



Planning & Zoning

September 16, 2024

7:00 P.M.

WINTERVILLE TOWN HALL ASSEMBLY ROOM

- I. **CALL TO ORDER.**
- II. **WELCOME.**
- III. **EXCUSED ABSENCES.**
- IV. **APPROVAL OF AGENDA.**
- V. **APPROVAL OF MINUTES**
 1. **August 19, 2024 P&Z Meeting.**
- VI. **ELECTION OF OFFICERS.**
 1. **Chairperson.**
 2. **Vice Chairperson.**
- VII. **NEW BUSINESS.**
 1. **Cornerstone Section 2, Phase 3 Final Plat.**
 2. **Eli's Ridge Phase 5 Final Plat.**
 3. **Southbrook Planned Unit Development (PUD) Rezoning.**
 4. **Southbrook Phase 2 Preliminary Plat.**
- VIII. **REPORTS FROM STAFF.**
- IX. **COMMENTS FROM BOARD MEMBERS.**
- X. **ADJOURN.**

SPECIAL NOTICE: *Anyone who needs an interpreter or special accommodations to participate in the meeting should notify the Town Clerk, Don Harvey at 215-2344 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)*



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

Item Section: New Business

Meeting Date: September 16, 2024

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: P&Z Minutes.

Action Requested: Review P&Z Minutes for Approval or Edits.

Attachment: August 19, 2024 Draft Minutes.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 9/4/2024

ABSTRACT ROUTING:

TC: Click or tap to enter a date.

TM: Click or tap to enter a date.

Final:

Supporting Documentation

Attached are the Draft Planning and Zoning Board Minutes for August 19, 2024.

Budgetary Impact: TBD.

Recommendation: Approval of Minutes if accurate.



**PLANNING AND ZONING BOARD
MONDAY, AUGUST 19, 2024
PLANNING AND ZONING BOARD MEETING MINUTES**

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

Gregory Monroe, Chairman
Douglas R. Kilian, Vice Chairman
Anthony Bell, Member
Domini Cunningham, Alternate Member
Brandy Daniels, Member
Darlene Gardner, Member
James Godfrey Jones, Member (absent)
Henry Hostetler, ETJ Member
Morris Luton, Member (excused)
Michael Weldin, Member (absent)
Stephen Penn, Planning and Economic Development Director
Tristyn Daughtry, Economic Development Planner
Donald Harvey, Town Clerk

CALL TO ORDER: Chairman Monroe called the meeting to order.

WELCOME: Chairman Monroe welcomed all Board members and the public to the meeting.

EXCUSED ABSENCES: Chairman Monroe requested to excuse the following Board members excused from the meeting: Member Luton.

Motion by Vice Chairman Kilian and second by Member Gardner to excuse Member Luton. Motion carried unanimously, 7-0.

APPROVAL OF AGENDA:

Motion by Vice Chairman Kilian to add the appointment of Chairman and Vice Chairman to the agenda.

Board and staff discussed the need to have time to think and study this item.

Motion died for a lack of a second.

Motion by Member Hostetler and second by Member Gardner to approve the Agenda as presented. Motion carried unanimously, 7-0.

APPROVAL OF MINUTES: Minutes of the May 20, 2024 and June 17, 2024 meetings were presented for approval.

Motion by Member Gardner and second by Member Cunningham to approve the minutes for the May 20, 2024 and June 17, 2024 meetings as presented. Motion carried unanimously, 7-0.

NEW BUSINESS:

1. Mill Street Townes Preliminary Plat - Planning and Economic Development Director Penn gave the following presentation:



P&Z- August 19, 2024

Preliminary Plat "Mill Street Townes"

Presenter:
Stephen Penn,
Director of Planning & Economic Development



Mill Street Townes Preliminary Plat

- Applicant: Rivers and Associates.
- Location: Between Highway 11 and Mill Street (South of Eleven at Main Townhome Development)
- Parcel Numbers: 39149 & 91013
- Site Data: 11.52 acres
- Current Zoning District: Multi-Family (MR)
 - Approved 9/13/21.



Site Details:

- Single Family Attached Development
 - Permitted within M-R Zoning District as a Special Use.
 - Obtained their Special Use Permit on 3/22/22- for a townhome development of up to 138 units.
- 93 Single Family Attached Units.
- Access: Two Driveways on Mill Street and one connection to Highway 11.
- The Highway 11 connection will be constructed and operational prior to phase 2 of this development.



MILL STREET TOWNES

PRELIMINARY PLAT

WINTERVILLE, PITT COUNTY, NORTH CAROLINA

RECEIVED
 08/24
 REC. General Plan Plat



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA CONSTRUCTION CODES AND REGULATIONS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND SERVICES TO REMAINING PROPERTIES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.

LEGEND:

- 1. LOT LINES
- 2. STREET LINES
- 3. UTILITY LINES
- 4. LANDSCAPE FEATURES
- 5. EXISTING UTILITIES
- 6. EXISTING SERVICES
- 7. EXISTING UTILITIES
- 8. EXISTING SERVICES
- 9. EXISTING UTILITIES
- 10. EXISTING SERVICES



SCALE:

1" = 40'









Rivers

ARCHITECTURAL FIRM

MILL STREET TOWNES

BUSINESS CONFORMANCE PLAN

C1.11



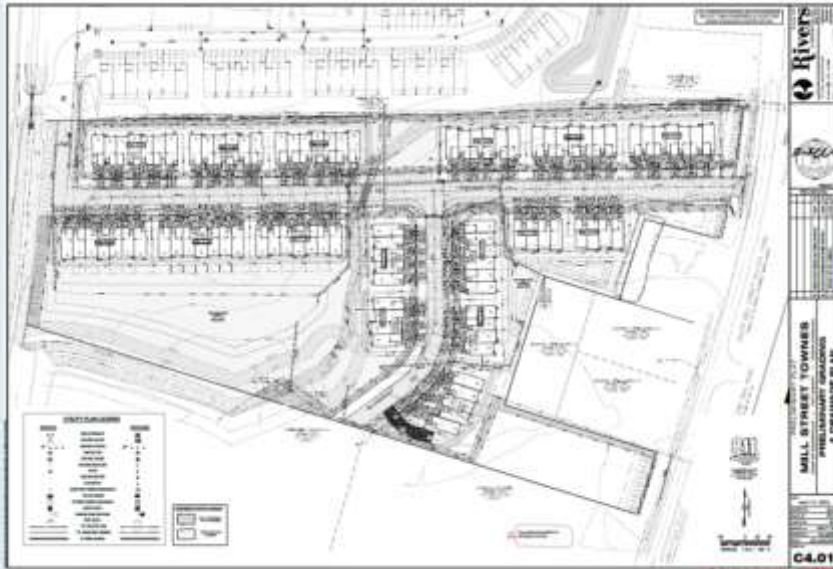
Rivers

ARCHITECTURAL FIRM

MILL STREET TOWNES

PRELIMINARY SITE PLAN

C2.01



Town of
WINTERVILLE
A slice of the good life!

Mill Street Townes Preliminary Plat

Staff Notes:

- This development will exceed 30 lots, requiring two separate and constructed access points.
 - The second phase of this subdivision may not be final platted unless the highway 11 entrance is fully constructed, approved, and operational.
- Applicant supplied note on Plat:
- **28 units in 1st phase.



Staff Recommendation:

- Mill Street Townes Preliminary Plat has been reviewed by the Winterville Technical Review Committee (TRC). After reviews and revisions, the presented Mill Street Townes Preliminary Plat was approved by the TRC for Town compliance.

Staff Recommendation:

- Staff recommends Approval of Mill Street Townes as the development meets the standards of the Town of Winterville for a Single Family Attached development.

Staff Analysis:

- Mill Street Townes Obtained a Special Use Permit for up to 138 Single Family Attached Dwelling Units on March 22, 2022.
- The proposed Preliminary Plat meets the requirement of the Town of Winterville for a Single Family Attached (townhome development). The Preliminary Plat has been reviewed and approved by the Winterville Technical Review Committee and thus the Town of Winterville Staff recommends approval of the proposed Preliminary Plat.

Recommendation: Staff recommends approval, as proposal meets Winterville Ordinance and Standards as reviewed by the Winterville Technical Review Committee. Planning and Economic Development Director Penn ask for any questions. The project developer is available for any questions.

Chairman Monroe asked with multiple buildings, could they have multiple owners. Planning and Economic Development Director Penn said yes, multiple owners could occur. Member Cunningham said are we looking aerial of the surrounding area. Vice Chairman Kilian what is a Type A buffer. Planning and Economic Development Director Penn explained the different buffer types and

vegetations required for each. Vice Chairman Kilian asked is there an earthen berm. Planning and Economic Development Director Penn said a berm is located along southern portion and roads.

