



WINTERVILLE TOWN COUNCIL AGENDA (AMENDEDV3)

MONDAY, JUNE 8, 2026 - 6:00 PM

WINTERVILLE TOWN HALL ASSEMBLY ROOM

- I. **CALL TO ORDER.**
- II. **INVOCATION.**
- III. **PLEDGE OF ALLEGIANCE.**
- IV. **WELCOME.**
- V. **ROLL CALL.**
- VI. **APPROVAL OF AGENDA.**
- VII. **PROCLAMATIONS:**
 1. Parks and Recreation Month.
- VIII. **PRESENTATIONS:**
 1. Nobel Canal and Railroad Street Stormwater Project and Update - The Wooten Company, Will Larsen and Justin Bright.
 2. Neighborhood Bike Program - Anthony Bowers, Assistant Town Manager.
- IX. **PUBLIC HEARINGS:**
 1. Ange Plaza Lot 19 Annexation.
 2. Town Owned Property Annexation - Jeanette Street; Parcel Number 89181.
 3. Town Owned Property Annexation - Church Street Ext.; Parcel Number 92244.
 4. Town Owned Property Annexation - Laurie Ellis Road; Parcel Number 92799.
 5. Vernon Crossing Rezoning.
- X. **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.*
- XI. **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 Council Meeting Minutes.
 2. Budget Amendment 2025-2026-7.
- XII. **OLD BUSINESS:** None

XIII. NEW BUSINESS:

1. FY 2026-2027 Budget Ordinance.
2. Southbrook Phase 3 Preliminary Plat.
3. Willow Green Preliminary Plat.
4. Purchase of Electrical Cable.
5. Board of Adjustment Appointments.
6. Recreation Advisory Board Appointments.
7. Human Relations Board Appointment.
8. Temporary Street Closure – Market on the Square.

XIV. OTHER AGENDA ITEMS:

1. Trash Bin Rollback/Curbside Assistance. (Councilwoman Hawkins).
2. Winterville Traffic Stops: More data to support for CRB. (Councilwoman Hawkins).
3. Councilmember Duties: Representation, Rights and Restrictions. (Councilwoman Hawkins).

XV. ITEMS FOR FUTURE AGENDAS/FUTURE WORK SESSIONS:

1. Development of a Strategic Plan. (Mayor Pro Tem Roberson).
2. Revision of Council Rules and Procedures (Length of Meetings, Mayor Pro Tem, Discussion Guidelines, Boards). (Mayor Pro Tem Roberson).
3. Travel Reimbursement. (Mayor Pro Tem Roberson).
4. Items for the Agenda. (Mayor Pro Tem Roberson).
5. Media and Public Meetings. (Mayor Pro Tem Roberson).
6. Progress on the Multipurpose Building. (Mayor Pro Tem Roberson).
7. Town Ordinances and Policies. (Councilwoman Hawkins).

XVI. ANNOUNCEMENTS: Attached.

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

XVIII. ADJOURN.

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

XIX. ANNOUNCEMENTS:

- Ripe for Revival Mobile Market: Thursday, June 11, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Coffee and Conversation: Friday, June 12, 2026; 4:00 – 7:00 pm; Market on the Square, 252 Main Street, Winterville, NC.
- Market on the Square Summer Event Series - Juneteenth Celebration: Friday, June 12, 2026; 4:00 – 7:00 pm; Market on the Square, 252 Main Street, Winterville, NC.
- Summer Bash: Saturday, June 13, 2026; 11:00 am – 2:00 pm - Winterville Recreation Park, 332 Sylvania Street, Winterville, NC.
- Planning and Zoning Board Meeting: Monday, June 15, 2026 @ 7:00 pm - Town Hall Assembly Room.
- Board of Adjustment Meeting: Tuesday, June 16, 2026 @ 7:00 pm - Town Hall Assembly Room.
- Ripe for Revival Mobile Market: Thursday, June 18, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Juneteenth Holiday: Town Offices Closed: Friday, June 19, 2026.
- Juneteenth Celebration and Movie: Friday, June 19, 2026; 7:00 - -9:00 pm Winterville Recreation Park Amphitheater, 332 Sylvania Street, Winterville, NC.
- Recreation Advisory Board: Tuesday, June 23, 2026 @ 6:30 pm – Operation Center.
- Ripe for Revival Mobile Market: Thursday, June 25, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Winterville Human Relations Board Meeting: Thursday, June 25, 2026 @ 7:00 – Town Hall Executive Conference Room.
- Ripe for Revival Mobile Market: Thursday, July 2, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Independence Day Holiday: Town Offices Closed: Friday, July 3, 2026.
- August 2026 Newsletter Information Due: Tuesday, July 7, 2026.
- Ripe for Revival Mobile Market: Thursday, July 9, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Cancelled Agenda Review Meeting: Thursday, July 9, 2026 @4:00 pm – Town Hall Executive Conference Room.
- Market on the Square Summer Event Series - Touch-a-Truck Event: Friday, July 10, 2026; 4:00 – 7:00 pm; Market on the Square, 252 Main Street, Winterville, NC.
- Cancelled Regular Town Council Meeting: Monday, July 13, 2026 @ 6:00 pm - Town Hall Assembly Room.
- Stormwater Advisory Board: Wednesday, July 15, 2026 @ 6:00 pm – Operation Center.
- Ripe for Revival Mobile Market: Thursday, July 16, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Coffee with a COP: Friday, July 17, 2026; 9:00 am – 10:30 am – Cooper's Cup, 2588 Railroad Street, Winterville, NC.
- Planning and Zoning Board Meeting: Monday, July 20, 2026 @ 7:00 pm - Town Hall Assembly Room.
- Board of Adjustment Meeting: Tuesday, July 21, 2026 @ 7:00 pm - Town Hall Assembly Room.
- August 3rd Meeting Agenda Abstracts Due: Wednesday, July 22, 2026.
- Winterville Human Relations Board Meeting: Thursday, July 23, 2026 @ 7:00 – Town Hall Executive Conference Room.
- Recreation Advisory Board: Tuesday, July 28, 2026 @ 6:30 pm – Operation Center.
- Agenda Review Meeting: Thursday, July 30, 2026 @4:00 pm – Town Hall Executive Conference Room.
- Ripe for Revival Mobile Market: Thursday, July 30, 2026; 2:30 pm – 4:00 pm; 252 Main Street, Winterville.
- Regular Town Council Meeting: Monday, August 3, 2026 @ 6:00 pm - Town Hall Assembly Room.



PROCLAMATION
DESIGNATION OF JULY AS PARK AND RECREATION MONTH

WHEREAS, Parks and Recreation is an integral part of communities throughout this country, including Winterville; and

WHEREAS, Parks and Recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, Parks and Recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, Parks and Recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, Parks and Recreation is a leading provider of healthy meals, nutrition services, and education; and

WHEREAS, Parks and Recreation programming and education activities, such as out- of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, Parks and Recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, Parks and Recreation are fundamental to the environmental well-being of our community; and

WHEREAS, Parks and Recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our Parks and Recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, Winterville recognizes the benefits derived from Parks and Recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the Winterville Town Council that July is recognized as Park and Recreation Month in the Town of Winterville.

IN WITNESS WHEREOF, I, Richard E. Hines, Mayor do set my hand and cause the seal of Winterville to be affixed this 8th day of June 2026.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Presentations

Meeting Date: June 8, 2026

Presenter: Anthony Bowers, Assistant Town Manager

Item to be Considered

Subject: Nobel Canal and Railroad Street Project.

Action Requested: Receive Presentation.

Attachment: Presentation.

Prepared By: Anthony Bowers, Assistant Town Manager

Date: 6/1/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

The Wooten Company will be present to provide the Council with an update on the Nobel Canal and Railroad Street Stormwater project.

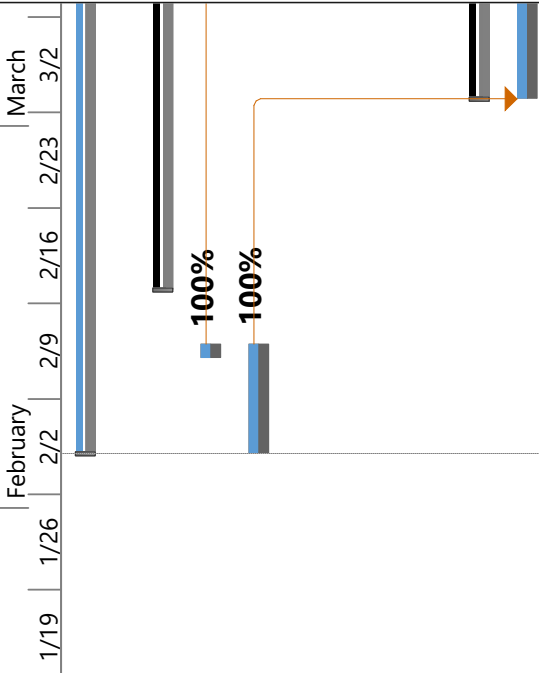
Mr. Will Larsen and Mr. Justin Bright will be on hand to provide the Council with details about timing and phasing of the project.

Budgetary Impact: N/A.




Recommendation: Receive Presentation.

Winterville Nobel Canal Drainage Improvements.mpp

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Actual Start	Actual Finish	% Complete
1		Winterville Nobel Canal Drainage Improvements	643 days?	Wed 2/5/25	Fri 7/23/27		Wed 2/5/25	NA	44%
2		Pre-Design Phase	190 days	Mon 2/17/25	Fri 11/7/25		Wed 2/5/25	Mon 3/31/25	100%
3		Kickoff Meeting	1 day	Tue 2/11/25	Wed 2/12/25		Tue 2/11/25	Wed 2/12/25	100%
4		Supplemental Survey	6 days	Wed 2/5/25	Wed 2/12/25		Wed 2/5/25	Wed 2/12/25	100%
5		Schedule Mtg w/ CSX Onsite	6 days	Mon 3/24/25	Mon 3/31/25	3	Mon 3/24/25	Mon 3/31/25	100%
6		Geotechnical	TBD			15	NA	NA	0%
7		Environmental Mtg Onsite (Corps/DEQ)	TBD			14	NA	NA	0%
8		Design Phase	280 days?	Mon 3/3/25	Fri 3/27/26		Mon 3/3/25	NA	90%
9		Preliminary Design (65%) Phase	199 days	Mon 3/3/25	Thu 12/4/25	4	Mon 3/3/25	Thu 12/4/25	100%
10		Utility coordination for Pothole Locates w Town and TWC	107 days	Wed 5/21/25	Thu 10/16/25		Wed 5/21/25	Thu 10/16/25	100%
11		Town to Perform Utility Locates	35 days	Wed 5/21/25	Tue 7/8/25	10	Wed 5/21/25	Tue 7/8/25	100%
12		GUC Gas Coordination	52 days	Tue 7/8/25	Wed 9/17/25		Tue 7/8/25	Wed 9/17/25	100%
13		Refine Alignment based on utility locates	22 days	Wed 9/17/25	Thu 10/16/25		Wed 9/17/25	Thu 10/16/25	100%
14		Town Review of Design Development Phase (65%)	58 days	Thu 10/16/25	Mon 1/5/26	13	Thu 10/16/25	Mon 1/5/26	100%
15		CSX ROW Entry Permit - Borings	24 days	Mon 1/5/26	Thu 2/5/26	14	Mon 1/5/26	Thu 2/5/26	100%
16		Construction Document Phase	40 days	Mon 1/5/26	Fri 2/27/26	14	Mon 1/5/26	Fri 2/27/26	100%
17		90% Cost Estimate	5 days	Mon 2/23/26	Fri 2/27/26		Mon 2/23/26	Fri 2/27/26	100%
18		Town Review of CD Phase (90%)	11 days	Fri 2/27/26	Fri 3/13/26	16,17	Fri 2/27/26	Fri 3/13/26	100%
19		Pedestrian Crossing Design (90%)	66 days	Fri 3/13/26	Fri 6/12/26		NA	NA	0%
20		Respond to Town Comments	11 days	Fri 3/13/26	Fri 3/27/26	18	Fri 3/13/26	Fri 3/27/26	100%
21		Permit Submittals	76 days	Fri 5/29/26	Fri 9/11/26		NA	NA	0%
22		NCDEQ - Erosion Control	24 days	Fri 5/29/26	Wed 7/1/26	20	NA	NA	0%
23		NCDEQ - Water Supply	45 days	Fri 5/29/26	Thu 7/30/26	20	NA	NA	0%
24		NCDOT - Encroachment	45 days	Fri 5/29/26	Thu 7/30/26	20	NA	NA	0%
25		401/404 Permit	150 days	Fri 5/29/26	Thu 12/24/26	20	NA	NA	0%
26		CSX Construction Agreement	150 days	Fri 5/29/26	Thu 12/24/26	20	NA	NA	0%
27		Bid Ready Documents (100%)	10 days	Fri 8/28/26	Thu 9/10/26		NA	NA	0%
28		100% Cost Estimate	1 day	Fri 8/28/26	Fri 8/28/26		NA	NA	0%
29		Town Board Approval (JAN 26' Mtg)	1 day	Mon 9/14/26	Mon 9/14/26		NA	NA	0%
30		Post Design Phase	234 days?	Mon 9/14/26	Thu 8/5/27		NA	NA	0%
31		Bid/Award Contract	46 days	Mon 9/14/26	Mon 11/16/26	29	NA	NA	0%
32		Pre Con / NTP	13 days	Fri 11/13/26	Tue 12/1/26	31,22,23,24,25,26	NA	NA	0%



Winterville Nobel Canal Drainage Improvements.mpp

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Actual Start	Actual Finish	% Complete	1/19	1/26	February 2/2	2/9	2/16	2/23	March 3/2
33			Construction Phase I (Canal to Tyson)	99 days	Mon 11/30/26	Thu 4/15/27	32	NA	NA	0%							
34			Construction Phase II (Railroad St)	72 days	Thu 4/15/27	Fri 7/23/27		NA	NA	0%							



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Presentations

Meeting Date: June 8, 2026

Presenter: Anthony Bowers, Assistant Town Manager

Item to be Considered

Subject: Neighborhood Bikeway Plan.

Action Requested: None.

Attachment: Presentation.

Prepared By: Anthony Bowers, Assistant Town Manager

Date: 6/1/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Dr. Kat Dale our Safe Routes to School Coordinator, and member of our Vision Zero Task Force has been working to pull together a Neighborhood Bikeway Program.

This is a summer pilot program that focuses on providing a safe route that residents can navigate, and enjoy the Town.

The program is temporary and designed to determine usage and gather information from the citizens.

The markings on the streets are temporary and will fade over the course of a few months.

The program has a 4.5 mile routes that covers most of the central part of town.

There are three social events that will be included in the program from May to July.

The Program will be evaluated in August to determine the success and viability of the program.

Budgetary Impact: Costs were covered in the current budget.

Recommendation: N/A

Winterville Neighborhood Bikeway



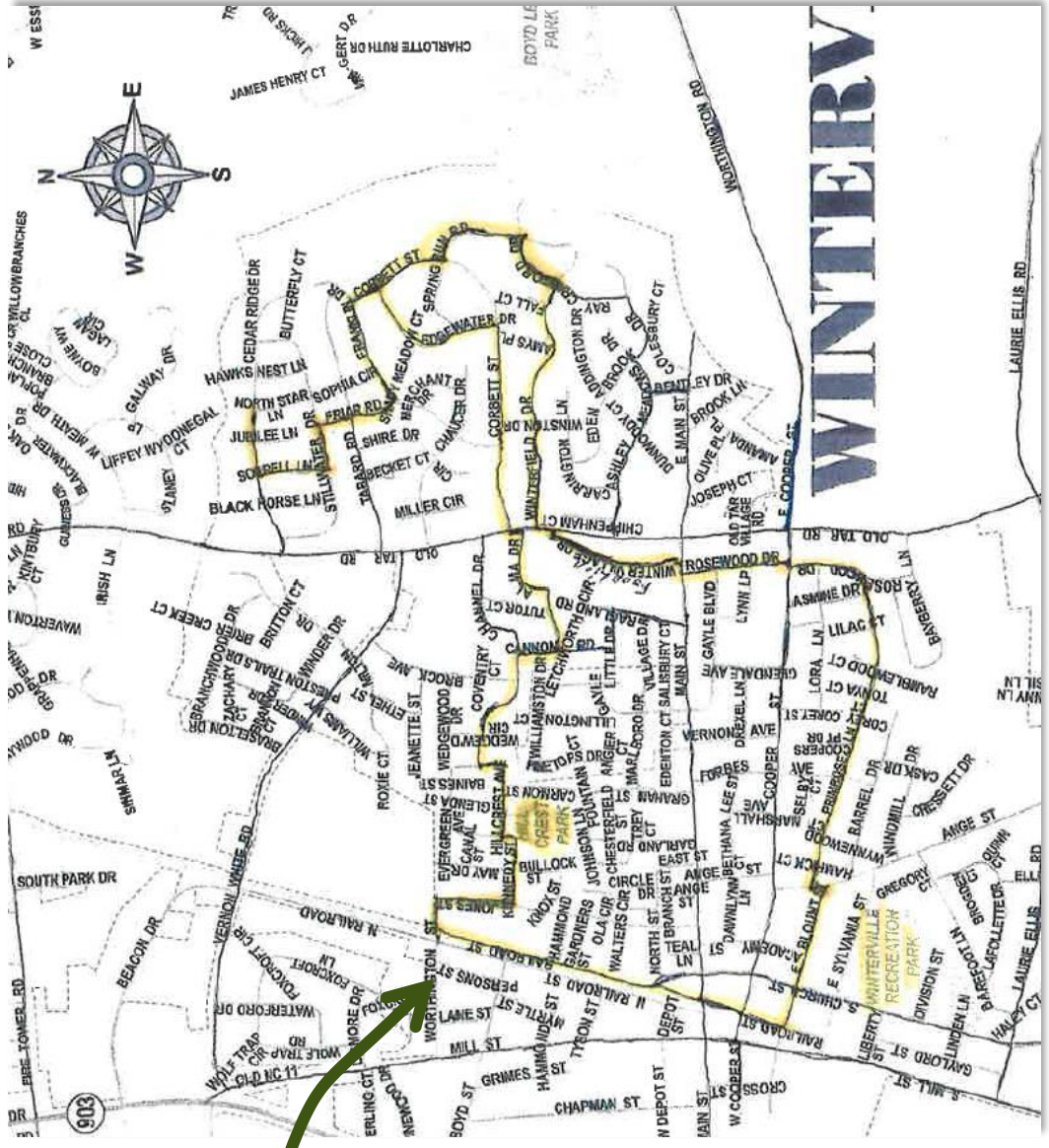
Winterville Town Council meeting

June 8, 2026

*Prepared by Kat Dale, Safe Routes to School Coordinator
Presented by Anthony Bowers, Assistant Town Manager*

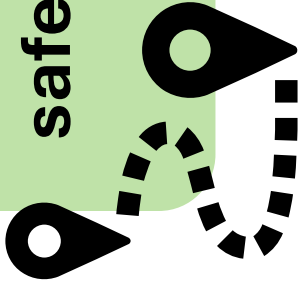
An idea long in the making!

- Former Recreation Advisory Board member **Mr. John Relford** originally designed a series of “family bike routes”
- In winter 2026, Diane White inquired if Kat Dale (Safe Routes to School Coordinator) could create a route and lead a series of rides

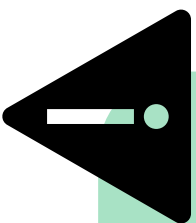


Pilot project goals

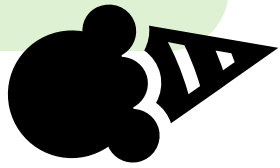
Help residents **identify safe bike routes** to Town destinations.



Identify locations for **infrastructure improvements**, and engage community members about the in-progress Bicycle & Pedestrian Plan.



Foster a **culture of active mobility** through several community bike “parties.”

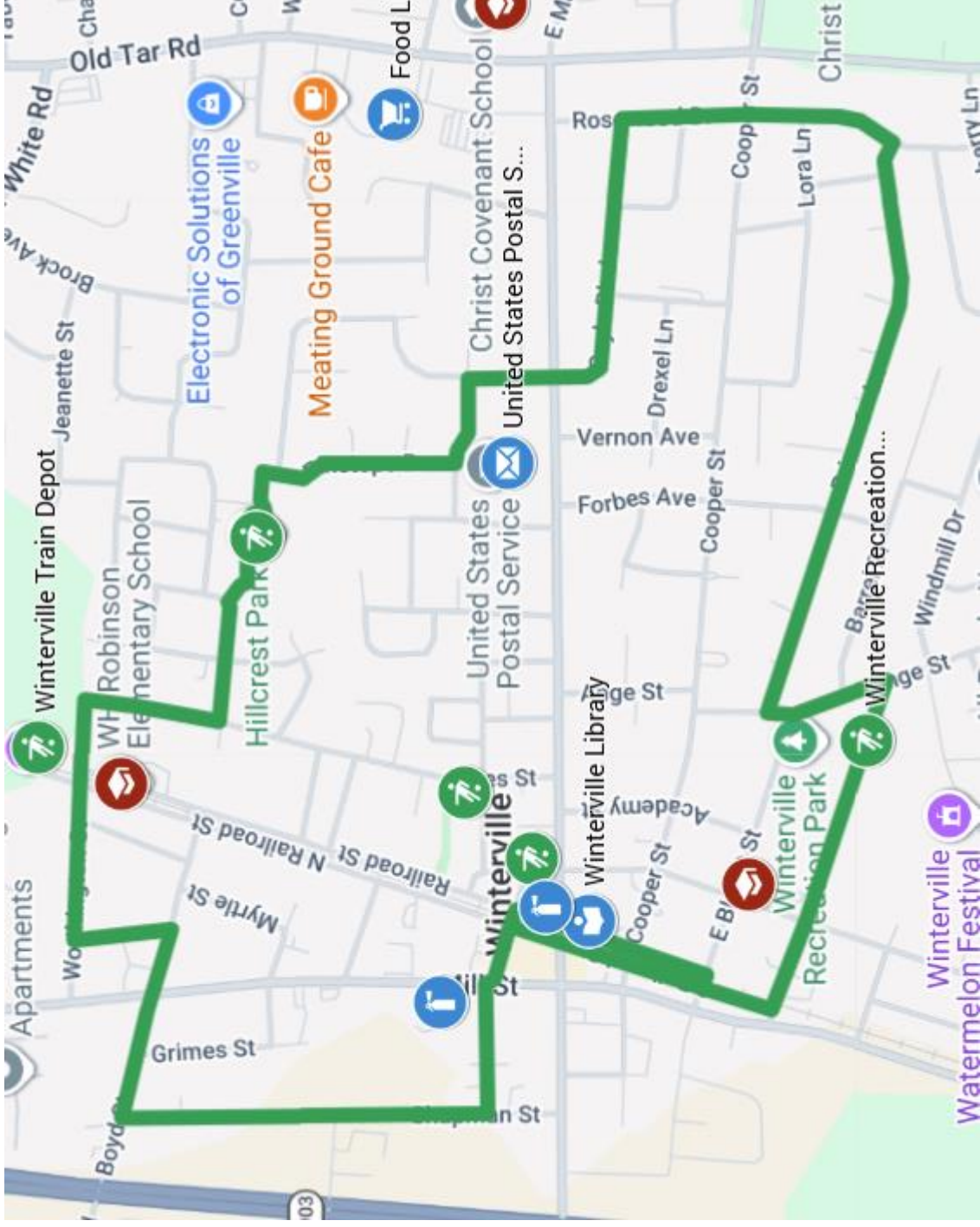


Identify if this style of **low-cost roadway activation** can encourage more trips by bike.

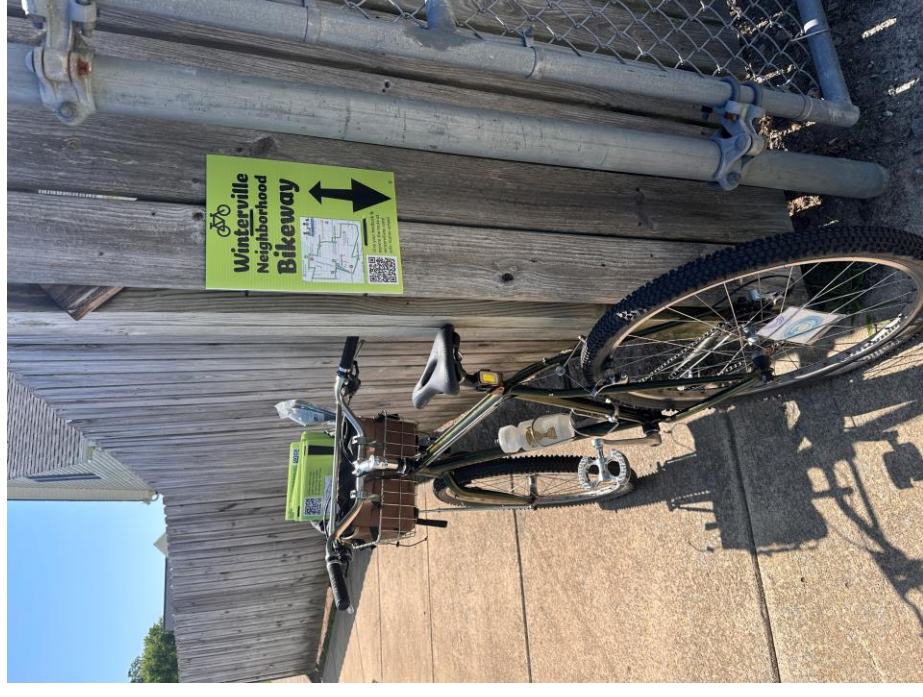


The route

- 4.2 miles
- Passes by two schools, three parks, public services, and downtown businesses (with additional destinations just a block or two off the route)
- Bidirectional
- Leverages Jones St bike lanes and Hillcrest Park neighborhood connector



Shared lane markings & signage are designed to be conspicuous, but temporary





Striping paint will last 3-5 months depending on traffic volume

Chloroplast signs are attached with zip ties

Community members are invited to three slow-rolling bike “parties”



4th Saturdays, gathering at Rec Park at 4:30p (rolling at 5p)

- May 23rd – Pedals and Palm Trees (island/tropical theme) 
- June 27th – Ice Cream Social 
- July 25th – Tour de Bikeway (checkpoints with prizes!)



Every ride will have a sweet treat stop in the middle of the ride!

Feedback will be collected through an online form linked to on route signage



Winterville Neighborhood Bikeway Feedback

The Winterville Neighborhood Bikeway is a two month pilot project. This is a collaborative vision to introduce a calmer, safer route to key community destinations (schools, parks, downtown businesses, grocery store, landmarks). We encourage all feedback about your experience on the Bikeway for future improvements and, hopefully, more permanent infrastructure improvements!

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

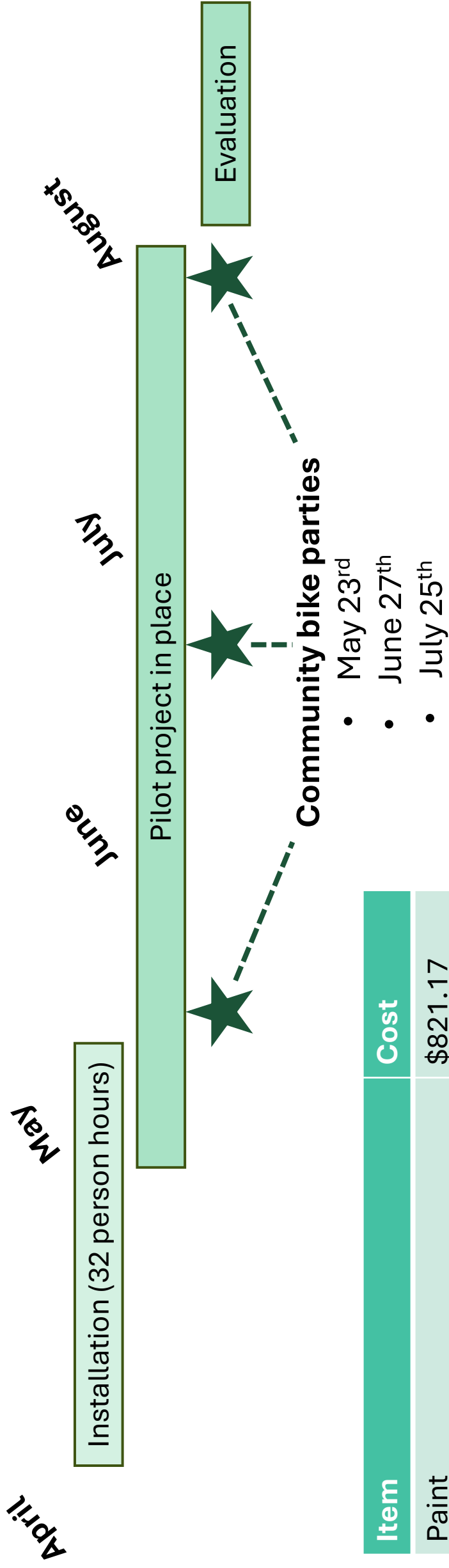
1. What is your primary reason for using the route? *

- Commuting to work/school
- Running errands/shopping
- Recreation/exercise
- Visiting friends/family
- Traveling to a local business
- Other

2. How did you learn about this route? *

- Saw the signs while traveling on the road

Project timeline & costs



Community bike parties

- May 23rd
- June 27th
- July 25th

Item	Cost
Paint	\$821.17
Stencil	\$388.50
Signage	\$653.20
Event supplies (anticipated)	\$250
TOTAL direct costs (from SRTS grant at 100% reimbursement)	\$2,112.87

Questions?

Email SRTS Coordinator Kat Dale
at kat.dale@wintervillenc.com

**Join us at our next bikeway
party!**

- June 27th – Ice Cream Social
- July 25th – Tour de Bikeway
4:30 pm at Rec Park!





**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Ange Plaza Lot 19 Annexation Petition.

Action Requested: Hold Public Hearing & Consider Annexation.

Attachment: Annexation Petition, Legal Description, Annexation Map, Certificate of Sufficiency, Certified Notice, and Draft Ordinance 26-O-061.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: Malpss and Associates on behalf of owner Collice C. Moore Jr.

Location: Beacon Drive.

Parcel Numbers: 59635.

Site Data: 3.3171 acres.

Zoning: General Business (GB).

Staff Analysis:

Applicant is requesting annexation of Ange Plaza Lot 19. Staff anticipates a commercial development on this site in the future. No construction drawings or site plans have been submitted for site, at the moment.

Anticipated Annexation Schedule:

4/13/26: Direct Town Clerk To Investigate Sufficiency.

5/11/26: Schedule Public Hearing.

6/8/26: Hold Public Hearing.

If approved, anticipated Effective Date will be June 30, 2026.

Staff recommends approval of the annexation petition.

Budgetary Impact: TBD.

Recommendation: Staff recommends Council Approve Annexation.

ANGE PLAZA LOT 19

PETITION REQUESTING ANNEXATION

Date: **2/26/2026**

To the Board of Aldermen of the Town of Winterville:

1. We the undersigned owners of real property respectfully request 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 description

Name **Collice C. Moore Jr.**

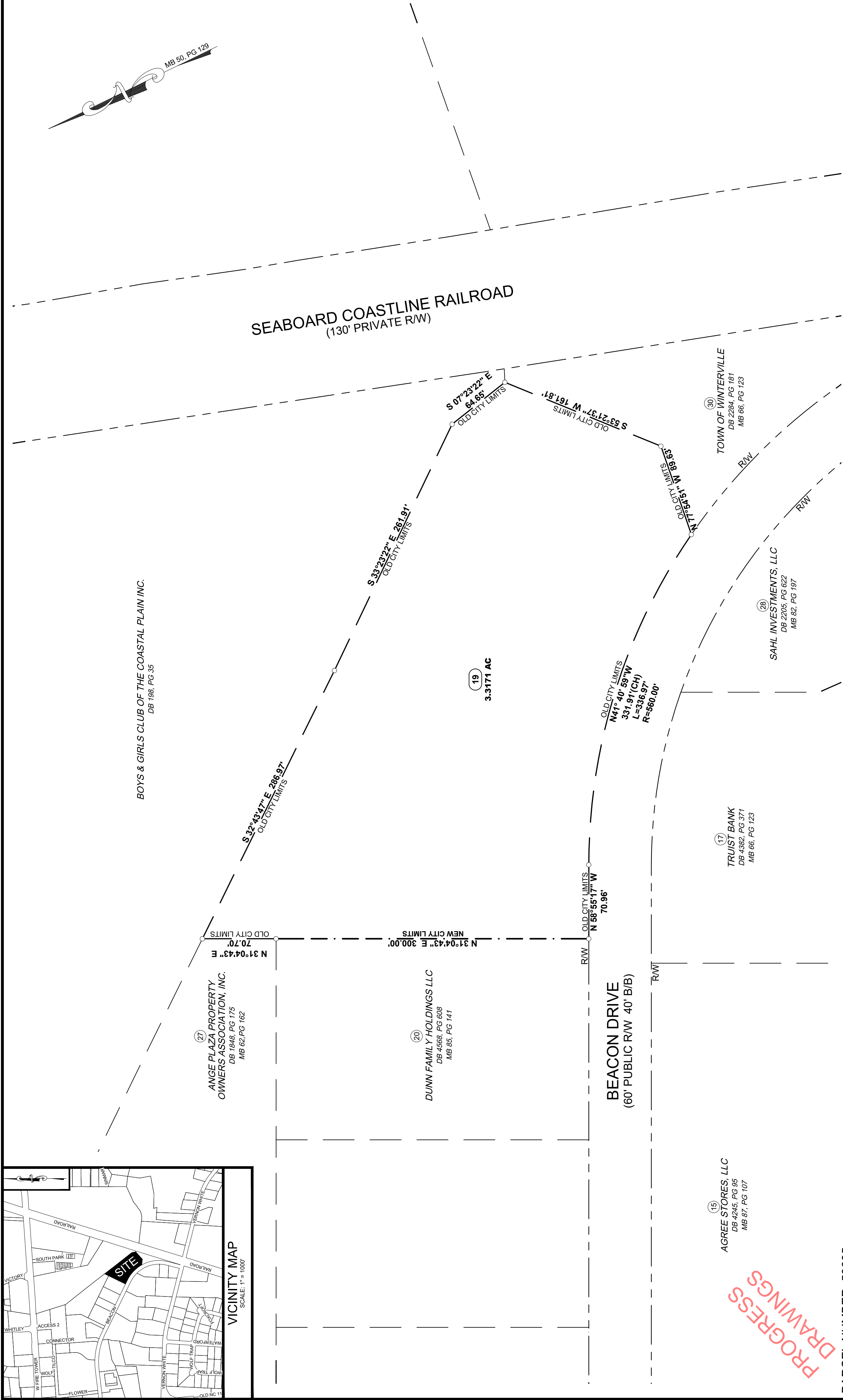
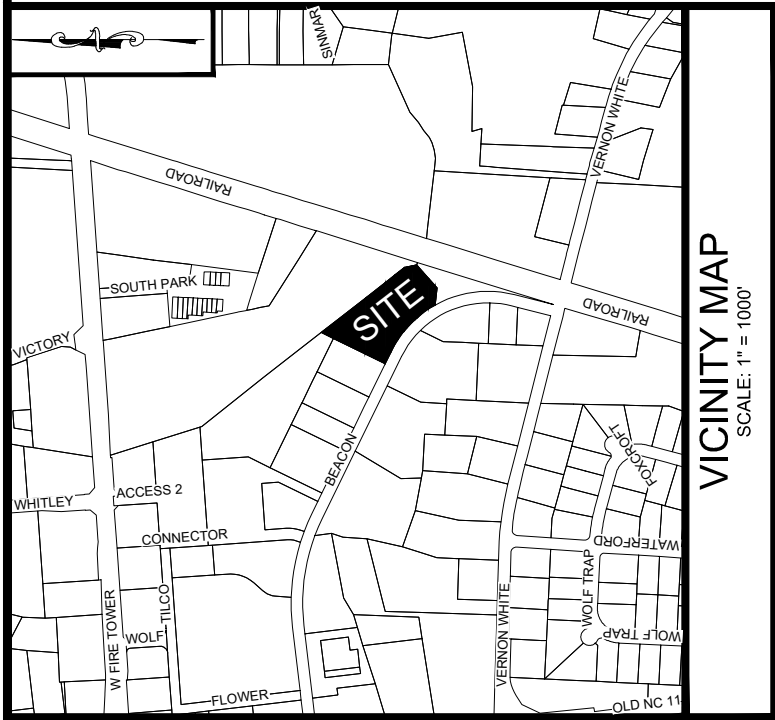
Address **4300 Sapphire Court, Suite 116 Greenville, NC 27834**

Signature Collice Moore, Jr.

