sufficient at this time to warrant any roadway mitigation. The proposed design of grouped driveways only adds 2 conflict points that will be approximately 250 ft. apart.
- NCDOT Engineers review and approve driveway permits in a “Safe and Prudent” way.



P&Z Recommendation:

- **P&Z recommended approval of the proposed final plat at their April 17th P&Z Board Meeting with a vote of 7-1.**



Staff's Recommendation:

- **Consider this Preliminary Plat- If approved then direct driveway access will be granted for these lots onto Reedy Branch Road.**



Questions?





**WINTERVILLE TOWN COUNCIL
MONDAY, OCTOBER 9, 2023 – 6:00 PM
REGULAR MEETING MINUTES**

The Winterville Town Council met in a Regular Meeting on the above date at 6:00 PM in the Town Hall Assembly Room, with Mayor Richard E. Hines presiding. The following were present:

Richard E. Hines, Mayor
Johnny Moye, Mayor Pro Tem
Brandy Harrell, Councilwoman
Tony P. Moore, Councilman
Veronica W. Roberson, Councilwoman
Keen Lassiter, Town Attorney
Terri L. Parker, Town Manager
Anthony Bowers, Assistant Town Manager
Chris Williams, Interim Police Chief
David Moore, Fire Chief
Cliff McGuffin, Public Works Director
Jessica Manning, Finance Director
Evan Johnston, Building Inspector/Code Enforcement Officer
Diane White, Parks and Recreation Director
Stephen Penn, Planning and Economic Development Director

Absent: Paul Rice, Councilman
Donald Harvey, Town Clerk

CALL TO ORDER: Mayor Hines called the meeting to order.

INVOCATION: Pastor John Mazingo, Holy Cross Anglican Church.

PLEDGE OF ALLEGIANCE: Mayor Hines led everyone in the Pledge of Allegiance.

WELCOME: Mayor Hines welcomed the public.

APPROVAL OF AGENDA:

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the Agenda as presented. Motion carried unanimously, 4-0.

RECOGNITION OF NEW EMPLOYEES:

1. Angie Fuller, Human Resources Director.

PROCLAMATIONS:

- 1. Recognition of Xavier Meachem.

Mayor Hines presented the following Proclamation:



PROCLAMATION
Honoring Xavier Meachem

WHEREAS, Xavier Miles Meachem is a native of Winterville, NC who attended South Central High School where he was a standout athlete in baseball and football. In addition, Xavier graduated with a 3.8 GPA in June 2020; and

WHEREAS, Xavier attended North Carolina Agricultural and Technical State University in Greensboro on a baseball scholarship as a pitcher and he majored in Business Management. In 2021, Xavier was named MEAC Preseason Freshmen of the Year; and he also earned MEAC "Rookie of the Week" honors; and

WHEREAS, after his freshman season, the Minority Baseball Prospects (MBP) Organization named Xavier an "All-Star" and invited him to participate in the MBP All-Star games in 2021, 2022 and 2023; and

WHEREAS, in 2023, Xavier was invited to participate in three (3) events that showcase elite college baseball players: 1) *He was invited to participate in an event sponsored by MLB legend Ken Griffey, Jr – The Swingman Classic in Seattle, Washington during MLB All-Star weekend. Xavier was selected as the starting pitcher for this event;* 2) *Xavier was selected to play for Team USA Collegiate National Team. As a member of Team USA, he pitched against Taiwan-Taipei. Team USA won this game series; and 3) Xavier was invited to participate in the MLB Draft Combine in Phoenix, Arizona. Only the top 300 baseball players eligible for the 2023 draft were invited to participate.*

WHEREAS, on July 10, 2023, the Miami Marlins selected Xavier as the 293-overall pick in the 10th round of the 2023 MLB draft; and Xavier started his professional baseball career with the Marlins Rookie league and was promoted to their Single-A affiliate, the Jupiter Hammerheads. The team went on to win the Florida State League championship for the first time in team history; and

WHEREAS, Xavier Meachem is an example to other young adults of where dedication, hard work and sacrifice can take a person in their life.

NOW, THEREFORE, I Richard E. Hines, Mayor of the Town of Winterville hereby honor Xavier and praise him for what he has accomplished at a young age.

IN WITNESS WHEREOF, I do set my hand, and cause the seal of Winterville to be affixed this the 9th day of October 2023.

Richard E. Hines, Mayor

ATTEST:

Terri L. Parker, Town Manager

PUBLIC HEARING:

- 1. KPMEHRA, LLC: Sanjay Mehra and Samuel Sanchez – Rezoning Request.

Director Penn gave a presentation on the proposed rezoning. His power point presentation is attached and denoted as **ATTACHMENT #1**.

Councilman Moore questioned the experience of the developer, what would happen to the value of the surrounding houses and the lack of safety at the intersection of Vernon White and Mill.

Mayor Hines opened the Public Hearing.

OPPOSED TO PROPOSED REZONING:

1. **Donna Smith** (136 Vernon White Road) – has concerns about traffic, pollution, and safety of such a project. She also stated that she is concern her home value will be reduced because of such a project. She also referenced her concerns about the intersection of Vernon White and Mill.

IN FAVOR OF PROPOSED REZONING:

1. **Scott Anderson** (representative for applicants) – presented that the owner of said property currently operates a Bed & Breakfast but would like to transition the property to include an event center and hotel. The applicants are request a change in the zoning to General Business (GB). Mr. Anderson state that such a project would be helpful to Winterville and the County as a whole as there currently is no hotel in Winterville. A schematic of the proposed project was presented, but it is conceptual only at this time.

Mr. Anderson stated that the project would be required to comply with all stormwater and buffer requirements.

Mayor Hines closed the Public Hearing.

Councilman Moore expressed his concerns once again. Councilwoman Roberson asked Mr. Anderson how many rooms the proposed hotel might hold and Mr. Anderson stated he was not sure at this time, but somewhere around 80 +/- rooms. Mayor Pro Tem Moye expressed his concerns about flooding the area already experiences and he does not want to add to. Councilwoman Harrell asked how many people a project of this nature might employ. Mr. Anderson stated somewhere around 15 employees during certain times.

Councilman Moore made a motion, seconded by Mayor Pro Tem Moye to deny the rezoning request. Motion to deny the rezoning request resulted in a tie (2-2) with Councilman Moore and Mayor Pro Tem Moye voting in favor of denying the rezoning request and Councilwoman Roberson and Councilwoman Harrell voting against the motion to deny the rezoning request. Mayor Hines voted to break the tie and he voted against the motion to deny the rezoning request, therefore the motion failed (2-3).

Councilwoman Roberson made a motion, seconded by Councilwoman Harrell to approve the rezoning request. Motion to approve the rezoning request resulted in a tie (2-2) with Councilwoman Roberson and Councilwoman Harrell voting in favor of the motion to approve the rezoning request and Councilman Moore and Mayor Pro Tem Moye voted against the motion to approve the rezoning request. Mayor Hines voted to break the tie and he voted in favor of the motion to approve the rezoning request, therefore the motion passed (3-2).

PUBLIC COMMENT:

1. **Jennifer Silver** (2501 A Railroad Street, Winterville, NC) – expressed concerns about her dog which was lost on July 4, 2023. The dog had a chip and in talking with the chip company she was given a Winterville Police Officer's personal phone number. Mr. Silver stated that she called the Officer several

times and never received a contact back. Mrs. Silver stated her number was blocked. She is disappointed in the Town she loves as she has heard nothing about her dog.

2. **Ashley Gaskins** (2839 Mockingbird Lane, Winterville, NC) – expressed her concern and the concern of her neighborhood regarding speeding within Mellon Downs. Ms. Gaskins stated that it is her understanding that previous requests for speedbumps in Mellon Downs had been made and another one is being made tonight. Ms. Gaskins presented a packet to Council and asked what else needed to be done to get speedbumps installed.

Mayor Pro Tem Moye asked Interim Chief Williams about whether Mrs. Silver's dog had ever been found. Interim Chief Williams gave an overview of what occurs and stated that the Department never had possession the dog, but had responded to a house in Winterville where a dog we now believe may have been Mrs. Silver's dog showed up. We responded to the house to scan the dog for a chip and there was a chip that was registered to someone in New Bern. The dog got away from this house overnight and the status of the dog is unknown. Councilwoman Roberson stated that Mrs. Silver wants closure to the situation. Several Town official met with Mrs. Silver prior to this meeting. Town Manager Parker assured Council that the blocked call situation had been addressed and Town-issued phones had been issues to all Sergeants. Everyone expressed their understanding for how Mrs. Silver must fell about the situation.

Again Manager Parker reiterated that the Town never had possession of Mrs. Silver's dog.

On the subject of speed bumps, Manager Parker reported that currently there are standing requests for speed bumps for Mellon Downs, Laurie Meadows, and Manchester subdivisions. The "temporary" speed bumps that had been installed in other places in Town have not bee as successful as we had hoped so Staff will be investigating and discussing the best way to proceed. Mayor Hines suggested that Staff may enlist the assistance of a Traffic Engineer. Councilwoman Roberson stated that she would like to see the Town come up with a Traffic Calming Plan.

CONSENT AGENDA:

Items included in the Consent Agenda:

1. Approval of Council Meeting Minutes.
2. 2022 Tax Settlement.
3. 2023 Tax Charge.
4. Fee Schedule Update.
5. Sourcewell Purchase Approval.
6. Stormwater AIA Grant Resolution 23-R-091.
7. Budget Amendment - 2023-2024-2.

Motion made by Councilwoman Roberson and seconded by Councilman Moore to approve the Agenda as presented. Motion carried unanimously, 4-0.

OLD BUSINESS:

1. Human Relations Bylaw Changes.

Town Manager Parker stated that the Council had previously (verbally) agreed to change the method for appointing members in the Human Relations Board Bylaws. Manager Parker referenced the draft verbiage which was contained in the Bylaws and denoted in yellow highlight. The change for appointments now coincides with the member appointment process for all other Volunteer Boards and Commissions of the Town.

Section I - Purpose of the Board.

The Winterville Human Relations Board (hereinafter referred to as the WHRB) is devoted to:

- The study of problems in the area of human relations;
- The promotion of equity for all citizens;
- The promotion of understanding, respect, and goodwill among all citizens;
- The provision of channels of communication among diverse groups;
- Encouraging the employment of qualified people without regard to race, color, religion, gender, sex, age, national origin, disability or genetic information.
- Encouraging youth to become better trained and qualified for employment.

Section II - Membership and Attendance.

Membership:

The WHRB shall be selected for membership in the following manner:

- The Mayor shall nominate one (1) member;
- Town Council members will make the additional five (5) nominations; and
- All nominees must reside within the Town of Winterville.

In filling vacancies caused by resignations of existing members, the Council will make nominations and appoint members for the respective seats that are vacant or are scheduled to become vacant. The same application process used to select members for other volunteer boards of the Town will be used for filling vacancies of the WHRB.

The Town Council will endeavor to create a composition for the WHRB that fairly represents the social, economic, gender, and ethnic composition of the population of the Town. The Town Council may in its discretion appoint up to two (2) high school and two (2) college/university student representatives from high schools and/or colleges and universities located which serve the Town of Winterville. Such student representatives will be non-voting members of the WHRB. 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.

Motion made by Councilman Moore and seconded by Councilwoman Roberson to approve the written changes for appointment of members to the Human Relations Board Bylaws. Motion carried unanimously, 4-0.

2. Update on Cemetery Expansion Project.

Town Manager Parker gave an update on the Cemetery Expansion project. The project is getting close to completion, but there are road cuts to be completed which may require the services of a contractor. Prices will be gotten and brought back to the Council. The mowing of the cemetery including the expansion site has been handled for the rest of this year. Staff will bring back information to Council after first of the year.

NEW BUSINESS:

1. Zoning Ordinance Amendment Consideration. "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products."

Planning Director Penn presented some proposed thoughts and verbiage which would update our Zoning Ordinance, specifically the section on "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products." Planning Director Penn stated that he was trying to glean Council's desire to look at this update.

Chapter 155 of the Zoning Ordinance Suggested Amendments

Proposed Ordinance Changes: Updating the Zoning Ordinance Amendment's "Tobacco Stores" Use.

1. Tobacco Stores: Table of Permitted and Special Uses

- a. Under "Retail Trade".
 - b. Currently Labeled "Tobacco Stores" Use Type.
 - c. Proposal: Change name/Use Type: "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products"-
 - i. Definition: "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products"-- A retail outlet, service business, or establishment that sells vape products, e-cigarettes, components, products, or related products. This shall include all establishments, stores, or convenience stores that sell tobacco products, smoking products, smokables, e-cigarettes, smoke shops, smoke lounges, cigar stores, head shops, pipe and smoking apparatuses. This shall also include any products that are naturally or non-naturally enhanced food, beverages, tablets, lozenges or capsules with chemicals intended for recreational or medical use. This shall not include "Drug Store & Pharmacies" that employ licensed pharmacist, or "Service Stations, Gasoline", that sells gasoline and sell the products above as a non-primary source of revenue. This shall not include "Grocery Stores" or "Department & Variety Stores" in which the heated square-foot of the building is 8,000sf or larger and sells the products above as a non-primary source of revenue.
 - ii. Special Requirement (SR): 46.
 1. Separation Requirement:
 - a. No such establishment shall be permitted within a one-half mile radius (2,640 foot) of any existing "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products"-nor within one-thousand feet (1,000') from the property line of any existing or proposed public or private school, childcare or daycare center, public park, library, church, residential zoning district, or existing single-family, attached or detached, dwelling.
 - b. No store may begin to sell the items described within the "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products"-definition without obtaining an approved Zoning Compliance Certificate that clearly states the intended sale of the products as described within this use.
 - c. Measure of distance separation shall be in a straight line from the closest point of the building at which the "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products" use is located.
 - d. For approval, of a "Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products" use, the applicant shall provide a current certificate and straight-line drawing prepared by a registered land surveyor demonstrating compliance with separation requirements. For purposes of this section, a use shall be considered existing or established if it is in existence at the time an application is made for approval.
- d. Table of Permitted and Special Uses:
 - i. Currently Language: "Tobacco Stores".

ii.