Member Daniels asked are there multiple owners of adjacent land. Planning and Economic Development Director Penn said yes, and we have all been in contact with them. Kenneth Smith, developer, said they are not rentals, there is the need for owner properties. Vice Chairman Kilian said feels there needs to be privacy berm between development and house. Planning and Economic Development Director Penn defined the berm requirements. Kenneth Smith said they will do what will make adjacent landowner happy. Planning and Economic Development Director Penn defined Type A buffer yard that requires a barrier within five years. Member Daniels asked the size of the homes. Kenneth Smith said 1,500 – 1,800 square foot; 2 - 3-bedroom homes, within walking distance to downtown, and HOA supported. Vice Chairman Kilian asked what is between 11 and Main and this development. Planning and Economic Development Director Penn said it meets the code and setbacks.

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

Motion by Member Hostetler and second by Member Gardner to approve the Mill Street Townes Preliminary Plat. Motion carried 6-1, Member Daniels opposed.

REPORTS FROM STAFF:

Chairman Monroe ask for reports from staff.

Planning and Economic Development Director Penn reported the following noted items. He summarized the report below, introduced Tristyn Daughtry, Economic Development Planner, and discussed the new PCC Welding Building starting construction. Member Hostetler asked what the average rate for rent is. Planning and Economic Development Director Penn said we try to stay out of numbers. Some developers have applied for permits for assisted units. Member Daniels asked are we offering assistance. Planning and Economic Development Director Penn responded that we are getting the word for out for potential applicants.



2571 RAILROAD ST
PO BOX 1459
WINTERVILLE, NC
28590

PLANNING DEPARTMENT

To: Town Council
From: Stephen Penn, Planning and Economic Development Director
Date: August 5, 2024
Re: Second Quarter Report

Please find below a summary of active projects within the Town of Winterville:

- **Projects Under Construction:**
 - Cornerstone: Adding Final 11 Lots.
 - Villa Grande: Adding 40 Lots.
 - Eleven at Main: Adding roughly 60 more units. (Within current phase and phase under construction)

- **Residential Projects Under Review by Winterville's Technical Review Committee (TRC)**
 - Blueberry Construction Drawings: 69 Lots.
 - Carroll Crossing Duplex Addition: Received SUP Approval in July 2024. Preliminary Plat to follow. 23 Units.
 - Southbrook Phase 1 Construction Drawings: 122 Single Family Detached Lots; 56 Single Family Attached Units/Lots.
 - Southbrook Phase 2 Preliminary Plat: 335 Single Family Detached Lots; 98 Single Family Attached Units/Lots.
 - Quail Trace Preliminary Plat: 85 Lots.
 - Brookstone Phase 2 Construction Drawings: 49 Lots.
 - Farmstead Preliminary Plat: 179 Lots.
 - Mill Street Townes Preliminary Plat: 93 Single Family Attached Units.
 - Cornerstone Final Plat- Referenced above.

- **Commercial Projects:**
 - Creekside Park, Phase 2: 3,000sf building proposed off of Reedy Branch Road. (Under TRC Review).
 - 4771 Reedy Branch Road: Warehouse and Storage Facility 44,250 sf.
 - Lowes Foods: Staff is working to help bring businesses to existing spaces.
 - 2586 Railroad St- Staff is working to bring a new business to fill in the newly available commercial space.
 - Pitt Community College Welding Building: 29,879 sf. Building. Approved by TRC.

COMMENTS FROM BOARD MEMBERS:

Chairman Monroe ask if there were any comments from members of the Board. No comments.

ADJOURN:

Chairman Monroe requested a motion to adjourn.

Motion by Member Gardner and second by Vice Chairman Kilian to adjourn the meeting. Motion carried unanimously, 7-0. Meeting adjourned at 7:38 pm.

Adopted this the 16th day of September 2024.

Gregory Monroe, Chairman

ATTEST:

Donald Harvey, Town Clerk

DRAFT



Town of Winterville Planning & Zoning Agenda Abstract

Item Section: Other Items

Meeting Date: September 16, 2024

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Election of Officers.

Action Requested: Election of Chair and Vice-Chair of the P&Z Board.

Attachment: None

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 9/4/2024

Supporting Documentation

Election of Chair & Vice-Chair of Planning and Zoning Board (P&Z):

Current Officers:

- Chairman- Gregory Monroe.
- Vice Chairman- Douglas Kilian

Planning and Zoning Board Members:

1. Anthony Bell
Term Expires: 06/30/2027
2. Brandy Daniels
Term Expires: 06/30/2025
3. Darlene Gardner
Term Expires: 06/30/2027
4. Douglas R. Kilian (**Vice-Chairman**)
Term Expires: 06/30/2027
5. Gregory Monroe (**Chairman**)
Term Expires: 06/30/2027
6. Michael Weldin
Term Expires: 06/30/2027
7. James Godfrey Jones
Term Expires: 06/30/2025
8. Morris Luton
Term Expires: 06/30/2025
9. Domini Cunningham (**Alternate Member.**)
Term Expires: 06/30/2025

ETJ Members (County Appointed)

1. Henry Hostetler (**ETJ member**)
Term Expires: 06/30/2025

Budgetary Impact: TBD.

Recommendation: Consider Chair and Vice-Chair Appointments.



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

Item Section: New Business

Meeting Date: September 16, 2024

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Cornerstone Section 2, Phase 3 Final Plat.

Action Requested: Provide a recommendation to Town Council.

Attachment: Final Plat.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 9/4/2024

ABSTRACT ROUTING:

TC: Click or tap to enter a date.

TM: Click or tap to enter a date.

Final:

Supporting Documentation

Applicant: Stroud Engineering.

Location: Cornerstone Subdivision off of Firetower Road.

Parcel Numbers: 38827

Site Data:

- This Phase 3.3151 acres.
- This Phase contains 11 Lots.

Zoning District: R-6.

Staff Analysis:

The Proposed Cornerstone Section 2, Phase 3 Final Plat meets the standards and requirements of the Town of Winterville. This Final Plat has received Technical Review Committee Approval for Planning and Zoning Board review. **Staff recommends the approval of Cornerstone Section 2, Phase 3 Final Plat as its design meets all requirements of the Town of Winterville.**

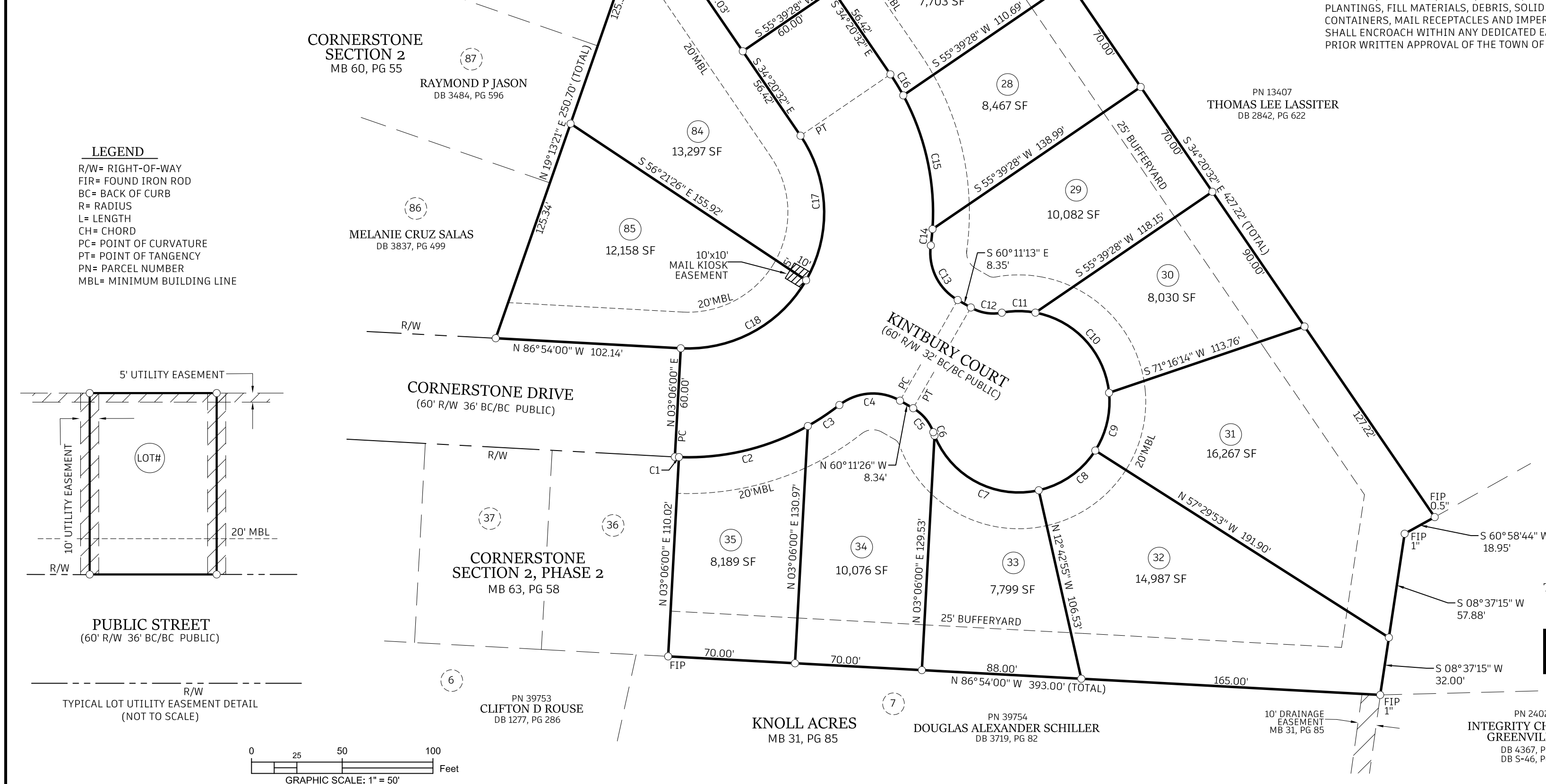
****Notes: This Final Plat may go before the Planning and Zoning Board for recommendation to Town Council. **This Final Plat may not go before Town Council until all elements and requirements of this final plat have been finalized and approved by the Town of Winterville Staff.**