Legal Description For
Ange Plaza Lot 19 Annexation

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

Beginning at a point in the northern right of way of Beacon Drive, said point being the southeast corner of Lot 20 Ange Plaza as recorded in map book 85, page 141 of the Pitt County Registry, thence with the eastern line of Lot 20 Ange Plaza **N 31-04-43 E – 370.70'** to the southern line of the Boys & Girls Club of the Coastal Plain, Inc. property as recorded in deed book 198, page 35, thence with the southern line of the Boys & Girls Club of the Coastal Plain, Inc. property **S 32-43-47 E – 286.97'**, **thence S 33-23-22 E – 261.91'**, thence **S 07-23-22 E – 64.65'** to the western line of Lot 30 Ange Plaza as recorded in map book 66, page 123, thence with the western line of Lot 30 Ange Plaza **S 53-21-37 W – 161.81'**, thence **N 77-54-51 W – 89.63'** to the northern right of way of Beacon Drive, thence with the northern right of way of Beacon Drive **336.97'** **along the arc of a curve said curve being to the left having a radius of 560.00' and a chord bearing N 41-40-59 W – 331.91'**, thence **N 58-55-17 W – 70.96'** to the point of beginning containing **3.3171 acres**.



PARCEL NUMBER: 59635

ANNEXATION MAP FOR
ANGE PLAZA LOT 19

REFERENCE: DEED BOOK 3923, PAGE 595
OF THE PITT COUNTY REGISTRY

WINTERVILLE WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNERS: COLLICE AND ANN MOORE, LLC
& LINDA E. KEEL

ADDRESS: 4300 SAPPHIRE COURT, SUITE 116
GREENVILLE, NC 27834

PHONE: (252) 231-2588

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

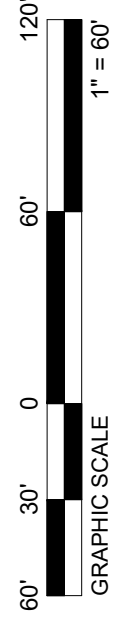
SURVEYED: CEP	APPROVED: CEP
DRAWN: MAH	DATE: 3/9/2026
CHECKED: CEP	SCALE: 1" = 60'

LEGEND

NEW CITY LIMITS = _____

OLD CITY LIMITS = _____

EXISTING CITY LIMITS = _____



MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 3.3171 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 3923, PAGE 595
WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL

THIS _____ DAY OF _____ A.D., 2026.

CARLTON E. PARKER
L-2980

CERTIFICATE OF SUFFICIENCY

**ANGE PLAZA LOT 19 ANNEXATION
PARCEL NUMBER: 59635**

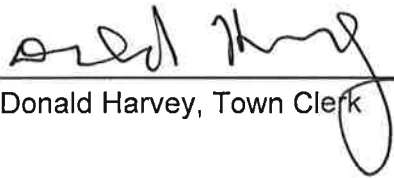
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of April 2026.

ATTEST:





Donald Harvey, Town Clerk

Ange Plaza Lot 19 Annexation
Parcel Number 59635
Letters Mailed on May 20, 2026

STATE OF NORTH CAROLINA
PITT COUNTY

I, Stephen Penn, Director of Planning and Economic Development of the Town of Winterville, North Carolina, do hereby certify that copies of the attached notice and map were mailed, this day by first class mail, postage prepaid, to the owner of the parcel under consideration and to the owners, as shown on the Pitt County Tax Records, of all abutting parcels. A list of these property owners is also attached hereto.

WITNESS my hand this the 20th day of May 2026.

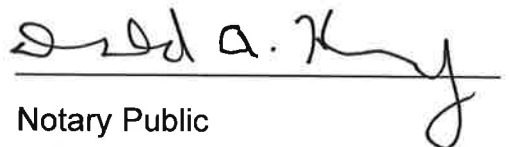


Director of Planning & Economic Development

STATE OF NORTH CAROLINA
PITT COUNTY

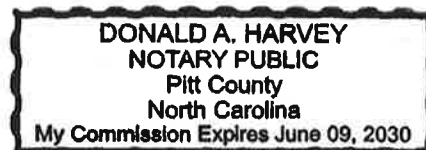
I, Donald A. Harvey, a Notary Public, do hereby certify that Stephen Penn, Economic Development Planner, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand this the 20th day of May 2026.



Notary Public

My Commission Expires June 9, 2030





WINTERVILLE

A slice of the good life!

2571 Railroad Street
PO Box 1459
Winterville, NC 28590

Phone (252)756-2221
Fax (252)756-3109
www.wintervillenc.com

**Town Council
Public Hearing Notice
Ange Plaza Lot 19 Annexation**

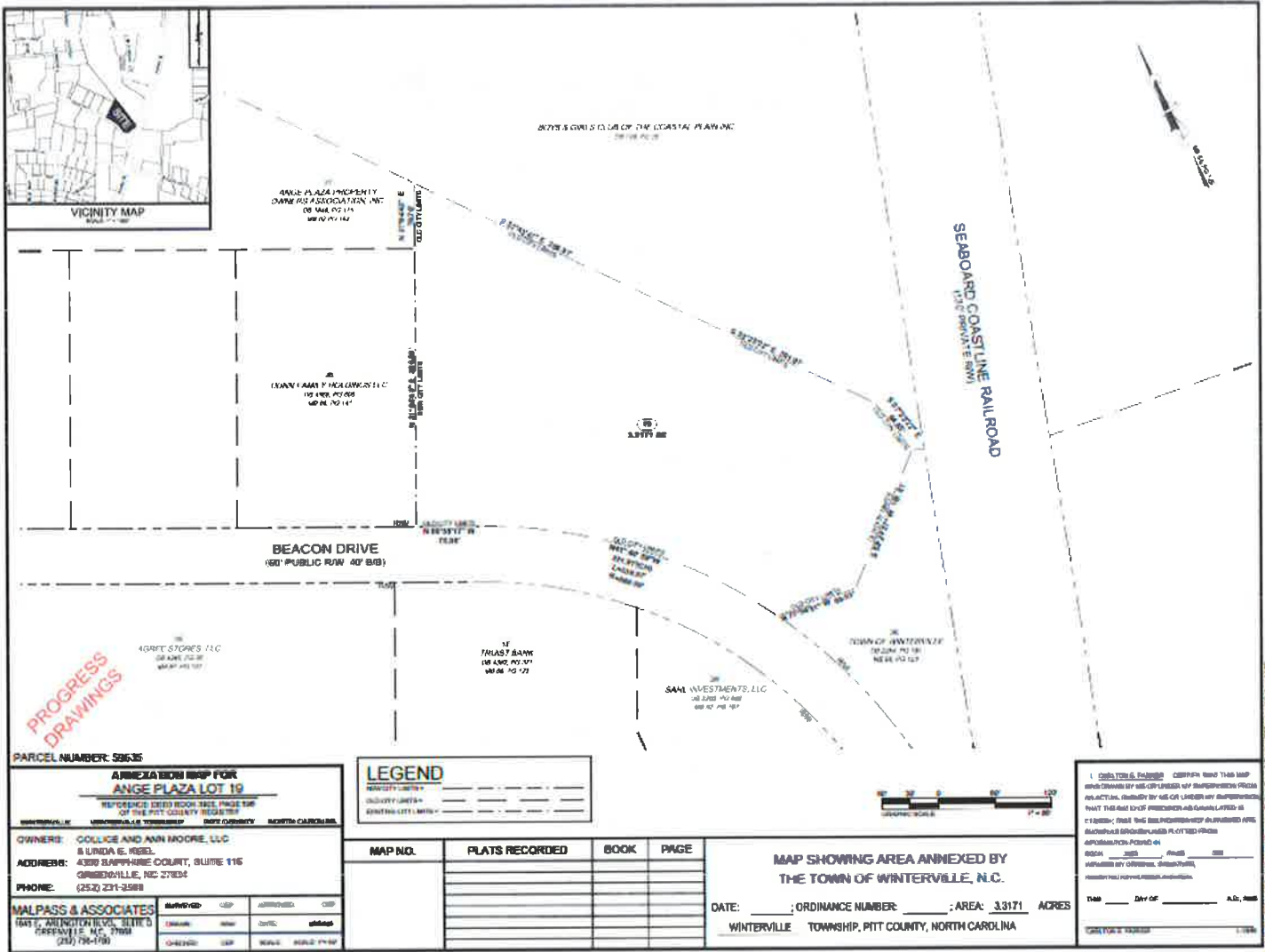
NOTICE IS HEREBY GIVEN that the Winterville Town Council will meet on **Monday June 8, 2026** at 6:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, for consideration of the following request:

- The Town of Winterville has received an annexation petition for Ange Plaza Lot 19; parcel number 59635, located on Beacon Drive. The lot contains 3.3171 Acres.

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting stephen.penn@wintervillenc.com or the Winterville Planning Department at (252) 756-2221 or at wintervillenc.com.

Citizens are encouraged to attend the meeting and are welcome to speak for or against the proposed annexation at the meeting. Citizens may also view the hearing on the Winterville website at www.wintervillenc.com/videos. If for any reason you have difficulty accessing the Town's video page, please go to the Town's YouTube channel at: www.youtube.com/channel/UChejtVcuiD9O3_zzTrrBj4g.

The public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to don.harvey@wintervillenc.com. Please include your name and address.



PROGRESS DRAWINGS

PARCEL NUMBER: 59635

ANNEXATION MAP FOR ANGE PLAZA LOT 19
 REFERENCE EXISTING ZONING MAP, PARCELS OF THE TOWN OF WINTERVILLE, NORTH CAROLINA

OWNERS: COLLICE AND ANN MOORE, LLC & LINDA E. REBEL
ADDRESS: 4300 SHAPPORE COURT, SUITE 115 GREENVILLE, NC 27834
PHONE: (252) 231-2588

MALPASS & ASSOCIATES
 1605 W. WINTERVILLE BLVD., SUITE 115 GREENVILLE, NC 27834
 (252) 796-1700

LEGEND

_____	PROPERTY LINE
_____	EXISTING LOT BOUNDARY

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 3.3171 ACRES

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, **Collice and Moore**, certify that this map was drawn by me or under my supervision from actual data furnished by me or under my supervision. THAT THE AREA OF PROPOSED ANNEXATION IS: (1) UNINCORPORATED; (2) UNINCORPORATED; (3) INCORPORATED; (4) INCORPORATED; (5) INCORPORATED; (6) INCORPORATED; (7) INCORPORATED; (8) INCORPORATED; (9) INCORPORATED; (10) INCORPORATED.

Date: _____ City of _____ A.C. No. _____



Collice & Ann Moore LLC;
Nalukai LLC
4300 Saphire CT Ste 116
Greenville, NC 27834

Boys & Girls Club of the Costal
Plain
621 W Fire Tower Rd.
WINTERVILLE NC 28590

Dunn Family Holdings LLC
PO BOX 1106
Winterville, NC 28590

Ange Plaza Property Owners
Association Inc
1775 Graham Ave Ste 201
Henderson NC 27536

Town of Winterville
PO Box 1459
WINTERVILLE, NC 28590

Sahl Investments LLC
3 Rest Haven Rd. Ext
Bath, NC 27808

Truist Bank
214 N Tryon St.
Charlotte, NC 28202

adjacent property owners and those
within 100' of parcel number
59635

Town of Winterville
Annexation Ordinance

Ordinance No: 26-O-061

Property Annexed: Ange Plaza Lot 19 ; Parcel # 59635

Ordinance Adopted: June 8, 2026

Effective Date: June 30, 2026

Mail to:

Town of Winterville- Planning Department
2571 Railroad Street
Winterville, NC 28590

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF WINTERVILLE, NORTH CAROLINA**

**Ange Plaza Lot 19
Parcel # 59635**

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council has, by resolution, directed the Acting Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Acting Town Clerk has certified the sufficiency of the petition and a public hearing on the question of annexation was held at the Winterville Town Hall at 6:00 pm on June 8, 2026 after providing mailed notice to adjoining property owners and those within 100 feet of the subject property on May 20, 2026; and due notice was given by publication within The Daily Reflector on May 27, 2026 and June 3, 2026; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of June 30, 2026:

Legal Description For
Ange Plaza Lot 19 Annexation

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

Beginning at a point in the northern right of way of Beacon Drive, said point being the southeast corner of Lot 20 Ange Plaza as recorded in map book 85, page 141 of the Pitt County Registry, thence with the eastern line of Lot 20 Ange Plaza **N 31-04-43 E – 370.70'** to the southern line of the Boys & Girls Club of the Coastal Plain, Inc. property as recorded in deed book 198, page 35, thence with the southern line of the Boys & Girls Club of the Coastal Plain, Inc. property **S 32-43-47 E – 286.97'**, thence **S 33-23-22 E – 261.91'**, thence **S 07-23-22 E – 64.65'** to the western line of Lot 30 Ange Plaza as recorded in map book 66, page 123, thence with the western line of Lot 30 Ange Plaza **S 53-21-37 W – 161.81'**, thence **N 77-54-51 W – 89.63'** to the northern right of way of Beacon Drive, thence with the northern right of way of Beacon Drive **336.97'** along the arc of a curve said curve being to the left having a radius of 560.00' and a chord bearing **N 41-40-59 W – 331.91'**, thence **N 58-55-17 W – 70.96'** to the point of beginning containing 3.3171 acres.

Section 2. Upon and after June 30, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. the Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted the 8th day of June 2026.

MAYOR:

Richard E Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

DRAFT

North Carolina
Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on June 8, 2026 at 6 o'clock p.m. at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of June, 2026.

Donald Harvey, Town Clerk

North Carolina
Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally, appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of June, 2026.

NOTARY PUBLIC

My Commission Expires: _____



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Town Owned Property For Annexation into Town - Jeanette Street; Parcel Number 89181.

Action Requested: Hold Public Hearing and Consider Annexation.

Attachment: Annexation Petition, Legal Description, Annexation Map, Certificate of Sufficiency, Certified Notice, and Draft Ordinance 26-O-062.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/18/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: Town of Winterville.

Location: Jeanette Street and Milton Drive terminate at this site.

Parcel Number: 89181.

Site Data: 10 acres, Zoned Agricultural-Residential (AR).

Staff Analysis: Parcel 89181 is a 10-acre parcel owned by the Town of Winterville.

Anticipated Annexation Schedule:

* April 13, 2026- Vote to Execute Annexation Petition & Direct Town Clerk to Investigate Sufficiency of Annexation.

* May 11, 2026- Schedule Public Hearing of Annexation.

* June 8, 2026- Hold Public Hearing.

Anticipated Effective Date: June 30, 2026.

Budgetary Impact: NA.

Recommendation: Staff recommends Approval of Annexation.

PETITION REQUESTING ANNEXATION

Date: April 13, 2026

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

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.
 - All owners of the property must sign.
2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

Parcel Number 89181 Annexation: Map and Legal Description is Included on Attachment.

Richard E. Hines, Mayor
2571 Railroad Street, Winterville, NC 28590

Signature: *Richard E Hines*



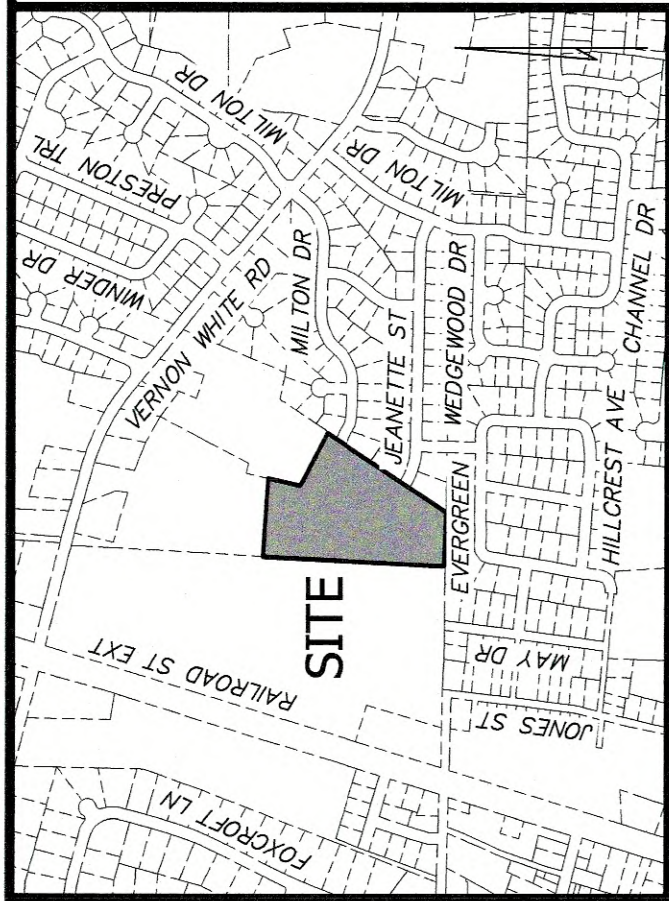
Annexation Legal – 03/04/2026
Parcel Number 89181
Town of Winterville, Winterville Township, Pitt County, NC

Being all that certain tract or parcel, lying and being situated in Winterville Township, Pitt County, North Carolina, bounded on the east by Weathington Heights Subdivision, on the south by the property of Robinson Heights Subdivision, on the west by Langston Farms, LLC, on the north by St. Rest United Holy Church and Laverne Joyner Brock etal. and being described by metes and bounds as follows:

Beginning at a point located on the northern property line of Block B, Lot 3, Robinson Heights Subdivision recorded in Map Book 21 Page 61, said point being the southeastern corner of the Langston Farms, LLC property recorded in Deed Book 1845 Page 465 and Deed Book G-45 Page 746; thence from the **POINT OF BEGINNING** with the eastern line of the aforementioned Langston Farms, LLC property N 03°48'26" E 942.57 feet to a point, the southwestern corner of the new Tract 1 of the St. Rest United Holy Church property recoded in Map Book 89 Page 159; thence with the southern line of the aforementioned Tract 1, S 86°11'34" E 406.17 feet to a point in the western line of Laverine Joyner Brock and Gary J. Brock etal. property recorded in Deed Book 4280 Page 661 and Map Book 82 Page 2; thence with western and southern line of the aforementioned Brock etal. property S 12°17'26" W 171.50 feet to a point; thence S 63°01'58" E 305.12 feet to a point in the western line of Weathington Heights Subdivision, Section 2 recorded in Map Book 27 Page 89; thence with the western line of the aforementioned Weathington Heights Subdivision Section 2 and Weathington Heights Subdivision Section 3, recorded in Map Book 28 Page 20 S 33°51'39" W 736.37 feet to a point in the northern line of the Robinson Heights Subdivision recorded in Map Book 21 Page 61; thence with the northern line of the Robinson Heights Subdivision N 89°14'17" W 293.03 feet to the **POINT OF BEGINNING**, containing an area of 10.00 acres more or less and being the Town of Winterville property recorded in Deed Book 4359 Page 678 and is Pitt County Parcel Number 89181, and shown on an Annexation Map prepared for the Town of Winterville by Rivers & Associates, Inc., drawing number Z-2764, dated March 4, 2026

PRELIMINARY

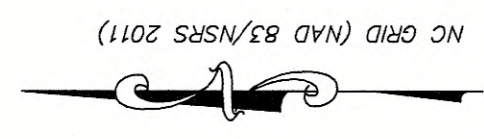
Patrick W. Hartman, PLS, L-4262
Rivers and Associates, Inc., F-0334



Vicinity Map SCALE: 1" = 1000'

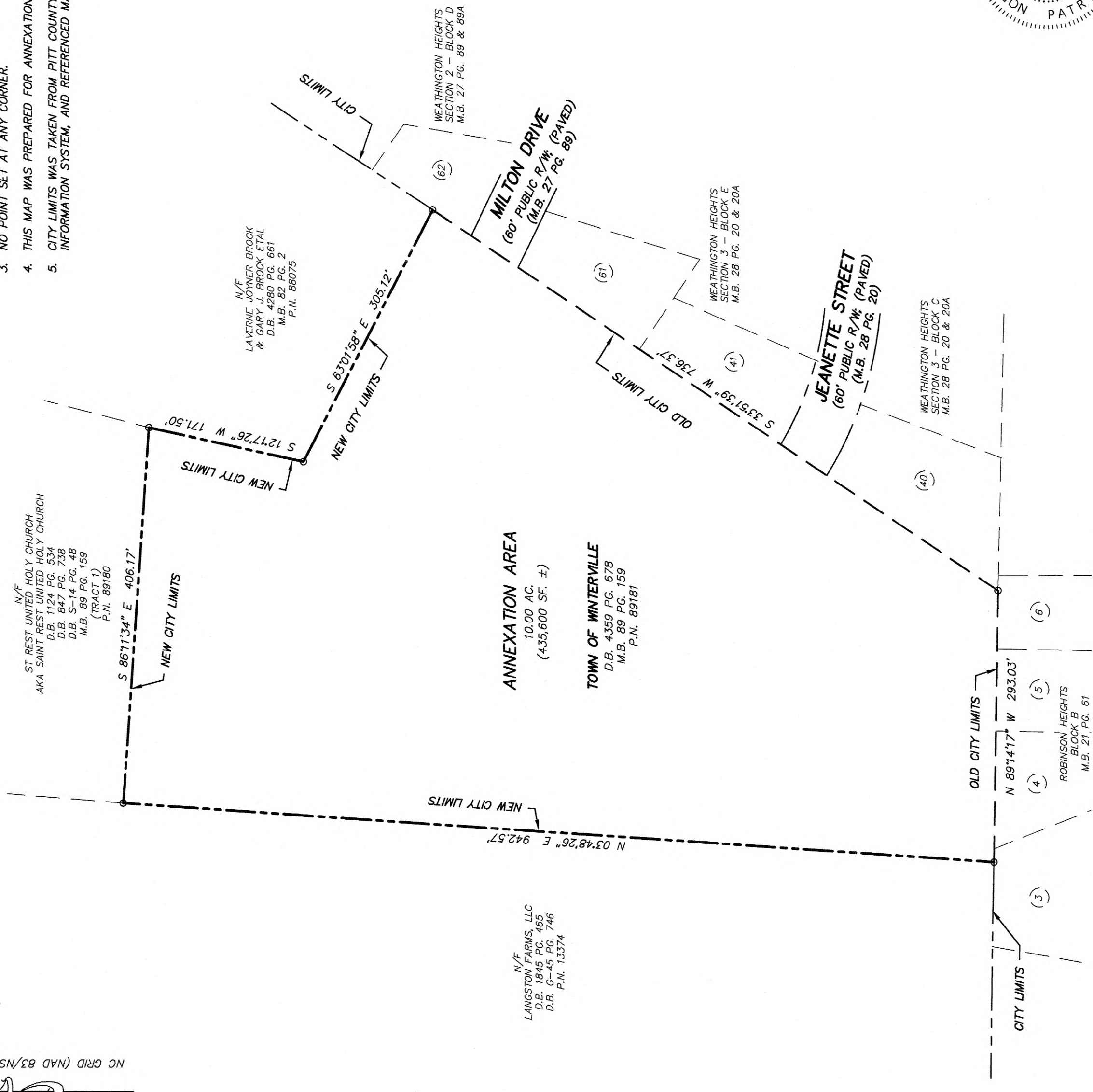
LEGEND

- NEW CITY LIMIT
- OLD CITY LIMIT
- CITY LIMIT
- RIGHT OF WAY
- GIS PARCEL LINES
- PARCEL NUMBER
- NOW OR FORMERLY
- MAP BOOK
- PAGE
- DEED BOOK
- RIGHT OF WAY



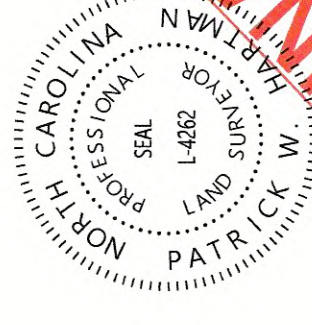
NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY.
5. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM, AND REFERENCED MAPS AS NOTED.



REFERENCES:

P.N. 89181
D.B. 4359 PG. 678
M.B. 89 PG. 159



ANNEXATION MAP FOR
TOWN OF WINTERVILLE
PARCEL NUMBER 89181
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: TOWN OF WINTERVILLE
ADDRESS: PO BOX 1459 WINTERVILLE, NC 28590
PHONE: 252-756-2221

Rivers
Engineers, Planners, Surveyors
Landscape Architects
& ASSOCIATES, INC.
107 East Second Street
Greenville, NC 27858
(252) 752-4155
Since 1918

SURVEYED	APPROVED
DRAWN KB/PH	DATE 03/04/26
CHECKED PWH	SCALE 1" = 100'

RECORDED IN MAP BOOK _____ PAGE _____

MAP NO.	PLATS RECORDED	BOOK	PAGE

ACCEPTED FOR THE TOWN OF WINTERVILLE

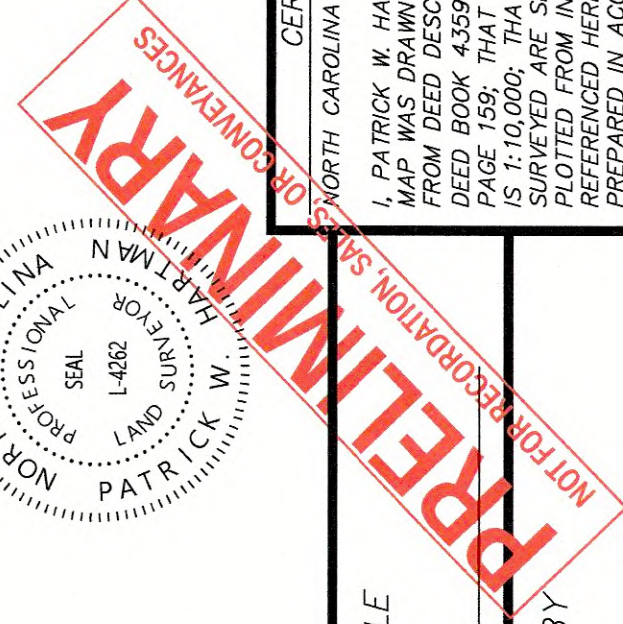
MAYOR: _____ DATE: _____
MAP SHOWING AREA ANNEXED BY
THE TOWN OF WINTERVILLE, NC
EFFECTIVE DATE _____ ORDINANCE NO. _____
10.00 AC. AREA

DWG. NO. Z-2764

SHEET NO. 1 OF 1

DWG. NO. Z-2764

CERTIFICATION
NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 4359 PAGE 678/MAP BOOK 89 PAGE 159; 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. THIS MAP IS EXEMPT FROM G.S. 47-30 PER G.S. 47-30 (J); WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 4TH DAY OF MARCH, 2026.
SEAL
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



L:\M002\WINTERVILLE-ANNEXATION\MAPS-20250319\DWG-2-2764-PN-89181-ANNEXATION-PLANETTE-STREET.DWG - 1-AV0111 - 3/4/2026 2:52:16 PM - KELLY BEHRM

CERTIFICATE OF SUFFICIENCY

**TOWN OF WINTERVILLE
JEANETTE STREET ANNEXATION
PARCEL NUMBER: 89181**

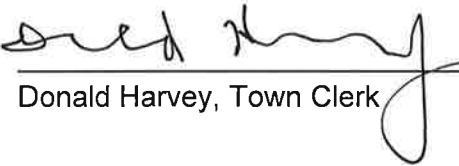
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of April 2026.

ATTEST:





Donald Harvey, Town Clerk

**Town Property Annexation
Parcel Number 89181
Jeanette Street Property
Letters Mailed on May 20, 2026**

**STATE OF NORTH CAROLINA
PITT COUNTY**

I, Stephen Penn, Director of Planning and Economic Development of the Town of Winterville, North Carolina, do hereby certify that copies of the attached notice and map were mailed, this day by first class mail, postage prepaid, to the owner of the parcel under consideration and to the owners, as shown on the Pitt County Tax Records, of all abutting parcels. A list of these property owners is also attached hereto.

WITNESS my hand this the 20th day of May 2026.

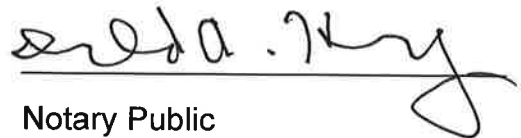


Director of Planning & Economic Development

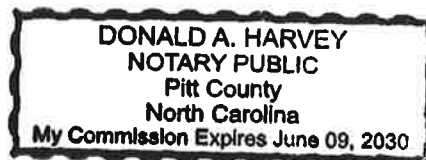
**STATE OF NORTH CAROLINA
PITT COUNTY**

I, Donald A. Harvey, a Notary Public, do hereby certify that Stephen Penn, Economic Development Planner, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand this the 20th day of May 2026.


Notary Public

My Commission Expires June 9, 2030





WINTERVILLE

A slice of the good life!

2571 Railroad Street
PO Box 1459
Winterville, NC 28590

Phone (252)756-2221
Fax (252)756-3109
www.wintervillenc.com

**Town Council
Public Hearing Notice
Town Property Annexation Petition Jeanette St**

NOTICE IS HEREBY GIVEN that the Winterville Town Council will meet on **Monday June 8, 2026** at 6:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, for consideration of the following request:

- The Town of Winterville has petitioned for annexation parcel number 89181, off of Jeanette Street and Milton Drive, as shown on the attached image. The site contains 10 acres.

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting stephen.penn@wintervillenc.com or the Winterville Planning Department at (252) 756-2221 or at wintervillenc.com.

Citizens are encouraged to attend the meeting and are welcome to speak for or against the proposed annexation at the meeting. Citizens may also view the hearing on the Winterville website at www.wintervillenc.com/videos . If for any reason you have difficulty accessing the Town's video page, please go to the Town's YouTube channel at: www.youtube.com/channel/UChejtVcuiD9O3_zzTrrBj4g .

The public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to don.harvey@wintervillenc.com. Please include your name and address.

Town of Winterville
PO BOX 1459
Winterville, NC 28590

Langston Farms LLC
4529 Lowell St NW
Washington DC 20016

Jordan Counts
431 Evergreen Dr.
WINTERVILLE, NC 28590

adjacent property owners and those
within 100' of parcel number
89181

St. Rest United Holy Church Aka
New Saint Rest Church Inc
PO BOX 1905
Winterville, NC 28590

John Hill & Jeanette Warren
PO BOX 128
Winterville, NC 28590

Andrew Moore
437 Evergreen Dr.
WINTERVILLE, NC 28590

Alice Daniels
5731 Edith Rd..
Ayden NC 28513

Madeline Kortze
305 Jeanette St.
WINTERVILLE, NC 28590

Jonathan Sutton
113 W. Firetower Rd Ste I
WINTERVILLE, NC 28590

Larry White
402 Milton Dr
WINTERVILLE NC 28590

Robin Haddock
1033 Butterfly Cir
Wake Forest NC 27587

Gary and Laverne Brock
414 Vernon White Rd
Winterville, NC 28590

Minnie Godley Heirs
427 Evergreen Dr.
WINTERVILLE, NC 28590

Sandra Hilario
443 Evergreen Dr.
WINTERVILLE, NC 28590

Thomas Engleby
302 Jeanette St
Winterville, NC 28590

Lagregory & Tykita Boyd
310 Jeanette St
Winterville, NC 28590

Brenda Jenkins
408 Milton Dr.
WINTERVILLE NC 28590

Rodney Beasley & Sheila Turnage
PO BOX 73
Farmville, NC 27828

Longfor LLC
4417 Lagan CI
WINTERVILLE NC 28590

Town of Winterville
Annexation Ordinance

Ordinance No: 26-O-062

Property Annexed: Town of Winterville Property- Jeanette Street & Milton Drive ; Parcel # 89181

Ordinance Adopted: June 8, 2026

Effective Date: June 30, 2026

Mail to:

Town of Winterville- Planning Department
2571 Railroad Street
Winterville, NC 28590

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF WINTERVILLE, NORTH CAROLINA**

**Town of Winterville Land
Jeanette Street & Milton Drive
Parcel # 89181**

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council has, by resolution, directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of annexation was held at the Winterville Town Hall at 6:00 pm on June 8, 2026 after providing mailed notice to adjoining property owners and those within 100 feet of the subject property on May 20, 2026; and due notice was given by publication within The Daily Reflector on May 27, 2026 and June 3, 2026; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of June 30, 2026:

Annexation Legal
Parcel Number 89181
Town of Winterville, Winterville Township, Pitt County, NC

Being all that certain tract or parcel, lying and being situated in Winterville Township, Pitt County, North Carolina, bounded on the east by Weathington Heights Subdivision, on the south by the property of Robinson Heights Subdivision, on the west by Langston Farms, LLC, on the north by St. Rest United Holy Church and Laverne Joyner Brock etal. and being described by metes and bounds as follows:

Beginning at a point located on the northern property line of Block B, Lot 3, Robinson Heights Subdivision recorded in Map Book 21 Page 61, said point being the southeastern corner of the Langston Farms, LLC property recorded in Deed Book 1845 Page 465 and Deed Book G-45 Page 746; thence from the **POINT OF BEGINNING** with the eastern line of the aforementioned Langston Farms, LLC property N 03°48'26" E 942.57 feet to a point, the southwestern corner of the new Tract 1 of the St. Rest United Holy Church property recoded in Map Book 89 Page 159; thence with the southern line of the aforementioned Tract 1, S 86°11'34" E 406.17 feet to a point

in the western line of Laverine Joyner Brock and Gary J. Brock etal. property recorded in Deed Book 4280 Page 661 and Map Book 82 Page 2; thence with western and southern line of the aforementioned Brock etal. property S 12°17'26" W 171.50 feet to a point; thence S 63°01'58" E 305.12 feet to a point in the western line of Weathington Heights Subdivision, Section 2 recorded in Map Book 27 Page 89; thence with the western line of the aforementioned Weathington Heights Subdivision Section 2 and Weathington Heights Subdivision Section 3, recorded in Map Book 28 Page 20 S 33°51'39" W 736.37 feet to a point in the northern line of the Robinson Heights Subdivision recorded in Map Book 21 Page 61; thence with the northern line of the Robinson Heights Subdivision N 89°14'17" W 293.03 feet to the **POINT OF BEGINNING**, containing an area of 10.00 acres more or less and being the Town of Winterville property recorded in Deed Book 4359 Page 678 and is Pitt County Parcel Number 89181, and shown on an Annexation Map prepared for the Town of Winterville by Rivers & Associates, Inc., drawing number Z-2764, dated March 4, 2026.

Section 2. Upon and after June 30, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. the Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of June 2026.

MAYOR:

Richard E Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

North Carolina
Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on June 8, 2026 at 6 o'clock p.m. at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of June 2026.

Donald Harvey, Town Clerk

North Carolina
Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally, appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of June 2026.

NOTARY PUBLIC

My Commission Expires: _____



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Town Owned Property For Annexation into Town - Church Street Ext.; Parcel Number 92244.

Action Requested: Hold Public Hearing and Consider Annexation.

Attachment: Annexation Petition, Legal Description, Annexation Map, Certificate of Sufficiency, Certified Notice, and Draft Ordinance 26-O-063.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: Town of Winterville.

Location: Church Street Ext. South of the existing Winterville Operations Center.

Parcel Number: 92244.

Site Data: 10.96 acres, Zoned Agricultural-Residential (AR).

Staff Analysis: Parcel 92244 is a 10.96-acre parcel owned by the Town of Winterville.

Anticipated Annexation Schedule:

* April 13, 2026- Vote to Execute Annexation Petition & Direct Town Clerk to Investigate Sufficiency of Annexation.

* May 11, 2026- Schedule Public Hearing of Annexation.

* June 8, 2026- Hold Public Hearing.

Anticipated Effective Date: June 30, 2026.

Budgetary Impact: NA.

Recommendation: Staff recommends Approval of Annexation.

PETITION REQUESTING ANNEXATION

Date: April 13, 2026

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

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.
 - All owners of the property must sign.
2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

Parcel Number 92244 Annexation: Map and Legal Description is Included on Attachment.