Use Type	LUC	SIC	A-R	R-20	R-15	R-12.5	R-10	R-8	R-6	M-R	O-I	C-B	G-B	I-C	C-N	I	SR
Tobacco Stores	3	5993										X	X	X	X	X	

iii. Proposed Language: Districts for "Tobacco, Vape, Smoke Shop, Medical or Recreational Enhanced Food and Beverages Stores"

Use Type	LUC	SIC	A-R	R-20	R-15	R-12.5	R-10	R-8	R-6	M-R	O-I	C-B	G-B	I-C	C-N	I	SR
"Tobacco, Vape, Smoke Shop, or Other Chemically Enhanced Products"	3	0000											X			X	46

Motion made by Mayor Pro Tem Moye, seconded by Councilman Moore to direct Staff to continue to work on this Ordinance update and bring back to Council. Motion passed unanimously 4-0.

2. Zoning Ordinance Amendment Consideration. "Internet Sweepstakes".

Planning Director Penn presented some proposed thoughts and verbiage which would update our Zoning Ordinance, specifically the section on "Internet Sweepstakes". Planning Director Penn stated that he was trying to glean Council's desire to look at this update.

Internet Sweepstakes Zoning Amendment Proposal.

1. Staff recommends amending the "Internet Sweepstakes" Special Requirement (SR) 44:

a. Remove Special Requirement 44's existing items "a", "b", and "c".

- i. "a. The establishment must be a minimum of one thousand (1,000) feet from any building used as a dwelling."
- ii. "b. The establishment must be a minimum of one thousand (1,000) feet from any other establishment engaging in internet sweepstakes business."
- iii. "c. The establishment must be a minimum of one thousand (1,000) feet from the property line of any established religious institution, school, daycare center, library, public park, or recreation center."

b. Replacing existing items "a", "b", "c". of Special Requirement (SR) 44 with Special Requirement (SR) 44's new item "a":

- a. "a." No Internet Sweepstakes shall be permitted within a one-half mile radius (2,640 foot) of any existing "Internet Sweepstakes"-nor within one-thousand feet (1,000') from the property line of any existing or proposed public or private school, childcare or daycare center, public park, library, church, residential zoning.

Motion made by Mayor Pro Tem Moye, seconded by Councilman Moore to direct Staff to continue to work on this Ordinance update and bring back to Council. Motion passed unanimously 4-0.

OTHER AGENDA ITEMS:

The Council remembered the loss of life which occurred at the intersection of Winterville Parkway and Beacon Drive/Central Park Drive. Councilwoman stated her concern about the "left turns" at this intersection. Questioned if the Town can do anything about the left turn light (caution).

Mayor Pro Tem Moye questioned what the speed was coming into Town coming from the South. Interim Chief Williams stated that the speed is 50 MPH. He suggested that maybe we should look at reducing the speed. Mayor Hines stated that he believed that the Police Department does a thorough job of policing the speed in this area. Additional discussion was had about this issue and Council decided that a letter should be sent to NCDOT outlining the concerns about this intersection as well as the intersection of Vernon White and Mill.

ITEMS FOR FUTURE AGENDA/FUTURE WORK SESSIONS:

Council was reminded of the following scheduled workshops:

1. Downtown Beautification - Thursday, October 12, 2023, 5:00 pm to 6:30 pm - Town Hall Assembly Room. **Date was changed to October 26, 2023 – same time and same place.**
2. Multi-Purpose Facility - Thursday, October 19, 2023, 5:00 pm to 7:00 pm - Town Hall Assembly Room.

ANNOUNCEMENTS:

Town Manager Parker read the following announcements:

- *Police Educating the Public Program: Wednesday, October 11, 2023 - Winterville Community room.*
- *Council Workshop - Downtown Beautification: Thursday, October 12, 2023 - 5:00 pm to 6:30 pm - Town Hall Assembly Room.*
- *Planning and Zoning Board Meeting: Monday, October 16, 2023 @ 7:00 pm - Town Hall Assembly Room.*
- *Board of Adjustment Meeting: Tuesday, October 17, 2023 @ 7:00 pm - Town Hall Assembly Room.*
- *Council Workshop - Multi-Purpose Facility: Thursday, October 19, 2023 - 5:00 pm to 7:00 pm - Town Hall Assembly Room.*
- *Coffee with a Cop: Friday, October 20, 2023 @ 9:30 am - Winterville Depot.*
- *Recreation Advisory Board: Tuesday, October 24, 2023 @ 6:30 pm – Operation Center.*
- *Human Relations Board Meeting: Thursday, October 26, 2023 @ 7:00 – Executive Conference Room.*
- *Winterville Fright Fest: Sunday, October 29, 2023 - 4:00 pm @ 7:00 pm - Downtown Winterville.*
- *Agenda Review Meeting: Thursday, November 9, 2023 @4:00 pm – Town Hall Executive Conference Room.*
- *Regular Town Council Meeting: Monday, November 13, 2023 @ 6:00 pm - Town Hall Assembly Room.*
- *Christmas Activities Day: Saturday, December 9, 2023.*

Mayor Hines wished Mayor Pro Tem's Mother, Ola B. Moye a very Happy Birthday as she turned 96 years old and Ida Cox who is turning 100 years old. She will be presented with a Proclamation as requested by the Family.

QUARTERLY REPORTS FROM DEPARTMENT HEADS:

- Stephen Penn, Planning and Economic Development Director:
 - There were 25 new homes built last quarter which totaled 72 for the year.
 - There were 4 new businesses (3rd quarter) which totaled 12 for the year. There is very limited commercial space that is available now.

- 172 Zoning Compliances issued year to date.
- Town Certified Population as of July 2023 (per the State Demographer's Office) is 10,752.
- Anthony Bowers, Assistant Town Manager:
 - Easements for Ongoing Projects.
 - Met with Customers of Bell Arthur Water System.
 - Stormwater Master Plan Underway.
 - Sewer Master Plan Underway.
 - Kickoff Meeting for Safe Routes to Schools Grant.
 - Commend Staff who worked During Tropical Storm.
- Cliff McGuffin, Public Works Director:
 - Working of Results of Flooding Issues due to Tropical Storm – thanks to all.
 - Assisted Town of Grifton with Street Sweeping.
 - Denali Upgrades will be Needed and Forthcoming – 67 individual pump stations.
- Robert Sutton, Electric Director:
 - Old Tar Road Design – Meeting with NCDOT.
 - Work at 11 Main, Brookfield, and Aces for Autism.
 - Maintenance work ongoing.
 - PFQs Out for System Evaluation and Rate Reviews – Recommendations Forthcoming.
 - Substation Maintenance.
 - Continue to Experience Supply Chain Issues.
 - Power Supply Agreement – looking and alternative options – Solar, Hedging. Etc.
 - Gas futures look promising.
- Jessica Manning, Finance Director:
 - We are in the midst of Audit and on schedule.
 - Reminder that the Power Cost Adjustment was reduced from 2.5 cents per KW down to 1.5 cents per KW back in August. Reminder that Greene Lamp is still accepting applications for the \$85 one-time assistance program. Approximately 100 applications approved.
- Diane White, Parks and Recreation Director:
 - Fall sports – tackle football – 6 teams; flag football – 4 teams; Cheerleading – 30 cheerleaders; Soccer – 10 teams; Baseball – 19 teams; Zumba; Yoga; and Senior Drop-In Program.
 - Chocolate Chip & Co. Band played last Friday.
 - Last Movie in the Park – Trick or Treat Scooby Doo.
 - Connecting with Communication – reaching out to School Systems through Fall Carnival, etc.
- David Moore, Fire Chief:
 - Upcoming live burn on Main Street.
 - Positions – 17 FT, 16 PT and 30 PT – requested by Councilman Moore.
 - Consideration of 2nd Station – Councilman Moore
 - ISO Inspection – January 2024.
- Chris Williams, Interim Police Chief:
 - Thanks to Councilwoman Roberson for attending Coffee with a Cop.
 - Fatality at Intersection of Hwy 11 and Beacon – thanks to Officer Lamb.
 - Hiring status.
 - Main and Cooper – speeding – 70 citations written in 7 days.
 - Digital speed limit signs will be erected.
 - Community events underway.
 - Cops on the Roof upcoming as well as Shop with a Cop – December 2023.

- Evan Johnston, Building Inspector/Code Enforcement Officer:
 - Inspections remain steady.
 - Code Enforcement underway.
 - Attended an Electrical Class and received his State Certification.

REPORTS FROM THE TOWN ATTORNEY, MAYOR, AND TOWN COUNCIL, AND TOWN MANAGER:

Attorney Lassiter:

- No report – but there is a Closed Session.

Councilman Moore:

- Thanks to Staff for work during the storm.

Councilwoman Roberson:

- Thank you to all who checked on her during the storm.
- Attended and enjoyed Coffee with a Cop.
- Candidates Forum, PCC – Goetz Building – October 17, 2023 at 6:00 pm.

Mayor Pro Tem Moye:

- Apologize to Citizens of Winterville for his absence in September.

Councilwoman Harrell:

- Referenced services offered and available through the North Carolina League of Municipalities.
- Recognize October as Breast Cancer Awareness Month.
- Thanks to Staff

Manager Parker:

- Thanks to Staff and Council.

Mayor Hines:

- Recognize Breast Cancer Awareness Month.
- We did miss a Meeting – sickness we cannot control. Address the press put out – We in Winterville take pride in what we do – we have an Open-Door Policy. If you need to talk with us, reach out and schedule something – we will meet with you. Misinformation is inappropriate.
- Gifts from Electric Department to Recognize Public Power Week – October 2023.
- Robert Sutton – Utility relocation at Cemetery – discussions underway.

MOVE TO CLOSED SESSION:

Motion made by Mayor Pro Tem Moye, seconded by Councilwoman Harrell to go into Closed Session. Motion passed unanimously, 4-0.

MOVE TO OPEN SESSION:

Motion made by Councilman Moore, seconded by Councilwoman Harrell to go into Open Session. Motion passed unanimously, 4-0.

Motion made by Councilman Moore, seconded by Councilwoman Roberson to accept the Offer from NCDOT for \$2,600. Motion passed unanimously, 4-0.

ADJOURN:

Motion made by Councilman Moore and seconded by Mayor Pro Tem Moye to adjourn the meeting. Motion carried unanimously, 4-0.

Adopted this the 9th day of October 2023.

Richard E. Hines, Mayor

ATTEST:

Terri L. Parker, Town Manager

DRAFT

Town Council Board Meeting

October 9, 2023



REZONING REQUEST
“KPMEHRA, LLC & Samuel Sanchez”
PARCEL 24507,50256, & 42578

Presenter:

Stephen Penn,

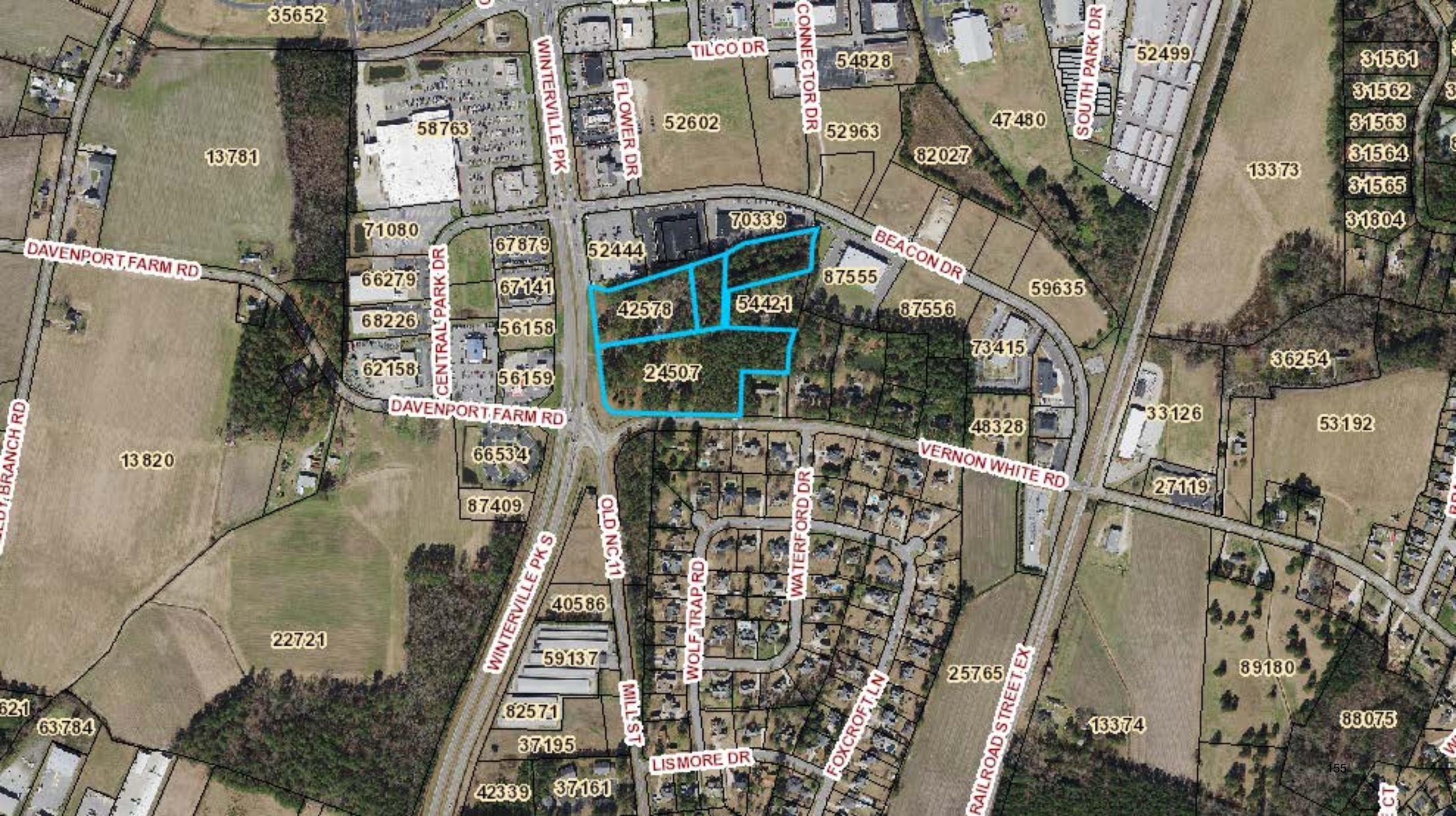
Director of Planning & Economic Development



- Applicant: Sanjay Mehra & Samuel Sanchez
- Location: 139 VERNON WHITE RD & 4319 WINTERVILLE PW: Northeastern corner of Winterville Parkway and Vernon White Road.
- Parcel Numbers: 24507,50256, & 42578
- Site Data: 12.46 acres
- Current Zoning District: Agricultural Residential (AR)
- Proposed Zoning District: General Business (GB)



- Notification was posted on the site on May 23, 2023.
- Adjacent property owners were mailed notification of the rezoning request on May 25, 2023 to notify them of the request and P&Z Meeting.
- Adjacent Property owners were mailed notification of the Public Hearing on August 29, 2023 and September 26, 2023 to notify them of the request and the Town Council Public Hearing.
- The rezoning's were published within the Daily Reflector on Wednesday, August 23, 2023 and August 30, 2023. The October Public Hearing was published within the Daily reflector on September 27, 2023 and October 4, 2023.