Budgetary Impact: TBD.

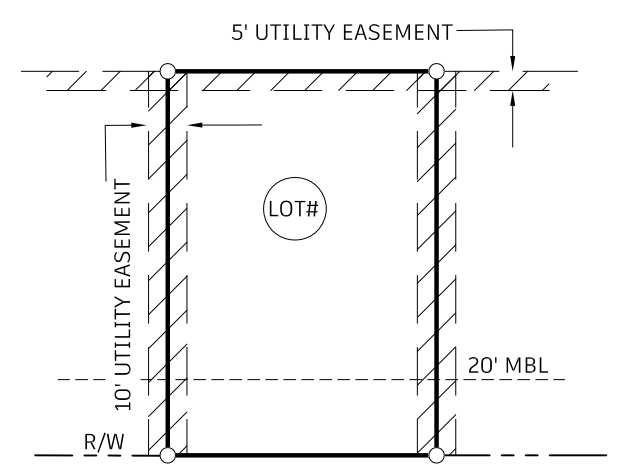
Recommendation: Approval of Cornerstone Section 2, Phase 3 Final Plat. .



VICINITY MAP
SCALE: 1" = 1,000'

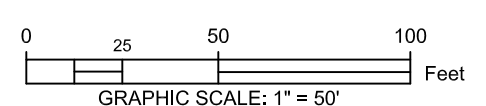


LEGEND
 R/W= RIGHT-OF-WAY
 FIR= FOUND IRON ROD
 BC= BACK OF CURB
 R= RADIUS
 L= LENGTH
 CH= CHORD
 PC= POINT OF CURVATURE
 PT= POINT OF TANGENCY
 PN= PARCEL NUMBER
 MBL= MINIMUM BUILDING LINE



PUBLIC STREET
(60' R/W 36' BC/BC PUBLIC)

TYPICAL LOT UTILITY EASEMENT DETAIL
(NOT TO SCALE)



SHEET 1 OF 1

PN 38827

MAP FOR RECORD
CORNERSTONE SECTION 2, PHASE 3
 REFERENCE: A PORTION OF THE PROPERTY RECORDED IN DEED BOOK 4425, PAGE 298 OF THE PITT COUNTY REGISTRY
 WINTERVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA
 OWNER: REGGIE SPAIN HOMES, LLC
 ADDRESS : 609 D COUNTRY CLUB DRIVE GREENVILLE, NC 27834
 PHONE: _____

STROUD ENGINEERING, P.A. 107-B COMMERCE STREET. GREENVILLE, NC 27858 (252) 756-9352 LICENSE NO. C-0647	SURVEYED: JD/DE/JE	APPROVED: DTB
	DRAWN: SRS/DTB	DATE: 06/28/2024
	CHECKED: DTB	SCALE: 1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WINTERVILLE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

OWNER _____

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

I HEREBY CERTIFY THAT THIS FINAL PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF THE TOWN OF WINTERVILLE ON THE DAY OF _____, 20____.

DATE _____

CHAIRMAN, PLANNING BOARD _____

CERTIFICATE OF FINAL APPROVAL

APPROVED FOR RECORDING BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE, NC ON THIS THE DAY OF _____, 2024 PURSUANT TO AUTHORITY OF SECTION 154.13 IN THE SUBDIVISION REGULATIONS.

DATE _____

MAYOR _____

REVIEW OFFICER'S CERTIFICATE

NORTH CAROLINA, PITT COUNTY

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

REVIEW OFFICER _____

DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:30,708, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S.47-30 (f)(11)(a), THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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

SIGNED _____
 PROFESSIONAL LAND SURVEYOR L-4146

GENERAL NOTES

- AREAS CALCULATED BY COORDINATE GEOMETRY.
- MINIMUM BUILDING SETBACKS:
 FRONT - 20'
 SIDE - 8'
 REAR - 20'
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. REFERENCE: FIRM 3720468500K, DATED 07/07/2014.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE STATED.
- DRAINAGE SWALES, COMMON AREA, AND RECREATION AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE DESIGNATION OVER WATER, SANITARY SEWER, DRAINAGE, AND ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, DRAINAGE, AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
- NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE TOWN OF WINTERVILLE.

RECEIVED
P&Z Cleared
 Need Final Approvals etc to present to Town Council.

CURVE TABLE					
CURVE #	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	2.26'	0°57'28"	135.00'	S 87°22'44" E	2.26'
C2	73.99'	31°24'07"	135.00'	N 76°26'28" E	73.07'
C3	20.88'	8°51'44"	135.00'	N 56°18'32" E	20.86'
C4	35.57'	67°55'38"	30.00'	S 85°50'45" W	33.52'
C5	17.63'	40°24'36"	25.00'	N 39°59'08" W	17.27'
C6	1.97'	2°15'39"	50.00'	S 20°42'18" E	1.97'
C7	70.58'	80°52'47"	50.00'	S 62°16'32" E	64.86'
C8	39.08'	44°46'58"	50.00'	N 54°53'36" E	38.09'
C9	33.33'	38°11'53"	50.00'	N 13°24'11" E	32.72'
C10	64.35'	73°44'23"	50.00'	N 42°33'58" W	60.00'
C11	18.58'	21°17'43"	50.00'	S 89°54'59" W	18.48'
C12	17.69'	40°32'04"	25.00'	S 80°27'15" E	17.32'
C13	35.57'	67°55'38"	30.00'	S 26°13'24" E	33.52'
C14	9.02'	3°49'44"	135.00'	N 05°49'33" E	9.02'
C15	76.53'	32°28'42"	135.00'	N 12°19'40" W	75.51'
C16	13.61'	5°46'30"	135.00'	N 31°27'17" W	13.60'
C17	84.10'	64°14'48"	75.00'	N 02°13'08" W	79.76'
C18	82.72'	63°11'44"	75.00'	N 61°30'08" E	78.59'

REVIEW ONLY



Town of Winterville Planning & Zoning Agenda Abstract

Item Section: New Business

Meeting Date: September 16, 2024

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Eli's Ridge Phase 5 Final Plat.

Action Requested: Provide a recommendation to Town Council.

Attachment: Final Plat.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 9/4/2024

ABSTRACT ROUTING:

TC: Click or tap to enter a date.

TM: Click or tap to enter a date.

Final:

Supporting Documentation

Applicant: Stroud Engineering.

Location: Eli's Ridge Subdivision off of Worthington Road. .

Parcel Numbers: A portion of 84754

Site Data:

- This Phase 5.5089 acres.
- This Phase contains 14 Lots.

Zoning District: R-10.