Richard E. Hines, Mayor
2571 Railroad Street, Winterville, NC 28590

Signature: 



Annexation Legal Description – 03/04/2026
Parcel Number 92244
Town of Winterville, Winterville Township, Pitt County, NC

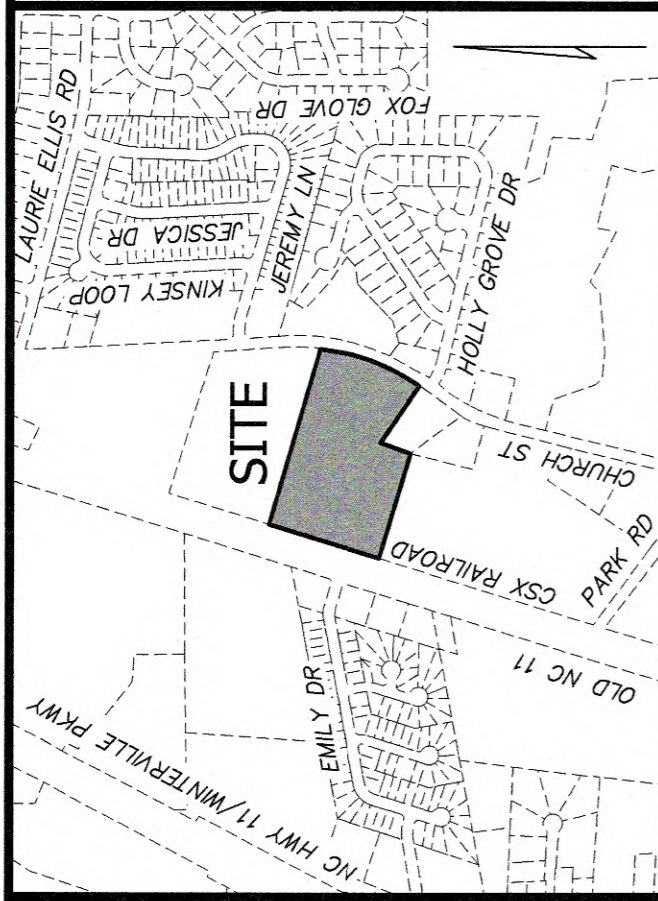
Being all of that certain tract or parcel, lying and being situated in the Town of Winterville, Winterville Township, Pitt County, North Carolina, on the west side of Church Street Ext. (SR1714), bounded on the east by Church Street Ext., on the south Happy Trail Farms, LLC, ATIYHA Properties, LLC., Patricia Merizio, and WLH Development, LLC, on the west by CSX Railroad, on the north by Town of Winterville, and being described by metes and bounds as follows:

Beginning at a point located on the western right of way of Church Street Ext. (SR1714), said point being, the northeastern corner of the now or formerly Happy Trail Farms, LLC property recorded in Deed Book 3192 Page 406, and Map Book 93 Page 40, Pitt County Registry, thence from the **POINT OF BEGINNING** with the northern line of the Happy Trail Farms, LLC property N 55°38'53" W 320.41 feet to a point, the northwestern corner of said Happy Trail Farms, LLC property; thence with the western line of said Happy Trail Farms, LLC property S 31°11'09" W 145.22 feet to a point in the northern line of the ATIYHA Properties, LLC property recorded in Deed Book 4328 Page 749; thence with northern line of the ATIYHA Properties, LLC property N 55°38'53" W 40.19 feet to a point, the northwestern corner of the aforementioned ATIYHA Properties, LLC property; thence with the western line of the aforementioned ATIYHA Properties, LLC property S 20°02'59" W 167.56 feet, said point being the common corner of the aforementioned ATIYHA Properties, LLC. Property, the Patricia Merizio property recorded in Deed Book 3765 Page 368, Pitt County Registry, and the WLH Development, LLC property recorded in Deed Book 2515 Page 168, Pitt County Registry; thence running with the northern line of the aforementioned WLH Development, LLC property N 73°58'49" W 565.50 feet to a point located on the eastern right of way of CSX Railroad, said point marking the northwestern corner of the WLH Development, LLC property; thence running with said eastern right of CSX Railroad N 17°07'00" E 587.44 feet to a point, said point being the southwestern corner of the Town of Winterville property recorded Deed Book 2044 Page 368, Deed Book 2461 Page 135, Map Book 75 Page 37, Map Book 70 Page 7, and Map Book 64 Page 178, Pitt County Registry; thence cornering and leaving the eastern right of way of CSX Railroad with the southern property line of said Town of Winterville property S 74°12'51" E 954.14 feet to a point, located on the western right of way of Church Street Ext. (SR1714), said point being the southeastern corner of the Town of Winterville property; thence running with said western right of way of Church Street Ext. (SR1714) with a curve turning to the right having an arc length of 399.56 feet, a radius of 1109.92 feet, a chord bearing and length of S 17°08'46" W 397.41 feet to the **POINT OF BEGINNING**, containing an area of 10.96 acres more or less and being all of the property owned by the Town of Winterville, property recorded in Deed Book 4600 Page 415 and is

Pitt County Parcel Number 92244, being shown on an Annexation Map prepared for the Town of Winterville by Rivers & Associates, Inc., drawing number Z-2763, dated March 4, 2026.

PRELIMINARY

Patrick W. Hartman, PLS, L-4262
Rivers and Associates, Inc., F-0334



Vicinity Map SCALE: 1" = 1000'

LEGEND

NEW CITY LIMIT	---
OLD CITY LIMIT	---
CITY LIMIT	---
RIGHT OF WAY	---
GIS PARCEL LINES	---
PARCEL NUMBER	P.N.
NOW OR FORMERLY	N/F
MAP BOOK	M.B.
PAGE	PG.
DEED BOOK	D.B.
RIGHT OF WAY	R/W



NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY.
5. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM, AND REFERENCED MAPS AS NOTED.

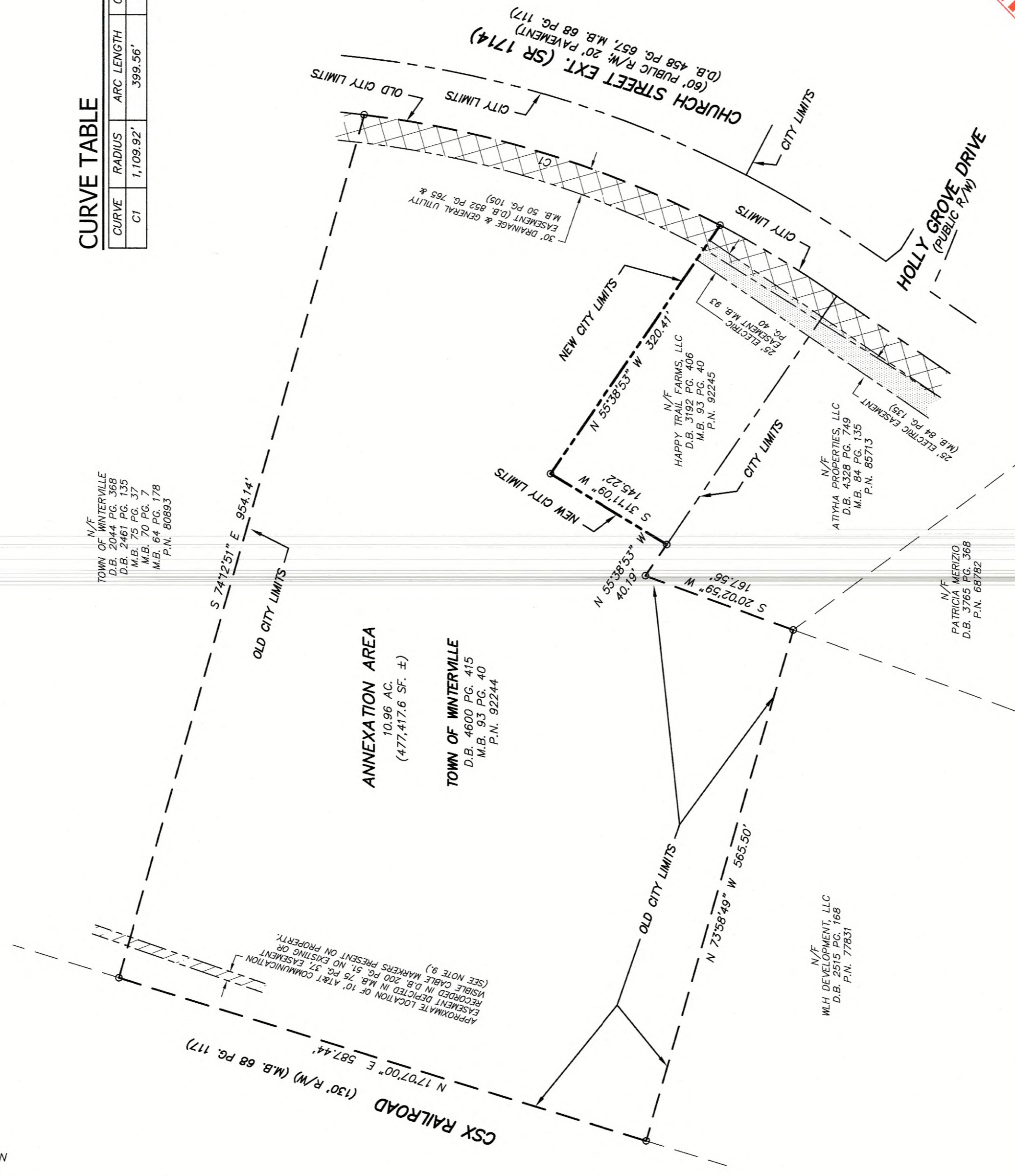
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	1,109.92'	399.56'	S 17°08'46" W	397.41'

N/F
TOWN OF WINTERVILLE
D.B. 2044 PG. 368
D.B. 2461 PG. 135
M.B. 75 PG. 37
M.B. 70 PG. 7
M.B. 64 PG. 178
P.N. 80895

ANNEXATION AREA
10.96 AC.
(477,417.6 SF. ±)

TOWN OF WINTERVILLE
D.B. 4600 PG. 415
M.B. 93 PG. 40
P.N. 92244



REFERENCES:

- P.N. 92244 PG. 415
- D.B. 4600 PG. 415
- M.B. 93 PG. 40
- D.B. 3192 PG. 406
- D.B. 200 PG. 51 (A/T&T EASEMENT)
- D.B. 458 PG. 657 (NCDDOT R/W)
- D.B. 852 PG. 765 (TOW EASEMENT)
- M.B. 68 PG. 117
- M.B. 70 PG. 7
- M.B. 84 PG. 135
- M.B. 50 PG. 105
- M.B. 64 PG. 178

PRELIMINARY
NOT FOR RECORDATION, SALES, OR CONVEYANCES

CERTIFICATION
NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 4600 PAGE 415 AND MAP BOOK 93 PAGE 40; 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. THIS MAP IS EXEMPT FROM GS 47-30 PER GS 47-30 (J); WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 4TH DAY OF MARCH, 2026.

SIGNED _____ PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4282

ACCEPTED FOR THE TOWN OF WINTERVILLE
DATE: _____
MA YOR: _____
MAP SHOWING AREA ANNEXED BY
THE TOWN OF WINTERVILLE, NC
EFFECTIVE DATE _____ ORDINANCE NO. _____
10.96 AC. AREA

MAP NO.	PLATS RECORDED	BOOK	PAGE
	HOLLY GROVE SUBDIVISION	84	152
	HAPPY TRAIL FARMS, LLC AND MAHMOUD ATIYHA	85	6

ANNEXATION MAP FOR TOWN OF WINTERVILLE
PARCEL NUMBER 92244
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: TOWN OF WINTERVILLE
ADDRESS: P.O. BOX 1459 WINTERVILLE, NC 28590
PHONE: 252-756-2221

Rivers & Associates, Inc.
Engineers, Planners, Surveyors, Landscape Architects
107 East Second Street Greenville, NC 27838
(252) 782-1136
NC License: F-0324

SURVEYED RB/JP APPROVED
DRAWN PH/KB DATE 3/4/26
CHECKED PWH SCALE 1" = 100'

RECORDED IN MAP BOOK _____ PAGE _____
REVISIONS:

CERTIFICATE OF SUFFICIENCY

**TOWN OF WINTERVILLE
OLD NC 11 / CHURCH STREET EXT. ANNEXATION
PARCEL NUMBER: 92244**

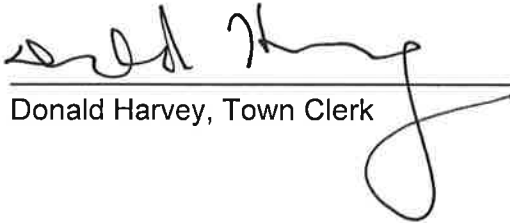
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of April 2026.

ATTEST:





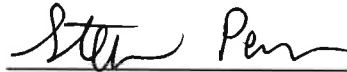
Donald Harvey, Town Clerk

**Town Property Annexation
Parcel Number 92244
Church Street Property
Letters Mailed on May 20, 2026**

**STATE OF NORTH CAROLINA
PITT COUNTY**

I, Stephen Penn, Director of Planning and Economic Development of the Town of Winterville, North Carolina, do hereby certify that copies of the attached notice and map were mailed, this day by first class mail, postage prepaid, to the owner of the parcel under consideration and to the owners, as shown on the Pitt County Tax Records, of all abutting parcels. A list of these property owners is also attached hereto.

WITNESS my hand this the 20th day of May 2026.

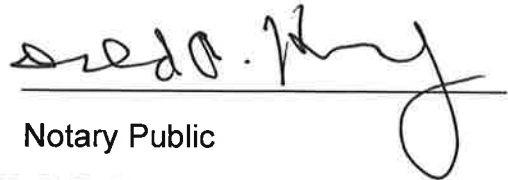


Director of Planning & Economic Development

**STATE OF NORTH CAROLINA
PITT COUNTY**

I, Donald A. Harvey, a Notary Public, do hereby certify that Stephen Penn, Economic Development Planner, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand this the 20th day of May 2026.



Notary Public

My Commission Expires June 9, 2030





WINTERVILLE

A slice of the good life!

2571 Railroad Street
PO Box 1459
Winterville, NC 28590

Phone (252)756-2221
Fax (252)756-3109
www.wintervillenc.com

**Town Council
Public Hearing Notice
Town Property Annexation Petition Church Street Ext.**

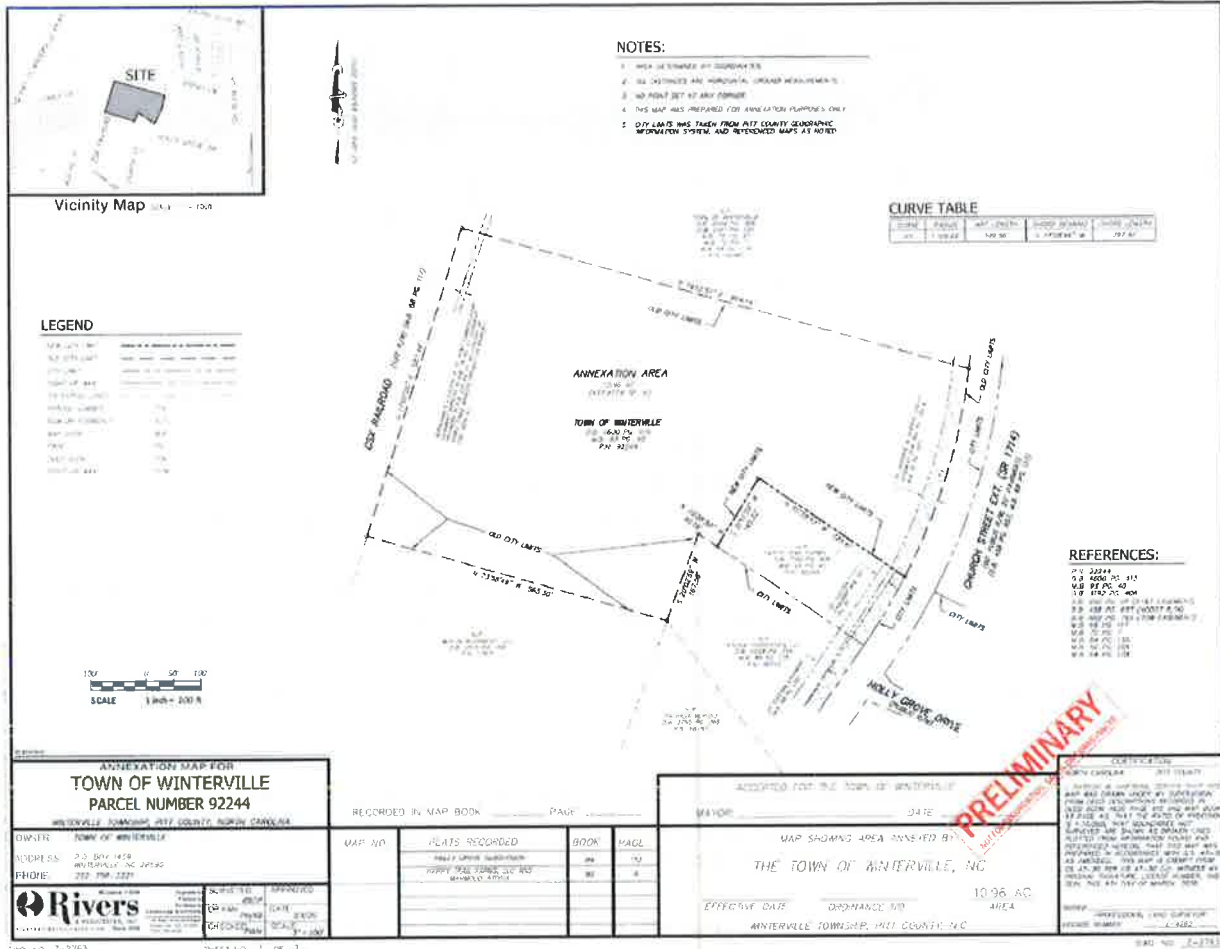
NOTICE IS HEREBY GIVEN that the Winterville Town Council will meet on **Monday June 8, 2026** at 6:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, for consideration of the following request:

- The Town of Winterville has petitioned for annexation parcel number 92244, Church Street Extension, as shown on the attached image. The site contains 10.96 acres.

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting stephen.penn@wintervillenc.com or the Winterville Planning Department at (252) 756-2221 or at wintervillenc.com.

Citizens are encouraged to attend the meeting and are welcome to speak for or against the proposed annexation at the meeting. Citizens may also view the hearing on the Winterville website at www.wintervillenc.com/videos . If for any reason you have difficulty accessing the Town's video page, please go to the Town's YouTube channel at: www.youtube.com/channel/UChejtVcuiD9O3_zzTrrBj4g .

The public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to don.harvey@wintervillenc.com. Please include your name and address.



Town of Winterville
PO BOX 1459
Winterville, NC 28590

Patricia Merizio
200 Prancer Dr
Beaufort NC 28516

Dustin Gertsch & Lauren Nickson
313 Holly Grove Dr.
WINTERVILLE, NC 28590

adjacent property owners and those
within 100' of parcel number
92244.

Happy Trail Farms LLC
PO BOX 1863
Greenville, NC 27835

WLH Development LLC
237 Churchill Dr.
Greenville, NC 27858

United States of America
PO BOX 897
Greenville NC, 27834

Atiyha Properties LLC
1101 Evans Street
Greenville, NC 27858

Franklin and Andrea Fields
2947 Church Street Ex.
WINTERVILLE, NC 28590

Pate Investment Holdings LLC
296 Foxcroft Ln
WINTERVILLE NC 28590

David Lyle Holdings LLC
101 Bryant Ci.
Greenville, NC 27858

Town of Winterville
Annexation Ordinance

Ordinance No: 26-O-063

Property Annexed: Town of Winterville Property- Church Street Ext.; Parcel # 92244

Ordinance Adopted: June 8, 2026

Effective Date: June 30, 2026

Mail to:

Town of Winterville- Planning Department
2571 Railroad Street
Winterville, NC 28590

DRAFT

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF WINTERVILLE, NORTH CAROLINA**

**Town of Winterville Land
Church Street Ext.
Parcel # 92244**

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council has, by resolution, directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of annexation was held at the Winterville Town Hall at 6:00 pm on June 8, 2026 after providing mailed notice to adjoining property owners and those within 100 feet of the subject property on May 20, 2026; and due notice was given by publication within The Daily Reflector on May 27, 2026 and June 3, 2026; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of June 30, 2026:

Annexation Legal Description
Parcel Number 92244
Town of Winterville, Winterville Township, Pitt County, NC

Being all of that certain tract or parcel, lying and being situated in the Town of Winterville, Winterville Township, Pitt County, North Carolina, on the west side of Church Street Ext. (SR1714), bounded on the east by Church Street Ext., on the south Happy Trail Farms, LLC, ATIYHA Properties, LLC., Patricia Merizio, and WLH Development, LLC, on the west by CSX Railroad, on the north by Town of Winterville, and being described by metes and bounds as follows:

Beginning at a point located on the western right of way of Church Street Ext. (SR1714), said point being, the northeastern corner of the now or formerly Happy Trail Farms, LLC property recorded in Deed Book 3192 Page 406, and Map Book 93 Page 40, Pitt County Registry, thence from the **POINT OF BEGINNING** with the northern line of the Happy Trail Farms, LLC property N 55°38'53" W 320.41 feet to a point, the northwestern corner of said Happy Trail

Farms, LLC property; thence with the western line of said Happy Trail Farms, LLC property S 31°11'09" W 145.22 feet to a point in the northern line of the ATIYHA Properties, LLC property recorded in Deed Book 4328 Page 749; thence with northern line of the ATIYHA Properties, LLC property N 55°38'53" W 40.19 feet to a point, the northwestern corner of the aforementioned ATIYHA Properties, LLC property; thence with the western line of the aforementioned ATIYHA Properties, LLC property S 20°02'59" W 167.56 feet, said point being the common corner of the aforementioned ATIYHA Properties, LLC. Property, the Patricia Merizio property recorded in Deed Book 3765 Page 368, Pitt County Registry, and the WLH Development, LLC property recorded in Deed Book 2515 Page 168, Pitt County Registry; thence running with the northern line of the aforementioned WLH Development, LLC property N 73°58'49" W 565.50 feet to a point located on the eastern right of way of CSX Railroad, said point marking the northwestern corner of the WLH Development, LLC property; thence running with said eastern right of CSX Railroad N 17°07'00" E 587.44 feet to a point, said point being the southwestern corner of the Town of Winterville property recorded Deed Book 2044 Page 368, Deed Book 2461 Page 135, Map Book 75 Page 37, Map Book 70 Page 7, and Map Book 64 Page 178, Pitt County Registry; thence cornering and leaving the eastern right of way of CSX Railroad with the southern property line of said Town of Winterville property S 74°12'51" E 954.14 feet to a point, located on the western right of way of Church Street Ext. (SR1714), said point being the southeastern corner of the Town of Winterville property; thence running with said western right of way of Church Street Ext. (SR1714) with a curve turning to the right having an arc length of 399.56 feet, a radius of 1109.92 feet, a chord bearing and length of S 17°08'46" W 397.41 feet to the **POINT OF BEGINNING**, containing an area of 10.96 acres more or less and being all of the property owned by the Town of Winterville, property recorded in Deed Book 4600 Page 415 and is Pitt County Parcel Number 92244, being shown on an Annexation Map prepared for the Town of Winterville by Rivers & Associates, Inc., drawing number Z-2763, dated March 4, 2026.

Section 2. Upon and after June 30, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. the Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of June 2026.

MAYOR:

Richard E Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

DRAFT

North Carolina
Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on June 8, 2026 at 6 o'clock p.m. at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of June 2026.

Donald Harvey, Town Clerk

North Carolina
Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally, appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of June, 2026.

NOTARY PUBLIC

My Commission Expires: _____



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Town Owned Property For Annexation into Town - Laurie Ellis Rd.; Parcel Number 92799.

Action Requested: Hold Public Hearing and Consider Annexation.

Attachment: Annexation Petition, Legal Description, Annexation Map, Certificate of Sufficiency, Certified Notice, and Draft Ordinance 26-O-064.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: Town of Winterville.

Location: Laurie Ellis Road - Opposite of Brookfield Subdivision.

Parcel Number: 92799.

Site Data: 1.648 acres, Zoned Agricultural-Residential (AR).

Staff Analysis: Parcel 92799 is a 1.648-acre parcel owned by the Town of Winterville.

Anticipated Annexation Schedule:

* April 13, 2026- Vote to Execute Annexation Petition & Direct Town Clerk to Investigate Sufficiency of Annexation.

* May 11, 2026- Schedule Public Hearing of Annexation.

* June 8, 2026- Hold Public Hearing.

Anticipated Effective Date: June 30, 2026.

Budgetary Impact: NA.

Recommendation: Staff recommends Approval of Annexation.

PETITION REQUESTING ANNEXATION

Date: April 13, 2026

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

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.
 - All owners of the property must sign.
2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

Parcel Number 92799 Annexation: Map and Legal Description is Included on Attachment.

Richard E. Hines, Mayor
2571 Railroad Street, Winterville, NC 28590

Signature: 



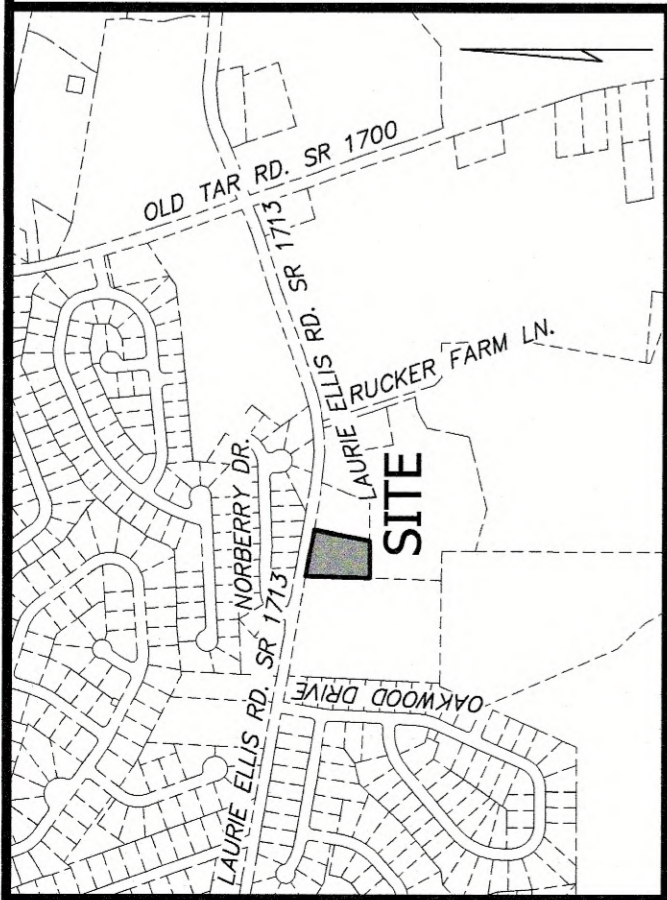
Annexation Legal Description – 03/04/2026
Parcel Number 92799
Town of Winterville, Winterville Township, Pitt County, NC

Being all of that certain tract or parcel, lying and being situated in Winterville Township, Pitt County, North Carolina, on the south side of Laurie Ellis Road (SR 1713), bounded on the east by Hans Peter Kattentidt and wife, Carrie Kattentidt, on the south by the property of Pedro Balderas Ellis, Trustee of the Laurie Howard Ellis, Jr. Exempt Decedent's Trust Under the Laurie Howard Ellis Jr. Trust, on the west by SouthbrookNC, LLC, on the north by Laurie Ellis Road, and being described by metes and bounds as follows:

Beginning at a point located on the southern right of way of Laurie Ellis Road (SR 1713), said point being the northeastern corner of the now or formerly SouthbrookNC, LLC property recorded in Deed Book 4634 Page 678 and Map Book 93 Page 139, Pitt County Registry, thence from the **POINT OF BEGINNING** with the southern right of way of Laurie Ellis Road (SR 1713) S 80°26'15" E 251.21 feet to a point, the northwestern corner of the Hans Peter Kattentidt and wife, Carrie Kattentidt property recorded in Deed Book 3914 Page 472 and Map Book 46 Page 50; thence cornering with the aforementioned Kattentidt line S 10°35'40" W 298.68 feet to a point; the southwestern corner of the Kattentidt property, said point falling in the northern line of the Pedro Balderas Ellis, Trustee of the Laurie Howard Ellis, Jr. Exempt Decedent's Trust Under the Laurie Howard Ellis Jr. Trust; thence cornering with the northern line of the aforementioned Pedro Balderas Ellis property S 89°45'55" W 204.02 feet to a point in the eastern line of the aforementioned SouthbrookNC, LLC property; thence cornering with the SouthbrookNC, LLC property line N 01°54'39" E 336.34 feet to a point in the southern right of way of Laurie Ellis Road (SR 1713), the **POINT OF BEGINNING**, containing an area of 1.648 acres more or less and being all the Town of Winterville property recorded in Deed Book 4641 Page 289 and in Map Book 93 Page 142, and is Pitt County Parcel Number 92799, being shown and shown on an Annexation Map prepared for the Town of Winterville by Rivers & Associates, Inc., drawing number Z-2762, dated March 4, 2026

PRELIMINARY

Patrick W. Hartman, PLS, L-4262
Rivers and Associates, Inc., F-0334



Vicinity Map SCALE: 1" = 1000'

LEGEND

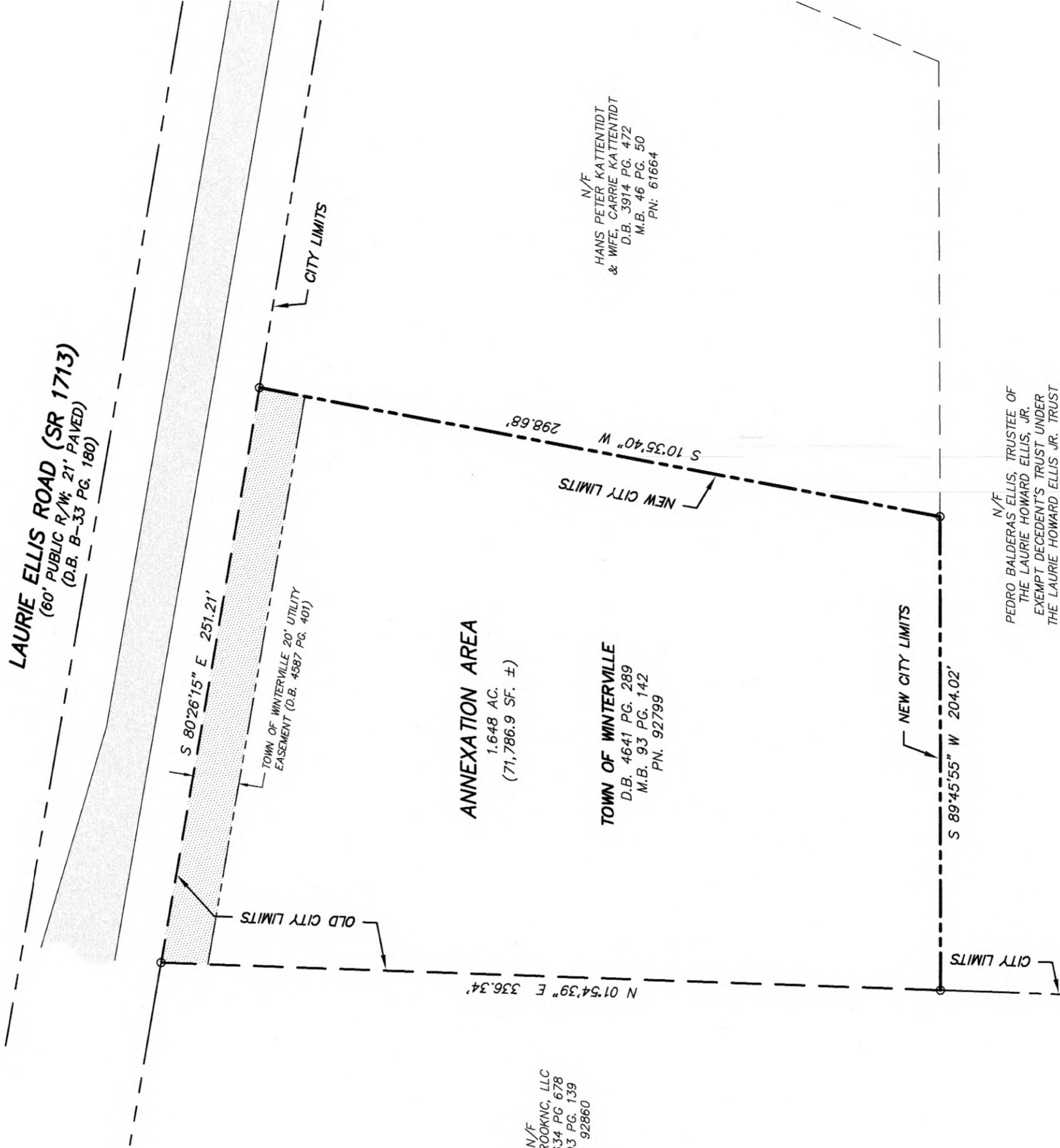
NEW CITY LIMIT	---	PN.
OLD CITY LIMIT	---	N/F
CITY LIMIT	---	M.B.
RIGHT OF WAY	---	PG.
GIS PARCEL LINES	---	D.B.
PARCEL NUMBER	---	R/W
NOW OR FORMERLY	---	
MAP BOOK	---	
PAGE	---	
DEED BOOK	---	
RIGHT OF WAY	---	



NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY.
5. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM, AND REFERENCED MAPS AS NOTED.

LAURIE ELLIS ROAD (SR 1713)
(60' PUBLIC R/W; 21' PAVED)
(D.B. B-33 PG. 180)



REFERENCES:

- P.N. 92799
- D.B. 4641 PG. 289
- M.B. 93 PG. 142
- D.B. 4561 PG. 301
- D.B. 4304 PG. 56
- D.B. B-33 PG. 180 (SR 1713 R/W)
- M.B. 46 PG. 50



PRELIMINARY
NOT FOR RECORDATION SALES

ACCEPTED FOR THE TOWN OF WINTERVILLE
MAYOR: _____ DATE: _____
RECORDED IN MAP BOOK _____ PAGE _____
PLATS RECORDED
CHAPEL HILL FOUNDATION REAL ESTATE HOLDINGS, INC. BOOK 93 PAGE 19
BROOKFIELD - SECTION 4, PHASE 1 BOOK 90 PAGE 118
MAP NO. _____
MAP SHOWING AREA ANNEXED BY THE TOWN OF WINTERVILLE, NC
EFFECTIVE DATE _____ ORDINANCE NO. _____
1.65 AC. AREA
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.
SIGNED _____ PROFESSIONAL LAND SURVEYOR
L-4862

ANNEXATION MAP FOR TOWN OF WINTERVILLE
PARCEL NUMBER 92799
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: TOWN OF WINTERVILLE
ADDRESS: P.O. BOX 1459, WINTERVILLE, NC 28580
PHONE: 252-756-2221

Rivers
Engineers, Planners, Surveyors, Architects & ASSOCIATES, INC.
107 Elm Second Street, Greenville, NC 27838
riversandassociates.com Since 1918 (827) 762-1135

NC License F-0324
SURVEYED RB/JP APPROVED
DRAWN PH/KB DATE 3/4/26
CHECKED PWH SCALE 1" = 50'

CERTIFICATE OF SUFFICIENCY

**TOWN OF WINTERVILLE
RUCKER FARM LANE / LAURIE ELLIS ROAD ANNEXATION
PARCEL NUMBER: 92799**

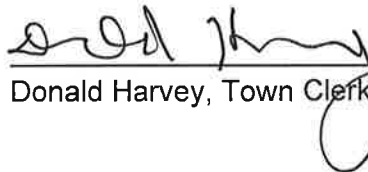
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of April 2026.

ATTEST:





Donald Harvey, Town Clerk

**Town Property Annexation
Parcel Number 92799
Laurie Ellis Road Property
Letters Mailed on May 20, 2026**

**STATE OF NORTH CAROLINA
PITT COUNTY**

I, Stephen Penn, Director of Planning and Economic Development of the Town of Winterville, North Carolina, do hereby certify that copies of the attached notice and map were mailed, this day by first class mail, postage prepaid, to the owner of the parcel under consideration and to the owners, as shown on the Pitt County Tax Records, of all abutting parcels. A list of these property owners is also attached hereto.

WITNESS my hand this the 20th day of May 2026.

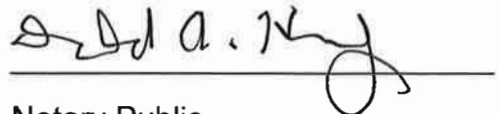


Director of Planning & Economic Development

**STATE OF NORTH CAROLINA
PITT COUNTY**

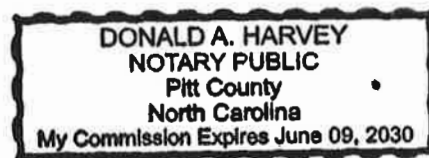
I, Donald A. Harvey, a Notary Public, do hereby certify that Stephen Penn, Economic Development Planner, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand this the 20th day of May 2026.



Notary Public

My Commission Expires June 9, 2030





WINTERVILLE

A slice of the good life!

2571 Railroad Street
PO Box 1459
Winterville, NC 28590

Phone (252)756-2221
Fax (252)756-3109
www.wintervillenc.com

**Town Council
Public Hearing Notice
Town Property Annexation Petition Laurie Ellis Rd.**

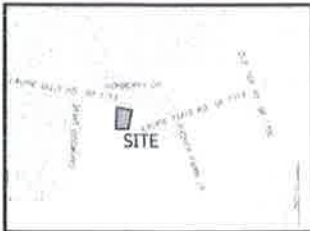
NOTICE IS HEREBY GIVEN that the Winterville Town Council will meet on **Monday June 8, 2026** at 6:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, for consideration of the following request:

- The Town of Winterville has petitioned for annexation parcel number 92799, Laurie Ellis Rd, as shown on the attached image. The site contains 1.648 Acres.