35652

13781

DAVENPORT FARM RD

58763

71080

66279

68226

62158

CENTRAL PARK DR

67879

67141

56158

56159

DAVENPORT FARM RD

66534

87409

WINTERVILLE PK S

40586

59137

82571

37195

42339

37161

MILL ST

LISMORE DR

WINTERVILLE PK

FLOWER DR

52602

52444

42578

24507

WOLF TRAP RD

TILCO DR

CONNECTOR DR

54828

52963

70339

54421

WATERFORD DR

FOXCROFT LN

BEACON DR

87555

87556

73415

48328

VERNON WHITE RD

25765

RAILROAD STREET EX

47480

82027

59635

52499

SOUTH PARK DR

13373

36254

33126

53192

27119

25765

13374

89180

88075

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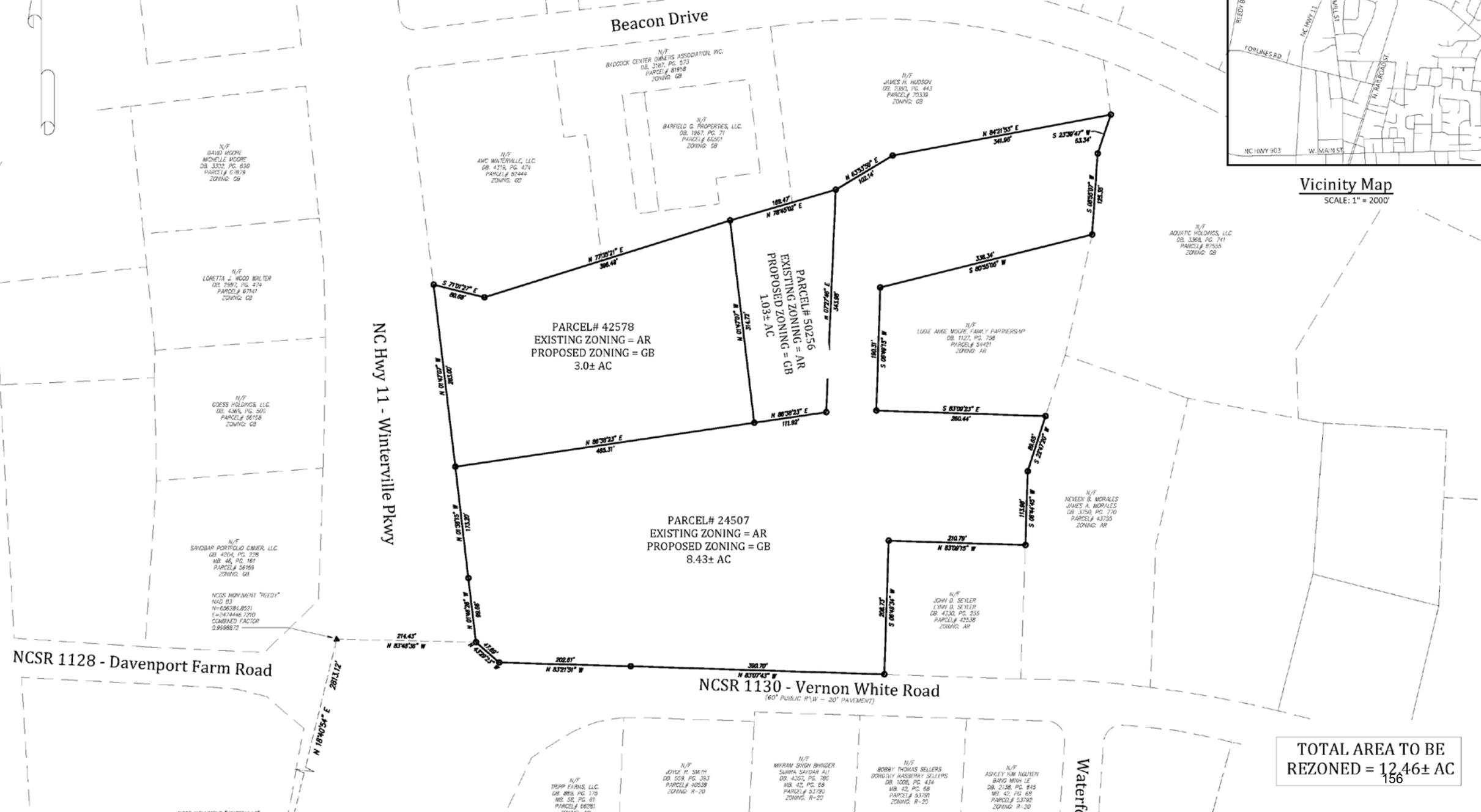
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Vicinity Map
SCALE: 1" = 2000'



PARCEL# 42578
EXISTING ZONING = AR
PROPOSED ZONING = GB
3.0± AC

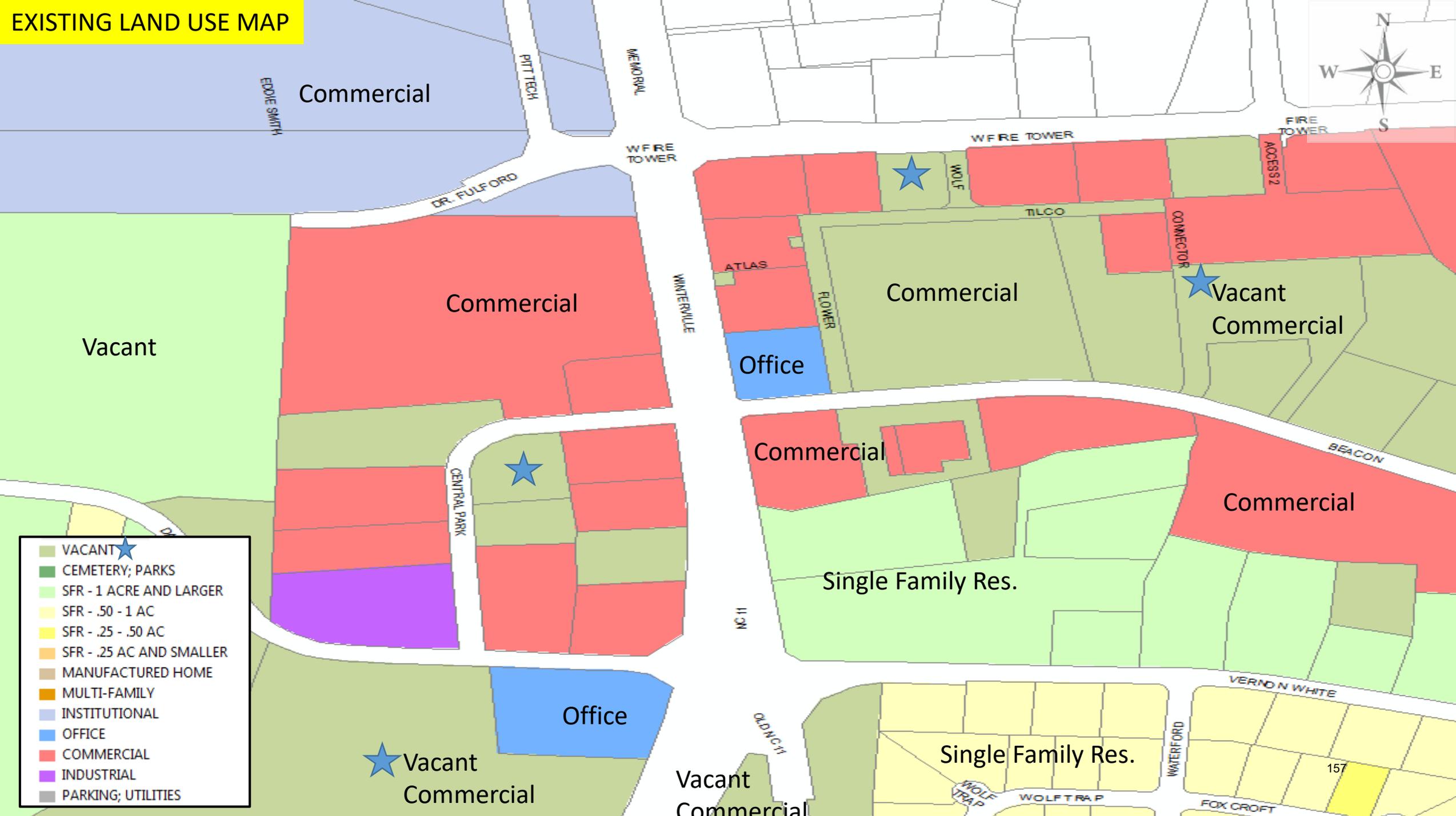
PARCEL# 50256
EXISTING ZONING = AR
PROPOSED ZONING = GB
1.03± AC

PARCEL# 24507
EXISTING ZONING = AR
PROPOSED ZONING = GB
8.43± AC

TOTAL AREA TO BE
REZONED = 12.46± AC

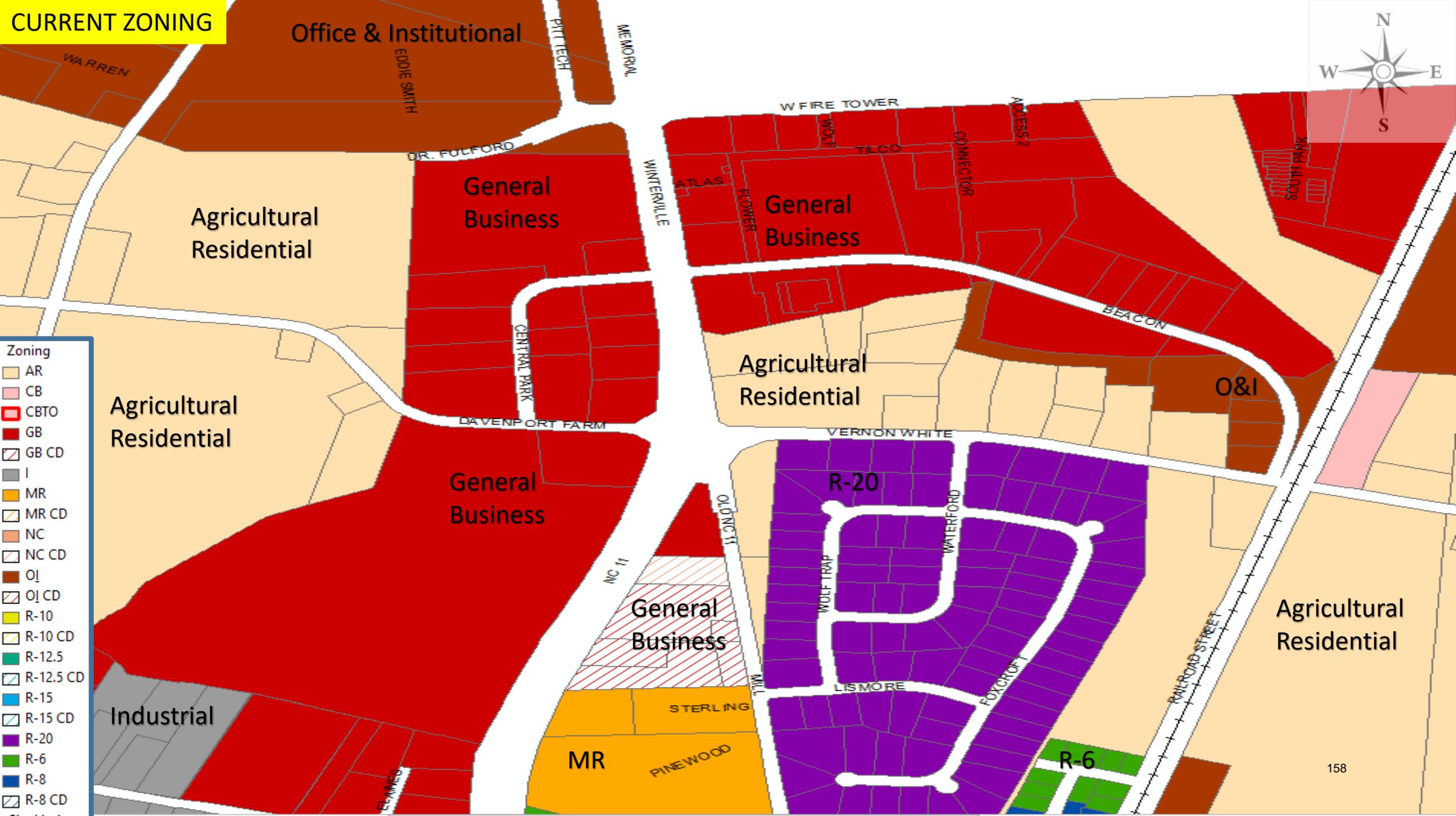
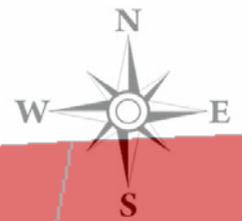