Staff Analysis:

The Proposed Eli's Ridge Phase 5 Final Plat meets the standards and requirements of the Town of Winterville. This Final Plat has received Technical Review Committee Approval for Planning and Zoning Board review. **Staff recommends the approval of Eli's Ridge Phase 5 Final Plat as its design meets all requirements of the Town of Winterville.**

****Notes: This Final Plat may go before the Planning and Zoning Board for recommendation to Town Council. **This Final Plat may not go before Town Council until all elements and requirements of this final plat have been finalized and approved by the Town of Winterville Staff.**

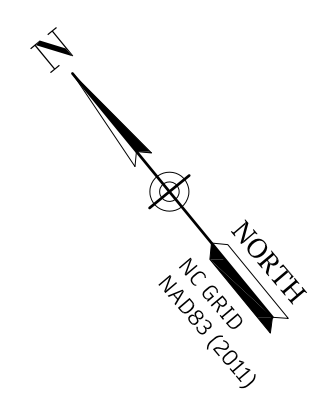
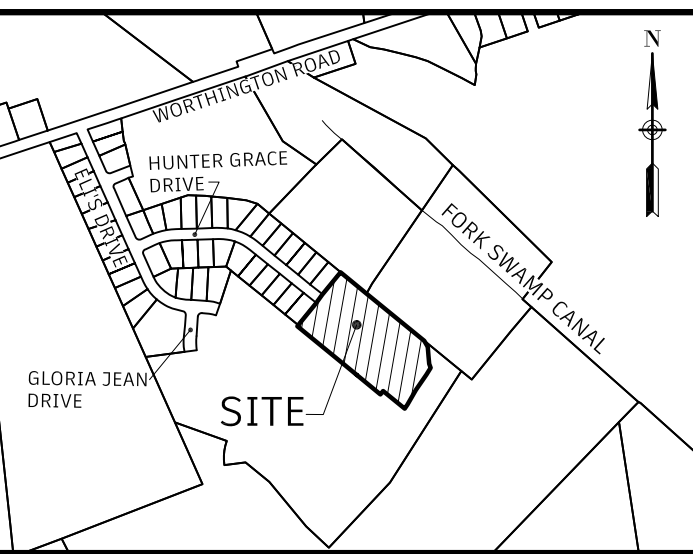
****Note: The "Clara Court" stub was required to allow the adjoining property owner access to their property. The pavement will not be completed unless the adjoining property is ever developed. The property is located within floodplain and floodway and will likely not be developed in the future.

Budgetary Impact: TBD.

Recommendation: Approval of Eli's Ridge Phase 5 Final Plat. .

RECEIVED

SD 9.6.24- P&Z Cleared
Not Council Yet.



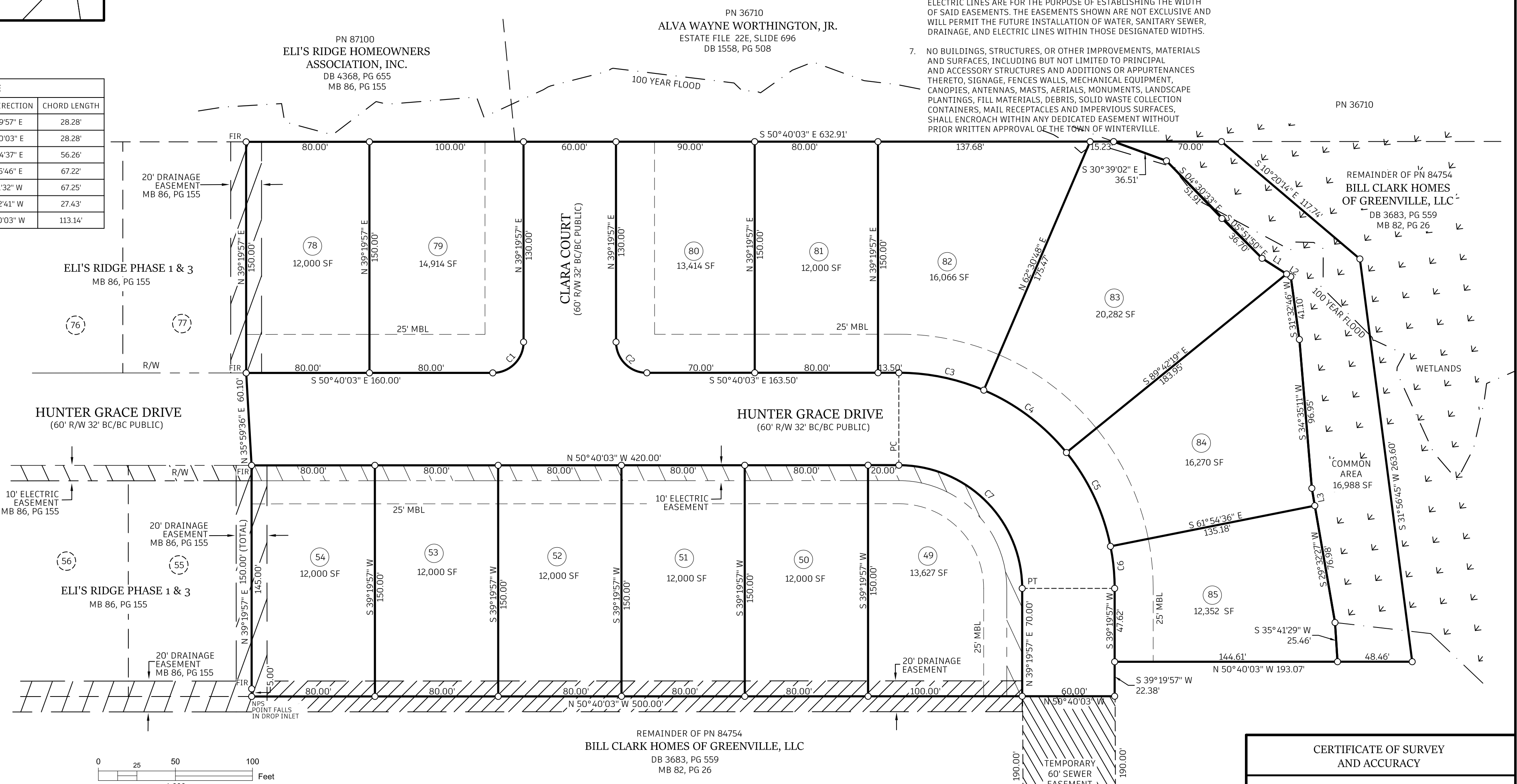
CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	N 84°19'57" E	28.28'
C2	31.42'	20.00'	S 05°40'03" E	28.28'
C3	56.64'	140.00'	S 39°04'37" E	56.26'
C4	67.88'	140.00'	S 13°35'46" E	67.22'
C5	67.92'	140.00'	S 14°11'32" W	67.25'
C6	27.47'	140.00'	S 33°42'41" W	27.43'
C7	125.66'	80.00'	N 05°40'03" W	113.14'

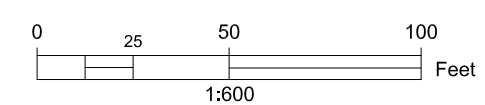
LINE TABLE

LINE #	DISTANCE	DIRECTION
L1	18.88'	S 18°04'23" E
L2	3.26'	S 18°04'23" E
L3	11.46'	S 29°32'27" W

LEGEND
 R/W= RIGHT-OF-WAY
 FIR= FOUND IRON ROD
 BC= BACK OF CURB
 R= RADIUS
 L= LENGTH
 CH= CHORD
 PC= POINT OF CURVATURE
 PT= POINT OF TANGENCY
 MB= MAP BOOK
 DB= DEED BOOK
 PG= PAGE
 PN= PARCEL NUMBER
 NPS= NO POINT SET



SHEET 1 OF 1
A PORTION OF PN 84754



MAP FOR RECORD
ELI'S RIDGE PHASE 5
 REFERENCE: A PORTION OF THE PROPERTY RECORDED IN DEED BOOK 3683, PAGE 559 OF THE PITT COUNTY REGISTRY
 WINTERVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: BILL CLARK HOMES OF GREENVILLE, LLC
ADDRESS: 200 E ARLINGTON BLVD GREENVILLE, NC 27858
PHONE: (252) 355-5805

STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET, GREENVILLE, NC 27858
 (252) 756-9352 LICENSE NO. C-0647

SURVEYED: HOB/DE	APPROVED: DTB
DRAWN: MLB	DATE: 06/05/2024
CHECKED: DTB	SCALE: 1"=50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WINTERVILLE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

OWNER _____

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

I HEREBY CERTIFY THAT THIS FINAL PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF THE TOWN OF WINTERVILLE ON THE _____ DAY OF _____, 20____.

DATE _____

CHAIRMAN, PLANNING BOARD _____

CERTIFICATE OF FINAL APPROVAL

APPROVED FOR RECORDING BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE, NC ON THIS THE _____ DAY OF _____, 2024 PURSUANT TO AUTHORITY OF SECTION 154.13 IN THE SUBDIVISION REGULATIONS.