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting stephen.penn@wintervillenc.com or the Winterville Planning Department at (252) 756-2221 or at wintervillenc.com.

Citizens are encouraged to attend the meeting and are welcome to speak for or against the proposed annexation at the meeting. Citizens may also view the hearing on the Winterville website at www.wintervillenc.com/videos . If for any reason you have difficulty accessing the Town's video page, please go to the Town's YouTube channel at: www.youtube.com/channel/UChejtVcuiD9O3_zzTrrBj4g .

The public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to don.harvey@wintervillenc.com. Please include your name and address.

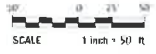


- NOTES:**
1. AREA DETERMINED BY COORDINATES
 2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
 3. NO POINT SET AT ANY CORNER
 4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY
 5. CITY LIMITS WAS TAKEN FROM 1977 COUNTY ORDINANCE INFORMATION SYSTEM AND REFERENCED MAPS AS NOTED

Vicinity Map (Scale 1" = 50')

LEGEND

NEW CITY LIMIT	---
OLD CITY LIMIT	---
CITY LIMIT	---
ROAD EX. 441	---
DEVELOPER LIMIT	---
TOWNSHIP	---
STATE OF NORTH CAROLINA	---
WATER	---
RAILROAD	---
ROAD EX. 441	---
RAILROAD	---
RAILROAD	---



- REFERENCES:**
- 1. N. 82788
 - 2. N. 82789
 - 3. N. 82790
 - 4. N. 82791
 - 5. N. 82792
 - 6. N. 82793
 - 7. N. 82794
 - 8. N. 82795
 - 9. N. 82796
 - 10. N. 82797
 - 11. N. 82798
 - 12. N. 82799



PRELIMINARY
NOT FOR INFORMATION SALE

ANNEXATION MAP FOR TOWN OF WINTERVILLE PARCEL NUMBER 92799 WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA		RECORDED IN DEED BOOK _____ PAGE _____	ACCEPTED FOR THE TOWN OF WINTERVILLE MAYOR _____ DATE _____
OWNER: TOWN OF WINTERVILLE ADDRESS: P.O. BOX 1438 WINTERVILLE, NC 28786 PHONE: 252-758-3221	MAP NO. _____ PLATS RECORDED: 1. 04251 2. 04252 3. 04253 4. 04254 5. 04255 6. 04256 7. 04257 8. 04258 9. 04259 10. 04260 11. 04261 12. 04262 13. 04263 14. 04264 15. 04265 16. 04266 17. 04267 18. 04268 19. 04269 20. 04270 21. 04271 22. 04272 23. 04273 24. 04274 25. 04275 26. 04276 27. 04277 28. 04278 29. 04279 30. 04280	BOOK: 43 PAGE: 118	MAP SHOWING AREA ANNEXED BY: THE TOWN OF WINTERVILLE, NC EFFECTIVE DATE: _____ ORDINANCE NO. _____ AREA: 1.65 AC.
	SURVEYED BY: _____ CHECKED BY: _____ DATE: _____ SCALE: 1" = 50'	APPROVED: _____ PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: _____	

MAP NO. 2-2262 SHEET NO. 1 OF 1



Town of Winterville
PO BOX 1459
Winterville, NC 28590

Hans & Carrie Kattentidt
554 Laurie Ellis Rd.
WINTERVILLE NC 28590

Pedro Balderas Trustee
1036 Madison Ave
San Diego, CA 92116

Southbrooknc LLC
PO BOX 38
Holly Springs NC 27540

Harland & Tammy Zeno
522 Norberry Dr
WINTERVILLE, NC 28590

Lamont Daniels
526 Norberry Dr
WINTERVILLE, NC 28590

Clarence & Lisa Barkley
532 Norberry Dr
WINTERVILLE, NC 28590

William & Cathy Moore
546 Norberry Dr.
WINTERVILLE, NC 28590

Randy and Danielle Stokes
2806 Stamford Ct.
WINTERVILLE NC 28590

adjacent property owners and those
within 100' of parcel number
92799.

Town of Winterville
Annexation Ordinance

Ordinance No: 26-O-064

Property Annexed: Town of Winterville Property- Laurie Ellis Rd.; Parcel # 92799

Ordinance Adopted: June 8, 2026

Effective Date: June 30, 2026

Mail to:

Town of Winterville- Planning Department
2571 Railroad Street
Winterville, NC 28590

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF WINTERVILLE, NORTH CAROLINA**

**Town of Winterville Land
Laurie Ellis Road
Parcel # 92799**

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council has, by resolution, directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of annexation was held at the Winterville Town Hall at 6:00 pm on June 8, 2026 after providing mailed notice to adjoining property owners and those within 100 feet of the subject property on May 20, 2026; and due notice was given by publication within The Daily Reflector on May 27, 2026 and June 3, 2026; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of June 30, 2026:

Annexation Legal Description
Parcel Number 92799
Town of Winterville, Winterville Township, Pitt County, NC

Being all of that certain tract or parcel, lying and being situated in Winterville Township, Pitt County, North Carolina, on the south side of Laurie Ellis Road (SR 1713), bounded on the east by Hans Peter Kattentidt and wife, Carrie Kattentidt, on the south by the property of Pedro Balderas Ellis, Trustee of the Laurie Howard Ellis, Jr. Exempt Decedent's Trust Under the Laurie Howard Ellis Jr. Trust, on the west by SouthbrookNC, LLC, on the north by Laurie Ellis Road, and being described by metes and bounds as follows:

Beginning at a point located on the southern right of way of Laurie Ellis Road (SR 1713), said point being the northeastern corner of the now or formerly SouthbrookNC, LLC property recorded in Deed Book 4634 Page 678 and Map Book 93 Page 139, Pitt County Registry, thence from the **POINT OF BEGINNING** with the southern right of way of Laurie Ellis Road (SR 1713) S 80°26'15" E 251.21 feet to a point, the northwestern corner of the Hans Peter Kattentidt

and wife, Carrie Kattentidt property recorded in Deed Book 3914 Page 472 and Map Book 46 Page 50; thence cornering with the aforementioned Kattentidt line S 10°35'40" W 298.68 feet to a point; the southwestern corner of the Kattentidt property, said point falling in the northern line of the Pedro Balderas Ellis, Trustee of the Laurie Howard Ellis, Jr. Exempt Decedent's Trust Under the Laurie Howard Ellis Jr. Trust; thence cornering with the northern line of the aforementioned Pedro Balderas Ellis property S 89°45'55" W 204.02 feet to a point in the eastern line of the aforementioned SouthbrookNC, LLC property; thence cornering with the SouthbrookNC, LLC property line N 01°54'39" E 336.34 feet to a point in the southern right of way of Laurie Ellis Road (SR 1713), the **POINT OF BEGINNING**, containing an area of 1.648 acres more or less and being all the Town of Winterville property recorded in Deed Book 4641 Page 289 and in Map Book 93 Page 142, and is Pitt County Parcel Number 92799, being shown and shown on an Annexation Map prepared for the Town of Winterville by Rivers & Associates, Inc., drawing number Z-2762, dated March 4, 2026.

Section 2. Upon and after June 30, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. the Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of June 2026.

MAYOR:

Richard E Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

North Carolina
Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on June 8, 2026 at 6 o'clock p.m. at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of June 2026.

Donald Harvey, Town Clerk

North Carolina
Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally, appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of June 2026.

NOTARY PUBLIC

My Commission Expires: _____



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Vernon Crossing Rezoning.

Action Requested: Hold Public Hearing and Consider Rezoning.

Attachment: Rezoning Application; Legal Description; Rezoning Map; Certified Notice of Public Hearing to Adjoining Property Owners; Staff Report; P&Z Consistency and Reasonableness Vote; Template Consistency and Reasonableness Vote for Town Council; and Draft Ordinance 26-O-065.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: Ward and Smith, PA.

Location: Railroad Street Ext: Between Worthington Street and Vernon White Road.

Parcel Numbers: 25765.

Site Data: 13.48 Acres.

Current Zoning: Agricultural Residential (AR).

Proposal: R-6 Conditional District (CD).

1. All lots shall be used exclusively for detached single-family residential homes.
2. All lots shall contain a minimum of 8,000 square feet.
3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
4. At original construction, all homes shall include stone or brick accent on the front elevation.
5. At original construction, all homes shall include vinyl shake or board and batten accents.
6. All homes shall include 2-car garages.
7. All front yards shall be sodded in connection with the construction of a home on each lot.
8. A landscaped berm shall be installed on the Property along Railroad Street.

Staff Analysis

The 13.5-acre property is currently vacant/agricultural land. The surrounding uses are primarily residential with some agricultural uses. The proposed single-family detached residential matches the dominating land uses within this area of town. The location of this site provides a wonderful opportunity to add a walkable subdivision to Downtown Winterville and the Beacon Drive Commercial Area.

The R-6 CD 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. There is existing R-6 zoning adjacent to the south. The proposed R-6 CD zoning district falls within the density recommendations provided within the Urban Neighborhood character area.

Winterville's Planning and Zoning Board recommended approval of the rezoning (8-1).

Budgetary Impact: NA.

Recommendation: Staff Recommends Council Approve Rezoning Request.



**REZONING APPLICATION
TOWN OF WINTERVILLE**

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

Staff Use Only
Appl. # _____

OWNERSHIP INFORMATION:

Applicant: Ward and Smith, P.A.

Address: 127 Racine Drive, Wilmington, NC 28403

Phone #: 910-794-4800

Owner: Tobacco Road Development Group, LLC

Address: 300 Contanche St., Greenville, NC 27858

Phone #: 252-714-8485

PROPERTY INFORMATION

Parcel #: 25765 Area (square feet or acres): 13.48+/- acres

Current Land Use: Agricultural

Location of Property: 0 Vernon White Rd.

ZONING REQUEST

Existing Zoning: AR - Agricultural-Residential Requested Zoning: R6 - Conditional District

Reason for zoning change: See Attachment A for narrative response and proposed conditions

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; [See Attachment B](#)
- A legal description of the property; [See Attachment C](#)
- 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; [See Attachment D](#)
- A filing fee according to a regularly adopted Fee Schedule of the Town.

OWNER/AGENT STATEMENT

I, Ward and Smith, P.A. c/o Madeline L. Williams and Samuel B. Franck, 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 03 / 16 / 2026.

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.

Signed by: Madeline L. Williams February 16, 2026
Signature 984A12E123324C1... Date

NOTE: AGENTS ACTING ON BEHALF OF THE PROPERTY OWNER MUST HAVE A NOTARIZED STATEMENT FROM THE PROPERTY OWNER GIVING THEM THE AUTHORITY TO ACT ON THE OWNER'S BEHALF.

I, Tobacco Road Development Group LLC c/o Ashley Elks, being the Owner of the property described herein, do hereby authorize Ward and Smith, P.A. c/o Sam Franck and Madeline Williams as agent for the purpose of this application.

[Signature] 2/17/26
Signature Date

Sworn to and subscribed before me, this 17 day of February, 2026.

SANDRA K WILLIAMS
Notary Public
North Carolina
Pitt County

Sandra K. Williams
Notary Public

My Commission Expires:
2/2/2031

Attachment A

Vernon Crossing Rezoning Application

Reason for Zoning Change

The requested conditional rezoning from AR to R6 is consistent with and furthers the goals of the Town of Winterville's Comprehensive Land Use Plan (the "Plan"). The Plan designates this Property as Urban Neighborhood on the Future Land Use Map. The Plan supports rezonings to residential uses in designated Urban Neighborhood areas, which contemplate primarily medium-sized lots with single-family detached residential development at densities of three (3) to eight (8) dwellings per acre. The proposed rezoning contemplates single-family detached homes with an approximate density of 3.3 dwelling units per acre, which is consistent with the Urban Neighborhood land use character.

The Plan also specifically identifies R-6 as a potential zoning district for the Urban Neighborhood future land use character area and contemplates lot sizes of approximately 6,000 to 10,000 square feet within such areas. This rezoning request proposes a condition of a minimum lot size of 8,000 square feet. This rezoning request aligns with the Urban Neighborhood future land use character area.

This rezoning request advances several key Plan policies, including Policy 1.1, which encourages utilizing the Future Land Use Map when considering land use decisions, and Policy 1.3, which encourages logical progression of development and extension of utilities. The Plan also emphasizes the Town's identity as a family-friendly community focused on single-family detached residential development. By voluntarily committing to a minimum lot size of 8,000 square feet, exceeding the R-6 minimum and aligning with lot sizes typically seen in the R-8 zone, this development will provide an appropriate transition between existing residential uses and coincide with the character of the surrounding neighborhood.

Vernon Crossing Conditional Rezoning

Proposed Conditions – Conditional District Details

Parcel 25765 – Conditional Rezoning from AR to R6

The following conditions shall apply to the development of the Property and shall be binding upon the current land owner and its successors and assigns, including any homeowners association formed for the maintenance and operation of common elements on the Property:

1. All lots shall be used exclusively for detached single-family residential homes.
2. All lots shall contain a minimum of 8,000 square feet.
3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
4. At original construction, all homes shall include stone or brick accent on the front elevation.
5. At original construction, all homes shall include vinyl shake or board and batten accents.
6. All homes shall include 2-car garages.
7. All front yards shall be sodded in connection with the construction of a home on each lot.
8. A landscaped berm shall be installed on the Property along Railroad Street.

Attachment C

Legal Description

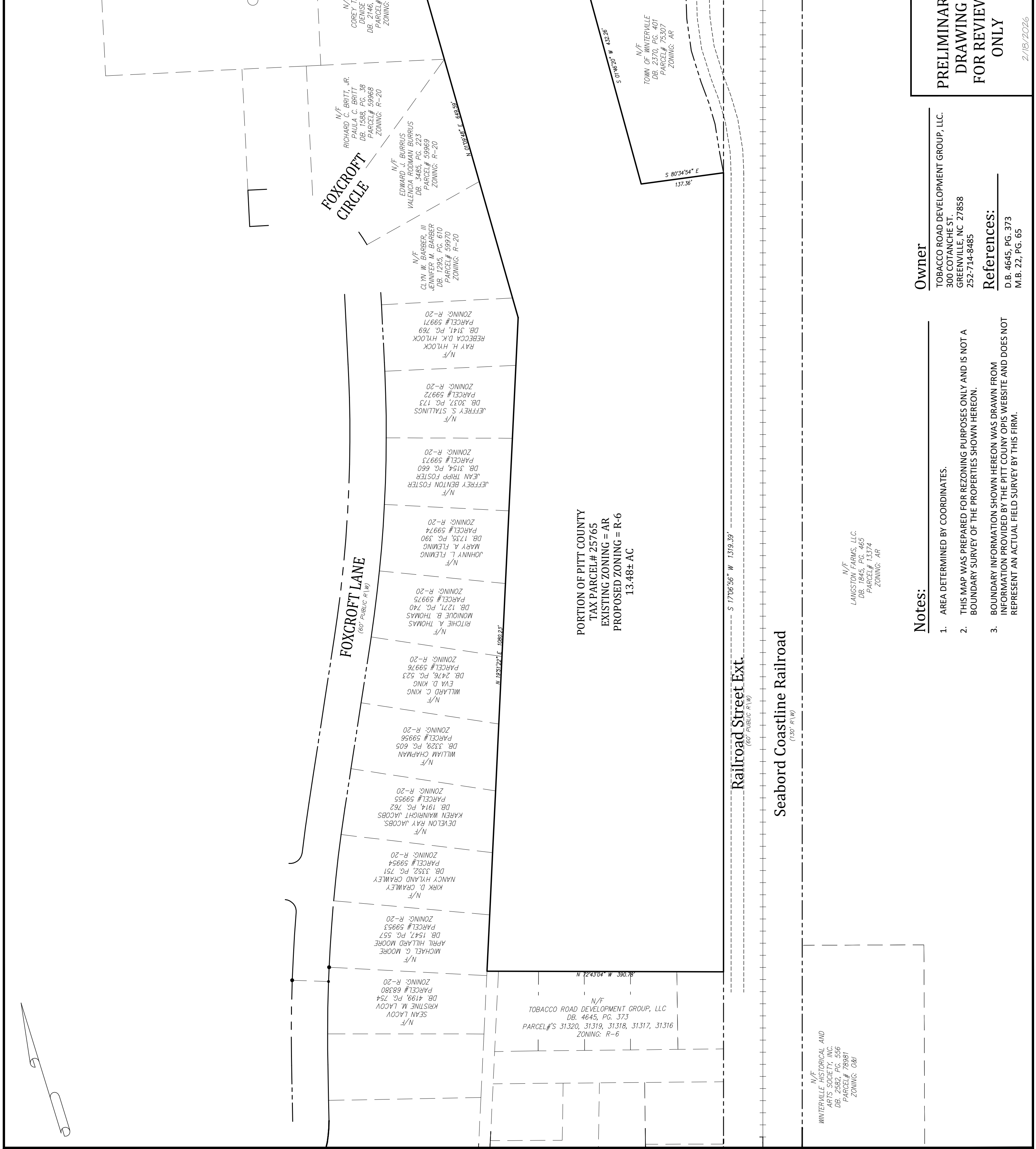
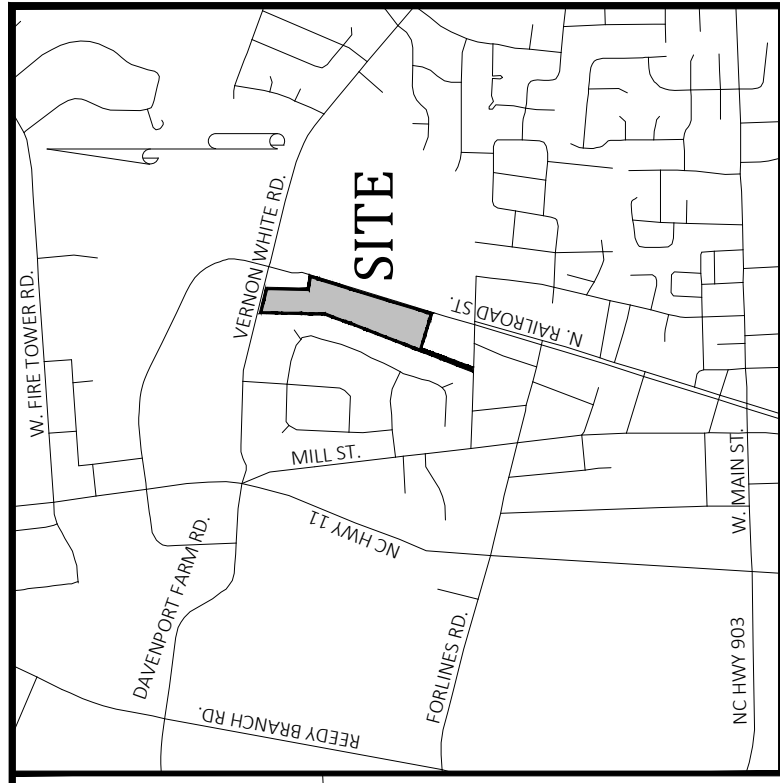
Lying and being in Winterville Township, Pitt County, North Carolina and being all of the property known as the "Railroad Farm" as set forth in the Last Will and Testament of B.N. Worthington (79E349 Pitt County Clerk of Court) (see also the Estate of Phillip Worthington Mellon Sr. 82E505 Pitt County Clerk of Court) and being all of Pitt County Parcel Number 25765 and being the same property conveyed to Madison Leigh Mellon by deed recorded in Deed Book 3730, Page 480 and the property conveyed to B.N. Worthington by deed recorded in Deed Book V-22, Page 270, Pitt County Registry, LESS AND EXCEPT here from is that tract conveyed by deed dated August 13, 2007 from Phillip Worthington Mellon Jr., to the Town of Winterville in Deed Book 2371, Page 401, Pitt County Registry.

LEGAL DESCRIPTION OF PROPERTY
Parcel 25765 – Conditional Rezoning from A-R to R-6 CD

Legal Description

Lying and being in Winterville Township, Pitt County, North Carolina and being all of the property known as the "Railroad Farm" as set forth in the Last Will and Testament of B.N. Worthington (79E349 Pitt County Clerk of Court) (see also the Estate of Phillip Worthington Mellon Sr. 82E505 Pitt County Clerk of Court) and being all of Pitt County Parcel Number 25765 and being the same property conveyed to Madison Leigh Mellon by deed recorded in Deed Book 3730, Page 480 and the property conveyed to B.N. Worthington by deed recorded in Deed Book V-22, Page 270, Pitt County Registry, LESS AND EXCEPT here from is that tract conveyed by deed dated August 13, 2007 from Phillip Worthington Mellon Jr., to the Town of Winterville in Deed Book 2371, Page 401, Pitt County Registry.

End of Legal Description



ARK CONSULTING GROUP, PLLC
CONSULTING ENGINEERS & ARCHITECTS
WWW.ARKCONSULTINGGROUP.COM

925-A Conference Dr.
Greenville, NC 27858
(252) 558-0888

REZONING MAP FOR TOBACCO ROAD DEVELOPMENT GROUP
PITT COUNTY PARCEL NO. 25765
TOWN OF WINTERVILLE, PITT COUNTY, NC

DATE: FEBRUARY 18, 2025
SHEET: 1 of 1

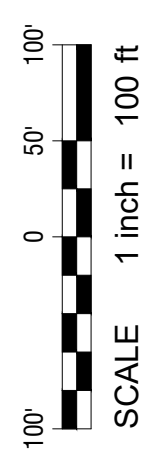
PRELIMINARY DRAWING FOR REVIEW ONLY

2/18/2026

Owner:
TOBACCO ROAD DEVELOPMENT GROUP, LLC.
300 COTANCHE ST.
GREENVILLE, NC 27858
252-714-8485

References:
D.B. 4645, PG. 373
M.B. 22, PG. 65

- Notes:**
1. AREA DETERMINED BY COORDINATES.
 2. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
 3. BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

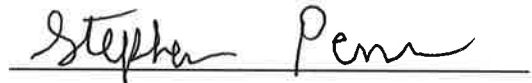


Vernon Crossing
Rezoning
Parcel Number 25765
Letters Mailed on 5/20/26
Signs Placed on property 3/3/2026

STATE OF NORTH CAROLINA
PITT COUNTY

I, Stephen Penn, Director of Planning and Economic Development of the Town of Winterville, North Carolina, do hereby certify that copies of the attached notice and map were mailed, this day by first class mail, postage prepaid, to the owner of the parcel under consideration and to the owners, as shown on the Pitt County Tax Records, of all abutting parcels. A list of these property owners is also attached hereto.

WITNESS my hand this the 20th day of May 2026.

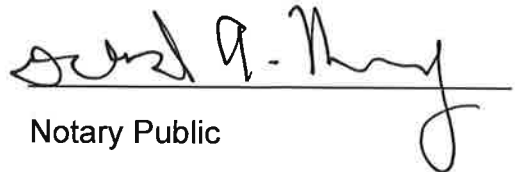


Director of Planning & Economic Development

STATE OF NORTH CAROLINA
PITT COUNTY

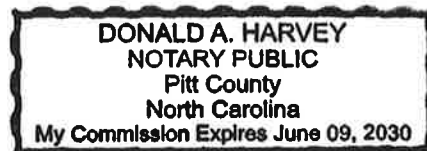
I, Donald A. Harvey, a Notary Public, do hereby certify that Stephen Penn, Economic Development Planner, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand this the 20th day of May 2026.



Notary Public

My Commission Expires June 9, 2030





A slice of the good life!

2571 Railroad Street
PO Box 1459
Winterville, NC 28590

Phone (252)756-2221
Fax (252)756-3109
www.wintervillenc.com

**Town Council
Rezoning & Public Hearing Notice
Vernon Crossing Rezoning**

NOTICE IS HEREBY GIVEN that the Winterville Town Council will meet on **Monday June 8, 2026** at 6:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, for consideration of the following request:

The Town of Winterville has received a **rezoning application for 13.48 Acres along Railroad Street Ext.; Parcel number 25765**. The site is located between Worthington Street and Vernon White Road; west of Railroad Street Ext, as shown on the attached map. The rezoning request is from Agricultural Residential (A-R) to R-6 Conditional District (CD), with the following conditions (1-8):

1. All lots shall be used exclusively for detached single-family residential homes.
2. All lots shall contain a minimum of 8,000 square feet.
3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
4. At original construction, all homes shall include stone or brick accent on the front elevation.
5. At original construction, all homes shall include vinyl shake or board and batten accents.
6. All homes shall include 2-car garages.
7. All front yards shall be sodded in connection with the construction of a home on each lot.
8. A landscaped berm shall be installed on the Property along Railroad Street.

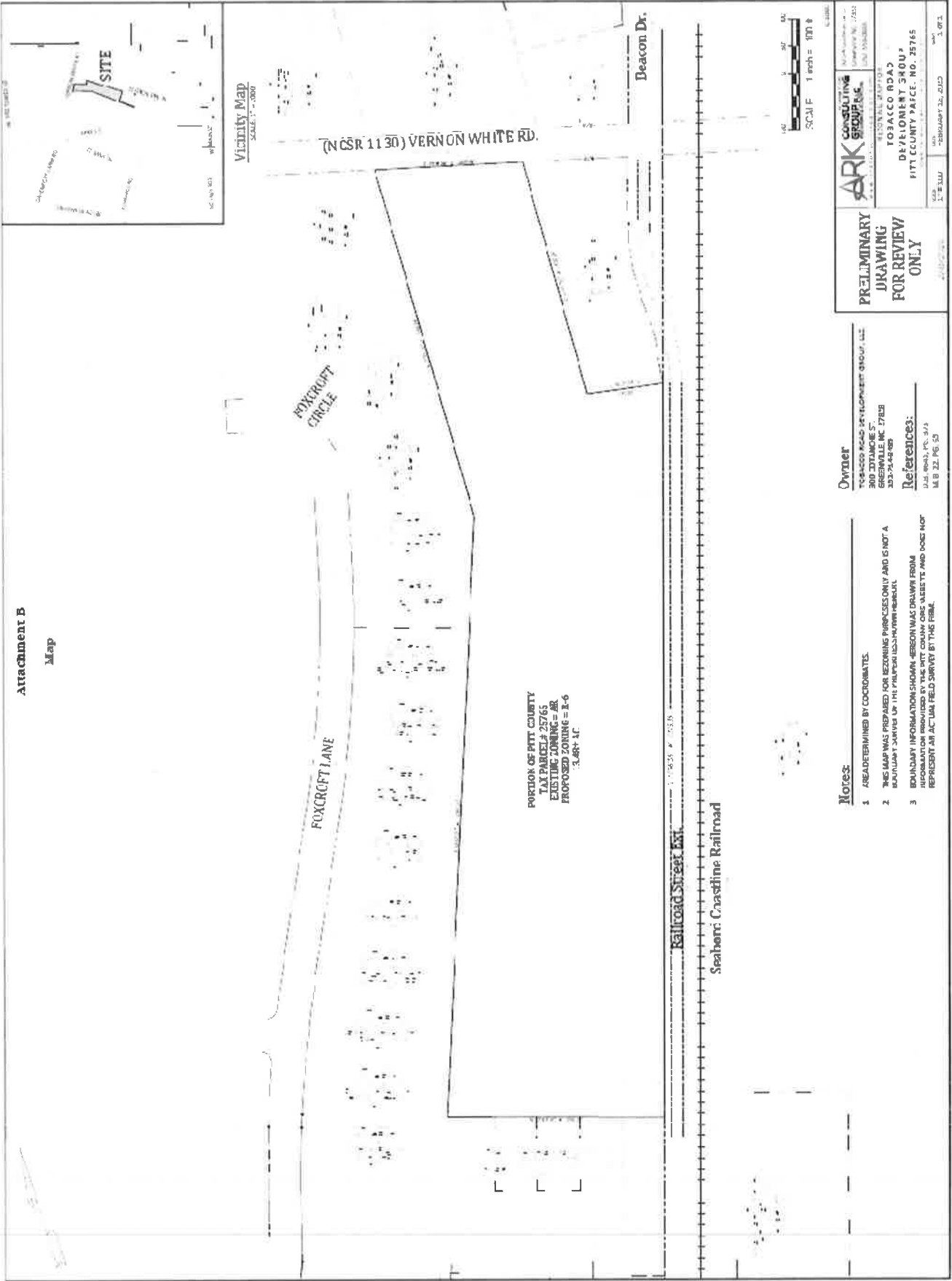
The Winterville Zoning Ordinance describes the R-6 Residential District is a quiet, relatively high-density neighborhood consisting of single-family and two-family dwellings along with limited home occupations and private and public community uses. (*2000 Zoning Ordinance, O-51-02149900, adopted 02/14/2000*)

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting stephen.penn@wintervillenc.com or the Winterville Planning Department at (252) 756-2221 or at wintervillenc.com.

Citizens are encouraged to attend the meeting and are welcome to speak for or against the proposed rezoning at the meeting. Citizens may also view the hearing on the Winterville website at www.wintervillenc.com/videos. If for any reason you have difficulty accessing the Town's video page, please go to the Town's YouTube channel at: www.youtube.com/channel/UChejtVcuiD9O3_zzTrrBj4g.

The public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to don.harvey@wintervillenc.com. Please include your name and address.

Attachment B
Map



PORTION OF PITT COUNTY
TAX PARCEL# 25765
EXISTING ZONING = R-8
PROPOSED ZONING = E-O
3.68+/- AC

Notes:

1. AREADETERMINED BY COORDINATES.
2. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTY ILLUSTRATED HEREIN.
3. BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM INFORMATION PROVIDED BY THE PITT COUNTY CENSUS DATA AND DOES NOT REPRESENT AN A.C. LUMI FIELD SURVEY BY THE FIRM.

Owner:

TOBACCO ROAD DEVELOPMENT GROUP, LLC
300 DUNHAM ST.
RICHMOND, NC 27268
336-744-6289

References:

P.L. 86-43, P.C. 3-14
M.B. 22, PG. 53

**PRELIMINARY
DRAWING
FOR REVIEW
ONLY**



TOBACCO ROAD
DEVELOPMENT GROUP,
PITT COUNTY PARCE. NO. 25765

DATE: 11/15/11
DRAWN BY: J.S. JONES
SCALE: 1" = 100'



Tobacco Road Development Group LLC
300 Cotanche St.
GREENVILLE, NC 27858

SYLVIA GREY DAVENPORT DAIL
243 VERNON WHITE ROAD
WINTERVILLE, NC 28590

LANGSTON FARMS, LLC
4529 Lowell St NW
WASHINGTON, DC 20016

ROBIN GRIMES MURRAY
PO BOX 1043
WINTERVILLE, NC 28590

FELICIA T INGRAM
199 WORTHINGTON STREET
WINTERVILLE, NC 28590

PAUL A CUOMO
CELINE R CUOMO
2304 FOXCROFT PL
WINTERVILLE NC 28590

FEDERICO GASCO
253 FOXCROFT LN
WINTERVILLE, NC 28590

KIRK D CRAWLEY
NANCY HYLAND CRAWLEY
227 FOXCROFT LN
WINTERVILLE NC 28590

WILLARD C KING
EVA D KING
201 FOXCROFT LN
WINTERVILLE NC 28590

JEFFERY BENTON FOSTER
JEAN TRIPP FOSTER
175 FOXCROFT LN
WINTERVILLE NC 28590

CLYNN W BARBER III
JENIFER M BARBER
151 FOXCROFT LAN
WINTERVILLE NC 28590

ELLIS FAMILY HOLDINGS
324-A BEACON DRIVE
WINTERVILLE, NC 28590

WINTERVILLE HISTORICAL
AND ARTS SOCIETY, INC.
PO BOX 2014
WINTERVILLE, NC 28590

VINCENT ARMISTEAD
KAREN ARMISTEAD
2350 RAILROAD STREET EXT.
WINTERVILLE, NC 28590

QUEENIE WORTHINGTON
JAMES
PO BOX 1063
WINTERVILLE, NC 28590

DAVID BRUCE KOEN
ALLYSON ZHENGRONG WU
2305 FOXCROFT PL
WINTERVILLE, NC 28590

SEAN LACOV
KRISTINE M LACOV
245 FOXCROFT LN
WINTERVILLE NC 28590

DEVELON RAY JACOBS
KAREN WAINRIGHT JACOBS
219 FOXCROFT LN
WINTERVILLE NC 28590

RITCHIE A THOMAS
MONIQUE B THOMAS
193 FOXCROFT LN
WINTERVILLE, NC 28590

JEFFERY S STALLINGS
167 FOXCROFT LN
WINTERVILLE NC 28590

MOREB & KHAWLA SALAHELDIN
225 VERNON WHITE ROAD
WINTERVILLE, NC 28590

COREY T DREW
DENISE DREW
230 VERNON WHITE ROAD
WINTERVILLE, NC 28590

EDWARD J BURRUS
VALENCIA RODMAN BURRIS
2203 FOXCROFT CL
WINTERVILLE NC 28590

ANNA LOUISE PARKER
TERRY HOWARD
PO BOX 462
WINTERVILLE NC 28590

JENNE WARD DEE PATRICK
ETAL.
3202 MORTON LANE
GREENVILLE, NC 27834

PETER M STEIN
DIAN M STEIN
259 FOXCROFT LN
WINTERVILLE, NC 28590

MICHAEL G MOORE
APRIL HILLARD MOORE
237 FOXCROFT LN
WINTERVILLE, NC 28590

WILLIAM CHAPMAN
209 FOXCROFT LN
WINTERVILLE NC 28590

JOHNNY L FLEMING
MARY A FLEMING
185 FOXCROFT LN
WINTERVILLE NC 28590

RAY H HYLOCK
REBECCA D K HYLOCK
159 FOXCROFT LN
WINTERVILLE NC 28590

Town of Winterville
PO BOX 1459
Winterville, NC 28590

RICHARD C BRITT JR
PAULA C BRITT
2204 FOXCROFT CL
WINTERVILLE NC 28590

LAURA WILLIAMS EDWARDS
HEIRS
2917 STOKES ROAD
GREENVILLE, NC 27834



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

GENERAL INFORMATION

APPLICANT	Ward and Smith, PA on behalf of Tobacco Road Development Group, LLC.
HEARING TYPE	Rezoning Request
REQUEST	R-6 Conditional District (CD)
CONDITIONS	<ol style="list-style-type: none"> 1. All lots shall be used exclusively for detached single-family residential homes. 2. All lots shall contain a minimum of 8,000 square feet. 3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space. 4. At original construction, all homes shall include stone or brick accent on the front elevation. 5. At original construction, all homes shall include vinyl shake or board and batten accents. 6. All homes shall include 2-car garages. 7. All front yards shall be sodded in connection with the construction of a home on each lot. 8. A landscaped berm shall be installed on the Property along Railroad Street.
LOCATION	Railroad Street Ext: Between Worthington Street and Vernon White Road
PARCEL ID NUMBER(S)	25765
PUBLIC NOTIFICATION	Adjacent property owners were mailed notification of the rezoning request and P&Z Meeting on April 6, 2026. Adjacent property owners were mailed notification of the rezoning request on May 20, 2026. Notice was run within the Daily Reflector on May 27, 2026 and June 3, 2026. Notification was posted on site on March 3, 2026. 33 properties were mailed notification.
TRACT SIZE	13.48 +/- acres
TOPOGRAPHY	Flat
VEGETATION	Agricultural/Vacant



SITE DATA

EXISTING USE	Agricultural / Vacant
---------------------	-----------------------

ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	AR, OI	Single Family Residential, Medical Office, IRS Office, etc.
W	R-20	Single Family Residential
E	AR	Agricultural, Vacant, Wooded, single property residential.
S	R-6	Single Family Residential

ZONING DISTRICT STANDARDS

DISTRICT SUMMARIES	EXISTING	REQUESTED
ZONING DISTRICT DESIGNATION	AR	R-6 CD
MAX DENSITY	2 per acre	5 per acre (with 8,000 sf condition)
TYPICAL USES	AR - Low-density residential and agricultural uses; where urban development is expected.	Higher density, single family residential.

SPECIAL INFORMATION

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

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



LANDSCAPING & BUFFER REQUIREMENTS

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

TRANSPORTATION

STREET CLASSIFICATION	Vernon White Road – NCDOT Road Railroad Street – NCDOT Road Worthington Street – TOW Road
SITE ACCESS	All access must be designed and constructed to meet the Town of Winterville / NCDOT standards.
TRAFFIC COUNTS (per NCDOT Annual Average Daily Traffic Map)	Vernon White Road– 5500 Railroad Street – 1100 Worthington Street - 800
TRIP GENERATION	N/A
Level Of Service (Transportation Analysis) Current= 2022 Study; Future= 2050 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. Report categories: A-C; D; E, & F.</i>	Current and Future Projections show Railroad Street, Worthington Street and Vernon White Road as a LOS of A-C.
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD
STREET CONNECTIVITY	TBD
OTHER	N/A



IMPACT ANALYSIS

Land Use Compatibility

The proposed R-6 Conditional District would permit single-family residential uses that are consistent with the overall character of the area. Much of the surrounding property consists of single-family detached homes and agricultural uses. The site is also within walking distance of downtown commercial areas and the Beacon Drive commercial developments.