EXISTING LAND USE MAP



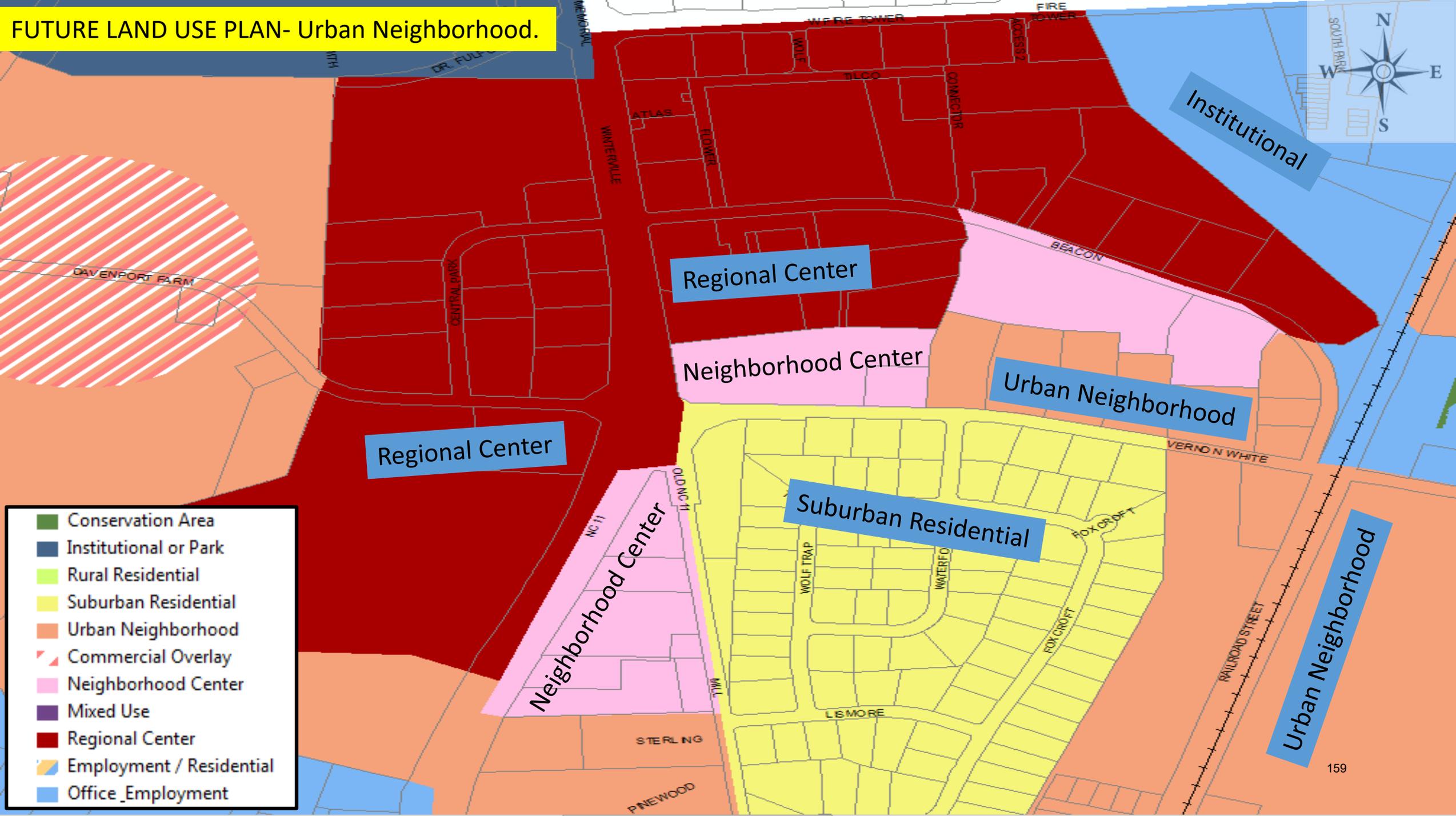
- VACANT
- CEMETERY; PARKS
- SFR - 1 ACRE AND LARGER
- SFR - .50 - 1 AC
- SFR - .25 - .50 AC
- SFR - .25 AC AND SMALLER
- MANUFACTURED HOME
- MULTI-FAMILY
- INSTITUTIONAL
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- PARKING; UTILITIES

CURRENT ZONING



Zoning	
	AR
	CB
	CBTO
	GB
	GB CD
	I
	MR
	MR CD
	NC
	NC CD
	OI
	OI CD
	R-10
	R-10 CD
	R-12.5
	R-12.5 CD
	R-15
	R-15 CD
	R-20
	R-6
	R-8
	R-8 CD

FUTURE LAND USE PLAN- Urban Neighborhood.



FUTURE LAND USE CHARACTER AREAS



Conservation

The 100-year floodplain is regulated in order to prevent loss during floods. These areas are appropriate for outdoor recreation, agriculture / silviculture, and are otherwise predominantly unsuitable for development. This area also includes cemeteries.



Rural Residential

Very low density, single family detached residential on very large lots in a rural setting. Generally less than 1 dwelling per acre, and almost always without sewer service. Industrial agricultural operations are still active in these locations.



Suburban Residential

Primarily the large lot, single family detached residential, that many people love about the town's housing stock. Generally 2-3 dwelling units per acre, larger lots, with front- and side-loaded garages. Smaller lot sizes occasionally if minimum standards for open space and amenities are exceeded.



Urban Neighborhood

Primarily medium-sized lots with single family detached residential and occasionally smaller-scale, context-sensitive patio homes and attached residential permitted if design criteria are met. Generally 3-8 dwellings per acre. Some small-scale services, restaurants, or offices encouraged at select locations with good access.



Commercial Overlay

Potential for small-scale commercial that is sensitive to existing residential development if good transportation access is possible.



Neighborhood Center

Context-appropriate commercial, retail, services, professional offices, and occasionally residential located at key locations and crossroads that serve the general neighborhood around them. Small-lot residential or patio homes and/or attached residential could be part of land use mix.



Mixed Use Center

Mix of commercial, retail, restaurants, and service-oriented businesses, with a variety of residential options, including multi-family, townhomes, and upper-story residential. Offices also potentially on upper floors. Walkable places with a pedestrian-focused "downtown" feel.



Regional Center

High- to medium-intensity commercial, retail and lodging uses that act as regional activity centers, with offices and residential potentially mixed in. Primarily auto-oriented destinations with national or regional businesses.



Employment / Residential

These areas could include office buildings, storage and flex uses, supporting commercial uses and/or medium to high-intensity residential uses.



Office & Employment

Large office buildings, manufacturing, distribution, and light- to medium-industrial uses, storage and flex uses, along with associated offices and supporting commercial uses.



Institution or Park

Community schools, the Pitt Community College campus, town parks, and open space areas form a fabric that knits the community together. New institutional, civic, and open space uses are potentially allowed in any future land use category.

Roughly
6 Acres of Regional Center &
6.4 acres of Neighborhood Center



General Character

These centers have small-scale retail, restaurants and offices that are local landmarks and serve the surrounding neighborhoods. Other, more high intensity land uses may be attracted to these activity areas. Residential uses could include patio homes, attached units and some multi-family structures.

Typical Components	
Density	Up to 14 units per acre
Lot coverage	Medium to high
Building height	1.5-4 stories
Parking	Off-street: internal lots On-street parking on some blocks
Street pattern	Urban grid
Right-of-way width	50'-60' with 70'-100' boulevards
Block length	500'-800'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalk (Both sides)
Civic Space	Limited, small plazas, patio dining
Potential zoning	G-B, C-N, O-I, I-C, possibly C-B, R-8, R-6, or M-R



Uses

Neighborhood-serving commercial uses (grocery store, retail/service, restaurant, etc.) serve as the anchor of this land use type, with multi-family and other residential mixed in and supporting the commercial center.

Buildings & Parking

Buildings set back from the street with landscaping and limited parking in front. More internal parking to the side or behind businesses.



Streets & Connections

These sites balance automobiles and pedestrians, and need to be accessible by multiple transportation modes to succeed as social centers.



Examples of Neighborhood Center.

Neighborhood Center



General Character

These larger, auto-oriented commercial areas serve a regional market, and are high-intensity shopping centers. With good design, they can provide a pleasant outdoor and indoor shopping experience that complements the surrounding community as a commercial/retail/service activity center.

Typical Components	
Density	Up to 16 units per acre
Lot coverage	Medium to high
Building height	1.5-6 stories
Parking	Off-street: internal lots
Street pattern	Suburban grid
Right-of-way width	50'-60' with 70'-100' boulevards
Block length	500'-1000'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Sidewalks, internal walkways through parking areas
Civic Space	Limited, small plazas, patio dining, greenway connections
Potential zoning	G-B, possibly O-I, I-C, C-N, or M-R



Uses

Commercial uses of a regional nature, including big box stores, chain restaurants, and other highway-oriented uses. Hotels and multi-family uses could also be appropriate.

Buildings & Parking

Buildings set back from the street with landscaping and limited parking in front. More internal parking to the side or behind businesses.

Streets & Connections

Vehicles prioritized with pedestrians facilities present. Secondary roads (off of the primary boulevard (NC 11)) lead to shared parking lots for large shopping centers. Greenway connections to other destinations.



Examples of Regional Center.

Regional Center



Winterville's Land Use Goals:

Organizing Goals:

Primary Goals:

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

Supporting Goals:

- Create a Town-wide Identity
- Connectivity and Mobility

Policies and Strategies

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

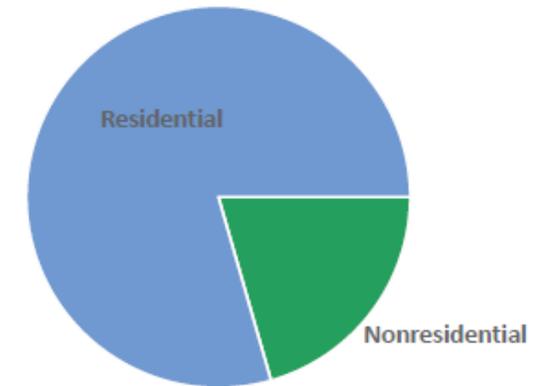
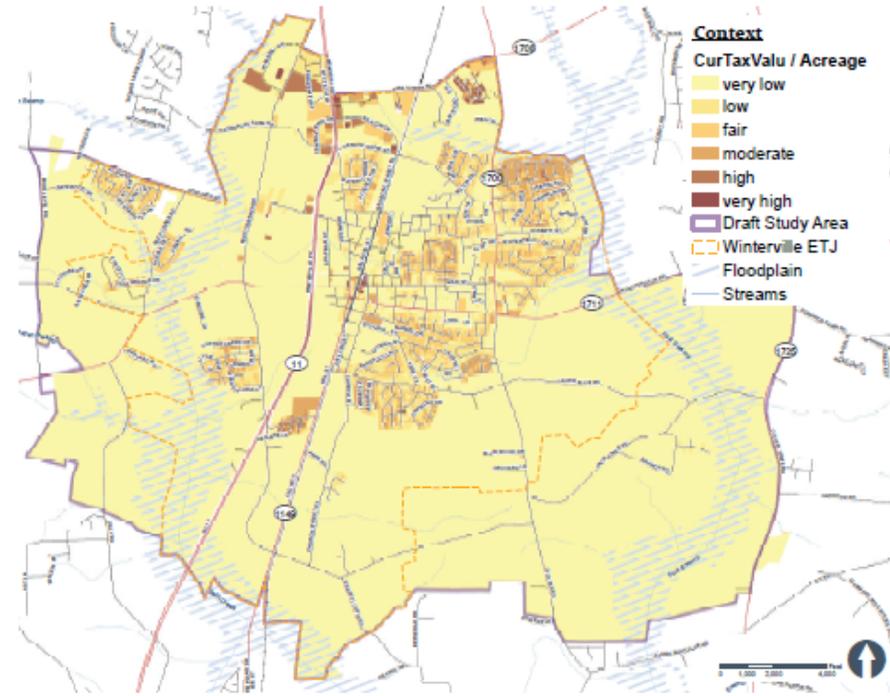
Strategies

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

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

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

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



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

Economic Development

Organizing Goals:

Primary Goals:

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

Supporting Goals:

- Activate Downtown

Policies and Strategies

Policy 1: Continue to implement previous plans.

Strategies

1.1: Continue to implement relevant recommendations from the adopted economic development plan.

- Update the Economic Development Strategy periodically (typically every 5-6 years).

1.2: Continue to market the assets and opportunities of Winterville as stated in the adopted economic development plan.

- ★ **1.3: Emphasize retail, office, light industrial and other commercial development**

especially along Winterville Parkway and other appropriate areas.