DATE _____

MAYOR _____

REVIEW OFFICER'S CERTIFICATE

REVIEW ONLY
NORTH CAROLINA, PITT COUNTY

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

REVIEW OFFICER _____
DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I, DEBORAH T BOYETTE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE _____, PAGE PLAT _____, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE _____, PAGE PLAT _____, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:45,029 _____, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S.47-30 (f)(1)(a), THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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

SIGNED _____
PROFESSIONAL LAND SURVEYOR L- 4146

- GENERAL NOTES**
- AREAS CALCULATED BY COORDINATE GEOMETRY.
 - MINIMUM BUILDING SETBACKS:
FRONT - 25'
SIDE - 8'
REAR - 20'
 - A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. REFERENCE: FIRM 3720468400J, DATED 01/02/2004.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE STATED.
 - DRAINAGE SWALES, COMMON AREA, AND RECREATION AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE DESIGNATION OVER WATER, SANITARY SEWER, DRAINAGE, AND ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, DRAINAGE, AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCR OACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE TOWN OF WINTERVILLE.

SITE DATA

TOTAL AREA IN TRACT	5.8988 ACRES
NO. OF LOTS CREATED	14
CURRENT ZONING	R-10
LINEAR FEET IN STREETS	663 LF
AREA IN PARKS OR RECREATION	0.00 AC
COMMON AREA	0.39 AC
MAXIMUM IMPERVIOUS AREA PER LOT	4,400 SF



Town of Winterville Planning & Zoning Agenda Abstract

Item Section: New Business

Meeting Date: September 16, 2024

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Southbrook Planned Unit Development (PUD) Rezoning/Amendment. .

Action Requested: Provide a recommendation to Town Council.

Attachment: Rezoning Application; Metes and Bounds Description; Existing PUD Development Standards (Ordinance Number 23-O-011; Proposed Amended PUD Document, Staff Report; Proposed Preliminary Plat With Highlighted Areas of Puestion; Certified Notice to Adjoining Property Owners.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 9/4/2024

ABSTRACT ROUTING:

TC: Click or tap to enter a date.

TM: Click or tap to enter a date.

Final:

Supporting Documentation

Southbrook Subdivision was designed as a Planned Unit Development (PUD). PUDs are Conditional Zoning Districts that allow flexibility in design due to environmental constraints present on sites. The property in which Southbrook is proposed is a perfect candidate for such a development due to the significant amount of environmentally sensitive land that is located on the property. The intent of a PUD is to allow the developer to cluster their development into smaller pockets in order to reach the density that would normally be present in this location while ensuring minimal impact to environmental features.

Southbrook received an R-6 Conditional District and Multi-Family Conditional District PUD rezoning approval on 1.9.23. The Southbrook Planned Unit Development contains its own development standards to help protect environmentally sensitive areas. Anything that is not included and approved within the Southbrook PUD Development standards are subject to normal Town of Winterville Standards.

The applicant has submitted a revision to the Southbrook PUD Development Standards in hopes to:

- Expand the location and area in which Single Family Attached Units are located. (But not the overall number of single family attached units).
- Changes in Single Family Attached Homes- From 1,600 heated square feet to 1,400 heated square feet.
- Changes in Single Family Detached homes from: 1,800 heated square feet to 1,500 heated square feet for single story homes and 1,600 heated square feet for two story homes.
- Changes in Block Length- from our current 1,200' maximum to 1,400' maximum.
- Changes in Block Definition- City Blocks are defined by streets; the applicant wishes to allow sidewalks and pedestrian trails to be used to define an edge of a city block.
- Deviations and flexibility in Town Council and Staff review processes.

More information and details may be found on the attached staff report.

Staff recommends denial of the proposed rezoning for reasons outlined in the Staff Report.

Budgetary Impact: TBD.

Recommendation: Denial of the proposed rezoning Amendment as it is not in alignment with Winterville Standards and Procedures.



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: SouthbrookNC, LLC

Address: 4350 Lassiter@ North Hills Ave., Suite 256, Raleigh, NC 27609-5792

Phone #: (704) 995-2507

Owner: Chapel Hill Foundation

Address: 300 South Building, CN 1000, Chapel Hill, NC 27599

Phone #: (919) 962-2336

PROPERTY INFORMATION

Parcel #: 11636, 15006, 11638, 82096, 82094 Area (square feet or acres): +/-245.43

Current Land Use: Vacant

Location of Property: Off of Church Street and Laurie Ellis Road

ZONING REQUEST

Existing Zoning: PUD (Ordinance 23-0-011) Requested Zoning: PUD

Reason for zoning change: Requesting minor revisions to the original PUD approval in order to maximize options and flexibility for all housing products.

This application shall be accompanied by the following items:

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

OWNER/AGENT STATEMENT

I, Scott Moore, 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 _____/_____/_____.

I understand that failure to address any item in the zoning amendment application requirements of the zoning ordinance my result in the rezoning request not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular review cycle.

- All owners of the property must sign the application.

Signature

Date

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

- All owners of the property must sign the application.

I, Nathan Knuffman, being the Owner of the property described herein, do hereby authorize Scott Moore as agent for the purpose of this application.

NK

Signature

7/19/24

Date

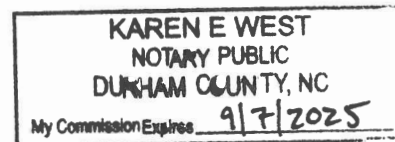
Sworn to and subscribed before me, this 19th day of July, 2024.

Karen E. West

Notary Public

My Commission Expires:

9/7/2025



Legal Description For
Chapel Hill Foundation Real Estate Holdings LLC
Winterville Township, Pitt County
North Carolina

Commencing at a point, said point being an iron pipe found along the eastern right-of-way of Church Street Ext. (SR 1714) in Winterville Township, Pitt County, North Carolina. Point further described as the northwestern corner of the Annie Mae E. Allen Life Estate property as recorded in Deed Book DC108, Page 1, Pitt County Registry. Point also described as a western corner of the Chapel Hill Foundation Real Estate Holdings Inc. property as recorded in Deed Book 3448 Page 378 and the **POINT OF BEGINNING**. Thence along the eastern right-of-way of Church Street Ext. N 13°49'16" E a distance of 839.61 feet to an iron pipe found. Thence with a curve turning to the right with an arc length of 34.22 feet, with a radius of 970.00 feet, with a chord bearing of N 14°49'55" E, with a chord length of 34.22 feet to an iron pipe found. Thence S 76°40'42" E a distance of 221.56 feet to an iron pipe found. Thence N 13°21'42" E a distance of 199.94 feet to an iron pipe found. Thence S 76°41'35" E a distance of 48.55 feet to an iron pipe found. Thence S 76°43'28" E a distance of 79.97 feet to an iron pipe found. Thence S 76°41'04" E a distance of 80.06 feet to an iron pipe found. Thence S 76°43'38" E a distance of 80.00 feet to an iron pipe found. Thence S 76°38'17" E a distance of 79.88 feet to an iron pipe found. Thence S 76°42'13" E a distance of 95.07 feet to an iron pipe found. Thence S 76°53'54" E a distance of 233.88 feet to an iron pipe found. Thence S 76°11'58" E a distance of 80.03 feet to an iron pipe found. Thence S 76°18'57" E a distance of 79.91 feet to an iron pipe found. Thence S 76°44'16" E a distance of 81.00 feet to an iron pipe found. Thence S 76°02'02" E a distance of 48.73 feet to an iron pipe found. Thence S 77°35'50" E a distance of 31.28 feet to an iron pipe found. Thence S 76°36'08" E a distance of 338.06 feet to an iron pipe found. Thence N 00°31'39" E a distance of 182.63 feet to an iron pipe found. Thence N 00°29'08" E a distance of 330.30 feet to an iron pipe found. Thence N 00°38'02" E a distance of 65.26 feet to an concrete monument. Thence N 89°59'29" E a distance of 114.37 feet to an iron pipe found. Thence N 89°58'14" E a distance of 203.88 feet to an iron pipe found. Thence N 89°58'34" E a distance of 28.92 feet to an iron pipe found. Thence N 89°56'11" E a distance of 114.38 feet to an iron pipe found. Thence S 89°59'31" E a distance of 173.14 feet to an iron pipe found. Thence S 89°54'48" E a distance of 87.40 feet to an iron pipe found. Thence N 89°58'10" E a distance of 172.53 feet to an iron pipe found. Thence S 89°56'54" E a distance of 590.76 feet to an iron pipe found. Thence N 89°50'17" E a distance of 80.27 feet to an iron pipe found. Thence S 89°50'37" E a distance of 79.81 feet to an iron pipe found. Thence S 89°57'59" E a distance of 137.59 feet to an iron pipe found. Thence N 89°56'43" E a distance of 94.24 feet to an iron pipe found. Thence N 24°10'01" E a distance of 80.18 feet to an iron pipe found. Thence N 23°59'09" E a distance of 140.25 feet to an iron pipe found. Thence N 24°08'47" E a distance of 80.05 feet to an iron pipe found. Thence N 24°05'04" E a distance of 79.83 feet to an iron pipe found. Thence N 23°59'17" E a distance of 95.32 feet to an iron pipe found. Thence N 24°13'03" E a distance of 59.81 feet to an iron pipe found. Thence N 24°15'41" E a distance of 95.06 feet to an iron pipe found. Thence N 24°08'17" E a distance of 80.01 feet to an iron pipe found. Thence N 24°06'04" E a distance of 68.97 feet to an iron pipe found. Thence N 25°06'13" E a distance of 44.47 feet to an iron pipe found. Thence N 02°31'42" E a distance of 102.94 feet to an iron pipe found.