Town of Winterville Comprehensive Land Use Plan Policies

The Future Land Use Map designates this property as an Urban Neighborhood character area. The requested R-6 Conditional District is consistent with this designation and aligns with the intended development pattern. The Urban Neighborhood character area allows up to eight units per acre. With the proposed 8,000-square-foot minimum lot size as a condition of approval, the subdivision would yield approximately five units per acre, which falls well within the permitted density range.

Comprehensive Land Use Plans - Recommendations & Implementation

Urban Neighborhood - General Character:

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

(Land Use) Policy 1: Encourage a balanced tax base while managing growth:

Strategy 1.1: Utilize the Future Land Use Map and character areas when considering land use decisions.

- Identified as Urban Neighborhood Character Area.

(Land Use) Policy 6: Support higher density housing options in strategic locations.

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

- Property is located in close proximity to downtown and commercial properties along Beacon Drive.

(Economic Development) Policy 3: Reinforce the Town's identity as a family-friendly community.

Strategy 3.1: Support rezonings to residential used in the Urban Neighborhood areas identified on the Future Land Use Map.



- Property identified as Urban Neighborhood Character Area.

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

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

Staff Analysis

The 13.5-acre property is currently vacant/agricultural land. The surrounding uses are primarily residential with some agricultural uses. The proposed single-family detached residential matches the dominating land uses within this area of town. The location of this site provides a wonderful opportunity to add a walkable subdivision to Downtown Winterville and the Beacon Drive Commercial Area.

The R-6 CD 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. There is existing R-6 zoning adjacent to the south. The proposed R-6 CD zoning district falls within the density recommendations provided within the Urban Neighborhood character area.

Staff Recommendation

Staff recommends **approval** of the rezoning request for the 13.5 acres from AR to R-6 CD. With the following Conditions:

1. All lots shall be used exclusively for detached single-family residential homes.
2. All lots shall contain a minimum of 8,000 square feet.
3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
4. At original construction, all homes shall include stone or brick accent on the front elevation.
5. At original construction, all homes shall include vinyl shake or board and batten accents.
6. All homes shall include 2-car garages.
7. All front yards shall be sodded in connection with the construction of a home on each lot.
8. A landscaped berm shall be installed on the Property along Railroad Street.

**** Winterville Planning and Zoning Board recommended approval of the rezoning (8-1) at their April 2026 meeting.**



Town of Winterville
Rezoning Request
Statement of Consistency & Reasonableness
Vernon Crossing
April 20, 2026- Planning and Zoning Board Meeting

Consistency:

The proposed rezoning request **is or is not** consistent with the Town of Winterville's Comprehensive Land Use Plan as parcel 25765 are designated as “Urban Neighborhood” on the Future Land Use Map.

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

Decision: **In review of the Winterville Comprehensive Land Use Plan, the Vernon Crossing Rezoning Amendment is found to be consistent with the Town of Winterville Comprehensive Plan.**

Reasonableness:

The rezoning request **is or is not** reasonable and in the public interest, in that it allows for land uses that **are or are not** harmonious with surrounding land uses, land uses in close proximity, and is in the public interest:

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

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

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

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

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

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

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

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

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

- v. Any changed conditions warranting the amendment

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

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

Vote to Approve or Deny Rezoning:

In review of the Vernon Crossing Rezoning proposal's, Consistency and Reasonableness, The Town of Winterville's Planning and Zoning Board recommends **approval** of the rezoning request by Ward and Smith, PA. to rezone 13.48 acres of property (Parcel # 25765), from Agricultural-Residential to R-6 Conditional District (CD), with the following conditions:

Conditions:

1. All lots shall be used exclusively for detached single-family residential homes.
2. All lots shall contain a minimum of 8,000 square feet.
3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
4. At original construction, all homes shall include stone or brick accent on the front elevation.
5. At original construction, all homes shall include vinyl shake or board and batten accents.
6. All homes shall include 2-car garages.
7. All front yards shall be sodded in connection with the construction of a home on each lot.
8. A landscaped berm shall be installed on the Property along Railroad Street.

Stephen Penn

Staff Witness:

4.20.26

Date

Appendix/Other Considerations Specific to this Particular Rezoning:

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

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

Document Links:

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



Town of Winterville
Rezoning Request
Statement of Consistency & Reasonableness
Vernon Crossing
June 8, 2026- Town Council

Consistency:

The proposed rezoning request **is or is not** consistent with the Town of Winterville's Comprehensive Land Use Plan as parcel 25765 are designated as "Urban Neighborhood" on the Future Land Use Map.

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

Decision: **In review of the Winterville Comprehensive Land Use Plan, the Vernon Crossing Rezoning Amendment is or is not found to be consistent with the Town of Winterville Comprehensive Plan.**

Reasonableness:

The rezoning request **is or is not** reasonable and in the public interest, in that it allows for land uses that **are or are not** harmonious with surrounding land uses, land uses in close proximity, and is in the public interest:

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

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

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

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

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

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

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

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

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

- v. Any changed conditions warranting the amendment

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

In Review of the Vernon Crossing Rezoning Amendment, the rezoning request is or is not reasonable and in the public interest, in that it allows for land uses that are or are not harmonious with surrounding land uses and land uses in close proximity as found by the Winterville Town Council.

Vote to Approve or Deny Rezoning:

In review of the Vernon Crossing Rezoning proposal's, Consistency and Reasonableness, the Winterville Town Council **approves or denies** the rezoning request by Ward and Smith, PA. (Tobacco Road Development Group, LLC) to rezone 13.48 acres of property (Parcel # 25765), from Agricultural-Residential to R-6 Conditional District (CD), with the following conditions:

- Conditions:
1. All lots shall be used exclusively for detached single-family residential homes.
 2. All lots shall contain a minimum of 8,000 square feet.
 3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
 4. At original construction, all homes shall include stone or brick accent on the front elevation.
 5. At original construction, all homes shall include vinyl shake or board and batten accents.
 6. All homes shall include 2-car garages.
 7. All front yards shall be sodded in connection with the construction of a home on each lot.
 8. A landscaped berm shall be installed on the Property along Railroad Street.

Staff Witness: _____

Date _____

Appendix/Other Considerations Specific to this Particular Rezoning:

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

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

Document Links:

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

**AN ORDINANCE TO AMEND CHAPTER 155
ZONING ORDINANCE OF THE
CODE OF ORDINANCES OF THE
TOWN OF WINTERVILLE, NORTH CAROLINA
OFFICIAL ZONING MAP**

WHEREAS, Tobacco Road Development Group, LLC has requested amendment of the Zoning Ordinance of the Town of Winterville by rezoning of the property described herein from Agricultural-Residential (A-R) to R-6 Conditional District (R-6 CD).

WHEREAS, a public hearing on the question of this zoning amendment was held, at the Winterville Town Hall at 6:00 p.m. on June 8, 2026, after due notice was given by publication within The Daily Reflector on May 27, 2026 and June 3, 2026; and

WHEREAS, due notice of said public hearing was also given by first class mail on May 20, 2026 to the owners of all adjoining parcels and parcels within 100' of the subject property, as shown on the County Tax Records, certification of which has been to the Winterville Town Council; and

WHEREAS, due notice of said public hearing was also given by posting a rezoning request notice on the subject property on March 3, 2026;

WHEREAS, the Winterville Town Council finds that the proposed rezoning is in compliance with the Town of Winterville's Comprehensive Land Use Plan;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. The Town of Winterville Zoning Ordinance, Official Zoning Map, is hereby amended by rezoning the following described track from A-R to R-6 CD with the following conditions:

1. All lots shall be used exclusively for detached single-family residential homes.
2. All lots shall contain a minimum of 8,000 square feet.
3. All homes constructed on lots on the Property shall contain a minimum of 1,800 square feet of heated living space.
4. At original construction, all homes shall include stone or brick accent on the front elevation.
5. At original construction, all homes shall include vinyl shake or board and batten accents.
6. All homes shall include 2-car garages.
7. All front yards shall be sodded in connection with the construction of a home on each lot.
8. A landscaped berm shall be installed on the Property along Railroad Street.

**LEGAL DESCRIPTION OF PROPERTY
REZONED FROM A-R to R-6 CD**

Legal Description

Lying and being in Winterville Township, Pitt County, North Carolina and being all of the property known as the "Railroad Farm" as set forth in the Last Will and Testament of B.N. Worthington (79E349 Pitt County Clerk of Court) (see also the Estate of Phillip Worthington Mellon Sr. 82E505 Pitt County Clerk of Court) and being all of Pitt County Parcel Number 25765 and being the same property conveyed to Madison Leigh Mellon by deed recorded in Deed Book 3730, Page 480 and the property conveyed to B.N. Worthington by deed recorded in Deed Book V-22, Page 270, Pitt County Registry, LESS AND EXCEPT here from is that tract conveyed by deed dated August 13, 2007 from Phillip Worthington Mellon Jr., to the Town of Winterville in Deed Book 2371, Page 401, Pitt County Registry.

End of Legal Description

Section 2. This action shall be shown on the Official Zoning Map.

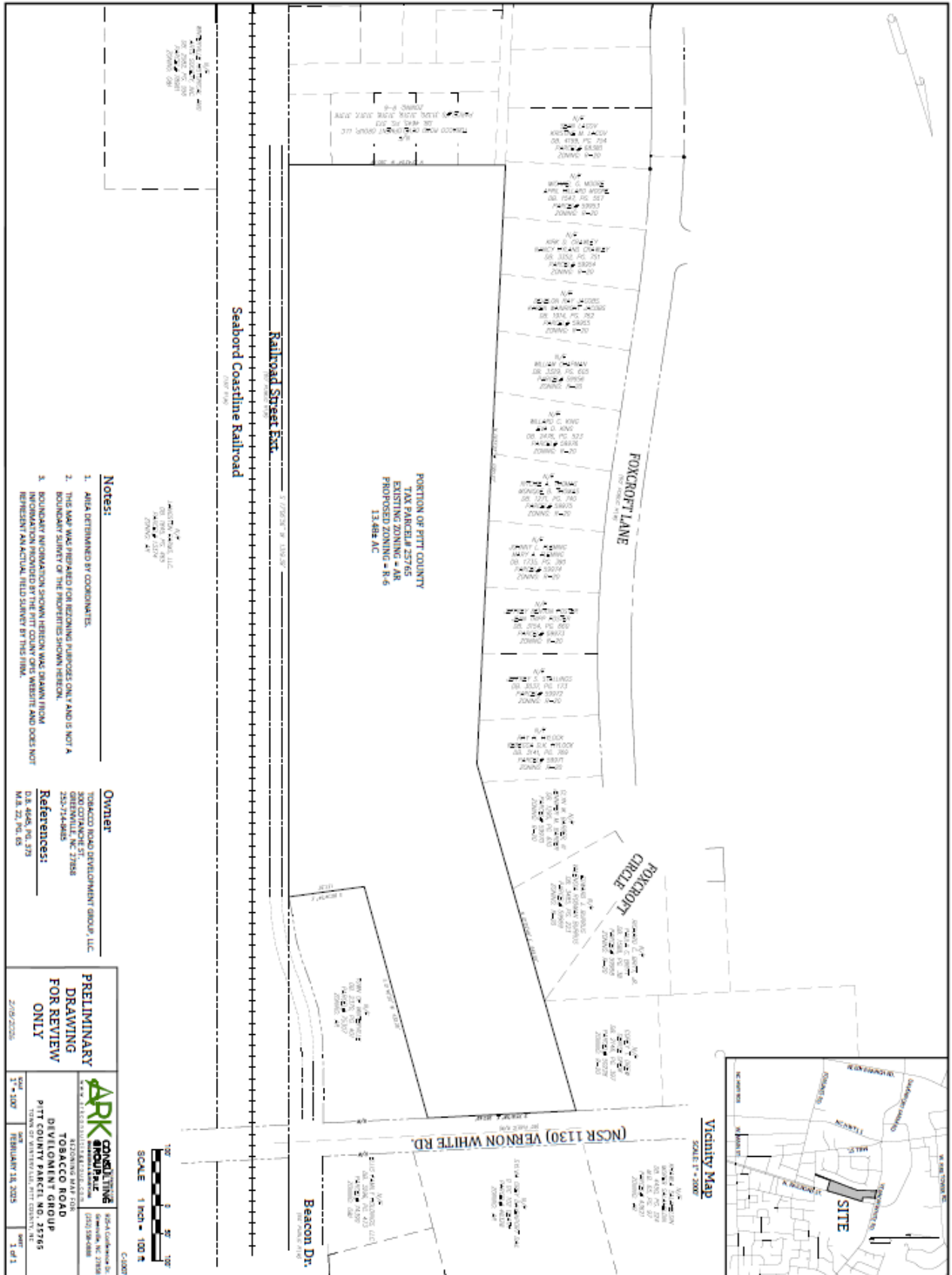
Section 3. This ordinance shall become effective upon adoption.

Adopted this 8TH day of June 2026.

Richard E. Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk





TOWN OF WINTERVILLE
PUBLIC COMMENT APPLICATION

Name of Applicant: Ross Peterson

Date: 6/01/26

Address: 2434 Cannon Road

Phone: 2527177982

Town, State, Zip: Winterville, NC 28590

rhpmaintenanceman@yahoo.com
Email: _____

Town Council Meeting Date Requesting to Provide Comment: 6 / 01 / 2026

Description of the Item(s) to be presented to the Town Council Members. Please be specific.

Town services


Name(s) of Speaker(s):

(1) Ross Peterson

(2) _____

(3) _____

My signature below acknowledges that I have read the Town of Winterville Public Comment Policy. I agree that as applicant, the speaker(s) named above shall adhere to the Public Comment Policy of the Town of Winterville.


Signature

Submit to: don.harvey@wintervillenc.com

0/01/2026



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: June 8, 2026

Presenter: Donald Harvey, Town Clerk

Item to be Considered

Subject: Council Meeting Minutes.

Action Requested: Approval of Minutes.

Attachment: Draft Minutes of the Council meetings listed below.

Prepared By: Donald Harvey, Town Clerk

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Approval of the following set of Council Meeting Minutes:

- May 11, 2026, Regular Meeting Minutes.

Budgetary Impact: NA.

Recommendation: Staff recommends Council approve the minutes.



**WINTERVILLE TOWN COUNCIL
MONDAY, MAY 11, 2026 – 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
Veronica W. Roberson, Mayor Pro Tem
Dr. Brandy Harrell, Councilwoman
Shantel Hawkins, Councilwoman
Johnny Moye, Councilman
Lisa Smith, Councilwoman
Keen Lassiter, Town Attorney
Terri L. Parker, Town Manager
Anthony Bowers, Assistant Town Manager
Charles Hamilton, Police Lieutenant
David Moore, Fire Chief
Cliff McGuffin, Public Works Director
Ron Mills, Electric Director
Evan Johnston, Building Inspector/Code Enforcement Officer
Diane White, Parks and Recreation Director
Stephen Penn, Planning and Economic Development Director
Angela Fuller, Human Resource Director
Donald Harvey, Town Clerk

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

INVOCATION: Pastor Matt Morgan of Integrity Church delivered the invocation.

PLEDGE OF ALLEGIANCE: Following the invocation, those in attendance rose for the Pledge of Allegiance.

WELCOME: Mayor Hines welcomed those present in the assembly room and those watching via the Internet, noting that the time was 6:00 PM and the date was Monday, May 11, 2026. Mayor Hines also took a moment to thank Pastor Morgan for stepping up to deliver the invocation on short notice, remarking that he had been asked at the last second and "did a great job."

ROLL CALL: Present: Councilman Moye, Councilwoman Smith, Mayor Pro Tem Roberson, Councilwoman Dr. Harrell, Councilwoman Hawkins, Mayor Hines. Absent: None.

APPROVAL OF AGENDA:

Town Manager Parker acknowledged that she and Councilwoman Hawkins had exchanged emails on the subject and had also consulted with Town Attorney E. Keen Lassiter. Town Manager Parker

indicated that the council could choose to make that change before voting on the agenda. Town Attorney Lassiter confirmed that the council could move an item from one section to another, noting, "The agenda is prepared before the council. If the council would like to move one item from one place to another, the council can do that tonight."

Motion made by Councilwoman Hawkins and seconded by Councilwoman Dr. Harrell to amend the agenda Motion carried, 3-2. Mayor Pro Tem Roberson, and Councilwoman Smith opposed.

Motion made by Councilwoman Hawkins and seconded by Councilwoman Dr. Harrell to amend the agenda, specifically to move item number 4 from Other Agenda Items to New Business as item number 5. Motion carried unanimously, 5-0.

During discussion on the amendment, Councilwoman Smith asked for clarification on the practical difference between an item being listed under Other Agenda Items versus New Business. Town Manager Parker explained that, technically, there is no difference in terms of what the council can act upon, stating, "You all can take action at any point on the agenda that you see an item that you would choose to take action on." Town Attorney Lassiter concurred, adding, "As far as board action, for board consideration, for discussion, board action, you can vote on anything whether it's old business, new business, or other agenda items."

Councilwoman Hawkins elaborated on her reasoning, stating that the item in question involves "statutory obligations and governance responsibilities," and that its placement under New Business was more appropriate because it involves directing staff regarding records management practices, clarifying classification policy, determining custodianship, establishing, or confirming retention procedures, and addressing potential noncompliance. She distinguished it from informational items, asserting, "This is not an informational item. This is not an item that the council can just look at me and say, we are moving on. This is new business."

RECOGNITION OF NEW EMPLOYEES:

Police Lieutenant Hamilton came forward to formally introduce two newly hired officers to the Mayor, Council, Town Manager, and citizens of Winterville. Lieutenant Hamilton noted that both officers were hired in mid-2025, completed six months of basic law enforcement training followed by three months of field training, and had recently come off full field training in mid-April.

1. Sean Bailey, Police Officer, Police Department

Lieutenant Hamilton introduced Officer Sean Bailey, noting he is originally from Georgia, earned both his bachelor's and master's degrees in kinesiology from East Carolina University—where he also played football—and holds minors in leadership studies and exercise and sports studies. Prior to law enforcement, Officer Bailey coached at East Carolina University, NC State University, and the University of Texas at San Antonio. Lieutenant Hamilton also noted that Officer Bailey is a third-generation law enforcement officer, continuing a long-standing family tradition of public service. The Mayor and Council welcomed Officer Bailey.

2. Austin Payne, Police Officer, Police Department

Lieutenant Hamilton introduced Officer Austin Payne, originally from Louisiana, who previously served on active duty in the United States Marine Corps and completed basic law enforcement training from Wilson Community College. Officer Payne also worked with two sheriff's offices in Louisiana prior to joining the Winterville Police Department. He is married with one son, Dawson Payne. The Mayor and Council welcomed Officer Payne. Mayor Hines made a light-hearted remark upon meeting Officer Payne—who shook his hand—noting it was good to meet him "on the good side."

Lieutenant Hamilton expressed that the Winterville Police Department was proud to have both officers serving the community and looked forward to their continued growth and success.

PROCLAMATIONS: Town Clerk Harvey the Proclamation(s).

1. Tennis Month

Town Clerk Harvey read the proclamation aloud, proclaiming May 2026 as National Tennis Month. The proclamation recognized the United States Tennis Association's founding in 1881, the growth of tennis participation to more than 27.3 million Americans in 2025—a 6.2 percent increase—and research indicating that regular tennis participation can add up to 9.7 years to a person's life. The proclamation also recognized the Downeast Community Tennis Association and its mission to promote tennis across Pitt County.

Following the reading, Rodney Bailey of the Downeast Community Tennis Association came forward to receive the proclamation and address the Council. Mr. Bailey explained that DCTA is a USTA affiliate whose guiding principle is "tennis for all," and thanked the Parks and Recreation Department—specifically Ms. Diane White—for embracing DCTA as a partner through Project ROD (Racket on Demand), a local tennis pantry program in which rackets are stocked weekly in a box at the court fence. He noted that in 2025, DCTA placed forty-three tennis rackets and countless balls into the program.

Mr. Bailey also announced that Winterville and Greenville would be hosting the North Carolina Tennis Association 65-and-over state tennis tournament beginning that Thursday through Sunday, with sixty-nine teams coming from across the state. He invited everyone to attend and watch. He closed by urging interested residents to visit trytennis.net to sign up for lessons.

Mayor Pro Tem Roberson remarked that she had recently visited Baywood Racquet Club and was impressed by the facility and the members' openness and efforts. Councilwoman Hawkins asked for clarification on the tournament locations, and Mr. Bailey confirmed the courts being used included Baywood Racquet Club in Winterville, Greenville Country Club, Wilson Country Club, and Green Ridge Racquet Club in Snow Hill.

2. Public Works Week

Town Clerk Harvey read the proclamation aloud, designating the week of May 17 through May 23, 2026, as National Public Works Week, themed "Rooted in Service, Powered by Community." The proclamation recognized the 66th annual National Public Works Week sponsored by the American Public Works Association and honored public works professionals for their contributions to transportation, water supply, water treatment, solid waste systems, and public buildings essential to citizens. Mayor Hines congratulated Public Works Director Cliff McGuffin and his staff for their work on behalf of the Town of Winterville.

3. Mental Health Awareness Month 2026

Councilwoman Dr. Harrell read the proclamation aloud, proclaiming May 2026 as Mental Health Awareness Month in the Town of Winterville. Before reading, Councilwoman Harrell noted the significance of the color green—the international color for mental health awareness—symbolizing "hope, strength, and support," and observed that she and several staff members were wearing green. The proclamation acknowledged that one in five adults in the United States experiences a mental health condition each year, affirmed the Town's commitment to fostering a supportive community, and called upon residents to reduce stigma and support those in need. Councilwoman Harrell noted that the ECU Health Hub team, who would be presenting next, was present in the room.

PRESENTATIONS:

1. ECU Health Hub; Deborah Gray, MBA – Assistant Director, Community Engagement, ECU Health, and Jasmine Briley – Community Engagement Coordinator II, ECU Health

Assistant Director of Community Engagement Deborah Gray and Community Engagement Coordinator Jasmine Briley presented on behalf of ECU Health. Assistant Director Gray opened by thanking the Council for the opportunity to speak and noted the recent installation of a new health hub at the Winterville Library, encouraging residents to visit.

Community Engagement Coordinator Briley explained the Health Hub initiative, noting it began in May 2023 as an access point for virtual care services and has since expanded to incorporate information on a wide variety of resources, including a community resource guidebook nicknamed "the big book of everything." She described the hub's physical contents: vital sign devices (thermometer, blood pressure cuff, pulse oximeter), the vital signs guidebook, the community resource guidebook addressing social determinants of health such as education, employment, and transportation, as well as a laptop, charger, mouse, headphones for privacy, sanitizer wipes, hand sanitizer, and face masks.

Coordinator Briley shared the program's growth, noting that as of 2024 there were twenty health hubs, growing to fifty-seven by 2025, with a goal of ninety for 2026—currently at 62. Pitt County leads with thirty hubs, with others distributed across surrounding counties with ECU community hospitals.

She explained that the Social Vulnerability Index is used to guide hub placement, assigning a score of 1 to 100 based on socioeconomic status, household characteristics, racial and ethnic minority status, housing type, and transportation access. This data shapes not only hub placement but also the specific resources brought to each site in partnership with an on-site ambassador.

Coordinator Briley noted that a QR code is available on flyers at each hub, linking to a needs assessment survey that collects basic demographic information and identifies needs related to employment, primary care, insurance, housing, utilities, food security, transportation, safety, mental health counseling, and Internet service. The survey is designed with triggers that route specific needs to the appropriate ECU Health team members for follow-up.

Assistant Director Gray then demonstrated the survey interface, walking through the questions and explaining how responses trigger different departments at ECU Health—using employment as an example, where a "yes" response would prompt a team member from ECU Health's workforce department to reach out to the respondent to assist with resume building and job openings.

Assistant Director Gray also presented on the Cancer Care Fax and Scan Program, a collaboration between ECU Health's Cancer Care department and library health hub partners. She explained that many rural patients face transportation barriers when needing to send application forms for medication assistance or other programs back to ECU Health. By partnering with library health hubs, patients can now scan or fax their applications at no charge from a participating library. Eight libraries currently participate in the program across counties including Gatesville, Windsor, and Allander.

Assistant Director Gray then outlined the future Mobile Clinic Pilot program, which is being implemented in Martin and Beaufort counties as a stationary virtual care model. She described the key problems being addressed: rural patients lacking primary care, increased emergency department visits for minor issues, and transportation and broadband barriers. The target population includes high-need, high-risk rural patients regardless of payer source. Current pilot locations include Triumph Missionary Baptist Church in Washington (Beaufort County) and West Martin Community Center in Oak City (Martin County). Services include primary care, chronic disease management, minor illness treatment, medication management for anxiety and depression, post-operative care, and wellness and prevention. Emergency situations—chest pain, shortness of breath, unstable conditions—remain out of scope, with 9-1-1 and the emergency room recommended for those cases.

Assistant Director Gray described the patient journey: patients are identified using inpatient and emergency room utilization data cross-referenced with social determinants of health criteria by ZIP

code. Once scheduled, a health hub within a 15-mile radius is selected for the appointment, staff make a pre-visit planning call, the patient is checked in upon arrival, assisted with MyChart enrollment if needed, and connected via a virtual visit with a clinical staff member followed by a provider. An after-visit summary is provided, and follow-up care is coordinated. The Ocular View Tower, consisting of a monitor, camera, microphones, and computer, facilitates virtual visits. ECU Health is responsible for equipment and minor renovations. The 6-month pilot is expected to launch in late June or early July 2026, with a third, fully mobile unit planned for a subsequent location.

The presentation concluded with an invitation for questions from the Council.

2. Sewer Master Plan - Rivers and Associates

Assistant Town Manager Bowers introduced the Sewer Master Plan and Capital Improvements Plan (CIP) presentation, noting that the Town of Winterville had engaged Rivers and Associates to assess the sewer master plan. He stated that the study was funded by a \$150,000 American Rescue Plan grant in partnership with NCDEQ, and that Rivers and Associates was responsible for identifying conditions and strategically placing sewer infrastructure to minimize cost. He noted that sixteen major projects were identified with a combined value of \$54.6 million, and that the 10-year CIP addresses these projects. He clarified that accepting the CIP does not obligate the Town with the scheduled projects, but rather provides a planning guideline.

Following a brief recess for technical setup, Assistant Town Manager Bowers reconvened the meeting and turned the floor over to Rivers and Associates, represented by Blaine Humphrey, Steven Reese, and Ethan Ames. Assistant Town Manager Bowers noted that at the conclusion of the presentation, the council would be asked to accept the sewer master plan and adopt the CIP.

Principal Engineer Blaine Humphrey briefly introduced the presentation, noting that the CIP was built around anticipated development directions from staff, and that if developments shift in priority or fall through, the CIP would adjust accordingly.

Design Engineer Ethan Ames delivered the bulk of the presentation. He began by thanking Town staff members Cliff McGuffin, Willie Gay, Anthony Bowers, and Terri Parker for their support throughout the project. He then provided an overview of the existing sewer system, noting 27 active town-owned pump stations, and described two primary collection sub-basins: the Chapman Street pump station basin serving the northern portion of town, and the Church Street pump station basin serving the southern and eastern portions. He noted that isolated pump stations feeding directly into CMSD force mains represent a pattern the plan aims to avoid in favor of expanded gravity collection systems.

Engineer Ames presented historical population trends, highlighting significant growth periods: 7% in the early 2000's, 9% between roughly 2002 and 2008, a plateau of approximately 1% during the financial crisis through 2019, an 8% jump in 2020, a 1% plateau through 2023, and a 5% increase between 2023 and 2024. The plan projects 4% annual growth to reflect the 24-year historical average.

Engineer Ames presented historical wastewater flow data from 2013 to the present, noting that despite population growth, total flow sent to the treatment plant has actually decreased due to the Town's ongoing rehabilitation of aging sewer infrastructure to reduce infiltration and inflow (I&I) of clean water into the system. He commended the Town, saying, "You guys have been doing a great job of going in and rehabilitating old portions of the sewer and preventing clean water from getting into the system." He noted that CMSD's treatment plant has approximately 704,000 gallons per day of remaining capacity before reaching its 80% operational threshold, and that the proposed projects for the next 20 years would add approximately 260,000 gallons per day—within the limit, but warranting future conversations with CMSD about plant expansion planning.

Engineer Ames then presented the proposed projects by time horizon:

Years 1–5 (2026–2031): Denali subdivision gravity sewer conversion (eliminating approximately 70 simplex low-pressure step systems with associated high O&M costs), Church Street gravity sewer extension south of the Church Street pump station, Lori Ellis gravity sewer extension to the southeast, a gravity sewer extension north of the Quell Trace subdivision, gravity sewer rehabilitation in the eastern portion of town (lining cracked pipes, replacing collapsed pipes, manhole rehabilitation), an Eli Ridge gravity sewer extension phase 1, and force main upsizing for Red Forbes and Manchester pump stations to support growth.

Years 6–10 (2032–2036): A new pump station below Quell Trace (where no gravity sewer infrastructure is deep enough to serve the area), new pumps at the Quell Trace pump station to handle increased flow, Eli Ridge gravity sewer extension phase 2, two additional phases of the Lori Ellis gravity sewer extension, Church Street gravity sewer extension phase 2, and Eli Ridge phases 3 and 4—ultimately serving the entire eastern growth area by gravity sewer without additional pump stations.

Years 11–20 (2037–2047): A future regional pump station to the west of town (one large, deep station in lieu of multiple smaller ones), the Reedy Branch pump station to the north, and Church Street gravity sewer extension phase 3. Three additional exploratory projects were also identified to round out the Town's service boundary.

Engineer Ames presented cost estimates for all 16 projects as well as two phases of a Sewer System Evaluation Survey (SSES), which involves smoke testing portions of the system to identify broken cleanouts and compromised manholes, followed by CCTV camera inspection of suspected failing pipe segments.

Following the presentation, Councilwoman Hawkins asked whether the plan would be made available to the public. Town Manager Parker indicated it would be posted to the Town's website, and Rivers and Associates noted it would be available in both PDF and bound hard copy, though the finalized document would take a couple of weeks to prepare due to its size. Assistant Town Manager Bowers suggested an executive summary could be made available sooner, and Town Manager Parker noted that the full document would be available at Town Hall for in-person review.

Councilwoman Hawkins also asked whether the plan included the proposed rate increase, and Town Manager Parker confirmed the two matters are separate, with the rate increase pertaining to a currently ongoing project.

Motion made by Councilman Moye and seconded by Councilwoman Smith to receive the report, accept the sewer master plan, and adopt the Capital Improvement Plan. Motion carried unanimously, 5-0.

PUBLIC HEARINGS:

1. Integrity Church Annexation

Planning and Economic Development Director Penn presented the annexation petition submitted by Integrity Church, located just south of Plant and See on Old Tar Road, north of Irish Lane, in a jurisdictionally complex area where Greenville occupies one side of the street and Winterville the other. The site encompasses 5.85 acres. Director Penn noted that staff recommends approval, with an effective date of May 31, 2026 if approved. He presented a map and boundary survey for the council's reference, and Mayor Pro Tem Roberson asked for clarification on the jurisdictional boundaries in that corridor. Director Penn explained that properties on one side of the street fall within Greenville's jurisdiction, while those on the other side fall within Winterville, with the boundary shifting at a nearby creek. Town Manager Parker added that there is also a small county-held parcel in the area, describing it as "a very tricky little area."

Mayor Hines opened the public hearing and invited anyone wishing to speak against the annexation to come forward. No one came forward in opposition. Mayor Hines then invited anyone wishing to speak in favor.

Richie Brown of Stroud Engineering came forward in support, stating he was representing the applicant and would be glad to answer any questions. Town Manager Parker asked Mr. Brown to confirm that following annexation, the church would be connecting to Town sewer service. Mr. Brown confirmed this was correct, noting it was related to the NCDOT road expansion and that easements had already been acquired.

Mayor Hines declared the public hearing closed and asked for the pleasure of the board.

Motion made by Mayor Pro Tem Roberson and seconded by Councilwoman Dr. Harrell to approve the annexation of Integrity Church. Motion carried unanimously, 5-0.

Mayor Hines welcomed Integrity Church to Winterville.

PUBLIC COMMENT: Mayor Hines read the Public Comment Policy.

Mayor Hines read the Town's public comment policy into the record, noting the 30-minute period, the 3-minute individual speaker limit, and the limit of no more than three speakers on any single matter.

1. Henry Hostetler – Tennis

Henry Hostetler addressed the Council, thanking them for their service and for the opportunity to speak. Mr. Hostetler stated he had appeared before the Council a couple of years prior to thank them for maintaining Winterville's tennis courts and for ensuring that no other sport was placed on those courts. He returned to make the same request: that the tennis courts be kept exclusively for tennis.

Mr. Hostetler informed the Council that pickleball lines had been placed on one of the courts, which he argued effectively removes that court from tennis use. He stated that over the past ten years, the sport of pickleball has taken more than one billion dollars in tennis facilities nationally. He provided supporting data on tennis's continued growth—over 50% growth in participation in six years, 1.3 million fans attending the US Open last year, \$750 million in revenue at the US Open over two weeks, a \$2 billion ESPN contract for US Open broadcast rights, worldwide viewership growth, and 54% of the tennis fan base being women. Mr. Hostetler also highlighted that Pitt County boasts two players ranked in the world's top 100 and that a local student recently became the first-ever state champion from South Central High School.

CONSENT AGENDA:

Items included in the Consent Agenda:

1. Approval of Council Meeting Minutes.
2. Ange Plaza Lot 19 Annexation - Schedule Public Hearing for June 8, 2026.
3. Town Property on Church Street: Annexation - Schedule Public Hearing for June 8, 2026.
4. Town Property on Laurie Ellis Road: Annexation - Schedule Public Hearing for June 8, 2026.
5. Town Property on Jeanette Street: Annexation - Schedule Public Hearing for June 8, 2026.
6. Vernon Crossing Rezoning - Schedule Public Hearing for June 8, 2026.

Before moving to approve the consent agenda, Councilwoman Hawkins asked whether hard copies of the agenda packet were available to the public. Town Manager Parker confirmed that a full hard copy of the agenda packet had been available in the Town Hall lobby all week for public review. Councilwoman Hawkins also asked for clarification on whether item 1, the approval of council meeting minutes, referenced closed session minutes. Town Manager Parker clarified that closed session minutes are

addressed in closed session, and that the minutes before the council this evening pertained to the regular meeting of April 13 and any special meeting minutes.

Motion made by Councilwoman Smith and seconded by Mayor Pro Tem Roberson to approve the consent agenda. Motion carried unanimously, 5-0.

OLD BUSINESS:

1. NCDOT Old Tar Road Signal Light Pole Color

Assistant Town Manager Bowers presented this item as a returning piece of business stemming from a prior discussion on the Old Tar Road widening project. He reminded the Council that during previous discussions covering medians, landscaping, and street signage, the question arose regarding the color of signal pole hardware at signalized intersections. He explained that NCDOT's standard offering is a galvanized silver pole, but that an upgraded black decorative pole option—similar to what is seen in larger towns—is available at an additional cost to the Town of \$23,500 covering all three intersections (Vernon, White Main Street, and the Old Tar/Worthington intersection).

Assistant Town Manager Bowers noted that the City of Greenville had initially agreed to go with black poles but had since reversed that decision, opting for the galvanized silver. He explained that the original impetus for Winterville considering black poles was to maintain visual continuity along the corridor, but now—with Greenville reverting to galvanized—the corridor would be inconsistent regardless. Town Manager Parker added that the Greenville-side poles from Truist Bank to Fire Tower Road would be galvanized silver, and that staff's recommendation was to keep the corridor consistent with Greenville by staying with galvanized poles, thereby also avoiding the \$23,500 cost.

Councilwoman Smith acknowledged her earlier enthusiasm for the decorative poles but agreed that the purpose of selecting them had been corridor continuity, which was now no longer achievable. She moved to proceed with the galvanized poles.

Motion to approve the use of galvanized signal light poles at the three Old Tar Road intersections to maintain corridor continuity with the City of Greenville, at no additional cost to the Town, was made by Councilwoman Smith and seconded by Mayor Pro Tem Roberson. The motion carried.

Motion made by Councilwoman Smith and seconded by Mayor Pro Tem Roberson to approve the use of galvanized signal light poles at the three Old Tar Road intersections to maintain corridor continuity with the City of Greenville, at no additional cost to the Town. Motion carried unanimously, 5-0.