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

Strategies

★ **2.1: Support Winterville’s transformation from a ‘bedroom community’ to a ‘neighboring community’ of Greenville.**

- The Economic Development Task Force recommended that Winterville grow into its own vibrant community with its own commercial and employment sectors. This will help the Town become a self-sufficient community that recaptures retail leakage from nearby Greenville.

★ **2.2: Discourage rezonings to residential zoning districts in high visibility corners with good access and parcels within Office & Employment future land use areas.**

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

Strategies

3.1: Support rezonings to residential uses in the Suburban Residential and Urban Neighborhood areas identified on the future land use map.

3.2: Continue to support and promote



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



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

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

Policy 4: Respond to recent and planned transportation improvements

Strategies

4.1: Encourage new commercial development at key intersections along Forlines Road and Fire Tower Road Extension.

- Capitalize on opportunities that will arise due to the Southwest Bypass and planned extension of Fire Tower Road.

4.2: Encourage new commercial and industrial businesses to locate along the Laurie Ellis Extension

Policy 5: Promote retirement-focused living

Strategies

5.1: Continue participation in the N.C. Department of Commerce's Certified Retirement Community Program

5.2: Remove barriers to and consider incentives for senior-friendly housing types in downtown and other appropriate locations

5.3: Recruit developers for individually-owned patio homes and life care facili-

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

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

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

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

Strategies

6.1: Recruit new national and local businesses to Regional Center future land use areas.

★ 6.2: Encourage and support local businesses, especially in expansion efforts.

6.3: Coordinate with Pitt Community College for expansions or other infrastructure needs.

- This might include facilities to support the college, such as hotels, better road connections or intersection realignments, pedestrian connections, etc.

6.4: Coordinate with Pitt County and neighboring community economic development efforts.



The number of Winterville residents age 45 to 75 grew by 35% between 2010 and 2016. Lower maintenance patio homes and pocket neighborhoods may appeal to this demographic. Current zoning regulations could be modified to encourage this type of housing near downtown and in other appropriate locations.

Pocket Neighborhoods

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

Calls, Emails, Letters, & P&Z Comments/Concerns :

Received two phone calls prior to the P&Z Meeting:

- Both were curious of the proposal. One stated they didn't care one way or another (if it were to be rezoned or not).

P&Z Meeting: (Four Spoke against)

- Traffic Concerns, Noise Concerns & Light pollution.

P&Z Vote:

- Unanimous Approval @ June 13th P&Z Meeting.

Staff Recommendation:

The 12.46-acre properties are currently underutilized for their locations. The single-family residential home and the Bed and Breakfast (permitted for up to 6 bedrooms) have access and frontage onto Highway 11, a boulevard classified street with one of the highest traffic counts and visibility in the Winterville/Greenville Metro. Its location has high commercial value and is prime to improve Winterville's self-sufficiency, by encouraging commercial development.

Staff Recommendation:

- Though there is adjacent single-family residential, the Zoning Ordinance’s bufferyard requirements were established to protect and preserve the appearance, character and value of adjacent properties with incompatible land uses and intensities. Furthermore, Section 154.21 of the Subdivision Ordinance expressly prohibits direct residential driveway access onto Major Thoroughfares and thus would not allow this design, if it were proposed today.



Staff Recommendation:

- The General Business (GB) rezoning request is consistent with the intent and purpose of the Zoning Ordinance, the Future Land Use Plan, and is compatible with the existing development and trends in the surrounding area.
- Staff recommends approval of the request to rezone 12.46 acres from AR to GB as it is consistent with the Comprehensive Land Use Plan.



REZONING PROCESS:

- Planning and Zoning Board unanimous recommended approval of the rezoning at their June 13th meeting.
- The Public Hearing was to be scheduled at the August 14, 2023 Town Council Meeting.
- Town Council is holding the public hearing on October 9, 2023.



Questions?



Public Comment Session





**WINTERVILLE TOWN COUNCIL
MONDAY, NOVEMBER 13, 2023 – 6:00 PM
REGULAR MEETING MINUTES**

The Winterville Town Council met in a Regular Meeting on the above date at 6:00 PM in the Town Hall Assembly Room, with Mayor Richard E. Hines presiding. The following were present:

Richard E. Hines, Mayor
Johnny Moye, Mayor Pro Tem
Brandy Harrell, Councilwoman
Tony P. Moore, Councilman
Veronica W. Roberson, Councilwoman
Keen Lassiter, Town Attorney
Terri L. Parker, Town Manager
Anthony Bowers, Assistant Town Manager
Chris Williams, Interim Police Chief
David Moore, Fire Chief
Cliff McGuffin, Public Works Director
Jessica Manning, Finance Director
Evan Johnston, Building Inspector/Code Enforcement Officer
Diane White, Parks and Recreation Director
Stephen Penn, Planning and Economic Development Director

Absent: Donald Harvey, Town Clerk

CALL TO ORDER: Mayor Hines called the meeting to order.

INVOCATION: Councilwoman Brandy Harrell.

PLEDGE OF ALLEGIANCE: Mayor Hines led everyone in the Pledge of Allegiance.

WELCOME: Mayor Hines welcomed the public.

APPROVAL OF AGENDA:

Motion made by Councilwoman Roberson and seconded by Councilwoman Harrell to approve the Agenda as presented. Motion carried unanimously, 5-0.

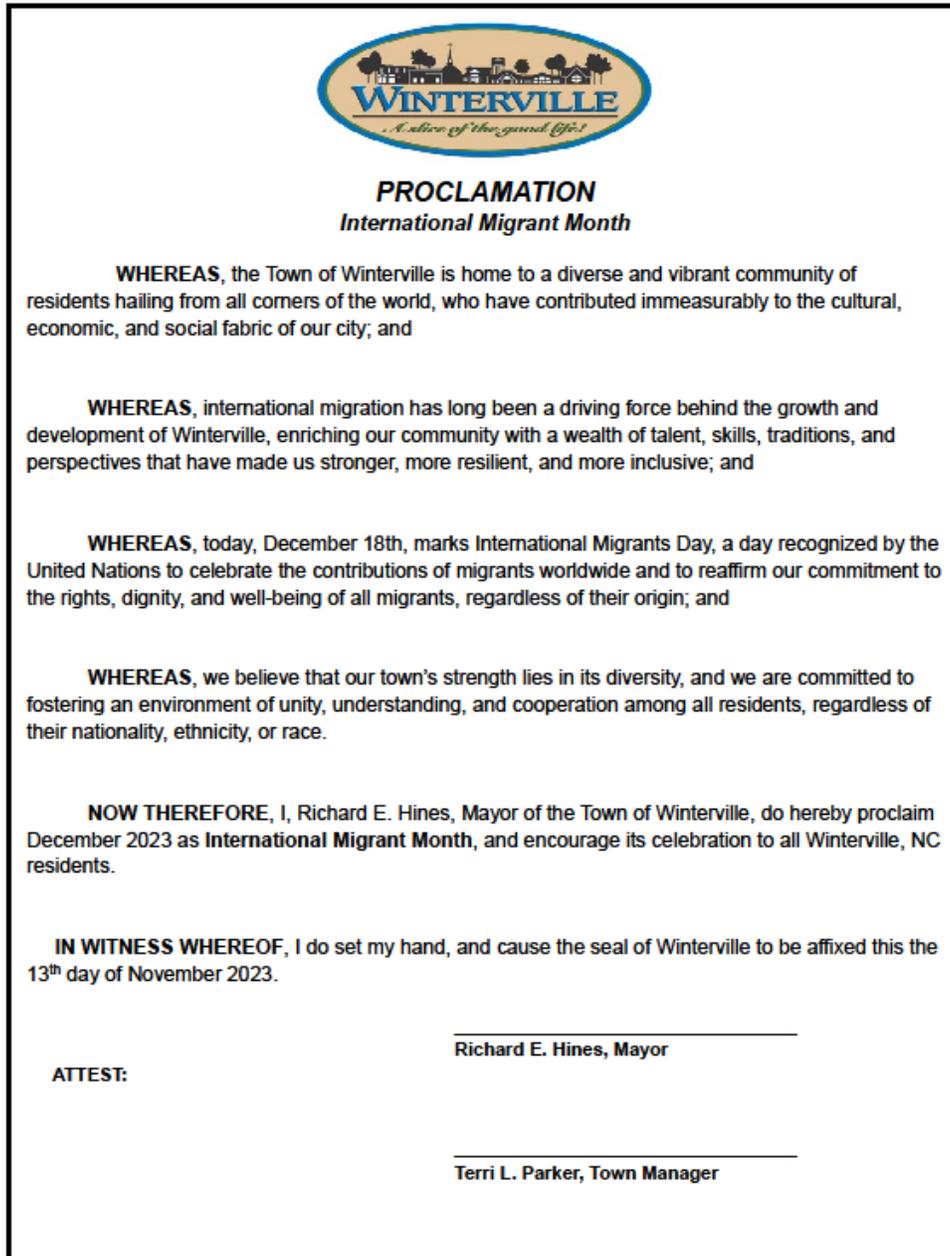
RECOGNITION OF NEW EMPLOYEES:

1. Trickey Finch, Office Manager, Winterville Fire-Rescue-EMS.

PROCLAMATIONS:

1. International Migrant Month – December 2023.

Town Manager Parker read, and Mayor Hines presented the following Proclamation:



2. Volunteer Recognition Month – December 2023.

Town Manager Parker read, and Mayor Hines presented the following Proclamation:



PROCLAMATION
Volunteer Recognition Month

WHEREAS, the Town of Winterville recognizes the invaluable contributions of volunteers who selflessly dedicate their time, energy, and expertise to make our community and the world a better place; and

WHEREAS, International Volunteer day, celebrated annually on December 5th, serves as a global observance to acknowledge the vital role by volunteers in addressing pressing social, economic, and environment challenges; and

WHEREAS, North Carolina has a strong history of improving lives, strengthening communities, and making our state a better place through volunteerism; and

WHEREAS, volunteers are the heart and soul of nonprofit organizations and work tirelessly towards enhancing the quality of life for our residents; and

WHEREAS, as we emerge from the challenges posed by the COVID-19 pandemic, the spirit of volunteerism has played a crucial role in aiding our recovery efforts, from supporting vaccination clinics to delivering essential supplies and exemplifying the resilience and compassion of our community; and

WHEREAS, the town of Winterville remains committed to fostering a culture of volunteerism, recognizing that together we can achieve remarkable feats and overcome the most pressing challenges facing our city and our world; and

NOW THEREFORE, I Richard E. Hines, Mayor of the Town of Winterville, North Carolina do hereby proclaim the month of December 2023 as

Volunteer Recognition Month

in Winterville, Pitt County, North Carolina and extend best wishes to our communities as we recognize and commend all volunteers in observance.

ATTEST:

Richard E. Hines, Mayor

Terri L. Parker, Town Manager

PUBLIC COMMENT:

Mayor Hines read the Public Comment Policy for the Town of Winterville.

1. Mattie DeJesus (Boyd Street): Comment on how beautiful the Christmas Decorations are in Town and would like one in front of her house if possible.

CONSENT AGENDA:

Items included in the Consent Agenda:

1. Budget Amendment 23-24-3.
2. ~~Approval of NCDOT Purchase of Right-of-Way and Approval for Mayor to Sign the Associated Paperwork.~~ (moved out from under Consent).

Town Manager Parker suggested that Item #2 under Consent be removed so that additional discussion could be had.

Motion made by Councilwoman Roberson and seconded by Mayor Pro Tem Moye to approve the Consent Agenda as amended. Motion carried unanimously, 5-0.

ITEMS REMOVED FROM CONSENT AGENDA:

2. Approval of NCDOT Purchase of Right-of-Way and Approval for Mayor to Sign the Associated Paperwork.

Town Manager Parker deferred the item to Keen Lassiter, Town Attorney. Attorney Lassiter stated that during October's meeting, the Council decided to accept NCDOT's offer of \$2,600 for three (3) tracts (.02 of an acre). One tract is being sold and the other two tracts will include an easement. IN order to comply with the Statute, the property must be declared "surplus" and that the Mayor is authorized to sign the associated deed.

Motion made by Mayor Pro Tem Moye and seconded by Councilman Moore to declare the property being conveyed to NCOT as "surplus" and authorize Mayor Hines to sign the associated deed. Motion carried unanimously, 5-0.

NEW BUSINESS:

1. Approval for Staff to Enter Contract Negotiations for Electric Engineering with RGrid Power, PLLC.

Director Sutton reported that Town staff advertised a Request for Qualifications (RFQ) for Electric Engineering and Financial Analysis in the Daily Reflector on September 27, 2023 and October 4, 2023. Additionally, Staff notified two (2) firms, Utility Engineering and RGrid Power, of the RFQ and responded to a third firm's questions. In particular, the Town desired a knowledgeable firm complete a thorough valuation of its existing electric infrastructure system as well as a review of its existing rate tariffs. RGrid Power, PLLC was the sole respondent. RGrid Power's current staff includes personnel that were originally with Power Secure and are familiar with the Town's distribution system and rate tariffs. RGrid Power's RFQ response was evaluated by the Town's Review Team to determine their ability to fulfill the Town's needs. This review determined their firm is suitably qualified to complete the requested valuation and rate tariff review.

Motion made by Councilman Moore and seconded by Councilwoman Roberson to enter into contract negotiations with RGRID Power, PLLC for the referenced electric utility infrastructure valuation and rate tariff review. Motion carried unanimously, 5-0.

ITEMS FOR FUTURE WORK SESSIONS:

Councilman Moore would like Staff to explore a courtesy call to customers before their utilities are cut off.