Thence N 02°35'22" E a distance of 79.97 feet to an iron pipe found. Thence N 02°40'37" E a distance of 80.02 feet to an iron pipe found. Thence N 02°38'11" E a distance of 79.90 feet to an iron pipe found. Thence N 02°38'58" E a distance of 80.02 feet to an iron pipe found. Thence N 02°37'12" E a distance of 80.03 feet to an iron pipe found. Thence N 02°36'39" E a distance of 65.77 feet to an iron pipe found. Thence N 02°37'37" E a distance of 80.53 feet to an iron pipe found. Thence N 02°34'45" E a distance of 100.31 feet to an iron pipe found along the southern right-of-way of Laurie Ellie Road (SR 1713). Thence across the right-of-way of Laurie Ellis Road N 09°30'52" E a distance of 60.00 feet to a point. Thence down the northern right-of-way of Laurie Ellis Road S 80°29'08" E a distance of 530.03 feet to a point. Thence across the right-of-way of Laurie Ellis Road S 09°30'52" W a distance of 60.00 feet to an iron pipe found. Thence S 01°56'14" W a distance of 708.73 feet to an existing axle. Thence S 88°58'00" E a distance of 152.87 feet to an existing axle. Thence S 00°09'02" W a distance of 171.26 feet to an iron pipe found. Thence S 00°13'41" W a distance of 1632.07 feet to an existing axle. Thence N 86°17'28" W a distance of 215.90 feet to an iron pipe found. Thence S 13°39'00" W a distance of 214.53 feet to an iron pipe found. Thence S 21°51'13" W a distance of 355.50 feet to an iron pipe found. Thence N 78°17'01" W a distance of 371.81 feet to an iron pipe found. Thence N 45°24'01" W a distance of 198.70 feet to an iron pipe set. Thence S 88°23'03" W a distance of 244.59 feet to an iron pipe found. Thence S 26°55'31" W a distance of 449.06 feet to an iron pipe found. Thence S 42°39'50" E a distance of 75.00 feet to an iron pipe found. Thence S 19°34'18" E a distance of 74.12 feet to an iron pipe found. Thence S 84°01'21" W a distance of 665.25 feet to an iron pipe set. Thence S 00°28'33" W a distance of 65.15 feet to a concrete monument. Thence S 00°19'26" W a distance of 1555.90 feet to an iron pipe found. Thence N 74°31'09" W a distance of 65.83 feet to an iron pipe found. Thence N 73°35'21" W a distance of 101.37 feet to an iron pipe found. Thence N 74°41'15" W a distance of 63.53 feet to an iron pipe found. Thence N 73°41'32" W a distance of 147.25 feet to an iron pipe found. Thence N 77°17'38" W a distance of 212.23 feet to an iron pipe found. Thence N 72°38'39" W a distance of 99.96 feet to an iron pipe found. Thence N 73°01'28" W a distance of 81.53 feet to an iron pipe found. Thence N 79°42'20" W a distance of 141.75 feet to an iron pipe found. Thence N 86°31'20" W a distance of 131.43 feet to an iron pipe found. Thence N 32°10'26" W a distance of 1303.35 feet to concrete monument. Thence S 85°20'28" W a distance of 501.60 feet to an iron pipe set. Thence N 61°11'51" W a distance of 51.66 feet to an iron pipe set. Thence N 33°16'57" E a distance of 74.40 feet to an iron pipe found. Thence N 33°16'57" E a distance of 101.95 feet to an iron pipe found. Thence N 33°32'17" E a distance of 202.81 feet to an iron pipe found. Thence N 35°14'59" E a distance of 173.09 feet to an iron pipe set. Thence N 62°59'38" W a distance of 20.21 feet to an iron pipe found. Thence N 62°59'38" W a distance of 97.24 feet to an iron pipe found. Thence N 63°12'47" W a distance of 176.47 feet to an iron pipe found. Thence N 63°11'09" W a distance of 108.02 feet to an iron pipe found. Thence N 63°18'50" W a distance of 31.73 feet to an iron pipe found. Thence N 06°25'46" E a distance of 72.99 feet to an iron pipe found. Thence N 34°39'10" W a distance of 299.54 feet to an iron pipe found. Thence N 58°37'40" W a distance of 71.17 feet to an iron pipe found. Thence N 77°23'18" W a distance of 192.29 feet to an iron pipe found and the **POINT OF BEGINNING** and containing 246.177 acres (10723486 square feet).

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

WHEREAS, The Coley Group has requested amendment of the Zoning Ordinance of the Town of Winterville by rezoning of the property described herein from Agricultural Residential (AR) to PUD Conditional District (R-6 CD and MR CD).

WHEREAS, a public hearing on the question of this zoning amendment was held, at the Winterville Town Hall at 7:00 p.m. on January 9, 2023, after due notice publication on December 28, 2022 and January 4, 2023; and

WHEREAS, due notice of said public hearing was also given by first class mail to the owners of all parcels, as shown on the County Tax Records, adjoining the parcel under consideration, 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;

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 Agricultural Residential (AR) to PUD Conditional District (R-6 CD and MR CD) and is governed by the attached PUD document and unified development plan.

*The Coley Group, a 245.43-acre tract land located on **Laurie Ellis Road and Church Street Ext. Tax Parcels 15006, 11636, 11638, 82094 and 82096**, and being more particularly described on the attached legal description provided below.*

**LEGAL DESCRIPTION OF PROPERTY
REZONED FROM R-15 to GB CD
THE OVERTON GROUP
WINTERVILLE TOWNSHIP, PITT, NC**

TAX PARCEL #15006:

The following property acquired by A. Donald Stallings by Deed from Roy C. Mills and wife dated May 5, 2005, recorded in Book 1906, Page 113, Pitt County Registry:

PARCEL 1:

BEING all of the lands (EXCEPTING Tract "A" containing 25.2 acres and Tract "B" containing 2.25 acres and Tract "C" containing 2.06 acres and Tract "D" containing 7.2 acres) as shown and described on that certain "MAP FOR RECORD FOUNTAIN W. CARROLL," dated March 23, 1966, and prepared by R. J. Strickland, R.S., which said map is recorded in Map Book 15 at page 21, Pitt County Registry, reference to which is hereby made for a more accurate description.

Existing/ Current PUD and REZONING Ordinance for Southbrook

The lands herein described and conveyed contain 138.74 acres after excepting Tracts "A", "B", "C" and "D" as hereinabove excepted and specified. Being the identical property conveyed by Mary Frances Albritton Carroll (widow) to Roy Mills and wife, Jean Mills by deed dated January 17, 1968, recorded in Book M37, Page 440, Pitt County Registry.

PARCEL 2:

First Tract.: That certain tract or parcel of land situate, lying and being in Winterville Township, Pitt County, North Carolina, and located 408 feet eastwardly from the "First Tract" described in the deed from R. M. Abbott et ux to Lucy Abbott Hunsucker, dated March 21, 1962, and recorded in Book 0-33 at page 355 of the Pitt County Registry, and connected with said "First Tract" herein referred to by a path as shown on the map recorded in Map Book 10 at page 137 in the Office of the Register of Deeds of Pitt County, to which map reference is hereby made, and beginning at a point in the center of the path 408 eastwardly, when measured along the center of the path, from the "First Tract" herein referred to, and running thence North 26 deg. 15 min. East, 100 feet; thence North 52 deg. East, 134 feet; thence S. 36 deg. East, 181 feet; thence S. 9 deg. 45 min. West, 300 feet; thence North 84 deg. 15 min. West, 218 feet; thence North 19 deg. 30 min. West, 147 feet; thence North 29 deg. 15 min. East, 121 feet to the point of the beginning, and containing 2.25 acres, more or less, and being the "Second Tract" described in the deed recorded in Book 0-33 at page 355 of said Registry and hereinabove referred to.