NEW BUSINESS:

1. Appointment of WHRB Liaison, New Member, and Alternate Member

Town Clerk Harvey presented this item, explaining that the Winterville Human Relations Board (WHRB) had been without a council liaison and that, since the last meeting, a board member had resigned, leaving a vacancy. He noted that the board currently has one alternate member in place, and that it would be council's pleasure to determine how to fill both the liaison and vacant member positions—with the alternate potentially moving up and a new alternate then needing to be appointed.

The council first addressed the formal acceptance of the departing member's resignation.

Motion made by Councilman Moye and seconded by Councilwoman Hawkins to accept the resignation of the departing WHRB Member Roach. Motion carried unanimously, 5-0.

Liaison Appointment: Mayor Hines asked if any councilmember was interested in serving as liaison to the WHRB. After a brief pause, Mayor Hines himself volunteered to serve in that capacity.

Motion made by Mayor Pro Tem Roberson and seconded by Councilman Moye to appoint Mayor Hines as Liaison to the Winterville Human Relations Board. Motion carried unanimously, 5-0.

New Member Appointment: Councilwoman Smith asked whether the current alternate member, Dr. Sherry Daniels, had expressed a desire to continue serving. Town Clerk Harvey confirmed she had, on occasion, asked about the possibility of advancement. Councilwoman Hawkins confirmed Dr. Daniels' identity as the alternate and moved to elevate her to full board membership.

Motion made by Councilwoman Hawkins and seconded by Councilwoman Dr. Harrell to appoint Dr. Sherry Daniels as a full member of the Winterville Human Relations Board. Motion carried unanimously, 5-0.

Alternate Member Appointment: With Dr. Daniels elevated, the council turned to filling the now-vacant alternate position. Town Manager Parker noted there were three applicants on file: Latonya Jones, Steve Parker, and Lakisha Schaeffer.

Councilwoman Hawkins raised a process concern before any appointment was made, noting that none of the applicants appeared to have been informed that the position being filled was an alternate slot rather than a full board seat, as the application itself does not distinguish between the two. Town Clerk Harvey acknowledged the applications do not specify this, and Town Manager Parker confirmed the applicants had not been so informed.

Councilwoman Hawkins expressed that applicants should be notified prospectively if they are being appointed to an alternate role rather than a full membership. Mayor Hines suggested the application form could easily be updated to include a checkbox allowing applicants to indicate willingness to serve as either a full member or alternate. Town Manager Parker agreed and noted she was already drafting updated application language. She proposed that if the council made a choice that evening and the selected applicant declined the alternate seat, the matter would return to council in June.

Councilwoman Hawkins then reviewed the three applicants' stated board preferences. She noted that Latonya Jones listed WHRB as her second preference (planning and zoning being first), that Jean Parker listed WHRB as her third preference (board of adjustment first, recreation and park second), and that Lakisha Schaeffer listed WHRB as her first preference. On that basis, Councilwoman Hawkins moved to appoint Lakisha Schaeffer as alternate.

Councilwoman Smith offered a counterpoint, noting that Ms. Latonya Jones had submitted her application in 2024 and has been a long-time Winterville resident and local high school graduate, whereas Ms. Schaeffer is a newer resident. She asked the council to weigh the length of time an application had been on file.

Motion made by Councilwoman Hawkins and seconded by Councilwoman Dr. Harrell to appoint Lakisha Schaeffer as Alternate Member of the Winterville Human Relations Board. Motion carried, 4-1. Councilwoman Smith opposed.

2. Copper Creek Section 3 – Final Plat

Planning and Economic Development Director Penn presented the Copper Creek Section 3 Final Plat. He described the development as located on Reedy Branch Road, north of Copper Creek Sections 1 and 2, with the applicant being Terri Ventures Group. The development comprises 34 lots on 12.8 acres within the R12.5 zoning district. Director Penn noted that the plat had been approved by the

Town's Technical Review Committee and unanimously recommended for approval by the Planning and Zoning Board at their April meeting.

Director Penn presented a map showing the main entry corridor with residential lots on both sides and a stub to the north for future connectivity.

Councilwoman Hawkins asked for clarification on the project's location. Director Penn explained that Reedy Branch Road runs north-south and the site is approximately 13–14 acres on the right side heading south, between Highway 903 and the intersection of Reedy Branch and Highway 11.

Motion made by Councilwoman Smith and seconded by Councilman Moye to approve the Copper Creek Section 3 Final Plat. Motion carried unanimously, 5-0.

3. Cost Share Agreement with SouthbrookNC, LLC

Assistant Town Manager Bowers presented the cost share agreement with SouthbrookNC, LLC. He explained that the Southbrook development is installing an 8-inch water line running from Lori Ellis Road to Church Street Extension, and that the Town recommends upsizing that line from 8-inch to 10-inch diameter. He stated that doing so would provide the needed pressure, flow redundancy, and capacity in the Town's water system for the southern portion of town—consistent with a CIP recommendation made many years prior—without the Town having to separately construct an entire additional line.

Assistant Town Manager Bowers noted the cost of this agreement: Phase 1 at \$92,121 and Phase 2 at \$72,177, for a total of \$164,298, due when improvements are accepted by the Town. He added that Town Attorney Lassiter had reviewed the contract and that similar cost share agreements have been executed with other developers in the past.

Councilwoman Smith asked what it would cost the Town to install this infrastructure independently. Assistant Town Manager Bowers acknowledged he did not have the exact figure immediately available but noted it to be substantial—approximately \$539,000 for Phase 2 alone—and that an independent installation would also require acquiring easements, adding further time and expense. He stated, "If the town had to absorb that whole cost, that's where we would be."

Motion made by Councilwoman Smith and seconded by Councilwoman Dr. Harrell to accept the Cost Share Agreement with SouthbrookNC, LLC in the total amount of \$164,298. Motion carried unanimously, 5-0.

4. Downtown Parking Project

Assistant Town Manager Bowers returned to present the Downtown Parking Project. He reminded the council that this project had been previously approved and involves converting Church Street behind Town Hall to two-way traffic, converting Depot Street to one-way, creating parking and sidewalks on the north side of Depot Street, and increasing parking on the west side of Church Street at the Town Square, adding approximately 25 new parking spaces.

He reported that sealed bids were received on May 7 from four bidders: Leonora Construction and Company Incorporated, Tripp Brothers Incorporated, ST Wooten Corporation, and Bridgeview Contractors Incorporated. ST Wooten Corporation submitted the low bid of \$388,893. Assistant Town Manager Bowers confirmed the project was funded in the FY 2025–2026 budget with funds available. He noted the bid does not include installation of a new digital sign or decorative lighting poles—those items would be brought back to the council as the project advances. He stated the goal is to complete the project before August 14, 2026, when school resumes, and that staff is actively coordinating with utility companies and telecom providers for relocations.

Councilwoman Smith expressed enthusiasm for the project, noting that small business owners in the downtown area have long raised concerns about parking and pedestrian safety. She noted that the project had already been budgeted for and moved to accept the bid.

Councilwoman Hawkins asked for clarification on how the Downtown Parking Project might interact with the Town's planned summer street resurfacing project in terms of timeline. Public Works Director Cliff McGuffin clarified that the two are separate projects: the downtown parking project is centralized and much further along in the process, while the resurfacing project is still going out to bid. He confirmed that the downtown work would be completed before the resurfacing crews arrive in those areas.

Motion made by Councilwoman Smith and seconded by Councilman Moye to accept the bid award from ST Wooten Corporation in the amount of \$388,893 for the Downtown Parking Project. Motion carried unanimously, 5-0.

5. Discussion of public records classification and retention of materials created during official meetings (including photography at swearing-in ceremonies) (Councilwoman Hawkins).

Councilwoman Hawkins introduced this item, stating that it was based on recent legal interpretation of public records law. She explained that photographs taken during a public meeting are generally considered public records and described a specific concern arising from a swearing-in ceremony held on December 23. At that event, the Mayor had hired a photographer, and Councilwoman Hawkins, her family members, and a district court judge were photographed. She stated that in February she requested the photographs and received no response, and that in March she was told by the Mayor that he did not like the pictures and they had been discarded because he had personally paid for the photographer.

Councilwoman Hawkins stated that the purpose of bringing this forward as new business was to advocate for the adoption of a formal municipal photography and media policy, asserting: "This is not just a discussion. This is not just my opinions. This is a law." She cited NCGS §132-1 and NCGS §121-5(b), stating that "any records created by a public official involving public business are public records regardless of whether they are taken on a personal camera or not," and referencing the case of *Linde K. v. Free* (2024). She further noted that §121-5(b) addresses unlawful destruction or removal of public records, stating that destruction of photographs taken during a public meeting could constitute a criminal offense.

She made clear she was not seeking to restrict media or members of the public from taking photographs at public meetings, recognizing the public nature of such gatherings. Her motion was specific: to direct Town staff to research and compose a formal municipal photography and media policy.

Town Manager Parker acknowledged that an informal, unwritten policy exists governing when the Town hires its own photographer, including who receives the photos. She noted this could easily be reduced to writing, but acknowledged it does not address the scenario Councilwoman Hawkins described—where a public official personally hires a photographer for a public event. She indicated willingness to work with the Town Attorney on a more comprehensive policy.

Town Attorney Lassiter noted that he had sent an email to the council on April 24 addressing this precise issue. He stated that the key legal distinction in this specific factual scenario is that the Mayor hired the photographer in his private capacity—not in his official capacity as Mayor—and that there is case law distinguishing photographs taken at a mayor's personal request as keepsakes from official public records, given that the Town had no role in hiring, coordinating with, or speaking to the photographer. He stated this is why he reached the conclusion he did in his April 24 email. He agreed, however, that a prospective policy is a good idea and offered to work with Town Manager Parker to draft a municipal photography/media policy, noting that there are constitutional limitations on restricting

outside individuals from photographing public meetings, but that any photographer engaged by the Town would unambiguously produce public records.

A significant exchange followed among Councilman Moore, Councilwoman Hawkins, and others regarding whether photographs taken by a privately hired photographer at a public event could be considered private property. Councilman Moore argued that if he personally paid a photographer to take pictures at a public event and invited others to be included, those would be his pictures absent a written agreement to share. Councilwoman Hawkins countered with case law, stating: "Even if the photographer was personally hired, if the photographs were taken of a public meeting, they are part of a transaction of public business." She also cited NCGS §121-5(b) regarding criminal liability for unlawful destruction of records meeting this threshold.

Further discussion concerned the definition of "during" a public meeting—Councilman Moore suggested photographs typically happen during a break rather than during the meeting itself. Councilwoman Hawkins responded that the law applies even during intermission, as long as the photographs are taken in connection with a public swearing-in.

Councilwoman Smith asked for clarity on what exactly the motion was asking the council to vote on, noting that the discussion had evolved from a broad public records argument to a narrower policy request. Councilwoman Hawkins restated her motion clearly: to direct Town Manager Parker and her staff—in collaboration with Town Attorney Lassiter—to compose a formal municipal photography and media policy and bring it back before the council.

Town Manager Parker suggested, given the budget season and the absence of a July meeting, that the policy be brought forward for consideration at the August meeting. The council agreed this was a reasonable timeline.

Motion made by Councilwoman Hawkins and seconded by Councilwoman Dr. Harrell to direct Town Manager Parker and Town Attorney Lassiter to research and compose a formal municipal photography and media policy for consideration at the August 2026 Council meeting. Motion carried, 3-2. Mayor Pro Tem Roberson and Councilman Moye opposed.

OTHER AGENDA ITEMS:

1. Concentrated Focus Traffic Stops: Support for Civilian Review Advisory Board (Councilwoman Hawkins)

Councilwoman Hawkins prefaced her remarks by clarifying her purpose, stating: "I am not here to specifically question individual officers or specific traffic stops. I'm not here to direct day-to-day operations. My role as a council member is to review trends, ask policy-level questions, and help ensure fairness, transparency, and public trust."

She distributed to the council two handouts of public traffic stop data from the North Carolina State Bureau of Investigation—one covering February through March 2025, and one covering the same period in 2026—and made an additional copy available for the audience. The data covered traffic stops and searches broken down by sex, race, and ethnicity.

Councilwoman Hawkins walked the council through key data points. For the February–March 2025 period, she noted: 6 white females stopped and searched versus 16 Black females; 7 white males stopped and searched versus 43 Black males. For the same period in 2026: 2 white females versus 33 Black females stopped and searched; 0 white males versus 44 Black males stopped and searched. She noted that Native American, Asian, Hispanic, and "other" categories showed zero or negligible stops in both periods, making white and Black residents the primary comparison points.

For enforcement actions—looking at all traffic stops with enforcement action taken, not just searches—the 2025 data showed 197 white individuals stopped versus 325 Black individuals; the 2026 data showed 146 white individuals versus 282 Black individuals. Councilwoman Hawkins stated her overall conclusion: "I see a trend that Black people are stopped twice as much as white people and maybe four or five times as much as anybody else."

Councilwoman Hawkins noted that many of the stops are regulatory or equipment-based violations—such as expired registration or vehicle equipment issues—and questioned whether the Town is doing enough to educate the public about these requirements and help prevent repeat stops. She referenced that Lieutenant Hamilton had mentioned educational courses and classes, but argued a more systemic structure is needed.

She also highlighted the breakdown of enforcement outcomes: 70 verbal warnings and only 2 written warnings in one period, meaning there is minimal formal documentation of many of these interactions. She argued that a Civilian Review Advisory Board would be positioned to review data like this periodically—serving as a neutral body of citizens to examine complaints, traffic stop data, and trends, and to provide accountability and public transparency.

Councilwoman Smith commented that she found it noteworthy that for certain categories—specifically moving violations such as speeding and signal light violations—the numbers between white and Black individuals appeared closer or even comparable. She suggested this indicated that the disparity is more concentrated in regulatory and equipment-based stops.

Councilwoman Hawkins acknowledged the point but maintained that the overall totals—146 versus 282 in 2026—still represent a significant and persistent disparity. She also observed a positive trend: since she began bringing this data before the council and since Councilwoman Harrell raised questions about NCLEA compliance, drivers searched by race and ethnicity had decreased by approximately 90 stops, and total enforcement stops had decreased by approximately 103. She used this to support her argument: "I would say, this supports having eyes on and a civilian review board."

Town Manager Parker responded to a question about timeline for a comprehensive traffic stop report, indicating that she and Lieutenant Hamilton would be working on a report covering current year-to-date data and likely the prior three years of trend data, with a goal of presenting it at the August 2026 meeting. She suggested the scope of the report may warrant a dedicated workshop rather than a single agenda item, and offered to extend the data review further back if the council desired. She also noted that every traffic stop has associated body camera footage, providing a video record of each interaction regardless of whether a written or verbal warning was issued.

Mayor Pro Tem Roberson observed that the description she had read of the Civilian Review Advisory Board seemed focused on complaints, and asked whether the type of trend data Councilwoman Hawkins presented would also be reviewed by such a board. Councilwoman Hawkins confirmed that complaints are only one component—the board would also review tickets, data, and trends related to police interactions via traffic stops. She noted that the Town does have a complaint form in place, but expressed uncertainty about how documented complaints are tracked, verified, or resolved, suggesting that a civilian review board would bring structure and transparency to that process as well.

2. Winterville at Work APP: Awareness – Educating – Navigation (Councilwoman Hawkins)

Councilwoman Hawkins briefly raised awareness of the Winterville at Work app, noting she had spoken with Public Works Director Cliff McGuffin about residents' ability to submit work orders through the app. She stated that many residents are unaware the app exists and do not know how to use it, sharing that she had spoken with a woman at the meeting that evening who had no knowledge of the app. Councilwoman Hawkins asked what the Town could do to better educate residents about the app and its navigation.

Town Manager Parker responded, indicating that staff can incorporate step-by-step instructional content about the app into a variety of postings, including the Town newsletter. She noted that as of that day, approximately 800 individuals had signed up for the app, while the Town's population exceeds 11,000—suggesting significant room for growth. She described the app as user-friendly and well-suited for residents to direct concerns or service requests to the appropriate department. Town Manager Parker committed to working on this outreach as soon as possible.

3. Youth Opportunities/Immediate Resources Available and Needed (Councilwoman Hawkins)
Councilwoman Hawkins raised the topic of expanding youth opportunities in Winterville, noting that the Town's population includes between 23 and 26 percent youth between the ages of 0 and 16. She acknowledged the Town's existing youth athletics programs—four baseball teams, three football teams, one soccer team, and one cheerleading team—as valuable, but asked how the Town can expand beyond sports to meet a broader range of youth needs and interests.

She called for exploration of mentorship opportunities, survey outreach to identify what young people want and need, and programming for youth who may be interested in gardening, technical coding, science, and other non-athletic pursuits. She noted that with summer approaching, youth who are not in school or at camp will have idle time, and emphasized the importance of investing in youth now rather than waiting. She also acknowledged that the Human Relations Board has a youth-focused subgroup, but suggested there may be a need for a more dedicated mechanism. She observed that there are summer job opportunities available locally that many young residents are unaware of, and called on all departments to think creatively about what the Town can offer.

Councilwoman Hawkins stated she was not looking for an immediate answer but wanted to put the matter on the public record: "I just want to bring it to the public. So please let us all—all departments—let us as a town think about our youth."

ITEMS FOR FUTURE AGENDA/FUTURE WORK SESSIONS:

Town Manager Parker indicated that several items have been denoted for future agendas and work sessions, and that staff would be working to establish dates over the summer. Mayor Pro Tem Roberson raised the idea of scheduling workshops during July, given that there is no regular July meeting and that the list of pending policy and governance items continues to grow. Mayor Hines noted that all council members have an obligation to perform their duties regardless of schedule, but acknowledged the ongoing difficulty of aligning schedules.

Councilwoman Dr. Harrell suggested that proposed workshop dates be emailed to council members for consideration, and the consensus was to proceed in that manner.

ANNOUNCEMENTS: Town Clerk Harvey gave the following announcements:

Town Clerk Harvey directed the council and public to the written announcements attached to the agenda packet. He highlighted the following key dates:

- May 21: First budget work session
- May 26: Second budget work session
- May 28 (tentative): Third budget work session, if needed
- June 1: Budget public hearing
- June 8: Next regular Town Council meeting
- May 26: Recreation Advisory Board meeting — CANCELED
- Memorial Day: Town Hall will be closed

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

Councilwoman Hawkins reflected on Mental Health Awareness Month, noting she was wearing a shirt reading "Are you okay?" She encouraged residents and council members to verbalize that question to one another, remarking that "we need to begin to verbalize that to each other more as opposed to taking offense or defense." She acknowledged that Mother's Day had just passed and shared that her own mother passed away in February 2025. She also encouraged everyone to check in on youth during the end-of-grade testing period, noting that students face significant stress. She closed with a statement about her role as a council member: "I am not making an adjustment to any injustice... My role is to listen to residents, bring community concerns to the council, vote in the public's best interest, and be accountable to the voters."

Councilwoman Dr. Harrell thanked citizens who remained in attendance, thanked Town staff and the Council, and expressed particular gratitude to the ECU Health Hub team for partnering to bring the health hub initiative to the Winterville Library. She proposed the idea of establishing a Youth Citizen of the Year recognition, expressing interest in sitting down with the council to discuss what that program would look like. She closed with a mental health message: "Please don't judge what you don't understand."

Mayor Pro Tem Roberson thanked Town Web of Winterville for sponsoring the City Vision workshop and commended the information gained at the conference.

Councilwoman Smith thanked all staff for their hard work, welcomed Officers Bailey and Payne, and noted she had learned something new: the ROD (Racket on Demand) program at the park. She also cited Rivers and Associates' commendation of Town staff for the ongoing reduction of inflow and infiltration in the sewer system, stating, "That's a huge thing in the background. So thank you everybody for all your hard work."

Councilman Moye echoed appreciation for Town staff from the Town Manager down to all department employees, noting an upcoming staff appreciation ceremony. He also welcomed Integrity Church to Winterville and thanked the council for the opportunity to attend the City Vision Conference in Raleigh on May 5–7. He enthusiastically recommended the Dorothy Dix Park in Raleigh—the former Dorothea Dix Hospital site purchased and developed by the City of Raleigh—describing it as a remarkable facility with programming for all ages from water park features to trails, and encouraged families to visit.

Town Attorney Lassiter had no substantive report but announced that a closed session would follow pursuant to NCGS §143-318.11(a)(5) to allow staff to receive instruction from the council regarding the acquisition of real property.

Town Manager Parker had no additional comments but thanked those who had reached out during an ongoing health challenge, stating she is hopeful she is "on the mend."

Mayor Hines reported that he attended the City Vision Conference in Raleigh the prior week, where the Town of Winterville was featured on screen as a recipient. He shared that Safewise had ranked Winterville number 8 among the safest cities in North Carolina for 2026—the only town east of Interstate 95 to appear on the top-10 list. He noted that the ranking reflected a 50% reduction in crime since the prior year. He recalled that Winterville has previously ranked as high as third on this list and expressed pride in the community's safety record.

Motion made by Councilwoman Smith and seconded by Councilwoman Dr. Harrell to enter into Closed Session pursuant to NCGS §143-318.11(a)(5), to provide staff with instructions regarding the acquisition of real property. Motion carried unanimously, 5-0. Entered into Closed Session at 9:13 pm.

CLOSED SESSION:

Upon conclusion of business in Closed Session, the Council returned to open session.

Motion made by Councilwoman Dr. Harrell and seconded by Councilwoman Smith to return to Open Session. Motion carried unanimously, 5-0.

No action requiring public disclosure was reported from Closed Session.

ADJOURN:

Motion made by Mayor Pro Tem Roberson and seconded by Councilwoman to adjourn the meeting. Motion carried unanimously, 5-0. Meeting adjourned at 9:47 pm.

Adopted this the 8th day of June 2026.

Richard E. Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: June 8, 2026

Presenter: Jessica Manning, Finance Director

Item to be Considered

Subject: Budget Amendment 2025-2026-7.

Action Requested: Approval of the Budget Amendment.

Attachment: Budget Amendment 2025-2026-7.

Prepared By: Jessica Manning, Finance Director

Date: 5/28/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

This is the seventh Budget Amendment for the 2025-2026 Fiscal Year.

Continued on the next page.

This is the seventh Budget Amendment for the 2025-2026 Fiscal Year.

The first item in this budget amendment addresses an increase to the Current Year Tax budget by \$120,000, a decrease in the Prior Year Tax budget by \$17,000, and an increase to the Vehicle Property Taxes Budget by \$30,000 to reflect the tax collections in this fiscal year. It also addresses the need to increase the Heavy Equipment Tax budget by \$10,600, increase the Local Options Sales Tax revenue budget by \$150,000, and decrease the Beer and Wine Excise Tax budget by \$8,700 to account for actual collections.

The second item addresses the need to decrease the School Resource Officer Grant proceeds budget by \$88,000 due to an SRO being out on medical leave and to increase the Asset Forfeiture Federal funds budget by \$39,704 to account for funds received.

The third item addresses the need to increase the Site Plan Construction Review budget by \$5,500, decrease the Building Inspections budget by \$18,000, increase the Winterville EMS Reimbursement budget by \$5,000, and decrease the Police Event Pay budget by \$23,400 to account for revenues received.

The fourth item addresses the need to increase the Misc Grant budget to account for the Grant received for the purchase of Police/Fire Radios. The Debt Service Proceeds line item will be reduced by \$765,000 due to the Grant received and \$255,000 of Fund Balance Appropriation being used towards the purchase of the Radios.

The fifth item increases the Miscellaneous Revenue budget by \$65,000 to account for the insurance reimbursement received for the damaged truck in the Fire department and the Fire Capital Outlay line item by \$65,000 will be increased as well for the purchase of a new replacement truck.

The sixth item increases the Mill Street Sidewalk Project line item in the Streets and Sidewalks budget by \$25,100 to account for the town's local match towards the project.

The seventh item includes decreases in the following payroll line items to account for various payroll overages: Administration Salaries and Wages \$35,000, Inspections Salaries and Wages \$40,000, Inspections Insurance \$10,000, Police Salaries and Wages \$240,000, Police Insurance \$95,000, Police Retirement \$20,000, Fire Salaries and Wages \$10,000, Fire Insurance \$70,000, Public Works, Salaries and Wages \$75,000, Public Works Insurance \$30,000, Parks and Recreation Salaries and Wages \$40,000, Electric Salaries and Wages \$260,000, Electric Insurance \$40,000, and Electric Retirement \$18,000. It also includes an increase to EMS Overtime in the amount of \$10,000.

The eighth item increases the Powell Bill Distribution revenue budget by \$7,100.

The ninth item decreases the Electric Sales budget by \$385,000 and the Electric Sales Tax budget by \$10,000 due to the reduction in the Power Cost Adjustment. The Electric Purchase for Resale budget is increased by \$260,000 to account for the increase in electric cost.

The tenth item reduces the Debt Proceeds line item by \$63,913 (General Fund), \$1,000 (Electric Fund), \$1,445 (Water Fund), and \$8,960 (Stormwater Fund) to account for the differences in amounts financed versus originally budgeted. The Capital Outlay accounts in the corresponding departments were adjusted as well.

The eleventh item addresses the need to increase the respective Capital Reserve accounts for funds that were collected during the fiscal year. The totals are as follows: Recreation - \$12,715, Electric - \$67,000, Water - \$55,800, and Sewer - \$107,500.

The final item in this budget amendment increases the Asset Forfeiture Allocation line item by \$43,980 for the purchase of recreation park security camera system expansion, ammunition, uniforms for new hires, and ballistic vest.

Budgetary Impact: Total budget amendment will decrease the budget in the amount of \$411,223.

Recommendation: Staff recommends Council approve the Budget Amendment.

BUDGET ORDINANCE AMENDMENT 25-26-7

BE IT ORDAINED by the Governing Board of the Town of Winterville, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

SECTION 1. Revenues are to be changed as follows:

LINE ITEM DESCRIPTION	Fund	Account		Increase	Decrease
Taxes Current Budget		10-0000-00 3110	\$	120,000	
Taxes Prior Year Budget		10-0000-00 3120			\$ 17,000
Vehicle Property Taxes		10-0000-00 3160	\$	30,000	
Heavy Equipment Tax		10-0000-00 3170	\$	10,600	
Local Options Sales Tax		10-0000-00 3210	\$	150,000	
Beer and Wine Excise Tax		10-0000-00 3240			\$ 8,700
Grant		10-0000-00 3415			\$ 88,000
Asset Forfeiture Fed Funds		10-0000-00 3435	\$	39,704	
Site Plan Construction Review		10-0000-00 3511	\$	5,500	
Building Inspections		10-0000-00 3636			\$ 18,000
Winterville EMS Reimbursement		10-0000-00 3861	\$	5,000	
Police Event Pay		10-0000-00 3863			\$ 23,400
Fund Balance Appropriation	General	10-0000-00 3831			\$ 750,604
Debt Service Proceeds	General	10-0000-00 3811			\$ 765,000
Misc Grant	General	10-0000-00 3420	\$	510,000	
Fund Balance Appropriation	General	10-0000-00 3831	\$	255,000	
Misc Revenue	General	10-0000-00 3802	\$	65,000	
Fund Balance Appropriation	Parks and Recreation	15-0000-00 3831			\$ 40,000
Powell Bill Distribution	Powell Bill	16-0000-00 3440	\$	7,100	
Powell Bill Distribution	Powell Bill	16-0000-00 3831			\$ 7,100
Electric Sales	Electric	60-0000-00 3901			\$ 385,000
Electric Sales Tax	Electric	60-0000-00 3911			\$ 10,000
Retained Earnings	Electric	60-0000-00 3907	\$	292,000	
Debt Service Proceeds	General	10-0000-00 3811			\$ 63,913
Debt Service Proceeds	Electric	60-0000-00 3811			\$ 1,000
Debt Service Proceeds	Water	61-0000-00 3811			\$ 1,445
Debt Service Proceeds	Stormwater	63-0000-00 3811			\$ 8,960
Recreation Sub Fees	Recreation	15-0000-00 3627	\$	12,715	
Connection Fees	Electric	60-0000-00 3902	\$	67,000	
System Development Fee	Water	61-0000-00 3919	\$	55,800	
System Development Fee	Sewer	62-0000-00 3919	\$	107,500	
Fund Balance Appropriation	General	10-0000-00 3831	\$	43,980	

Total **\$ 1,776,899 \$ 2,188,122**

SECTION 2. Appropriations are to be changed as follows:

LINE ITEM DESCRIPTION	Fund	Department	Account		Increase	Decrease
Capital Outlay	General	Fire	10-4320-00	7150	\$ 65,000	
Mill Street Sidewalk Project	General	Streets & Sidewalks	10-4510-03	6110	\$ 25,100	
Salaries and Wages	General	Administration	10-4120-00	4120		\$ 35,000
Salaries and Wages	General	Inspections/GIS	10-4120-02	4120		\$ 40,000
Insurance Expense	General	Inspections/GIS	10-4120-02	4127		\$ 10,000
Salaries and Wages	General	Police	10-4310-00	4120		\$ 240,000
Insurance Expense	General	Police	10-4310-00	4127		\$ 95,000
Retirement Expense	General	Police	10-4310-00	4130		\$ 20,000
Salaries and Wages	General	Fire	10-4320-00	4120		\$ 10,000
Insurance Expense	General	Fire	10-4320-00	4127		\$ 70,000
Overtime	General	EMS	10-4330-00	4121	\$ 10,000	
Salaries and Wages	General	Public Works	10-4510-02	4120		\$ 75,000
Insurance Expense	General	Public Works	10-4510-02	4127		\$ 30,000
Salaries and Wages	Parks and Recreation		15-6010-00	4120		\$ 40,000
Salaries and Wages	Electric		60-7110-00	4120		\$ 260,000
Insurance Expense	Electric		60-7110-00	4127		\$ 40,000
Retirement Expense	Electric		60-7110-00	4130		\$ 18,000
Purchase for Resale	Electric		60-7110-00	4302	\$ 260,000	
Capital Outlay	General	Public Buildings	10-4260-00	7150		\$ 55,000
Capital Outlay	General	Fire	10-4320-00	7150	\$ 1,957	
Capital Outlay	General	Police	10-4310-00	7150		\$ 2,473
Capital Outlay	General	Inspections/GIS	10-4120-02	7150	\$ 1,015	
Capital Outlay	General	Public Works	10-4510-02	7150		\$ 9,412
Capital Outlay	Electric		60-8010-00	7150		\$ 1,000
Capital Outlay	Water		61-8010-00	7150		\$ 1,445
Capital Outlay	Stormwater		63-8010-00	7150		\$ 8,960
Contribution to Capital Reserve	Parks and Recreation		15-6010-00	9112	\$ 12,715	
Contribution to Capital Reserve	Electric		60-7110-00	9112	\$ 67,000	
Contribution to Capital Reserve	Water		61-7210-00	9112	\$ 55,800	
Contribution to Capital Reserve	Sewer		62-7320-20	9112	\$ 107,500	
Authorized Forfeiture Allocation	General	Police	10-4310-00	4263	\$ 43,980	
Total					\$ 650,067	\$ 1,061,290

Adopted the 8th day of June 2026.

Richard E. Hines, Mayor

Donald Harvey, Town Clerk



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Terri L. Parker, Town Manager

Item to be Considered

Subject: Fiscal Year 2026-2027 Budget Ordinance..

Action Requested: Approval of Budget Ordinance.

Attachment: Draft Fiscal Year 2026-2027 Budget Ordinance.

Prepared By: Jessica Manning, Finance Director

Date: 6/1/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Please find the attached Draft Budget Ordinance for the 2026-2027 Fiscal Year. The Budget Ordinance reflects the totals of the draft balanced budget as presented and discussed at the Budget Public Hearing held on Monday, June 1, 2026.

Budgetary Impact: As presented.

Recommendation: Staff recommends Council approval of the FY 2026-2027 Budget Ordinance.

**TOWN OF WINTERVILLE
BUDGET ORDINANCE
FISCAL YEAR 2026-2027**

BE IT ORDAINED by the Governing Board of the Town of Winterville, North Carolina:

SECTION 1: It is estimated that the following revenues will be available in the General Fund for the Fiscal year beginning July 1, 2026, and ending June 30, 2027:

Ad Valorem Taxes	6,852,701
Other Taxes and Licenses	4,466,071
Permits and Fees	26,000
Sanitation Fees	815,910
Investment Income	516,978
Inspections	200,228
Miscellaneous Income	111,909
Grant Revenue	301,860
Inter-Fund Transfer	
Services	1,805,164
Electric Fund Contribution	350,000
EMS Contribution	255,799
Fund Balance Appropriation	2,350,052
Debt Proceeds	2,399,575
Total	20,452,247

SECTION 2: The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027:

Governing Board	209,767
Administration	899,600
Finance	1,195,957
Inspections	548,209
Human Resources	345,026
Information Technology	881,500
Planning Department	343,436
Public Buildings	1,480,435
Grounds and Maintenance	169,061
Police Department	3,748,906
Fire Department	4,843,578
EMS Department	267,384
Animal Control	25,000
Mosquito Control	9,500
Public Works	2,007,045
Streets and Sidewalks	361,023
Sanitation	750,000
Non-Departmental	2,366,820
Total	20,452,247

SECTION 3: The following revenues will be available in the Recreation Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

Program Fees and Service	\$453,195
Concession Income	\$40,000
<u>General Fund Transfer</u>	<u>\$1,340,953</u>
	\$1,834,148

SECTION 4: The following amount is hereby appropriated in the Recreation Fund for operation of the Winterville Recreation Programs during the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Recreation Department</u>	<u>\$1,834,148</u>
	\$1,834,148

SECTION 5: It is estimated that the following revenues will be available in the Powell Bill Fund for the Fiscal year beginning July 1, 2026 and ending June 30, 2027:

Grant Funding	\$386,090
<u>Interest Income</u>	<u>\$40,323</u>
	\$426,413

SECTION 6: The following amount is hereby appropriated in the Powell Bill Fund for the operation of the Powell Bill Program for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Powell Bill</u>	<u>\$426,413</u>
	\$426,413

SECTION 7: It is estimated that the following revenues will be available in the Home Housing Program Fund for the Fiscal year July 1, 2026 and ending June 30, 2027:

<u>General Fund Contribution</u>	<u>\$20,000</u>
	\$20,000

SECTION 8: The following amount is hereby appropriated in the Home Housing Program Fund for the operation of the Urgent Repair and Housing Program for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Home Housing</u>	<u>\$20,000</u>
	\$20,000

SECTION 9: It is estimated that the following revenues will be available in the Electric Enterprise Fund for the Fiscal year July 1, 2026 and ending June 30, 2027:

Sales and Service	\$8,105,830
<u>Retained Earnings</u>	<u>\$1,351,066</u>
	\$9,456,896

SECTION 10: The following amount is hereby appropriated in the Electric Enterprise Fund for the operation of the electric utility for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Electric Department</u>	\$9,456,896
	\$9,456,896

SECTION 11: It is estimated that the following revenues will be available in the Water Enterprise Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

Sales and Service	\$1,820,484
<u>Retained Earnings</u>	\$515,841
	\$2,336,325

SECTION 12: The following amount is hereby appropriated in the Water Enterprise Fund for the operation of the water utility for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Water Department</u>	\$2,336,325
	\$2,336,325

SECTION 13: It is estimated that the following revenues will be available in the Sewer Enterprise Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

Sales and Service	\$3,758,938
<u>Retained Earnings</u>	\$257,707
	\$4,016,645

SECTION 14: The following amount is hereby appropriated in the Sewer Enterprise Fund for the operation of the sewer utility for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Sewer Department</u>	\$4,016,645
	\$4,016,645

SECTION 15: It is estimated that the following revenues will be available in the Stormwater Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

Sales and Service	\$586,258
<u>Retained Earnings</u>	\$492,623
	\$1,078,881

SECTION 16: The following amount is hereby appropriated in the Stormwater Fund for the operation of the Storm Water utility for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027:

<u>Storm Water Department</u>	\$1,078,881
	\$1,078,881

SECTION 17: There is hereby levied a tax at the rate of forty-five cents (\$.45) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2026 for the purpose of raising the revenue listed as “Ad Valorem Taxes” in the General Fund in Section 1 of this ordinance. This rate is based on a total estimated valuation of property for the purposes of taxation of \$1,373,070,243 and an estimated rate of collection of 98% for real and personal property, 100% for vehicles.

SECTION 18: The Town Manager (Budget Officer) is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. May amend line-item appropriations within any Fund as long as the total appropriation of that Fund is not changed. A record of any such amendments shall be maintained by the Finance Director for public inspection.
- b. May not transfer any amounts between funds, unless approved by the Governing Board through an amendment to the Budget Ordinance.

SECTION 19: The attached Fee and Utility Rate Schedules are hereby adopted for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

SECTION 20: The attached Pay and Classification Plan is hereby adopted for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

SECTION 21: Copies of the Budget Ordinance shall be furnished to the Town Clerk to the Governing Board and to the Town Manager (Budget Officer) to be kept on file by them for their direction in the disbursement of funds.

Adopted this 8th day of June, 2026.