ANNOUNCEMENTS:

Mayor Hines read the following announcements:

- Coffee with a Cop: Friday, November 17, 2023 @ 9:00 am – Winterville Community Room.
- Planning and Zoning Board Meeting: Monday, November 20, 2023 @ 7:00 pm - Town Hall Assembly Room.
- Board of Adjustment Meeting: Tuesday, November 21, 2023 @ 7:00 pm - Town Hall Assembly Room.
- Recreation Advisory Board: Tuesday, November 28, 2023 @ 6:30 pm – Operation Center.
- Thanksgiving Holiday – Town Offices Closed: Thursday, November 23, 2023 and Friday, November 24, 2023.
- Town Christmas Dinner: Friday, December 1, 2023 @ 5:30 pm – The Cotton Barn.
- Agenda Review Meeting: Thursday, December 7, 2023 @ 4:00 pm – Town Hall Executive Conference Room.
- Regular Town Council Meeting: Monday, December 11, 2023 @ 6:00 pm - Town Hall Assembly Room.
- Christmas Activities Day: Saturday, December 9, 2023 – Parade @ 2:00 pm; Market on the Square @ 3:00 pm; and Tree Lighting Ceremony @ 5:00 pm.
- Coffee with a Cop: December 15, 2023 @ 9:00 am – Winterville Community Room.
- Cops on the Roof: December 15, 2023 Beginning at 10:00 am @ Walmart Supercenter, Greenville Boulevard, Greenville, NC.
- Human Relations Board Meeting: Thursday, December 21, 2023 @ 7:00 – Town Hall Executive Conference Room.
- Shop with a Cop: December 22, 2023, Winterville Police Department.
- Christmas Holiday – Town Offices Closed: Monday, December 25, 2023 through Wednesday, December 27, 2023.
- New Year Holiday – Town Offices Closed: Monday, January 1, 2023.

REPORTS FROM THE TOWN ATTORNEY, MAYOR, AND TOWN COUNCIL, AND TOWN MANAGER:

Attorney Lassiter:

- No report – but there is a Closed Session.

Councilman Moore:

- No report.

Councilwoman Roberson:

- Thanks to the citizens for re-electing her.
- Thanks for the Chamber for a wonder Halloween event.
- Extended an invitation to everyone attend Mt. Shiloh for their Community dinner on Saturday from 11am to 1pm.

Councilman Paul Rice:

- Proud of everyone who ran for Office.

Mayor Pro Tem Moye:

- Thanks to the Electric Department for their assistance on an issue at his house.
- Asked Director White about the status of the Toddler swing set at Hillcrest Park. She stated that it was currently being worked on.

Councilwoman Harrell:

- Thanks to Town Staff.

- Thanks to the citizens for her re-electing her.
- Reminded everyone to be thankful and have a wonderful Thanksgiving Holiday.

Manager Parker:

- Happy Thanksgiving and safe travels to everyone.

Mayor Hines:

- Happy Holidays to everyone.

MOVE TO CLOSED SESSION:

Motion made by Mayor Pro Tem Moye, seconded by Councilman Rice to go into Closed Session. Motion passed unanimously, 5-0.

MOVE TO OPEN SESSION:

Motion made by Councilman Moore, seconded by Mayor Pro Tem Moye to go into Open Session. Motion passed unanimously, 5-0.

Motion made by Councilman Moore, seconded by Councilwoman Roberson to approve the Settlement Agreement and authorize the Town Manager to sign such. Motion passed unanimously 5-0.

ADJOURN:

Motion made by Councilman Moore and seconded by Councilwoman Harrell to adjourn the meeting. Motion carried unanimously, 5-0.

Adopted this the 13th day of October 2023.

Richard E. Hines, Mayor

ATTEST:

Terri L. Parker, Town Manager



TOWN COUNCIL DRAFT 2024 AGENDA REVIEW MEETINGS

DATE	DESCRIPTION	TIME	LOCATION
Thursday, January 4, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, February 1, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, March 7, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, April 4, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, May 2, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, June 6, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, July 4, 2024	NO MEETING	NA	NA
Thursday, August 8, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, September 5, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, October 10, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, November 7, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, December 5, 2024	Agenda Review Meeting	4:00 pm	THECR

THECR: Town Hall Executive Conference Room
2571 Railroad Street
Winterville, NC 28590

Approved by Town Council – 12/11/2023



TOWN COUNCIL DRAFT 2024 AGENDA REVIEW MEETINGS

DATE	DESCRIPTION	TIME	LOCATION
Thursday, January 4, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, February 1, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, March 7, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, April 4, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, May 2, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, June 6, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, July 4, 2024	NO MEETING	NA	NA
Thursday, August 8, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, September 5, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, October 10, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, November 7, 2024	Agenda Review Meeting	4:00 pm	THECR
Thursday, December 5, 2024	Agenda Review Meeting	4:00 pm	THECR

THECR: Town Hall Executive Conference Room
2571 Railroad Street
Winterville, NC 28590

Approved by Town Council – 12/11/2023



TOWN OF WINTERVILLE

FY 2024-2025

BUDGET CALENDAR

DATE	DESCRIPTION	TIME	LOCATION
Monday, January 22, 2024	Town Council Vision Setting Meeting	6:00 pm	THAR
Monday, February 19, 2024	Distribution of Budget Worksheets to Management Team	NA	TMGR OFFICE
Friday, March 22, 2024	Management Team Recommendations Due	NA	TMGR OFFICE
Monday, May 6, 2024	Town Council & Manager Progress Meeting	6:00 pm	THECR
May 7-10, 2024	Manager Review with Management Team	N/A	TMGR OFFICE
Monday, May 20, 2024	Hand delivery of the Recommended Budget	N/A	NA
Tuesday, May 21, 2024	Town Council Budget Work Sessions	6:00 pm	THAR
Thursday, May 23, 2024	Town Council Budget Work Sessions	6:00 pm	THAR
Monday, June 3, 2024	Public Hearing	6:00 pm	THAR
Monday, June 10, 2024	Adoption of the FY 2024-2025 Budget Ordinance	6:00 pm	THAR
Friday, July 1, 2024	Fiscal Year Begins	NA	NA

THAR:
Town Hall Assembly Room
2571 Railroad Street
Winterville, NC 28590

THECR:
Executive Conference Room
2571 Railroad Street
Winterville, NC 28590

TMGR Office
Town Manager's Office
2571 Railroad Street
Winterville, NC 28590

DEPOT:
Winterville Train Depot
Railroad Street
Winterville, NC 28590

Approved by Town Council - 12/11/2023
Please NOTE the times of the meetings vary.



TOWN OF WINTERVILLE

2024 HOLIDAY CALENDAR

DATE	HOLIDAY
Monday, January 1, 2024	New Year's Day
Monday, January 15, 2024	Martin Luther King Jr. Birthday
Friday, March 29, 2024	Good Friday
Monday, May 27, 2024	Memorial Day
Wednesday, June 19, 2024	Juneteenth
Thursday, July 4, 2024	Independence Day
Monday, September 2, 2024	Labor Day
Monday, November 11, 2024	Veterans Day
Thursday, November 28, 2024, and Friday, November 29, 2024	Thanksgiving
Tuesday, December 24, 2024, Wednesday, December 25, 2024, and Thursday, December 26, 2024,	Christmas

Source: North Carolina State Calendar and Town Council - 12/11/2023.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: December 11, 2023

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Ange Plaza Lot 25 & 33 Annexation Petition – Annexation Request (Parcels 52602 & 84684).

Action Requested: Direct Town Clerk to Investigate the Sufficiency of Annexation.

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

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 11/29/2023

ABSTRACT ROUTING:

TC:

TM: 12/6/2023

Final: - 12/6/2023

Supporting Documentation

Applicant: Winterville Commons LLC. (Alan M. Maness)

Location: Within “Ange Plaza” on Beacon Drive, Tilco Drive, and Flower Drive. .

Parcel Numbers: 52602 & 84684

Site Data: 10.7009 acres.

Plans for Site: Lowes Foods anchored shopping center with other retail, service, and similar commercial establishments.

Zoning District: General Business (G-B).

Rezoning Process:

- ❖ 1st Council Meeting: Direct Town Clerk to Investigate Sufficiency of Annexation.
- ❖ 2nd Council Meeting, if above is complete: Schedule Public Hearing for Annexation Petition.
- ❖ 3rd Council Meeting, if above is complete: Hold Public Hearing for Annexation Petition.

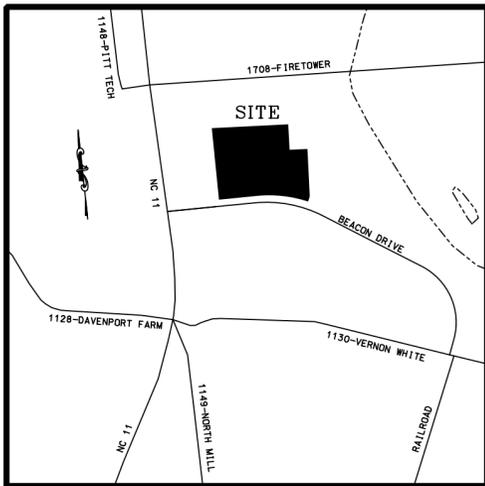
Budgetary Impact: TBD.

Recommendation: Direct Town Clerk to Investigate Sufficiency of Annexation.

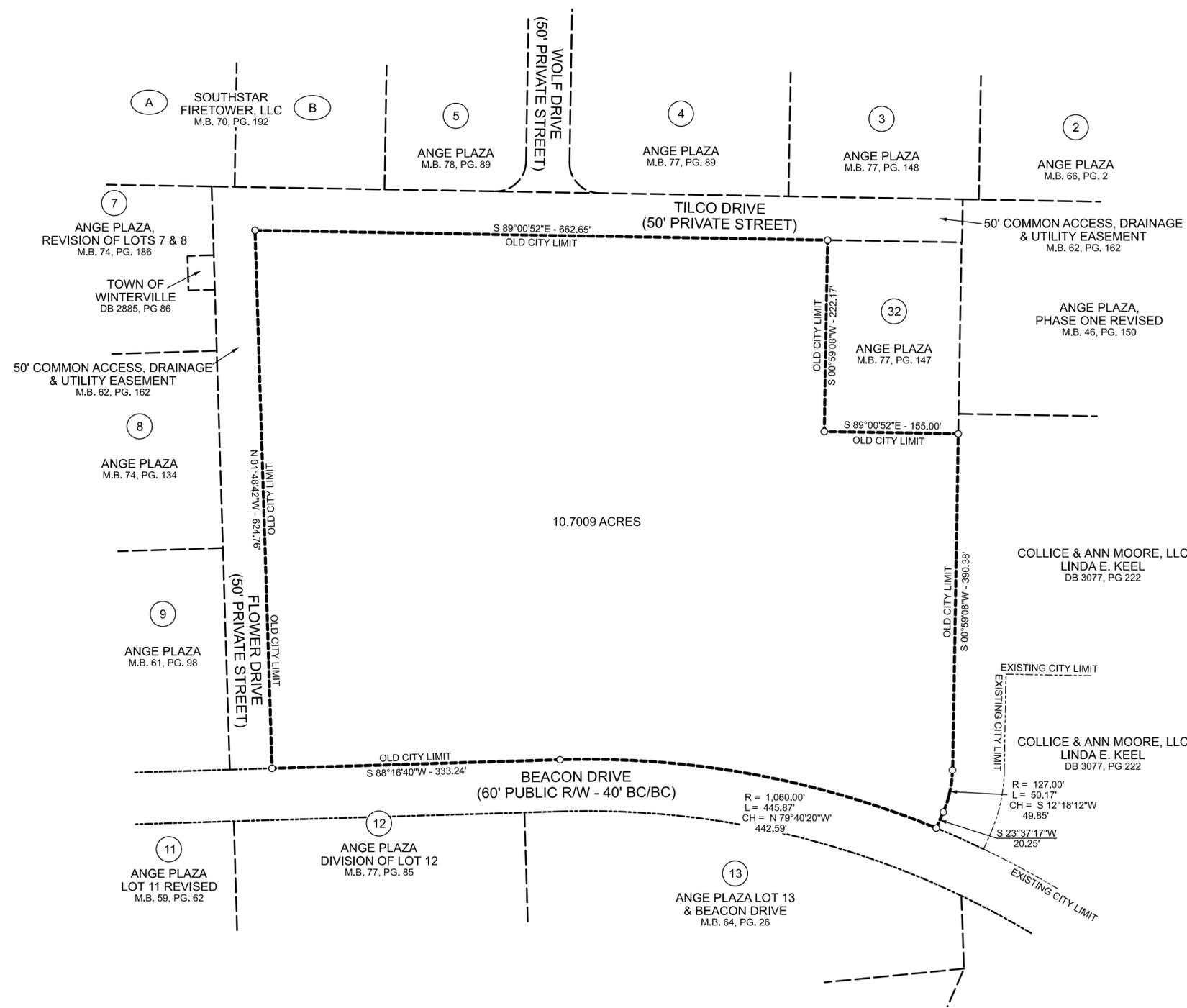
Legal Description For
Winterville Commons, LLC

Lying and being situate in Winterville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at an existing iron stake in the southern line of Tilco Drive, said point being the northwest corner of Lot 32 Ange Plaza as recorded in map book 77, page 147 of the Pitt County Registry, thence from said point of beginning with the western line of Lot 32 Ange Plaza **S 00-59-08 W – 222.17'** to an existing iron stake at the southwest corner of Lot 32 Ange Plaza, thence with the southern line of Lot 32 Ange Plaza **S 89-00-52 E – 155.00'** to an existing iron stake in the western line of the Collice & Ann Moore, LLC and Linda E. Keel property as recorded in deed book 3077, page 222, thence with the western line of the Collice & Ann Moore, LLC and Linda E. Keel property **S 00-59-08 W – 390.38'** to an existing iron stake, thence **50.17' along the arc of a curve, said curve being to the right and having a radius of 127.00' and a chord bearing S 12-18-12 W – 49.85'** to an existing iron stake, thence **S 23-37-17 W – 20.25'** to an existing iron stake in the northern right of way of Beacon Drive, thence with the northern right of way of Beacon Drive **445.87' along the arc of a curve, said curve being to the left and having a radius of 1060.00' and a chord bearing N79-40-20 W – 442.59'** to a new iron stake, thence **S 88-16-40 W – 333.24'** to a magnetic nail set in the eastern line of Flower Drive, thence with the eastern line of Flower Drive **N 01-48-42 W – 624.76'** to a magnetic nail set in the southern line of Tilco Drive, thence with the southern line of Tilco Drive **S 89-00-52 E – 662.65'** to the point of beginning containing **10.7009 acres**.