Second Tract.: That certain tract or parcel of land situate, lying and being in Winterville Township, Pitt County, North Carolina, bounded on the north, east and south by the lands of Roy Mills, and on the west by a ditch and the lands of Lucy Abbott Hunsucker on the west side of said ditch, and beginning at the northeast corner of the 25.2-acre tract of land described as "First Tract" in the deed from R. M. Abbott et al, to Lucy Abbott Hunsucker, recorded in Book 0-33 at page 355 of the Pitt County Registry, in Roy Mills' line, and running thence South 11 deg. West, with Roy Mills' line, 312 feet; thence North 86 deg. 15 min. West, 112 feet, more or less, to the center line of a ditch; thence northwardly, with the center line of said ditch, 315 feet, more or less, to the line of Roy Mills; thence with his line, South 79 deg. 30 min. East, 90 feet, more or less, to the point of beginning and containing of an acre, more or less, and being the easternmost portion of the 25.2 acre tract of land described in the deed recorded in Book 0-33 at page 355 of the Pitt County Registry.

The above 2 parcels being the identical property conveyed by deed from Wayland L. Hunsucker and wife, Lucy Abbott Hunsucker, to Roy Mills and wife, Jean Mills, dated January 4, 1973, recorded in Book L4 I, Page 179, Pitt County Registry.

PARCEL 3:

Tract 1:

Containing 23.99 acres, more or less and being Tract No. 1 on map entitled Property of A. D. McLawhorn, Jr. and W. L. Hunsucker dated January 30, 1970 and recorded in Map Book 20, Page 2, Pitt County Registry.

Tract 2:

Containing 23.99 acres, more or less, and being Tract No. 2 on map entitled Property of A. D. McLawhorn, Jr. and W. L. Hunsucker dated January 30, 1970 and recorded in Map Book 20, Page 2, Pitt County Registry.

Existing/ Current PUD and REZONING Ordinance for Southbrook

Being the identical property conveyed by deed from Martin Taylor McLawhorn and Katie Marie Farkus to Roy C. Mills and wife, Jean I. Mills dated September 14, 2002, recorded in Book 1364, Page 644, Pitt County Registry.

TAX PARCELS (#11636 and #11638):

The following property acquired by A. Donald Stallings by Deed from Wayland A. Hunsucker et al dated January 20, 2006, recorded in Book 2056, Page 377, Pitt County Registry and by Quitclaim Deed from Elizabeth Abbott Bridgers et al dated April 30, 2010, recorded at Book 2769, Page 148, Pitt County Registry:

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

Tax Parcel #11636; Tract 1: Being all of Tract 1 consisting of 19.80 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated September 8, 2005, revised December 29, 2005, prepared by Baldwin and Associates and recorded in Map Book 64, Page 185, of the Pitt County Public Registry.

Tax Parcel #11638; Tract 2: Being all of Tract 2 consisting of 7.513 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated September 8, 2005, revised December 29, 2005, prepared by Baldwin and Associates and recorded in Map Book 64, Page 185, of the Pitt County Public Registry.

TAX PARCEL #82094:

The following property acquired by A. Donald Stallings by Deed from Margaret M. Nemtuda et al dated March 14, 2014, recorded in Book 3219, Page 288, Pitt County Registry and by Quitclaim Deed and Release from Wayland A. Hunsucker et al dated May 6, 2014, recorded at Book 3219, Page 314, Pitt County Registry:

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

Being all of Tract 1 consisting of 9.12 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated January 9, 2014, prepared by Bjerkeset Land Surveying and recorded in Map Book 77, Page 97, of the Pitt County Public Registry.

TAX PARCEL #82096:

The following property acquired by A. Donald Stallings by Deed from Wayland A. Hunsucker et al dated April 1, 2014, recorded in Book 3219, Page 295, Pitt County Registry:

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

Being all of Tract 2 consisting of 20.00 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated January 9, 2014, prepared by Bjerkeset Land Surveying and recorded in Map Book 77, Page 97, of the Pitt County Public Registry.


End of Legal Description

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

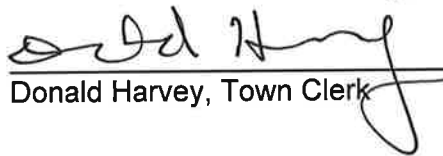
Section 3. This ordinance shall become effective upon adoption.

Adopted this 9th day of January 2023.




Richard E. Hines, Mayor

ATTEST:


Donald Harvey, Town Clerk



Town of Winterville
Plan Unit Development
For
Southbrook

Applicant:

Southbrooknc, LLC

4350 Lassiter at North Hills Ave, Ste 256

Raleigh, NC 27609

October 20, 2022

APPROVED

TOWN OF WINTERVILLE

BY: Richard E. Keire DATE: 1/9/2023

MAYOR

Existing/ Current PUD and REZONING Ordinance for Southbrook

Project Development Team:

Project Manager – Southbrooknc, LLC

4350 Lassiter at North Hills Ave, Ste 256 Raleigh, NC 27609

Contact: Scott Moore

scott@thecoleygroup.com

1. Definitions and Construction Terms

Conceptual Plan. The Conceptual Plan is a plan that generally identifies the land use patterns, conceptual design, and density for the development of the Southbrook Property and is attached as Appendix 1. The Conceptual Plan serves as the zoning map for the development, is a condition of this planned density residential rezoning application, and, along with this document, serves to form the Development Plan for the proposed development.

Developer. The Developer of this project is Southbrooknc, LLC and/or assigns.

Development Plan. This rezoning application with the Conceptual Plan constitutes the Development Plan.

Home Owners Association (HOA). The HOA is a non-profit corporation for the purposes, among other things, of owning and managing the privately owned common areas and providing governance of the development as a homeowner's association.

Open Space. "Open space" refers to areas of the development that allow for light, air, wildlife habitat, stormwater control, and scenic and recreation use. Also included are areas designed to enhance the privacy or general appearance of the development. Open space shall be owned and maintained by the HOA.

Planned Unit Development (PUD). This zoning designation is established to allow for design flexibility of development and is intended to encourage efficient use of the land and public services and to promote high quality design that will provide a variety of dwelling types as well as support services and open space for the residents of the development. These regulations are intended to permit integration with adjacent residential uses and to promote compatibility with existing and emerging patterns of development.

Town. "Town" refers to the Town of Winterville.

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The site referenced in this Development Plan is located on both the south side of Laurie Ellis Road and east of Church Street in Winterville. The proposed property contains approximately 245 acres and includes the areas associated with the following Parcel Identification Numbers: 15006, 11636, 11638, 82096, 82094.

The site falls under the Town of Winterville's jurisdiction for planning and land use control. According to Town's Comprehensive Land Use Plan from 2019, the site is shown as medium to high on the Residential Land Use Suitability Map as part of the community assessment. Our proposal shall meet the guidelines of the Healthy Neighborhoods and Environment section by "Developing in a way that alleviates impacts to the natural environment including, flood sensitive areas, trees and valuable natural resources". We are also proposing to adhere to the "Connectivity and Mobility section by creating safe connections between neighborhoods, destinations and services. We will utilize existing public street connections with adjacent communities and also provide stub connections to adjacent lands for future connectivity. Our plan shall adhere to the Future Land Use Map as we will provide a "Suburban Residential" community with 2.5 units per acre with smaller lot sizes that will meet standards for open space and amenities.

4. Common Areas

Common Areas may include, but are not limited to, open spaces and shared amenities like butterfly gardens, dog parks, playgrounds, pool, structures, walking trails, etc. Every lot owner will have the right of ingress and egress, use, and enjoyment in and to the Common Areas, subject to the rules and regulations of the HOA, which rights are appurtenant to and pass with title to every lot.

5. Residential Restrictions

The agents and employees of the Developer and the HOA will have the right to enter onto any lots in the development to control certain actions or activities on such lots. These actions include, but are not limited to, the following:

- A. On and off-street parking on common areas and lots,
- B. Erection of signage,
- C. Solicitation by property owners and non-property owners,
- D. Access by non-property owners,
- E. Construction or placement of temporary structures,
- F. Construction of accessory buildings,
- G. Maintenance of lots (both pre- and post-construction), and
- H. Erection of decorative poles for street or non-regulatory signs within public rights of way if Town approval is granted for the same. These are the responsibility of the HOA to install, repair, and replace at no cost to the Town.

More specific guidelines concerning these actions/activities may be adopted by the Developer and/or the HOA. Subsequently, the Developer and/or the HOA will have the right to enforce these actions/activities in accordance with Town rules, regulations, and ordinances.