Richard E. Hines, Mayor

Attest:

Donald Harvey, Town Clerk



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Southbrook Phase 3 Preliminary Plat.

Action Requested: Review Preliminary Plat for Town Adherence.

Attachment: Preliminary Plat and Staff Report.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: Stocks Engineering.

Location: Church Street Ext & Laurie Ellis Rd. Parcel Number 92860 and 92861.

Site Data: Southbrook Phase 3 contains 7.47 acres (the entire site contains 245.43 Acres).

Zoning: Multi-Family Residential Planned Unit Development (Southbrook PUD).

Proposal: 54 Single Family Attached Units (Townhomes) as permitted by the Southbrook PUD and Zoning. The 54 units will be located in 10 buildings. Guest/Overflow parking and a mail kiosk is also present in this phase. This phase connects to Southbrook Phase 2 via Timbergreen Drive and Middlecrest Drive, as shown on the attached plat.

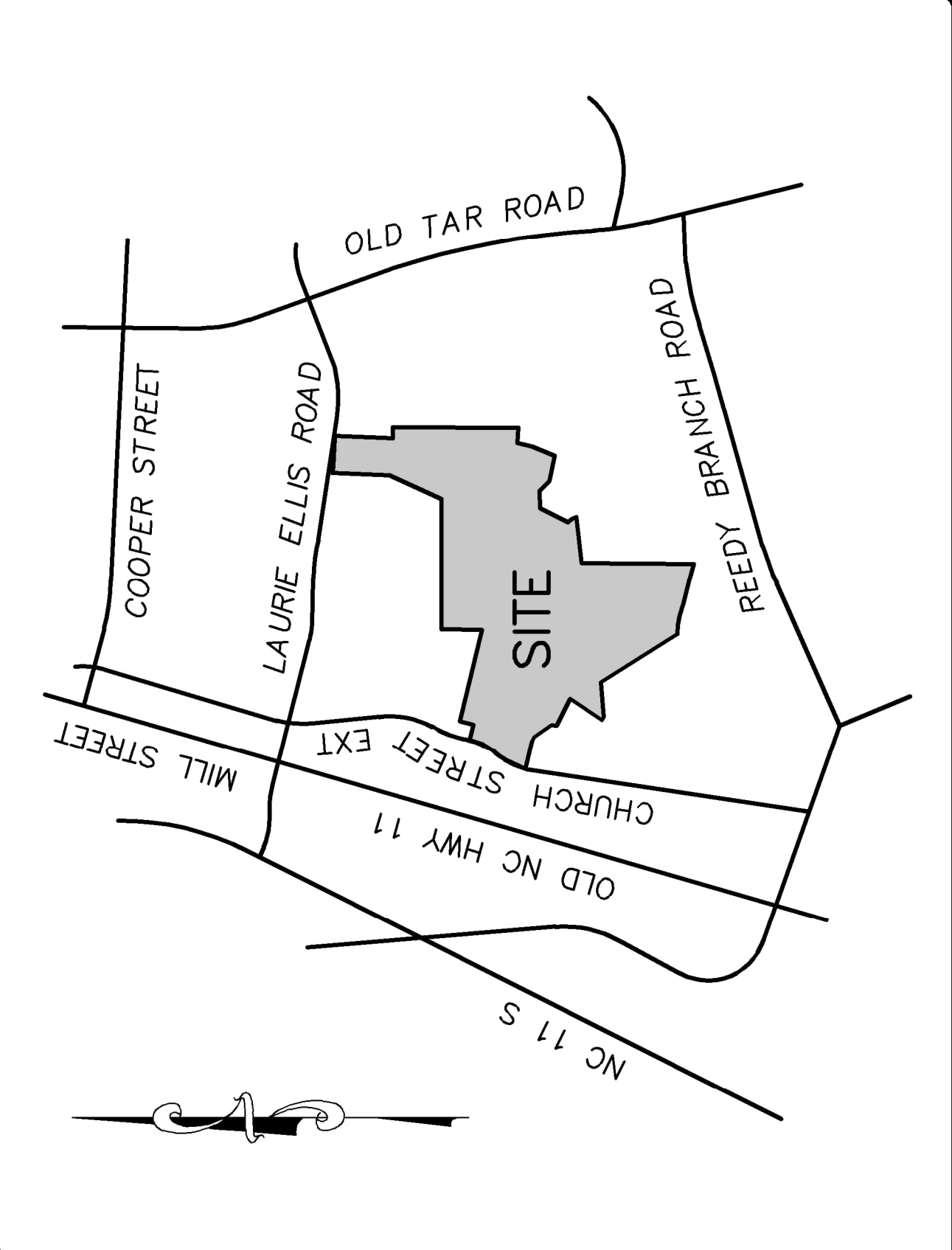
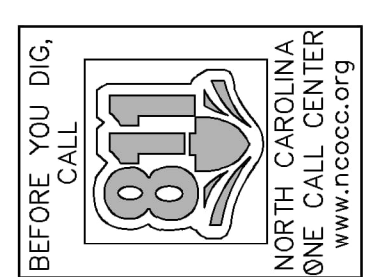
Project has received TRC Approval.

P&Z unanimously recommended approval at their May Meeting.

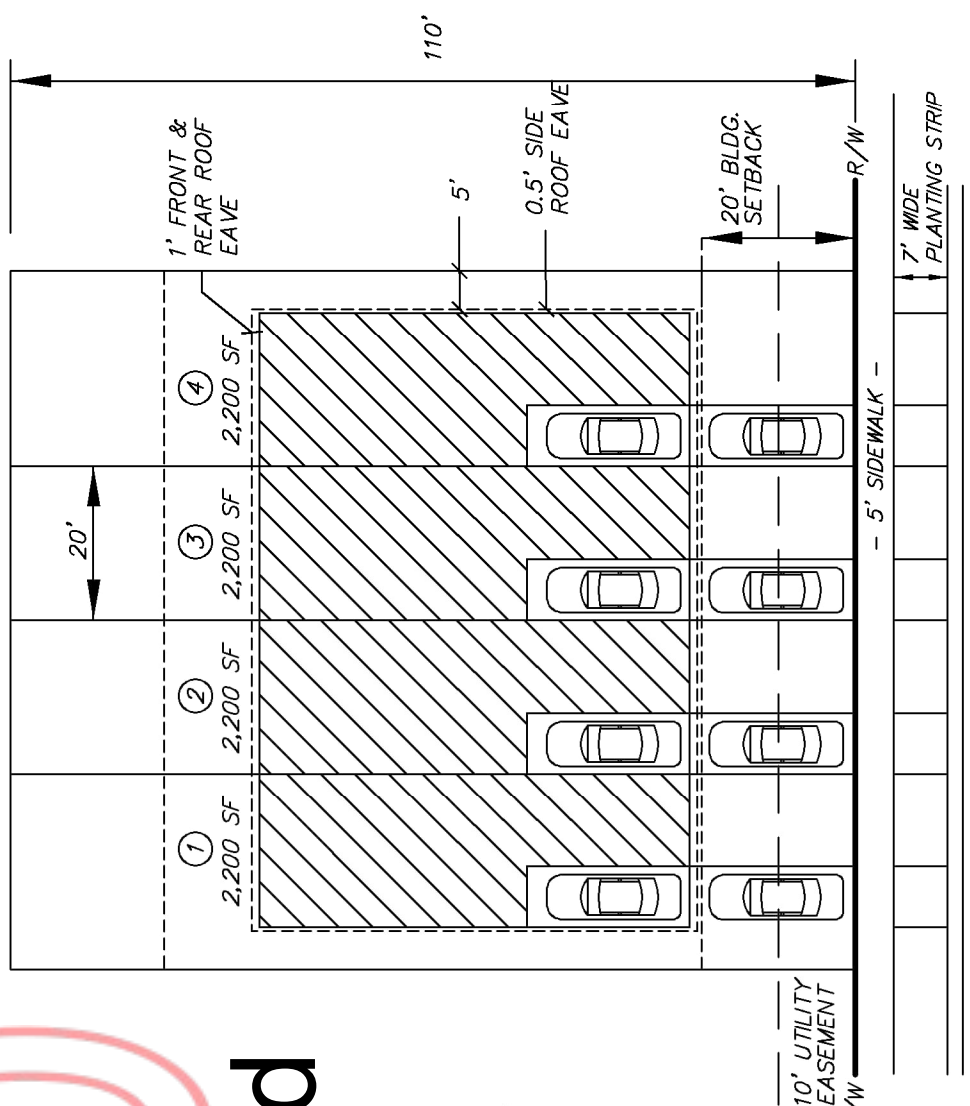
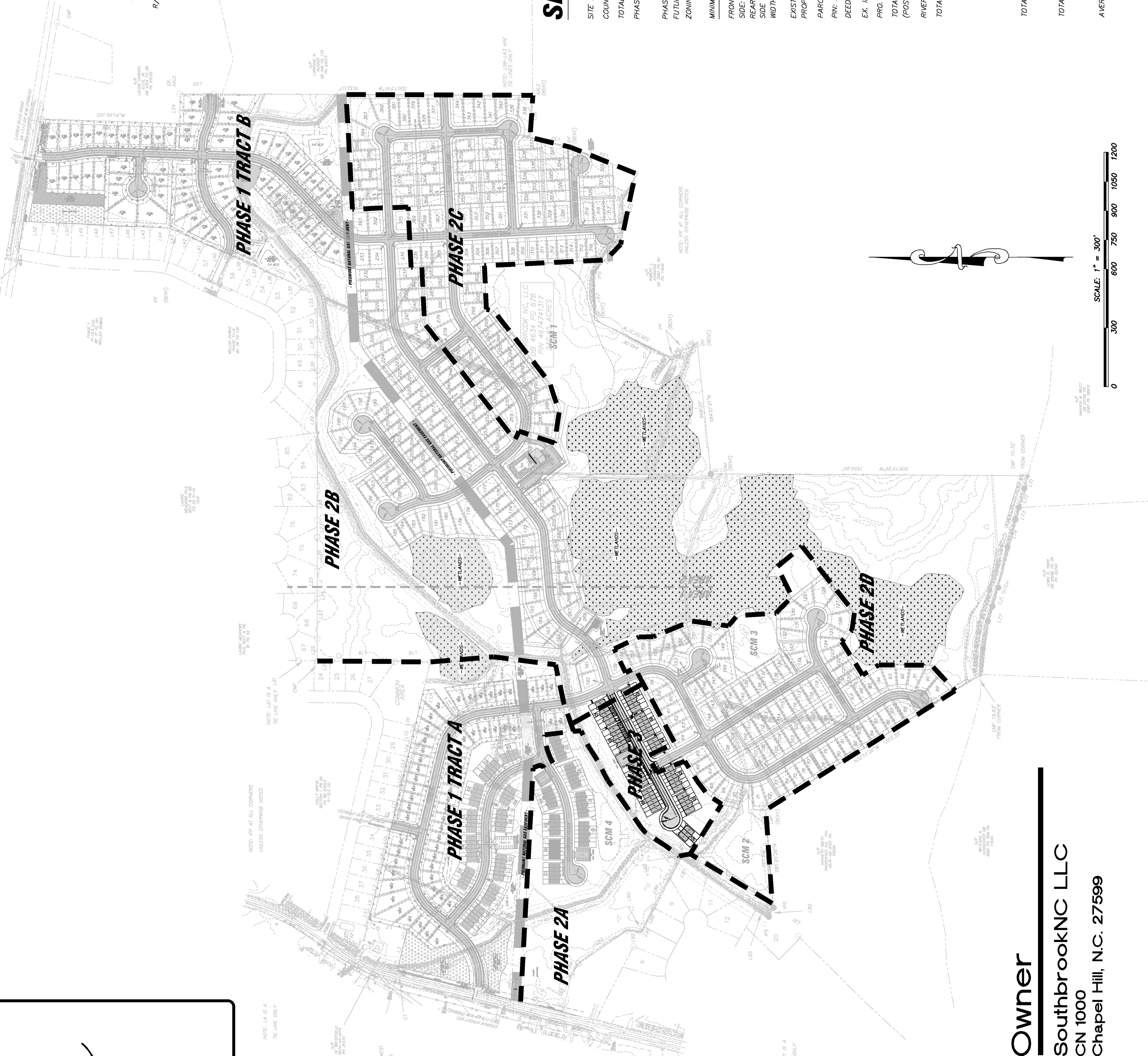
Budgetary Impact: NA.

Recommendation: Staff recommends Approval of Southbrook Phase 3 Preliminary Plat.

RECEIVED
4.16.26
TRC Approved



VICINITY MAP (Scale: 1" = 2000')

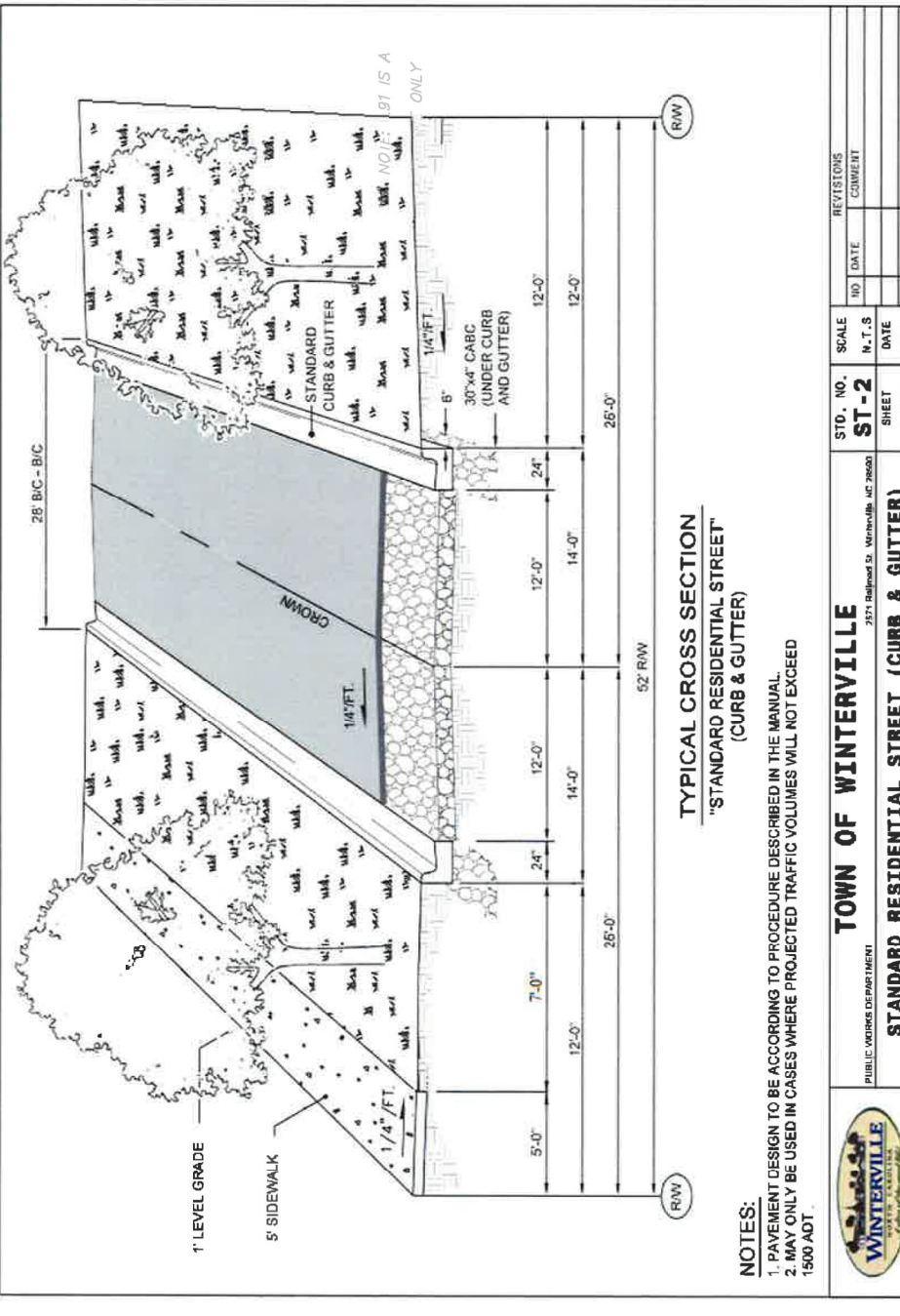
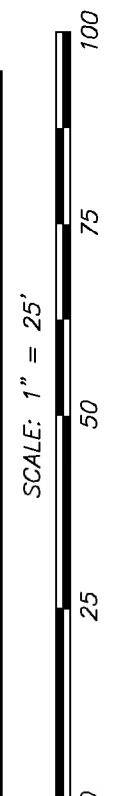


52' WIDE PUBLIC RIGHT-OF-WAY

NOTE: WATER AND SEWER SERVICE CONNECTIONS TO BE PLACED INSIDE 2' GRASS STRIP ON LOT

SEPARATION NOTE
TOWNHOME END LOTS ARE TO HAVE A MINIMUM 20' SEPARATION FROM ROOF EAVE TO ROOF EAVE

TYPICAL TOWNHOME



NOTES:
1. THIS PRELIMINARY PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN ENGINEER.
3. THIS PLAN IS SUBJECT TO THE TOWN ENGINEER'S REVIEW AND APPROVAL.

TOWN OF WINTERVILLE
STANDARD RESIDENTIAL STREET (CURB & GUTTER)

SITE INFORMATION

SITE ADDRESS: CHURCH ST. EXT. WINTERVILLE, NC
COUNTY: PITT
TOTAL SITE ACREAGE: ± 245.43 AC (TOTAL)
PHASE 1 ACREAGE: ± 50.36 AC (TRACT A), ± 23.69 AC (TRACT B), ± 26.69 AC (TRACT C)
PHASE 2 ACREAGE: ± 187.68 AC
FUTURE AREA: ± 7.47 AC
ZONING: PUD CONDITIONAL DISTRICT: R-6 CD AND M-R CD; ORDINANCE 23-0-011

MINIMUM BUILDING SETBACKS: (R-6) (MR)
FRONT: 20', 20'
SIDE: 5', 5'
REAR: 20', 20'
SIDE STREET: 15', 15'
WIDTH: 50', 20'

EXISTING USE: VACANT/AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL ID: 92861, 92860
PIN: 467454224, 467474137
DEED: BK 4634 / PG 678
EX. IMPERVIOUS AREA: 0 AC
PRO. IMPERVIOUS AREA: ± 2.61 AC (25.00%)
TOTAL IMPERVIOUS AREA: ± 45.43 AC (18.51%) (POST CONSTRUCTION)
RIVER BASIN: NEUSE
TOTAL NO. LOTS: 122 DETACHED (PHASE ONE), 336 DETACHED (PHASE TWO), 56 ATTACHED (PHASE ONE), 44 ATTACHED (PHASE TWO), 54 ATTACHED (PHASE THREE), 612 TOTAL

TOTAL STREET LENGTH: 6,276 L.F. (PHASE ONE), 14,546 L.F. (PHASE TWO), 778 L.F. (PHASE THREE)
TOTAL STREET R/W: ± 7.75 AC. (PHASE ONE), ± 17.04 AC. (PHASE TWO), ± 1.08 AC. (PHASE THREE)
AVERAGE R-6 LOT SIZE: 7,960 S.F. (2374.560 S.F./336 LOTS PHASE TWO), 6,547 S.F. (3394.658 S.F./438 LOTS PHASE TWO)

PHASE ONE - 97,306 (2.24 AC)
PHASE TWO - 508,938 (11.68 AC)
PHASE THREE - NONE
PROPOSED RECREATION AREA: NONE

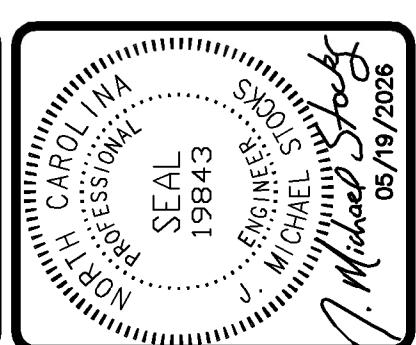
Owner
SouthbrookNC LLC
CN 1000
Chapel Hill, N.C. 27599

APPROVAL AND THE TOWN ENGINEER'S REVIEW AND APPROVAL AT A MEETING OF THE TOWN BOARD ON _____ DAY OF _____ 20____

BY: _____ CHAIRMAN
BY: _____ TOWN PLANNER

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, TN 37203
PHONE: (615) 459-8196
WWW.STOCKSENGINEERING.COM

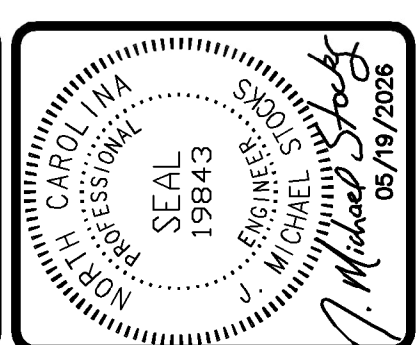
PRELIMINARY PLAN FOR SOUTHBROOK (Phase Three) WINTERVILLE, NORTH CAROLINA



OVERALL PLAN

REVISIONS	
FILE NO. 2021-022	
HORIZ. SCALE	1"=300'
VERT. SCALE	NONE

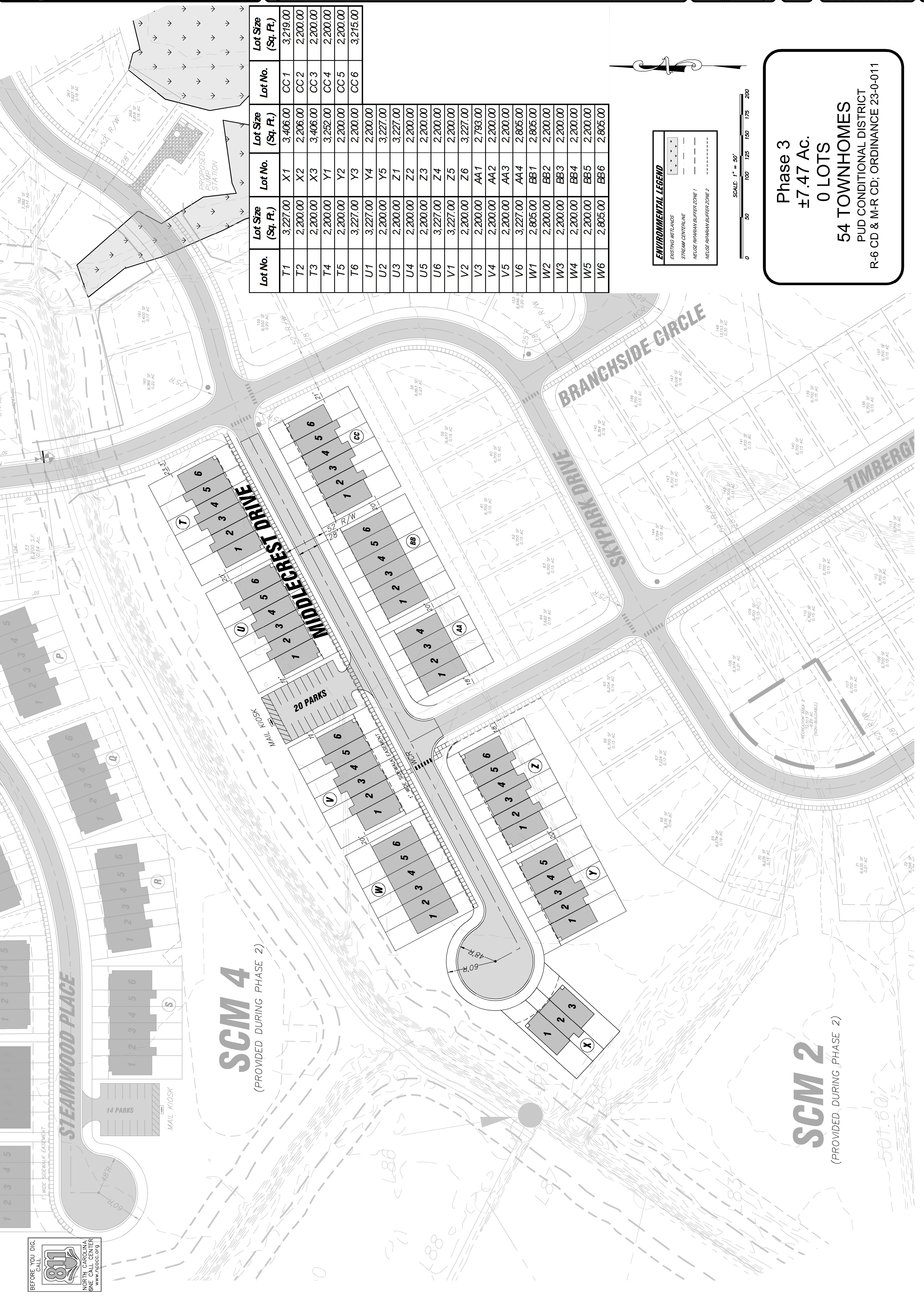
CE-01



PHASE 3 CONSTRUCTION PLAT

REVISIONS

FILE NO. 2021-022	1"=50'
HORIZ. SCALE	1"=50'
VERT. SCALE	NONE



Lot No.	Lot Size (Sq. Ft.)	Lot No.	Lot Size (Sq. Ft.)	Lot No.	Lot Size (Sq. Ft.)	Lot No.	Lot Size (Sq. Ft.)
T1	3,227.00	X1	3,406.00	CC1	3,219.00		
T2	2,200.00	X2	2,206.00	CC2	2,200.00		
T3	2,200.00	X3	3,406.00	CC3	2,200.00		
T4	2,200.00	Y1	3,252.00	CC4	2,200.00		
T5	2,200.00	Y2	2,200.00	CC5	2,200.00		
T6	3,227.00	Y3	2,200.00	CC6	3,215.00		
U1	3,227.00	Y4	2,200.00				
U2	2,200.00	Y5	3,227.00				
U3	2,200.00	Z1	3,227.00				
U4	2,200.00	Z2	2,200.00				
U5	2,200.00	Z3	2,200.00				
U6	3,227.00	Z4	2,200.00				
V1	3,227.00	Z5	2,200.00				
V2	2,200.00	Z6	3,227.00				
V3	2,200.00	AA1	2,793.00				
V4	2,200.00	AA2	2,200.00				
V5	2,200.00	AA3	2,200.00				
V6	3,227.00	AA4	2,805.00				
W1	2,805.00	BB1	2,805.00				
W2	2,200.00	BB2	2,200.00				
W3	2,200.00	BB3	2,200.00				
W4	2,200.00	BB4	2,200.00				
W5	2,200.00	BB5	2,200.00				
W6	2,805.00	BB6	2,805.00				

ENVIRONMENTAL LEGEND

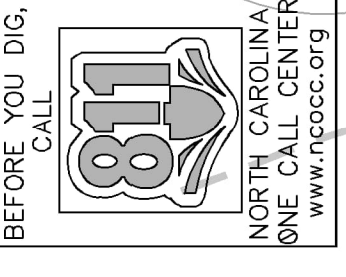
- EXISTING WETLANDS
- STREAM CENTERLINE
- NEUSE RIPARIAN BUFFER ZONE 1
- NEUSE RIPARIAN BUFFER ZONE 2



Phase 3
 ±7.47 AC.
 0 LOTS
 54 TOWNHOMES
 PUD CONDITIONAL DISTRICT
 R-6 CD & M-R CD; ORDINANCE 23-0-011

SCM 4
 (PROVIDED DURING PHASE 2)

SCM 2
 (PROVIDED DURING PHASE 2)





Town of Winterville Planning Department

Southbrook PH 3 PP

GENERAL INFORMATION

APPLICANT	Stocks Engineering
PROJECT TYPE	Preliminary Plat.
REQUEST	Review for town adherence.
CONDITIONS	Southbrook was approved as a PUD. Additional requirements/conditions may be found in the PUD Document. These conditions are specific to Southbrook.
LOCATION	Off of Church Street Ext and Laurie Ellis Road.
PARCEL ID NUMBER(S)	92860 & 92861
TRACT SIZE	Phase 3 Contains 7.47 Acres; Total site is 245.43 acres.
TOPOGRAPHY	Mostly Flat
VEGETATION	Some existing trees and vegetation.

SITE DATA

EXISTING USE	Vacant/ Wooded
---------------------	----------------

ADJACENT PROPERTY	ADJACENT LAND USE
N	Single Family Residential
W	Single Family Residential
E	Vacant/Farmland
S	Single Family Residential & Farmland.

SPECIAL INFORMATION

ENVIRONMENTAL / SOILS	See Preliminary Plat for Environmental Conditions
FLOODPLAIN	Not present on site.
STREAMS	Southbrook contains streams that must be considered during design.
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	Laurie Ellis Road – NCDOT Road & Minor Thoroughfare. Church Street Ext – NCDOT Road
SITE ACCESS	All access must be designed and constructed to meet the Town of Winterville / NCDOT standards. The Phase 1 Preliminary Plat showed access from Laurie Ellis Road, Church Street Extension, Cassena Drive (from Eli's Ridge); and Sparrow Ln. (from Mellon Downs).
TRAFFIC COUNTS (per NCDOT Annual Average Daily Traffic Map)	Laurie Ellis Rd– 2,800 Church Street Ext - 200 (Measured closer to Reedy Branch Intersection).
Level Of Service (Transportation Analysis) Current= 2022 Study; Future= 2050 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>	Laurie Ellis Road- <ul style="list-style-type: none"> ○ Current LOS A (Extremely Low A). ○ Future LOS A (Extremely Low A). Church Street Extension is not analyzed by the study.
TRIP GENERATION	Projects 6.7 trips/day/dwelling. Adding 361 trips per day.
SIDEWALKS	Required on one side of the road.
STREET CONNECTIVITY	Town Ordinances and documents support interconnectivity within the subdivision and to adjoining properties.
OTHER	NA.



STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

Southbrook Phase 3 PP has been reviewed and approved by the Winterville Technical Review Committee (TRC) for compliance. The plat meets the Planned Unit Development and Town Standards. Upon approval, construction drawings must be provided for TRC review.

Staff Recommendation

Approval of Southbrook Phase 3 Preliminary Plat.

P&Z unanimously recommended approval at their May meeting.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Willow Green Preliminary Plat.

Action Requested: Review Preliminary Plat for Town Adherence.

Attachment: Preliminary Plat and Staff Report.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

Applicant: ARK Consulting Group PLLC.

Location: Davenport Farm Road and Reedy Branch Road (Parcel number 13781).

Site Data: Proposing 74 Single Family Detached lots; Open/Non Build-able area provided on the site.

Zoning: R-6 Conditional District; Conditions: Single family detached only; Minimum of 10% of site left as open space; 70' Right of way dedicated for potential of future Dr. Fulford/Reedy Branch Road connectivity.

Proposal: The 74 unit neighborhood provides two forms of ingress and egress via Reedy Branch Road and Davenport Farm Road. The subdivision has left over 8 acres of the site as natural/open space and is in a wonderful location for residents to walk to Pitt Community College and retail/commercial in the area.

Project has received TRC Approval.

P&Z unanimously recommended approval at their May meeting.

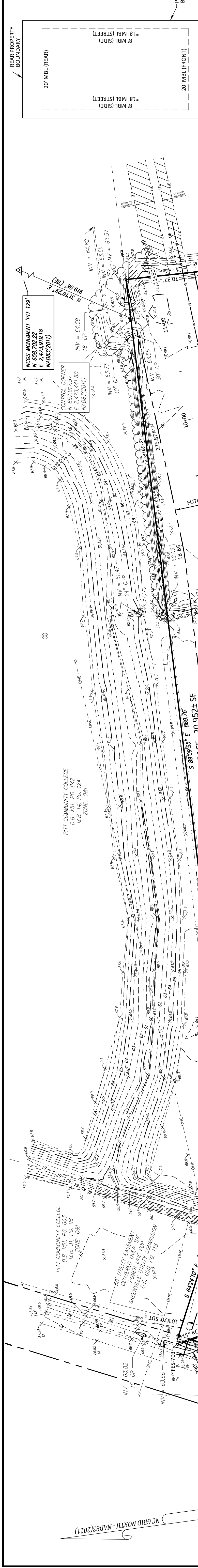
Budgetary Impact: NA.

Recommendation: Staff recommends Approval of Southbrook Ph. 3 Preliminary Plat.



Vicinity Map
SCALE: 1" = 100'

RECEIVED
SD 5.4.26
TRC Approved Copy



Site Data
TOTAL ACRES IN SITE: 25.055± AC
TOTAL ACRES IN PROJECT LIMITS: 25.055± AC
DISTURBED ACREAGE: 1.00± AC
TOTAL NUMBER OF LOTS: 74
TOTAL PROPOSED STREET LF: 3,209± LF
ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: 8.4± AC
PLANNING BOARD NUMBER: 2026-05-04
REFERENCES: M.B. X-21, PG. 457
DAVENPORT FARM ROAD
WINTERVILLE, NC 28590
ADDRESS:

General Notes:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WINTERVILLE SUBDIVISION MAP AND THE TOWN OF WINTERVILLE ZONING ORDINANCE.
2. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF WINTERVILLE STANDARD DESIGNS AND SPECIFICATIONS.
3. ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF WINTERVILLE.
4. WATER AND SANITARY SERVICES SHALL BE PROVIDED BY TOWN OF WINTERVILLE.
5. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS SHALL BE PROVIDED.
7. THESE AREAS SHALL BE SEPARATE OF ANY OTHER UTILITIES OR SERVICES.
8. EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
9. HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
10. STORM DRAIN PRE-SIZES ARE APPROXIMATE. FINAL SIZES, GRABES, ETC. SHALL BE SUBMITTED WITH THE SUBMITTAL.
11. HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
12. STORM DRAIN PRE-SIZES ARE APPROXIMATE. FINAL SIZES, GRABES, ETC. SHALL BE SUBMITTED WITH THE SUBMITTAL.
13. WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. MAJOR CHARACTERISTICS AND WETLANDS HYDROPHOBIC VEGETATION, HYPERIC SOILS, AND METHANOTIC SOILS SHALL BE IDENTIFIED AND PROTECTED.
14. VERIFICATION FROM THE US ARMY CORPS OF ENGINEERS AND NC DEPARTMENT OF ENVIRONMENTAL AND NATURE RESOURCES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
15. NC DOT DRIVEWAY PERMIT REQUIRED FOR MAIN ENTRIES.
16. THESE AREAS SHALL BE SEPARATE OF ANY OTHER UTILITIES OR SERVICES.
17. RECREATION AND RELAXATION OR HORTICULTURE IF NOT DEVOTED TO OTHER ALLOWABLE USES.
18. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
19. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
20. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
21. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
22. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
23. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
24. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.
25. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED AT THE OWNERS RISK.

OPEN SPACE SUMMARY
TOTAL ACRES IN SITE: 25.055± AC
REQUIRED OPEN SPACE (10%): 2.505± AC
OPEN SPACE PROVIDED: 8.392± AC
PERCENTAGE OF SITE IN OPEN SPACE: 33.5%

UTILITY PROVIDERS:
ELECTRIC UTILITIES:
Town of Winterville
Contact: Robby Taylor
Phone: (252) 763-2360
Town of Winterville
Contact: Robby Taylor
Phone: (252) 763-2360
WATER & SANITARY SEWER:
Town of Winterville
Contact: Cliff McGuffin
Phone: (252) 765-2221
CABLE TV:
Optimum
Contact: Debra Station
Phone: (252) 344-0865
PUBLIC UTILITIES:
Town of Winterville
Contact: Cliff McGuffin
Phone: (252) 765-2221
TELEPHONE/INTERNET:
Town of Winterville
Contact: Cliff McGuffin
Phone: (252) 765-2221

Survey Note:
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY ARK CONSULTING GROUP, INC. A PROFESSIONAL SURVEY FOR MARKS CLEARING AND GRADING DATED MARCH 10, 2025. ATTACHED TO THIS DRAWING SET FOR REFERENCE.