VICINITY MAP
1" = 1000'



PROGRESS
DRAWING

ANNEXATION MAP FOR
ANGE PLAZA LOT 25 AND LOT 33
REFERENCE: DEED BOOK 4400,
PAGE 874 OF THE PITT COUNTY REGISTRY
WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: WINTERVILLE COMMONS, LLC
ADDRESS: 1775 GRAHAM AVE., SUITE 201
HENDERSON, NC 27536
PHONE: (252)492-7551

MALPASS & ASSOCIATES NC LICENSE NO. C-1289 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	SURVEYED: CEP	APPROVED: CEP
	DRAWN: WCO	DATE: 11/7/23
	CHECKED: CEP	SCALE: 1" = 100'

MAP NO.	PLATS RECORDED	BOOK	PAGE



MAP SHOWING AREA ANNEXED BY
THE TOWN OF WINTERVILLE, N.C.
DATE: _____ ; ORDINANCE NUMBER: _____ ; AREA: 10.7009 ACRES
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____ WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS ____ DAY OF _____ A.D., 2024.
CARLTON E. PARKER L-2980

PETITION REQUESTING ANNEXATION
Ange Plaza, Lot 25 and Lot 33

Date: November 6, 2023

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.

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 legal description

Name Winterville Commons LLC

Address 1775 Graham Ave. Suite 201
Henderson, NC 27536

Signature Alan M. Maness, PE
Digitally signed by Alan M. Maness, PE
DN: cn=US, email=aman@barnetprop.com, o=Barnett
Properties, LLC, c=Alan M. Maness, PE
reason: I agree to the terms defined by the
placement of my signature on this document
Date: 2023.11.09 12:49:17-0500



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: December 11, 2023

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Quail Trace Subdivision – Rezoning Request (Parcel 16207).

Action Requested: Schedule Public Hearing for Rezoning.

Attachment: Rezoning Application, Rezoning Map, Legal Description, Applicant's 'Sketch-Concept' of Quail Trace, & Staff Report.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 12/4/2023

ABSTRACT ROUTING:

TC:

TM: 12/6/2023

Final: 12/6/2023

Supporting Documentation

Applicant: Garden Street Communities Southeast, LLC.

Location: Between Reedy Branch Road and Winterville Parkway/ Highway 11. Across Reedy Branch Rd. from Copper Creek, Summer Winds, and Magnolia Ridge.

Parcel Numbers: 16207

Site Data: 34.72 acres.

Current Zoning District: AR.

Proposed Zoning District: R-10.

Comprehensive Plan/Future Land Use Plan Character Area: 'Urban Neighborhood'

- ❖ Urban Neighborhood's General Character: "Somewhat higher density, predominantly single family detached residential housing. Some attached housing and/or small-scale commercial, retail, or restaurants allowed at select locations".
- ❖ Urban Neighborhood's Potential Zoning: R-12.5, R-10, & R-8. Possibly NB, R-6, or MR.

Notice:

- ❖ Adjacent property owners were mailed notification of the rezoning request & P&Z meeting on November 14, 2023.
- ❖ Notification was posted on the site on November 8, 2023.
- ❖ Planning and Zoning Board heard the proposal at their November 20, 2023 Meeting and recommended approval of the rezoning (7-1).

Budgetary Impact: TBD.

Recommendation: Schedule a Public Hearing for January 2024 to review the rezoning proposal.



**REZONING APPLICATION
TOWN OF WINTERVILLE**

2571 Railroad Steet
P O Box 1459
Winterville, NC 28590
Phone: (252) 756-2221

Staff Use Only
Appl. # _____

OWNERSHIP INFORMATION:

Applicant: Garden Street Communities Southeast, LLC

Address: 149 US 70, Garner NC 27529

Phone #: 910.548.8433

Owner: Dan S. McLawhorn, Ryan K. McLawhorn, Mary McLawhorn

Address: 5093 Reedy Branch Road, Winterville NC 28590

Phone #: _____

PROPERTY INFORMATION

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

Current Land Use: Farm Land

Location of Property: Reedy Branch Road, Directly across from entrance to Copper Creek Drive

ZONING REQUEST

Existing Zoning: AR Requested Zoning: R-10

Reason for zoning change: With the intent to develop into a single family detached residential subdivision.

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, Garden Street Communities Southeast, LLC, 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 November / 20 / 2023.

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]
Signature

11/1/2023
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, Mary McLawhorn, being the Owner of the property described herein, do hereby authorize Garden Street Communities Southeast, LLC as agent for the purpose of this application.

Mary McLawhorn
Signature

11/02/2023
Date

Sworn to and subscribed before me, this 2nd day of November, 2023.



Wanda G. Ellis
Notary Public

My Commission Expires: March 19, 2027

OWNER/AGENT STATEMENT

I, Garden Street Communities Southeast, LLC, 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 November / 20 / 2023.

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]
Signature

11/1/2023
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, DAN S McLAWHORN, being the Owner of the property described herein, do hereby authorize Garden Street Communities Southeast, LLC as agent for the purpose of this application.

Dan S McLawhorn
Signature

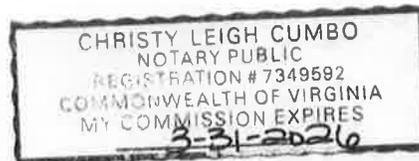
11/02/2023
Date

Sworn to and subscribed before me, this 2 day of November, 2023.

Christy Leigh Cumbo
Notary Public

My Commission Expires:

March 31, 2026



OWNER/AGENT STATEMENT

I, Garden Street Communities Southeast, LLC, 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 November / 20 / 2023.

I understand that failure to address any item in the zoning amendment application requirements of the zoning ordinance my 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]
Signature

11/1/2023
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, RYAN McLawhorn, being the Owner of the property described herein, do hereby authorize Garden Street Communities Southeast, LLC as agent for the purpose of this application.

Ryan McLawhorn
Signature

11/2/2023
Date

Sworn to and subscribed before me, this 2 day of November, 2023.

Christy Leigh Cumbo
Notary Public

My Commission Expires:

March 31, 2026

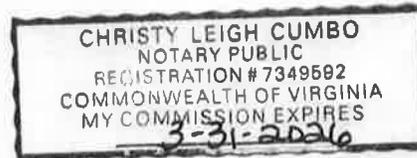


Exhibit "A"
Legal Description
Winterville, Pitt County, North Carolina

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

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

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

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

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

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

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

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

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

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

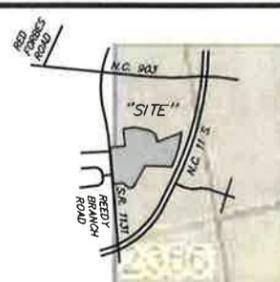
Thence, along the eastern line of the McLawhorn tract, North 05 degrees 34 minutes 14 seconds West for a distance of 165.89 feet to a point on the southeastern most corner of the McLawhorn tract as described and recorded in Deed Book 3894, Page 237 in the Pitt County Register of Deeds;

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

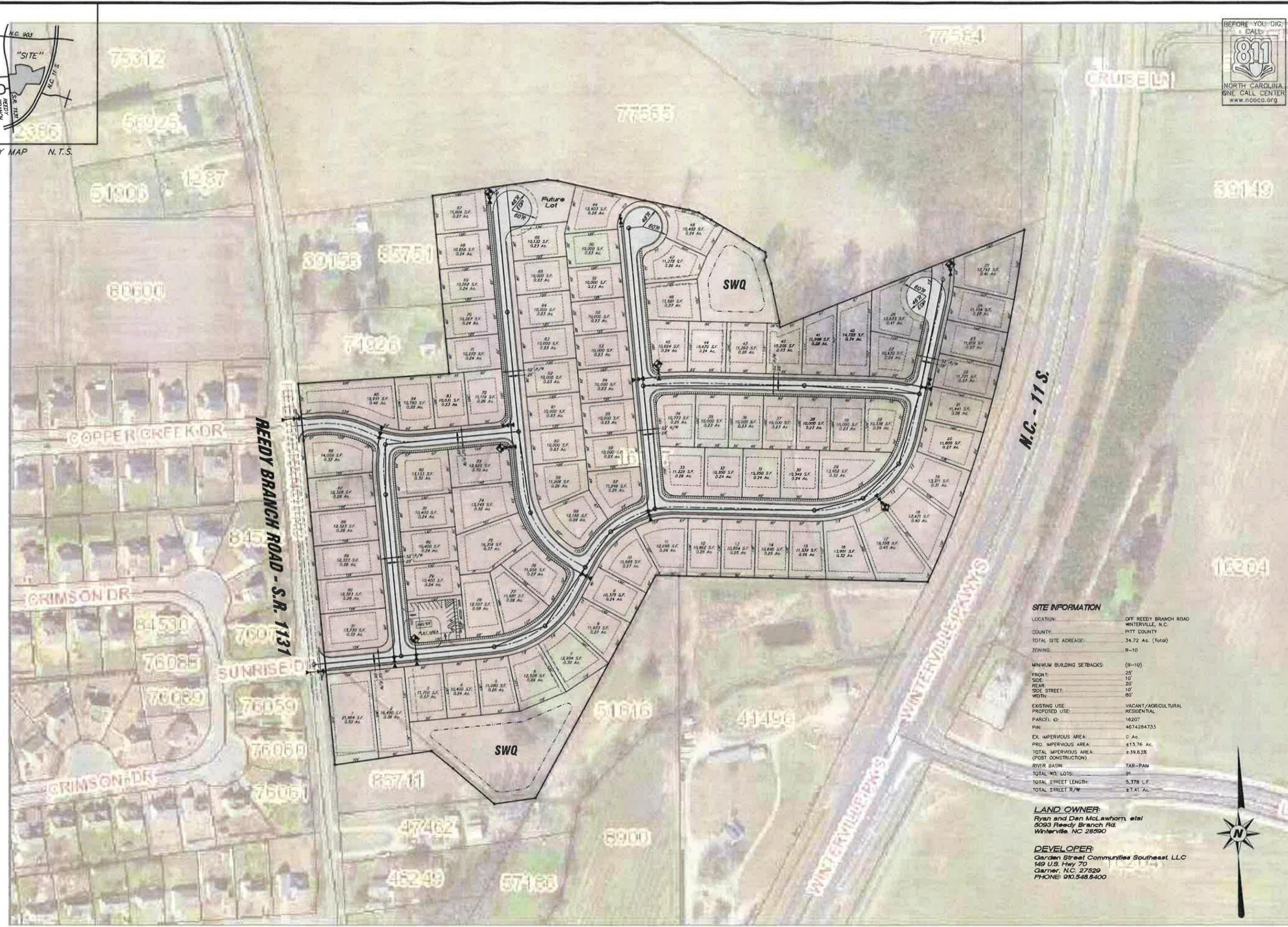
Thence, along and with the southern line of the McLawhorn tract, North 82 degrees 16 minutes 39 seconds East for a distance of 274.30 feet to a point;

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

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



STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 454-4198
WWW.STOCKSENGINEERING.COM



N.C. - 11 S.

SITE INFORMATION

LOCATION:	OFF REEDY BRANCH ROAD WINTERVILLE, N.C.
COUNTY:	PITT COUNTY
TOTAL SITE ADDRESS:	34.72 Ac. (Total)
ZONING:	R-10
MINIMUM BUILDING SETBACKS:	(R-10)
FRONT:	25'
SIDE:	10'
REAR:	20'
SIDE STREET:	10'
WIDTH:	80'
EXISTING USE:	VACANT/AGRICULTURAL
PROPOSED USE:	RESIDENTIAL
PARCEL ID:	16207
PIN:	4874284733
EX. IMPERVIOUS AREA:	0 Ac.
PRO. IMPERVIOUS AREA:	±13.76 Ac.
TOTAL IMPERVIOUS AREA:	±39.63K
(POST CONSTRUCTION)	
RIVER BASIN:	TAR-PAM
TOTAL NO. LOTS:	91
TOTAL STREET LENGTH:	5,378 L.F.
TOTAL STREET R/W:	±7.41 Ac.

LAND OWNER:
Ryan and Dan McLawhorn, et al
8093 Reedy Branch Rd.
Winterville, NC 28590

DEVELOPER:
Garden Street Communities Southeast LLC
149 U.S. Hwy 70
Garner, N.C. 27529
PHONE: 910.548.8400



14.067

October 6, 2023

THEFORE, EVERYONE WHO HEARS THESE WORDS OF WISE AND PUTS THEM INTO PRACTICE IS LIKE A WISE MAN WHO BUILT HIS HOUSE ON THE ROCK, MATTHEW 7:24

BLN-C-1874

QUAIL TRACE SUBDIVISION
WINTERVILLE, NORTH CAROLINA



PRELIMINARY PLAT

REVISIONS

FILE NO: 2023-055
HORZ. SCALE: 1"=100'
VERT. SCALE: N/A

CE-101



**Town of Winterville Planning Department
Quail Trace Rezoning Request- Zoning Staff Report**

GENERAL INFORMATION

APPLICANT	Garden Street Communities Southeast, LLC.
HEARING TYPE	Rezoning Request
REQUEST	R-10
CONDITIONS	None
LOCATION	Between Reedy Branch Road and Winterville Parkway.
PARCEL ID NUMBER(S)	16207
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request on 11/14/23 for the P&Z meeting. Notification was posted on site on 11/8/23. 17 properties were mailed notification.
TRACT SIZE	34.72 +/- acres
TOPOGRAPHY	Flat
VEGETATION	Cleared with a small patch of woods that are equal to around 4 acres.