Owner / Developer:
Ark Consulting Group, PLLC
1010 Sync Street, Suite 600
Morrisville, NC 27560
(919) 820-0888
Contact: Scott Anderson, PE
scott@arkconsultinggroup.com

Engineer:
John M. Nabers
John.Nabers@tmr.com

PLANNING BOARD
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF THE TOWN OF WINTERVILLE ON THE _____ DAY OF _____ 2026.
SIGNED _____ DATE _____
CHAIRMAN, PLANNING BOARD

TOWN COUNCIL
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE ON THE _____ DAY OF _____ 2026.
SIGNED _____ DATE _____
MAYOR

REVISIONS
REVISED 2026-05-04 - PER REVIEW COMMENTS
REVISED 2026-04-15 - PER REVIEW COMMENTS



PROPOSED TYPICAL LOT SETBACKS
NOT TO SCALE

OPEN SPACE SUMMARY

UTILITY PROVIDERS:

Survey Note:

Owner / Developer:

Engineer:

PLANNING BOARD

TOWN COUNCIL

REVISIONS

PROPOSED TYPICAL LOT SETBACKS

PROPOSED TYPICAL LOT SETBACKS

OPEN SPACE SUMMARY

UTILITY PROVIDERS:

Survey Note:

Owner / Developer:

Engineer:

PLANNING BOARD

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REVISIONS

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PROPOSED TYPICAL LOT SETBACKS

OPEN SPACE SUMMARY

UTILITY PROVIDERS:

Survey Note:

Owner / Developer:

Engineer:

PLANNING BOARD

TOWN COUNCIL

REVISIONS



Town of Winterville Planning Department

Willow Green Subdivision PP

GENERAL INFORMATION

APPLICANT	Ark Consulting Group Pllc.
PROJECT TYPE	Preliminary Plat.
REQUEST	Review for town adherence.
CONDITIONS	Willow Green's Zoning Contains the following Conditions: <ol style="list-style-type: none"> 1. Permitted uses shall be limited to single-family detached. 2. Minimum of 10% of the net site shall be designated as open space. 3. At the time of construction drawing approval, a 70' right of way for future extension of Dr Fulford Rd shall be dedicated.
LOCATION	Northeastern Corner of Davenport Farm Road and Reedy Branch Road.
PARCEL ID NUMBER(S)	13781
TRACT SIZE	25.055 Acres.
TOPOGRAPHY	Mostly Flat
VEGETATION	Some existing trees and vegetation.

SITE DATA

EXISTING USE	Vacant/ Wooded
---------------------	----------------

ADJACENT PROPERTY	ADJACENT LAND USE
N	Pitt Community College- Educational.
W	Single Family Residential & A Church.
E	Commercial.
S	Single Family Residential & Farmland.

SPECIAL INFORMATION

ENVIRONMENTAL / SOILS	See Preliminary Plat for Environmental Conditions.
FLOODPLAIN	Not present on site.



STREAMS	Area appears to contain a ditch near Reedy Branch Road and north of the site that must be considered during construction and design.
OTHER	If >1 acre is disturbed, site must meet Phase 2 stormwater requirements and provide Soil Erosion and Sedimentation Control Permit
SITE PLAN REQUIREMENTS	Site Plan / Construction Plan required.

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

LANDSCAPING & BUFFER REQUIREMENTS

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

TRANSPORTATION

STREET CLASSIFICATION	Reedy Branch Road – NCDOT Road & Minor Thoroughfare. Davenport Farm Road– NCDOT Road & Minor Thoroughfare.
SITE ACCESS	All access must be designed and constructed to meet the Town of Winterville / NCDOT standards. The Preliminary Plat shows 2 means of ingress and egress via Davenport Farm Road and Reedy Branch Road.
TRAFFIC COUNTS (per NCDOT Annual Average Daily Traffic Map)	Reedy Branch Road– 2,800 Davenport Farm Road- Traffic counts on Reedy Branch Road are closer to Forlines Road (5400 AADT) and Near Bulldog Run between PCC Campus (5900)
Level Of Service (Transportation Analysis) Current= 2022 Study; Future= 2050 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>	Roads contain LOS of A-C adjacent to the site except for the intersection of Davenport Farm Road and Reedy Branch Road. That intersection is showing a LOS E. This intersection has been identified by the Town of Winterville and NCDOT as an intersection needing upgrades. NCDOT is preparing to build a round-a-bout in this intersection in the future. NCDOT also required a



	Traffic Impact Analysis (TIA) of Willow Green to mitigate traffic issues.
TRIP GENERATION	Projects 6.7 trips/day/dwelling. Estimated to add 495.8 trips per day.
SIDEWALKS	Required on one side of the road internal and along Reedy Branch and Davenport Farm Road as shown on plat.
STREET CONNECTIVITY	Site provides connectivity to Reedy Branch Road and Davenport Farm Road. There is also a future stub to provide access to the Dr. Fulford Road extension, should that be built in the future. This site is well designed for current and future connectivity.
OTHER	NA.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

Willow Green PP has been reviewed and approved by the Winterville Technical Review Committee (TRC) for compliance.. The owners of the site dedicated a 70' area in which Dr. Fulford Drive may be expanded in the future. The owners also set aside more than eight acres of open space for the future residents (the conditional district required 2.5 acres as a minimum). This creates a buffer between this development and the adjacent commercial development. Upon approval, construction drawings must be provided for TRC review.

Staff Recommendation

Approval of Willow Green PP.

P&Z unanimously recommended approval at their May meeting.



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Ron Mills, Electric Director

Item to be Considered

Subject: 750 MCM Okonite UG Cable.

Action Requested: Permission to purchase 6000 feet of 750 MCM Primary Underground Cable.

Attachment: Copy of Quote, Purchase Order, Electric Service Territory Map.

Prepared By: Ron Mills, Electric Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 7/28/2025

TM: 6/2/2026

Final: tlp - 6/2/2026

Supporting Documentation

The 2025/2026 Electric Fund Budget allocated monies in the Capital Outlay account for Territorial Expansion. This 750 MCM Underground Cable will be used in Southbrook subdivision to build the backbone of our electric infrastructure. Southbrook is a unique subdivision in its size of approximately 550 homes with the possibility for more with 137 acres of undeveloped land. These are the driving factors in going with an oversized underground conductor, 750 MCM.

Budgetary Impact: Sufficient funds were allocated in the FY 2025-2026 budget for this purchase..

Recommendation: Staff recommends Council to approve the purchase of 6000 feet of 750 MCM cable at a price of \$106,572.

TOWN OF WINTERVILLE
 PO Box 1459
 Winterville, NC 28590
 Phone (252) 756-2221



PUCHASE ORDER NO.
26002551
The PO number must appear on all invoices, packages, packing slips, and correspondence concerning this order.

SUPPLIER: VENDOR: 1038 WESCO RECEIVABLES CORP PO BOX 771751 CHICAGO, IL 60677-1007	SHIP TO: TOWN OF WINTERVILLE ELECTRIC DEPARTMENT 2914 CHURCH STREET WINTERVILLE, NC 28590	ORDER DETAILS: ORDER DATE: 05/20/2026 DESC: 6000 FT OF 750 MCM OKONITE WIRE CABLE
---	--	--

INVOICE TO:
 TOWN OF WINTERVILLE
 ELECTRIC DEPARTMENT
 2914 CHURCH STREET
 WINTERVILLE, NC 28590

QTY	UNIT	DESCRIPTION/TASK	ACCOUNT	UNIT PRICE	AMOUNT
1.00	EA	COUNTY SALES TAX	10-0000-00-1660	6,972.00	6,972.00
6,000.00	FT	750 MCM, 15 EPR, 220 MIL, FULL NUETRAL	60-8010-00-7150	16.60	99,600.00

TOTAL: \$106,572.00

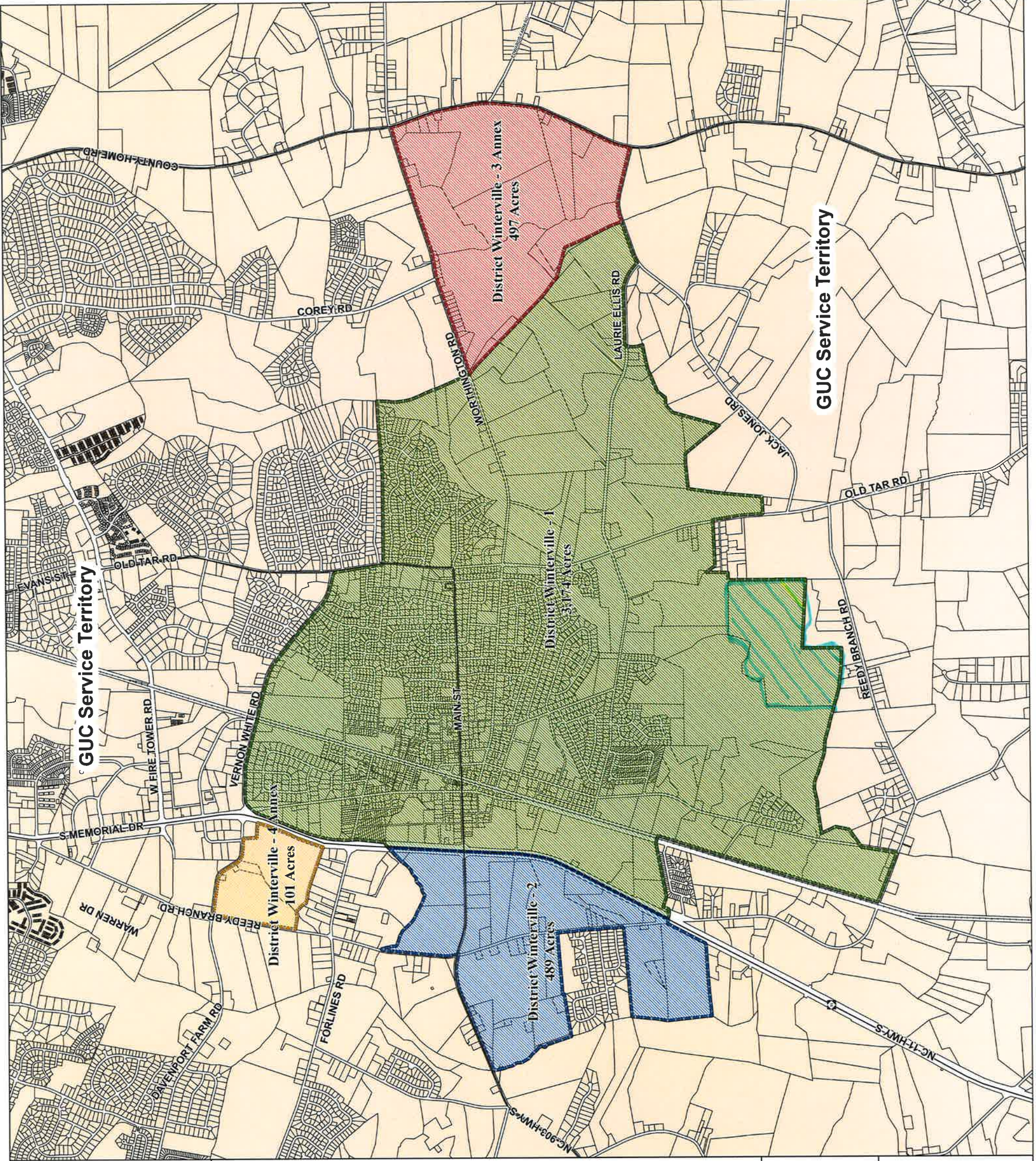
COMMENTS / SPECIAL INSTRUCTIONS:
 QUAIL TRACE AND SOUTHBROOK.

Jessica M. Manning
 Finance Director

Dwight P. Palmer
 Town Manager

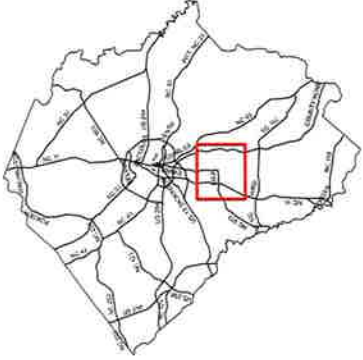
05/22/2026
 Date

** This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act. **



GUC Service Territory

GUC Service Territory



Legend

-  District Winterville - 1
-  District Winterville - 2
-  District Winterville - 3 Annex
-  District Winterville - 4 Annex
-  GUC Service Area

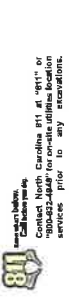
Exhibit A - Winterville/GUC Electric Service Territory Map

PITT COUNTY NC
March 20, 2015



801 Mumford Road
PO Box 1847
Greenville, NC 27858

GUC DISCLAIMER
Electric, Water, Sewer and Gas facilities depicted on the map are for illustrative purposes only and may not be relied upon without a field survey. The map is not a certified survey and does not signify approval of accuracy, nor does it imply approval to be shared with any third party. This map is not a certified survey. The map is the property of Greenville Utilities Commission and is loaned to the City of Greenville and GUC Department. The City of Greenville and GUC Department are not responsible for any errors or omissions on this map. For more information, please contact the Planning Department at 803-637-2222 or visit our website at www.guc.com.





**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Board of Adjustment Openings.

Action Requested: Appoint Expired and Vacant BOA Seats.

Attachment: Volunteer Board Applications.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 6/2/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/2/2026

Final: tlp - 6/2/2026

Supporting Documentation

The Winterville Board of Adjustment has three seats that expire June 30, 2026.

The BOA is made up of five regular members: four in-town residents and one ETJ member. There is also one in-town alternate and one ETJ alternate. The following seats are set to expire:

Regular In-Town Seat 1:

- Term: 7/1/2026-6/30/2029
- Current Occupant: Garrett Killian. Mr. Killian is interested in continuing to serve.

Regular In-Town Seat 2:

- Term: 7/1/2026-6/30/2029
- Current Occupant: Vacant. (Was served by Mr. Brian Miller).
- NOTE: Mr. Devin Micah Johnson is currently within the Alternate seat and interested in continuing to serve. Town Council may also select from the applications on file.

Alternate In-Town Seat:

- Term: 7/1/2026-6/30/2029
- Current Occupant: Devin Micah Johnson. Mr. Johnson is interested in continuing to serve. If reappointed, please note that Mr. Johnson is currently sitting in the "alternate" seat- Council may want to consider appointing to "Regular In-Town Seat 2".
- NOTE: Applications of interest are attached and listed below for selection.

Alternate ETJ Seat:

- Term: 7/1/2026-6/30/2029
- Current Occupant: Vacant.
- NOTE: There are no ETJ applications on file.

Applications on File:

- Dennis Bottoms: "In-Town Resident"- BOA is second choice. (Received 3.5.26).
- Kecia Adams Council- "In-Town Resident"- BOA is second choice. (Received 9.9.25).
- Michael McFayden- "In-Town Resident"- BOA is their first choice. (Received 1.31.25).
- Dee Parker- "In-Town Resident"- BOA is their first choice (Received 6.25.25).

Budgetary Impact: NA.

Recommendation: Staff Recommends Council Appoint Expired BOA Seats.

TOWN OF WINTERVILLE

Received 01/31/2025-DAH

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- 1 Board of Adjustment
2 Planning and Zoning Board
3 Recreation and Parks Advisory Board
- Stormwater Advisory Committee
- Human Relations Board

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Michael Ryan McFayden

Address: 296 Chesterfield Street, Winterville, NC, 28590 (In Town)

Home Phone #: (910) 308-0523 Business Phone #: -

Email Address: mrm317@outlook.com

Employed By: - Occupation: Medical Student

Name of High School Attended: Gray's Creek High School

College or University Attended: UNC - Wilmington & East Carolina University

How long have you been a resident of Winterville? 8 months

Have you served on a board/commission of the town? () Yes (/) No

If yes, please indicate which one(s):

Current membership in organization and offices held: ECU Brody Conduct Committee, Master Educator Committee, Integrated Curriculum Improvement Task Force

Past membership in organizations and offices held: Brody Ambassador, Brody Med Pals, Brody Big/Little Program, Gray's Creek Station #18 volunteer fire dept., Pender County EMS & Fire

State why you feel you would be an asset to this board/commission. Though my age and time of residence may be concerning, I believe that allows me to approach issues with fresh eyes and opinions. I will handle this with the same honor and effort as my studies.

Signature: Michael McFayden Date: 1-31-2025

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@winterville.com with the completed application. Thank you.

This information requested below is optional:

Form with fields for Ethnic Group (Caucasian checked), Sex (Male checked), US Citizenship (Yes checked), and Birth Date (March 17, 1999).

TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- 1 _____ Board of Adjustment _____ Planning and Zoning Board
- 2 _____ Recreation and Parks Advisory Board _____ Stormwater Advisory Committee
- 3 _____ Human Relations Board

❖ Require in-town residency or in the Town’s ETJ to be appointed to any volunteer board.

Name: Dee Parker _____

Address: 3015-A Cheryl Court Winterville NC 28590 _____

Home Phone #: 8642930319 _____ Business Phone #:

Email Address: parker_dee@yahoo.com _____

Employed By: Retired business exec. Occupation:

Director of Manufacturing Operations

Name of High School Attended:

Mc Dowell High Marion NC

College or University Attended: Western Piedmont College

How long have you been a resident of Winterville? 4 years total

Have you served on a board/commission of the town? () Yes (x) No

If yes, please indicate which one(s):

Current membership in organization and offices held:

Past membership in organizations and offices held:

Chamber of Commerce Chairman of Education Committee McDowell County NC

State why you feel you would be an asset to this board/commission.

I have an extensive business background and enjoy working with teams who engage with projects and groups (have worked with manufacturing firms,community colleges,and Chamber of Commerce teams over the years). Now that I have retired from full time employment,I would enjoy serving in the Winterville community (now that I have time to contribute) by serving the City of Winterville on one of the open board positions as outlined above.

Signature: Dee Parker

Date: 06/25/2025

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

<p><u>Ethnic Group:</u> <u>Sex:</u> _____ Female _____ Male _____ African American _____ American Indian <u>US Citizenship:</u> _____ Yes _____ No _____ Asian or Pacific Islander _____ Caucasian <u>Birth Date:</u> _____ _____ Hispanic</p>
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TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

2 Board of Adjustment 1 Planning and Zoning Board
3 Recreation and Parks Advisory Board Stormwater Advisory Committee
Human Relations Board

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Kecia Adams Council

Address: 689 Alexandria Lane Winterville NC 28590

Home Phone #: 252-917-0653 Business Phone #:

Email Address: kdadams689@gmail.com

Employed By: Keller Williams Realty & IFS Occupation: Broker/Realtor and Qualified Professional

Name of High School Attended: East Orange High School and PCC

College or University Attended: East Carolina University and PCC

How long have you been a resident of Winterville? 17 years

Have you served on a board/commission of the town? () Yes (x) No

If yes, please indicate which one(s):

Current membership in organization and offices held: Greenville NCAC of Delta Sigma Theta Sorority Inc. - Recording Secretary / NAACP - Chair of Housing Committee

Past membership in organizations and offices held: Pitt County AC Delta Sigma Theta , President

State why you feel you would be an asset to this board/commission. I offer professional expertise as a licensed real estate broker, Social Worker and active community member providing valuable insight into either board. My commitment to fairness, balanced growth and thoughtful decision making will make me an asset to the board.

Signature: Kecia Adams Council Date: 9/9/25

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Ethnic Group: African American, American Indian, Asian or Pacific Islander, Caucasian, Hispanic
Sex: Female, Male
US Citizenship: Yes, No
Birth Date:

TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- Board of Adjustment (circled 2)
Recreation and Parks Advisory Board
Human Relations Board
Planning and Zoning Board (circled 1)
Stormwater Advisory Committee

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Dennis Bottoms

Address: 421 Angier Court
Winterville, NC 28590

Home Phone #: 252-689-3951 Business Phone #:

Email Address: bottoms-dennis@hotmail.com

Employed By: Occupation: Retired

Name of High School Attended: Tarboro High School

College or University Attended: NC Wesleyan College

How long have you been a resident of Winterville? 16 yrs

Have you served on a board/commission of the town? (X) Yes () No

If yes, please indicate which one(s): Human Relation Board/Rec & Parks

Current membership in organization and offices held:

Disable Veterans (DAV), American Legion, NAACP

Past membership in organizations and offices held:

State why you feel you would be an asset to this board/commission. I bring a strong commitment to serving the community. My experience, work ethic and leadership will be an asset

Signature: [Signature] Date: 3-5-26

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Form with fields for Ethnic Group, Sex, US Citizenship, and Birth Date. Sex: Male (checked), US Citizenship: Yes (checked), Birth Date: 7-15-61



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Diane White, Parks and Recreation Director

Item to be Considered

Subject: Recreation Advisory Board Reappointments.

Action Requested: Reappoint the following current Recreation Advisory Board members for another term: Carolyn (CJ) Wanczyk, Anthony Yocum and John Powell.

Attachment: Applications.

Prepared By: Diane White, Parks and Recreation Director

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/2/2026

Final: tlp - 6/2/2026

Supporting Documentation

The Recreation Advisory Board (RAB) is composed of seven (7) Resident members, two (2) Non-Resident (ETJ) members, and one (1) Alternate member that may be a resident or non-resident.

The Recreation Advisory Board (RAB) currently has three (3) RAB members who are interested in serving another term on the Recreation Advisory Board:

- Carolyn (CJ) Wanczyk
- Anthony Yocum
- John Powell

There are currently additional applications on file in which applicants indicated RAB as either their sole interest or a preference. The applicants, all of whom are Town residents, are as follows (listed in order of receipt):

- Chanelle Flowers
- Michael McFayden
- Mary Uy
- Dee Parker
- Kecia Council
- Amye Allen

Staff recommends re-appointing the current three (3) Recreation Advisory Board (RAB) members for another term.

Budgetary Impact: NA.

Recommendation: Staff recommends Council approve reappointment of the three (3) current members.

TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- Board of Adjustment
Recreation and Parks Advisory Board
Human Relations Board
Planning and Zoning Board
Stormwater Advisory Committee

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Chanelle Flowers

Address: 425 Williamston Drive Winterville, NC 28590 (In Town)

Home Phone #: 252-916-1658 Business Phone #:

Email Address: cfhardison1922@gmail.com

Employed By: Lenoir Community College Occupation: Coordinator and Instructor of Adult High School/Hybrid Programs

Name of High School Attended: D.H. Conley

College or University Attended: East Carolina University

How long have you been a resident of Winterville? 32 years

Have you served on a board/commission of the town? () Yes (x) No

If yes, please indicate which one(s):

Current membership in organization and offices held: NPHC of Pitt County, 2nd Vice President

Sigma Gamma Rho Sorority, Inc, 2nd Vice Presiden Pitt County Aids Service Organization (PICASO)-Vice President

Past membership in organizations and offices held: NPHC of Pitt County-delegate

LAMBS PLACE-board member, Sigma Gamma Rho Sorority, Inc-Secretary, Advisor, Chair, Delegate, PICASO-secretary, board member

State why you feel you would be an asset to this board/commission.

I have been a resident of the town of WInterville for 32 years and have seen the growth and development. With that being said I would like to be an active part of the recreational opportunities offered for the residents and surrounding counites to experience. I would love to feed my passion for planning, programming, community, and family

Signature: Chanelle Flowers Date:

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Form with fields for Ethnic Group, Sex, US Citizenship, and Birth Date.

TOWN OF WINTERVILLE

Received 01/31/2025-DAH

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- 1 Board of Adjustment
2 Planning and Zoning Board
3 Recreation and Parks Advisory Board
- Stormwater Advisory Committee
- Human Relations Board

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Michael Ryan McFayden

Address: 296 Chesterfield Street, Winterville, NC, 28590 (In Town)

Home Phone #: (910) 308-0523 Business Phone #: -

Email Address: mrm317@outlook.com

Employed By: - Occupation: Medical Student

Name of High School Attended: Gray's Creek High School

College or University Attended: UNC - Wilmington & East Carolina University

How long have you been a resident of Winterville? 8 months

Have you served on a board/commission of the town? () Yes () No

If yes, please indicate which one(s):

Current membership in organization and offices held: ECU Brody Conduct Committee, Master Educator Committee, Integrated Curriculum Improvement Task Force

Past membership in organizations and offices held: Brody Ambassador, Brody Med Pals, Brody Big/Little Program, Gray's Creek Station #18 volunteer fire dept., Pender County EMS & Fire

State why you feel you would be an asset to this board/commission. Though my age and time of residence may be concerning, I believe that allows me to approach issues with fresh eyes and opinions. I will handle this with the same honor and effort as my studies.

Signature: Michael McFayden Date: 1-31-2025

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@winterville.com with the completed application. Thank you.

This information requested below is optional:

Form with fields for Ethnic Group (Caucasian checked), Sex (Male checked), US Citizenship (Yes checked), and Birth Date (March 17, 1999).

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- Board of Adjustment
Recreation and Parks Advisory Board
Human Relations Board
Planning and Zoning Board
Stormwater Advisory Committee

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Mary Uy

Address: 792 Ashley Meadows Dr. Winterville, NC 28590

Home Phone #: 252-702-0805 Business Phone #:

Email Address: maryursulauy@gmail.com

Employed By: Hyster-Yale Materials Handling Occupation: IT - Business Analyst

Name of High School Attended: University of San Carlos - Girls High School (Cebu, Philippines)

College or University Attended: East Carolina University, American Public University, North Carolina Wesleyan University

How long have you been a resident of Winterville? Since 2015

Have you served on a board/commission of the town? () Yes (X) No

If yes, please indicate which one(s): Not Applicable

Current membership in organization and offices held:

Past membership in organizations and offices held:

Sigma Beta Delta (By Invitation Only - Honor Society)

State why you feel you would be an asset to this board/commission. A good advisory board member possesses a blend of personal and professional qualities including strong communication, analytical skills, and a commitment to the community's well-being. I believe I possess these skills through my personal, educational, and professional experience. As a parent, I believe how important it is for our youth to be represented on matters related to parks, recreation, and community services. I would like to be that voice.

Signature: Date: 05/14/2025

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Form with fields for Ethnic Group, Sex, US Citizenship, and Birth Date. Ethnic Group: Asian or Pacific Islander (checked). Sex: Female (checked). US Citizenship: Yes (checked). Birth Date: 09/08/1988.

Don Harvey

From: Mary Uy <maryursulauy@gmail.com>
Sent: Wednesday, May 14, 2025 9:23 PM
To: Don Harvey
Subject: Application for Parks and Recreation Advisory Board Member
Attachments: Mary Uy Advisory Board Member Application.pdf

Be Advised: This email originated from outside of the Town of Winterville, NC

Dear Don Harvey,

I hope this email finds you well. My name is Mary Uy, and I am writing to express my interest in serving as a member of the Parks and Recreation Advisory Board for the Town of Winterville, NC.

As someone who values community engagement and the importance of accessible, well-maintained public spaces, I would be honored to contribute my time and energy to the continued improvement of our town's parks and recreation programs. I believe my professional background in business analysis, project management and my personal experience as a parent to two active boys would allow me to provide meaningful input and support to the board's efforts. I enjoy and have substantial experience in collaborating with cross-functional teams in implementing improvements and mitigating issues - these skills have given me a deep appreciation for intentional and safe design, scalable and sustainable practices.

I'm confident that my experience and perspective, coupled with my problem-solving and organizational abilities, would make me a valuable contributor to the board's mission. Please let me know the next steps in the application process. I am happy to provide any additional information or documentation needed and would welcome the opportunity to speak further about how I can contribute.

Please see attached for my application and thank you for your time and consideration.

Warm regards,

Mary Uy
252-702-0805
Town of Winterville Resident

TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- 1 Board of Adjustment Planning and Zoning Board
2 Recreation and Parks Advisory Board Stormwater Advisory Committee
3 Human Relations Board

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Dee Parker

Address: 3015-A Cheryl Court Winterville NC 28590

Home Phone #: 8642930319 Business Phone #:

Email Address: parker_dee@yahoo.com

Employed By: Retired business exec. Occupation:

Director of Manufacturing Operations

Name of High School Attended:

Mc Dowell High Marion NC

College or University Attended: Western Piedmont College

How long have you been a resident of Winterville? 4 years total

Have you served on a board/commission of the town? () Yes (x) No

If yes, please indicate which one(s):

Current membership in organization and offices held:

Past membership in organizations and offices held:

Chamber of Commerce Chairman of Education Committee McDowell County NC

State why you feel you would be an asset to this board/commission.

I have an extensive business background and enjoy working with teams who engage with projects and groups (have worked with manufacturing firms,community colleges,and Chamber of Commerce teams over the years). Now that I have retired from full time employment,I would enjoy serving in the Winterville community (now that I have time to contribute) by serving the City of Winterville on one of the open board positions as outlined above.

Signature: Dee Parker

Date: 06/25/2025

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

<p><u>Ethnic Group:</u> <u>Sex:</u> _____ Female _____ Male _____ African American _____ American Indian <u>US Citizenship:</u> _____ Yes _____ No _____ Asian or Pacific Islander _____ Caucasian <u>Birth Date:</u> _____ _____ Hispanic</p>
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TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

2 Board of Adjustment 1 Planning and Zoning Board
3 Recreation and Parks Advisory Board Stormwater Advisory Committee
Human Relations Board

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Kecia Adams Council
Address: 689 Alexandria Lane Winterville NC 28590

Home Phone #: 252-917-0653 Business Phone #:

Email Address: kdadams689@gmail.com

Employed By: Keller Williams Realty & IFS Occupation: Broker/Realtor and Qualified Professional

Name of High School Attended: East Orange High School and PCC

College or University Attended: East Carolina University and PCC

How long have you been a resident of Winterville? 17 years

Have you served on a board/commission of the town? () Yes (x) No

If yes, please indicate which one(s):

Current membership in organization and offices held: Greenville NCAC of Delta Sigma Theta Sorority Inc. - Recording Secretary / NAACP - Chair of Housing Committee

Past membership in organizations and offices held: Pitt County AC Delta Sigma Theta , President

State why you feel you would be an asset to this board/commission. I offer professional expertise as a licensed real estate broker, Social Worker and active community member providing valuable insight into either board. My commitment to fairness, balanced growth and thoughtful decision making will make me an asset to the board.

Signature: Kecia Adams Council Date: 9/9/25

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Ethnic Group: African American, American Indian, Asian or Pacific Islander, Caucasian, Hispanic
Sex: Female, Male
US Citizenship: Yes, No
Birth Date:

TOWN OF WINTERVILLE

DAH 2-12-26
FORM

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- Board of Adjustment
- Recreation and Parks Advisory Board
- Human Relations Board
- Planning and Zoning Board
- Stormwater Advisory Committee

❖ Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: AMYE D'NEAL ALLEN

Address: 2121 CORNERSTONE DRIVE
WINTERVILLE, N.C. 28590

Home Phone #: 925-785-2590 Business Phone #: —

Email Address: ADAM@901.COM

Employed By: RETIRED Occupation: —

Name of High School Attended: AYDEN-GRIFFON HIGH SCHOOL

College or University Attended: CALIF. SCHOOL OF COURT REPORTING

How long have you been a resident of Winterville? 3 yrs / AYDEN 17 yrs

Have you served on a board/commission of the town? () Yes () No

If yes, please indicate which one(s): AYDEN PARKS & RECREATION FOUNDATION

Current membership in organization and offices held: —

—

Past membership in organizations and offices held: —

—

State why you feel you would be an asset to this board/commission. I BELIEVE IN

COMMUNITY SERVICE. I THINK THIS IS A GREAT COMMUNITY

IT IS MY HOME. I WOULD LIKE TO BE A PART OF MAKING IT BETTER.

Signature: Amye Allen Date: 2-6-26

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590

or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Ethnic Group:	Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male
<input type="checkbox"/> African American	
<input type="checkbox"/> American Indian	US Citizenship: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Asian or Pacific Islander	
<input type="checkbox"/> Caucasian	Birth Date: _____
<input type="checkbox"/> Hispanic	



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Donald Harvey, Town Clerk

Item to be Considered

Subject: Winterville Human Relations Board Reappoints.

Action Requested: Reappoint the following current WHRB members for another term: Rashana Carmon and Dedra Gregory.

Attachment: Applications.

Prepared By: Donald Harvey, Town Clerk

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

The Winterville Human Relations Board (WHRB) is composed of six (6) members, one (1) alternate member, and three (3) student members.

The Human Relations Board (HRB) currently has two (2) members whose term expires June 30, 2026, who are interested in serving another term:

- Rashana Carmon
- Dedra Gregory

There are currently additional applications on file in which applicants indicated WHRB as either their sole interest or a preference. The applicants are as follows (listed in order of receipt):

- Dee Parker
- Amye Allen

Budgetary Impact: NA.

Recommendation: Staff recommends Council reappoint the two (2) current members for another term.

TOWN OF WINTERVILLE

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- 1 Board of Adjustment Planning and Zoning Board
2 Recreation and Parks Advisory Board Stormwater Advisory Committee
3 Human Relations Board

Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: Dee Parker

Address: 3015-A Cheryl Court Winterville NC 28590

Home Phone #: 8642930319 Business Phone #:

Email Address: parker_dee@yahoo.com

Employed By: Retired business exec. Occupation:

Director of Manufacturing Operations

Name of High School Attended:

Mc Dowell High Marion NC

College or University Attended: Western Piedmont College

How long have you been a resident of Winterville? 4 years total

Have you served on a board/commission of the town? () Yes (x) No

If yes, please indicate which one(s):

Current membership in organization and offices held:

Past membership in organizations and offices held:

Chamber of Commerce Chairman of Education Committee McDowell County NC

State why you feel you would be an asset to this board/commission.

I have an extensive business background and enjoy working with teams who engage with projects and groups (have worked with manufacturing firms,community colleges,and Chamber of Commerce teams over the years). Now that I have retired from full time employment,I would enjoy serving in the Winterville community (now that I have time to contribute) by serving the City of Winterville on one of the open board positions as outlined above.

Signature: Dee Parker

Date: 06/25/2025

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590 or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

<p><u>Ethnic Group:</u> <u>Sex:</u> _____ Female _____ Male _____ African American _____ American Indian <u>US Citizenship:</u> _____ Yes _____ No _____ Asian or Pacific Islander _____ Caucasian <u>Birth Date:</u> _____ _____ Hispanic</p>
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TOWN OF WINTERVILLE

DAH 2-12-26
FORM

Request for Appointments to Boards, Commissions and Committees of the Town of Winterville

Please indicate which board you are interested in serving on. If you are interested in more than one board, please list them by preference by using numbers (1, 2, 3, etc.)

- Board of Adjustment
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- Human Relations Board
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❖ Require in-town residency or in the Town's ETJ to be appointed to any volunteer board.

Name: AMYE D'NEAL ALLEN

Address: 2121 CORNERSTONE DRIVE
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Home Phone #: 925-785-2590 Business Phone #: —

Email Address: ADAM@901.COM

Employed By: RETIRED Occupation: —

Name of High School Attended: AYDEN-GRIFFON HIGH SCHOOL

College or University Attended: CALIF. SCHOOL OF COURT REPORTING

How long have you been a resident of Winterville? 3 yrs / AYDEN 17 yrs

Have you served on a board/commission of the town? () Yes () No

If yes, please indicate which one(s): AYDEN PARKS & RECREATION FOUNDATION

Current membership in organization and offices held: —

—

Past membership in organizations and offices held: —

—

State why you feel you would be an asset to this board/commission. I BELIEVE IN

COMMUNITY SERVICE. I THINK THIS IS A GREAT COMMUNITY

IT IS MY HOME. I WOULD LIKE TO BE A PART OF MAKING IT BETTER.

Signature: Amye Allen Date: 2-6-26

Please return to: Town of Winterville Town Clerk's Office PO Box 1459 Winterville, NC 28590

or email don.harvey@wintervillenc.com with the completed application.

This information requested below is optional:

Ethnic Group:	Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male
<input type="checkbox"/> African American	
<input type="checkbox"/> American Indian	US Citizenship: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Asian or Pacific Islander	
<input type="checkbox"/> Caucasian	Birth Date: _____
<input type="checkbox"/> Hispanic	



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: June 8, 2026

Presenter: Charles Hamilton, Police Lieutenant

Item to be Considered

Subject: Approval of Request to Temporarily Close Church Street Between Cooper Street and Main Street for the Market on the Square Summer Event Series.

Action Requested: Approval Requested.

Attachment: None.

Prepared By: Charles Hamilton, Police Lieutenant

Date: 5/27/2026

ABSTRACT ROUTING:

TC: 6/1/2026

TM: 6/1/2026

Final: tlp - 6/1/2026

Supporting Documentation

The Winterville Police Department requests approval to temporarily modify traffic patterns within the downtown area to facilitate several community events sponsored or supported by the Town of Winterville. These events are designed to promote community engagement, public safety awareness, youth activities, and positive interaction between residents and local organizations.

To ensure the safety of participants, pedestrians, vendors, emergency personnel, and motorists, Church Street will be closed to all vehicular traffic, except for residents requiring access to their property, between Cooper Street and Main Street from 4:00 p.m. until 7:00 p.m. on the following dates:

- **June 12, 2026 – Juneteenth Celebration.**
- **July 10, 2026 – Touch-a-Truck Event.**
- **August 14, 2026 – National Night Out / Back to School Splash.**
- **September 11, 2026 – Community Heroes Day.**

Barricades and appropriate traffic control devices will be placed at designated intersections to restrict traffic and provide a safe area for event activities. Emergency vehicle access will be maintained at all times. Residents located within the affected area will be permitted access to their residences as needed.

The temporary street closure will provide a safer environment for event attendees and allow adequate space for displays, activities, emergency service demonstrations, vendors, and community engagement opportunities.

The Winterville Police Department reserves the ability to make minor traffic control adjustments as necessary to address unforeseen public safety concerns or operational needs associated with the events.

Budgetary Impact: None.

Recommendation: Staff recommends Council approve the temporary street closings.