SITE DATA

EXISTING USE	Vacant/Farmed/ Wooded
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ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	GB	Agricultural.
W	R-12.5 (Copper Creek); R-15 & R-12.5 (Summer Winds) .	Single Family Residential.
E	Industrial (across Highway 11); GB (on Parcel number 41496) and A-R (on Parcel 51816).	Agricultural & Commercial.
S	Agricultural-Residential. Except the small portion of GB that is referred to above on parcel number 41496)	Single Family Residential, Agricultural, Vacant field/pasture, Commercial.

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	Agricultural-Residential (A-R)	R-10 (Residential)
MAX DENSITY	TBD	TBD



TYPICAL USES	A-R: low density residential and agricultural uses where urban development is expected to occur.	Medium-density neighborhood consisting of single-family residences.
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SPECIAL INFORMATION

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

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

LANDSCAPING & BUFFER REQUIREMENTS

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

TRANSPORTATION

STREET CLASSIFICATION	Reedy Branch Rd. – NCDOT Owned Public Street. Classified as a “Minor Thoroughfare” by our MPO Transportation Plan. Winterville Parkway (Highway 11) – NCDOT Owned Public Street. Classified as a “Boulevard-Major Thoroughfare” by our MPO Transportation Plan.
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 (just north of this site) latest AADT 2022: 1,900. Winterville Parkway: Adjacent counts, latest AADT 2022: 20,000.



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 segment. <ul style="list-style-type: none"> • Current: LOS A. (Very low A). • Future: LOS A. (Very low A) Winterville Parkway: Adjacent segment. <ul style="list-style-type: none"> • Current Southbound: LOS B (Low-Medium B) • Current Northbound: LOS C (Very Low C) • Future Southbound: LOS B (Very Low B). • Future Northbound: LOS B (High 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

This site is currently agricultural land. Directly adjacent to the property, it touches four single family homes, and a site that was previously used as a retail-commercial craft and grocery store. The remaining land greatly remains open/active farmland. Winterville Parkway acts as a barrier on the eastern side of the property and across Reedy Branch Road, to the west of the property, Copper Creek, Summer Winds, and Magnolia Ridge single-family home subdivisions are found.

Town of Winterville Comprehensive Land Use Plan Policies

The Future Land Use Map designates this property as a “**Urban Neighborhood**” character area. These areas are for somewhat higher density, predominantly single family detached residential housing. Some attached housing and/or small-scale commercial, retail, or restaurants are allowed at select locations. The requested R-10 zoning district is consistent with the character area as defined by the future land use designation.

Comprehensive Land Use Plans - Recommendations & Implementation

Urban Neighborhood Character Area -

- Primarily medium-sized lots with single family detached residential and occasionally smaller-scale, context-sensitive patio homes and attached residential permitted if design criteria are met. Generally 3-8 dwellings per acre. Some small-scale services, restaurants, or offices encouraged at select locations with good access.
 - At R-10, the density would theoretically be 4.36 units per acre however once roads and stormwater facilities are constructed, along with other factors, the actual units per acre will be considerably less.



Comprehensive Plan Strategies: Policy 1: Economic Development

Policy 3, Reinforce the Town's Identity as a family-friendly community.

- Strategy 3.1 Support rezonings to residential uses in the Suburban Residential and Urban Residential areas identified on the Future Land Use Map.

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

As always, the applicant is encouraged to discuss this proposed rezoning with owners of surrounding properties.

Staff Analysis

The subject, 34.72-acre property, is currently used for agricultural purposes. The current uses of the surrounding properties are mostly for agricultural farmland or single family residential. There are commercially zoned sites adjacent to this property that may develop in the future. Highway 11, creates a 'barrier', of sorts, to the east of this property, for any use that may occur on the eastern side of Highway 11. West of this property, similar, single-family residential subdivisions have seen steady construction since the year 2000. Magnolia Ridge, Summer Winds, and Copper Creek have a mixture of R-10 CD, R-12.5 CD, and R-12.5. There is also very small portion of R-15 within the Summer Winds subdivision - 7 homes adjacent to Reedy Branch Road.

The proposal of a R-10 Zoning District on this 34.72 acre site is consistent with the Comprehensive Plan and Future Land Use Map.

Staff Recommendation

Staff recommends **approval** of the rezoning request for the 34.72 acres from AR to R-10.

* Winterville's Planning and Zoning Board will review the proposal at their November 20, 2023 meeting.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: December 11, 2023

Presenter: Anthony Bowers, Asst. Town
Manager

Item to be Considered

Subject: Resolution authorizing the application for loan funding from the DWI Drinking Water Program – Lead Service Line Replacement Inventory

Action Requested: Adopt the Resolution

Attachments: Resolution

Prepared By: Anthony Bowers, Asst. Town Manager

Date: 12/5/2023

ABSTRACT ROUTING:

TC

FD

TM 12/6/2023

Final – tlp 12/6/2023

Supporting Documentation

This loan will allow the Town to inventory all lead and cooper service lines located in town. The loan for the project will be through NCDEQ. There is a potential for a \$500,000 loan forgiveness. This is equivalent to a grant, but they do not call it a grant. This project is a required unfunded federal mandate. The project cost has not been determined, but we will be sending out an RFQ for engineering services in the next few months. The interest rate may be as low as 0%. The loan will be for no more than 20 years.

This is a competitive process and time is of the essence. Every drinking water supplier in the state will be filling for funds to help cover the cost. It is critical that we get at the front of the line to ensure that we do not have to fund this project from our limited reserves in the Water Fund.

This resolution also authorizes Terri Parker to be the authorized signer of the application.

Budgetary Impact: This is to be determined by the final project scope and terms of the loan.

Recommendation: Adopt the resolution

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The Town of Winterville has need for and intends to construct, plan for, or conduct a study in a project described as Lead Service Line Inventory of the water system, and

WHEREAS, The Town of Winterville intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE:

That Town of Winterville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Winterville to make a scheduled repayment of the loan, to withhold from the Town of Winterville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Terri L. Parker, Town Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 11th day of December 2023 at the Town of Winterville, North Carolina.

(Signature of Chief Executive Officer)

Mayor

(Title)

ATTEST:

Terri L. Parker, Town Manager

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Winterville does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town Council duly held on the 11th day of December, 2023; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of December 2023.

(Signature of Recording Officer)

Donald Harvey, Town Clerk

(Title)

(SEAL)



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: December 11, 2023

Presenter: Anthony Bowers, Assistant Town Manager

Item to be Considered

Subject: Pedestrian Safety, Quick Build Mini Grant – Project Prioritization.

Action Requested: Vote of support for project prioritization determination.

Attachments: Power Point Slides.

Prepared By: Anthony Bowers, Assistant Town Manager

Date: 12/5/2023

ABSTRACT ROUTING:

TC

FD

TM 12/6/2023

Final – tlp 12/6/2023

Supporting Documentation

The National Center for Safer Routes to School is looking for opportunities to help communities improve safety with quick build mini-grants. The grant funding is from General Motors and can be used to construct improvements in areas that are lacking pedestrian control measures.

We were contacted by Nancy Pullen-Seufert the Director of the Nation Center for Safes Routes to School. They had identified Winterville as a great place to use this type of grant.

We have had lots of support from our partners in the area and have held several stakeholder meetings to discuss concerns and problem areas in Winterville.

The slides attached reflect the results of discussions about projects and locations that will fit within the grant budget.

There is no requirement for a match; however, contributions from the Town can certainly bolster and improve the quality or quantity of the projects. It would also signal to the grant committee that the Town is willing to assist with this endeavor.

The two areas and projects that scored the highest were the addition of crosswalks at the intersection of Church St, and Main St.; as well as, the intersection of Church St and Cooper St.

Dr. Katherine Dale will be presenting the finding of the survey and group discussions.

Budgetary Impact: The amount of this Grant is \$10,000.

Recommendation: Approve the selected project area and grant application.

Up to **\$10,000** is available through the National Center for Safe Routes to School for demonstration projects/“quick builds”

SafeRoutes

National Center for Safe Routes to School



Winterville has been specifically invited to apply!

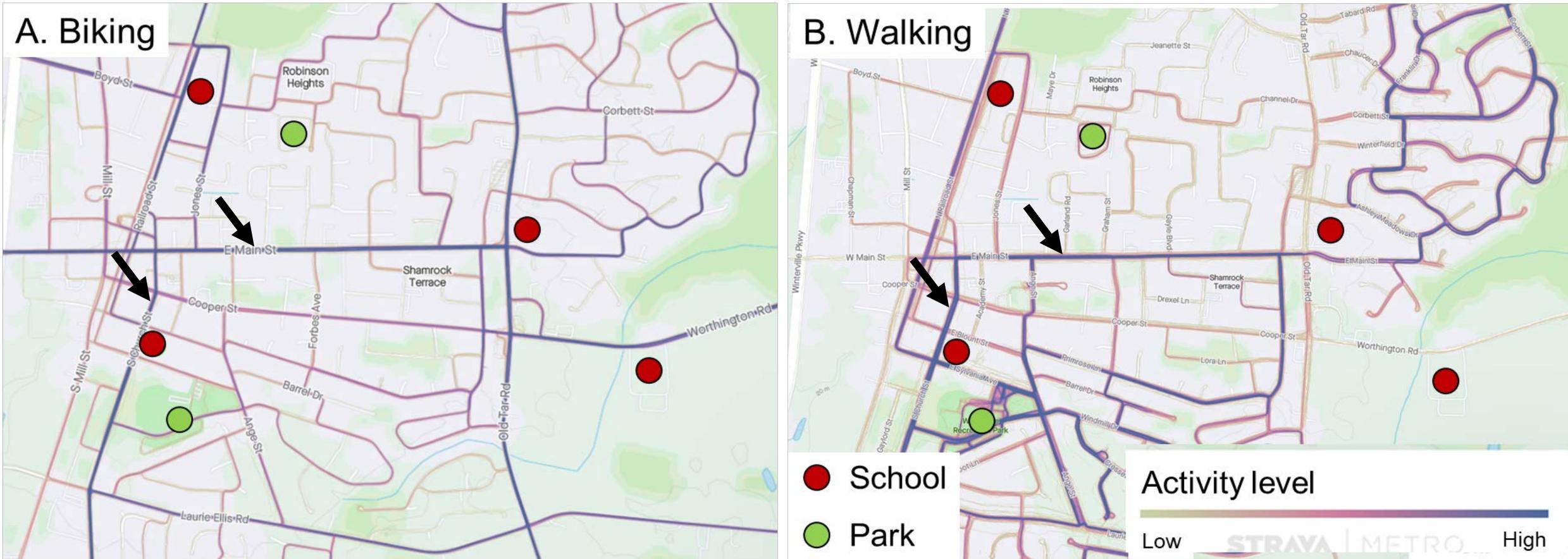
- 2023 NC DOT SRTS awardee
- Growing community with a need for safer streets
- History of successful quick builds and other SRTS infrastructure (traffic garden!)

Quick builds can lead to safer streets **immediately** – and **longer-term** changes into the future



[Collect data and solicit community feedback!]

Main St and Church St are heavily used by both pedestrians and cyclists



76.7% of Winterville residents live within the neighborhoods immediately to the north and south of the Main St corridor.

Two locations emerged as priorities

Winterville

Anthony Bowers
Stephen Penn
Diane White

Pitt County, GUAMPO

Ellen Walston
Kat Dale
Eliud de Jesus
Jeff Rashko
Alice Keene

NC DOT

Jeff Cabaniss
Jeremy Stroud

National Center for SRTS

Nancy Pullen-Suefert
Wes Kumfer
Lauren Marchetti
Alessandro Figuero

Advisory Group



Main St & Church St

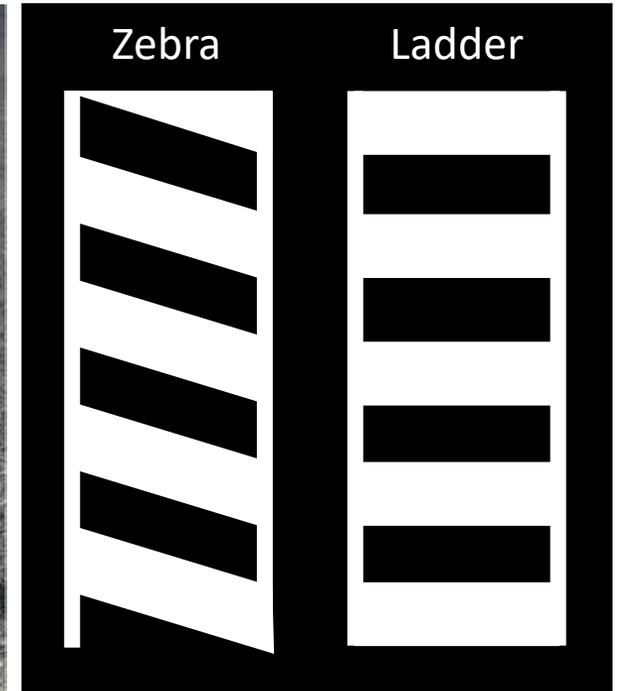


Cooper St & Church St



A variety of tools are available to assist with implementation

- Modular raised crosswalk/speed table to slow vehicle speeds
- Flexi-posts or paddleboards
- Ladder- or zebra-style crosswalks
- Rectangular Rapid Flashing Beacons (RRFBs)



Grant timeline