6. Dimensional Standards

For each subdivided lot, the dimensions of the lot, yard, and setback will be determined by the Developer as stated in Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements as shown in Appendix 2.

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Concrete will be used to surface all residential driveways. Utility drives, maintenance areas, drives to temporary structures, access drives to public utility services, and other similar drives can use alternative surface options as approved by the Town's Public Works and Fire departments. Sidewalks in the development will be installed at as per the approved street cross sections generally 5' wide and on one side of the street with the exception of cul-de-sacs.

9. Building & Aesthetics for Single Family Detached Homes

Town ordinances will be met during construction of the development. The HOA will retain authority over the aesthetic aspects of construction such as architectural style elements, appearance, and color through its architectural control mechanisms. All single-family homes will have the following:

1. All homes will have a minimum of 1800 heated square feet.
2. Dimensional architectural roof shingle.
3. 6" min. roof overhang on all sides.
4. All homes will include a 2-car garage.
5. The same elevation is not allowed to be built (1) side by side, (2) across the street, or (3) diagonally from one another.
6. Garage doors will be decorative and/or contain windows.

10. Building & Aesthetics for Single Family Attached Homes

The HOA will retain authority over the aesthetic aspects of construction such as architectural style elements, appearance, and color through its architectural control mechanisms. All single family attached homes will have the following:

1. All homes will have a minimum of 1600 heated square feet.
2. Dimensional architectural roof shingle.
3. 6" min. roof overhang on all sides.

11. Signs (Non-Regulatory)

Entrance signage must be on a parcel that is owned by the HOA or within a signage easement on an owner's property.

The Developer and the HOA will control all applications, permitting, erection and maintenance of all non-regulatory signs within the development. The Town shall permit and inspect all signs that relate to all local, state, and federal building codes.

For all signs (including those that are temporary in nature) erected in public rights-of-way or in view of publicly maintained access, the Developer and the HOA will abide by all sign regulations and limitations as set in the Zoning Ordinance.

12. District Regulations

The Developer and the HOA will encourage efficient use of the land and public services and promote high quality design that provides a variety of dwelling types along with adequate support services and open space for the residents of the development. The district regulations are intended to allow for innovative development that is integrated with proposed adjacent uses and compatible with existing patterns of development.

13. Developer and HOA Requirements

The Developer and the HOA will meet the following requirements:

- A. The Developer and the HOA agree to be responsible for the maintenance and perpetual existence of common areas.
- B. When individual lots that are not a part of an approved and platted subdivision are to be sold, a new subdivision construction and final plat shall be submitted to and approved by the Town and recorded in Pitt County Register of Deeds prior to the sale of lots and granting of any building permit.
- C. The Developer or the HOA must authorize the subdivision or recombination of property prior to the required approval by Town staff.
- D. No building permit for any structure within the development shall be issued until all required improvements are completed or bonded in accordance with the approved construction plans and conditionally accepted by the Public Works Department.
- E. The maximum allowable density shall not exceed 2.5 units per gross acre based on the

total acres in the development.

- F. Land additions to the development may be made in increments of any size and will be subject to this Development Plan.
- G. A variety of dwelling unit styles will be proposed for the development and support uses with adherence to the minimum residential lot areas per Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements as shown in Appendix 2.
- H. Setback from public rights-of-way: Any building that is erected, reconstructed, or moved shall be setback a minimum of 20 feet (required by code) from the right-of-way line.
- I. Height Requirements. Maximum building height shall not exceed the heights as stated on the Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements.
- J. Open Space Requirement. The proposed overall open space for the project will be no less than 20% of the total project area. The open space will be controlled by the HOA and will be generally located as shown on the Conceptual Subdivision Layout. Within the open space, there will be play areas, stormwater control devices, wooded areas, and grass.

14. Rights-of-Way Width, Street Design, and Improvements Requirements

Streets shall be designed in accordance with Section 4 of the Town's Standards Specifications and Details with the following exception: Typical Street cross sections shall follow the detail shown in Appendix 3.

The Town may allow the construction of private streets and/or parking areas within future phases of the community as appropriate for the type of use, structure and development created. The Developer shall designate any such private streets and/or parking areas as Common Open Space to be owned and maintained by the HOA, with full easement rights of access, ingress and egress, thus granted to all owners of lots within the development. Roadway improvements (turn lanes) on Laurie Ellis Road or Church Street may be required in conjunction with subdivision street access and would be the responsibility of the Developer.

15. Subdivision Improvements

The Developer will meet the following requirements:

- A. Curbs and Gutters. Concrete curbs and gutters shall be installed on all public streets within the development to meet all requirements of the Town of Winterville.
- B. Electric Utility Lines. All public electric utility lines will be installed in accordance with the Town's policy for electric service. Electric lines will be installed underground in easements or rights-of-way outside of curb lines where practical.
- C. Natural Gas Utilities. All public natural gas utility lines within the development will be installed in accordance with the Town's policy for Natural Gas Service. Natural gas service lines shall be installed underground in easements or rights-of-way outside of curb lines where practical.
- D. Special Exceptions for Design Waivers. If at any time before or during the construction of the required improvements, it is demonstrated to the satisfaction of the Public Works Department that unforeseen conditions make it necessary to modify

the location or design of such required improvements as were approved in the Development Plan, the Public Works Department may authorize such modifications, provided these modifications are within the spirit and intent of the Town Council approval and do not substantially alter the function of any improvements required by the conceptual master plan.

- E. Solid Waste Improvements. All residential lots will utilize roll out carts. No specific solid waste improvements are anticipated.
- F. Street Trees. The developer desires to provide a streetscape that contains street trees along the public street right of ways within a designated 7' planting strip. Street trees measuring 8' in height and 1.5" in caliper will be provided along the public street rights-of-way at a rate of one per 40' while accommodating driveways. These trees shall adhere to the Town's approved list of street trees. The HOA and/or homeowner will be completely responsible for the health and well-being of the trees. Maintenance of these trees will be specified within the HOA Community Regulations.
- G. Storm Drainage. All stormwater infrastructure shall be designed and constructed to meet all requirements of the Town of Winterville.
- H. Erosion Control. All erosion control measures shall be designed and constructed to meet all requirements of the Town of Winterville.

16. Approval Processes

Rezoning & Preliminary Plat Approval and Revision Process shall adhere to the following:

- A. The Developer will submit a PUD & Rezoning Plan which indicates the design and development pattern for the community. The PUD & Rezoning Plan will be reviewed by the Planning Board, and voted on by the Town Council. Once approved, these two documents will constitute the official master plan for the development.
- B. The Planning Director and the Public Works Director shall have the authority to approve minor deviations to the PUD and Rezoning Plan provided said deviations remain consistent with the spirit and intent of the approvals.
- C. Major deviations and changes to the PUD and Rezoning Plan will require City Council approval. Changes resulting in less intensive density, minor open space shifts, or minor road revisions shall not be considered major deviations.
- D. After approval of the PUD & Rezoning plan, The Developer will submit a Preliminary Plat which will indicate the lot layout within the approved development pattern for the community. The Preliminary Plat will be reviewed by the Planning Board, and voted on by the Town Council.

Construction Drawing Approval and Revision Processes:

- A. Upon approval of the Preliminary Plat, the developer will engage the town and all applicable review agents for Construction Drawing approvals (including but not limited to all planning, engineering and Town/NCDOT reviews).

- B. Upon receipt of Construction Drawing approvals, the Developer may schedule all pre-construction meetings and then begin construction on the required improvements. The Town and all applicable review agents will issue approval letters acknowledging that all required permits have been issued.
- C. The Planning Director and the Public Works Director shall have the authority to administratively approve all minor deviations to the Construction Drawings provided said deviations remain consistent with the spirit and intent of the approved Rezoning and Preliminary Plat.

Final Plat Approval Process:

- A. Upon completion and approval of the required improvements by the State and/or Public Works Department, the developer will submit a Final Plat to the Town and applicable review agents for approval. The Final Plat will conform to the Town's Subdivision Ordinance and approved Construction Drawings.
- B. Once the Final Plat is approved, it will be recorded in the Pitt County Register of Deeds.

Building Permit & Certificate of Occupancy Issuance:

- A. No building permit will be issued to any owner/builder in the Development until the section in which the lot is located has been final platted and meets all the requirements of the approved construction drawings, including the acceptable construction of the Town's roadways.
- B. No Certificate of Occupancy shall be issued until all the required provisions of the Construction Drawings, and applicable local, state and federal regulations are met, except that, provided all other improvements have been completed or bonded and approved by the Town. All bonded improvements shall be completed as approved by the Public Works Department.

17. Project Phasing and Future Property Annexation:

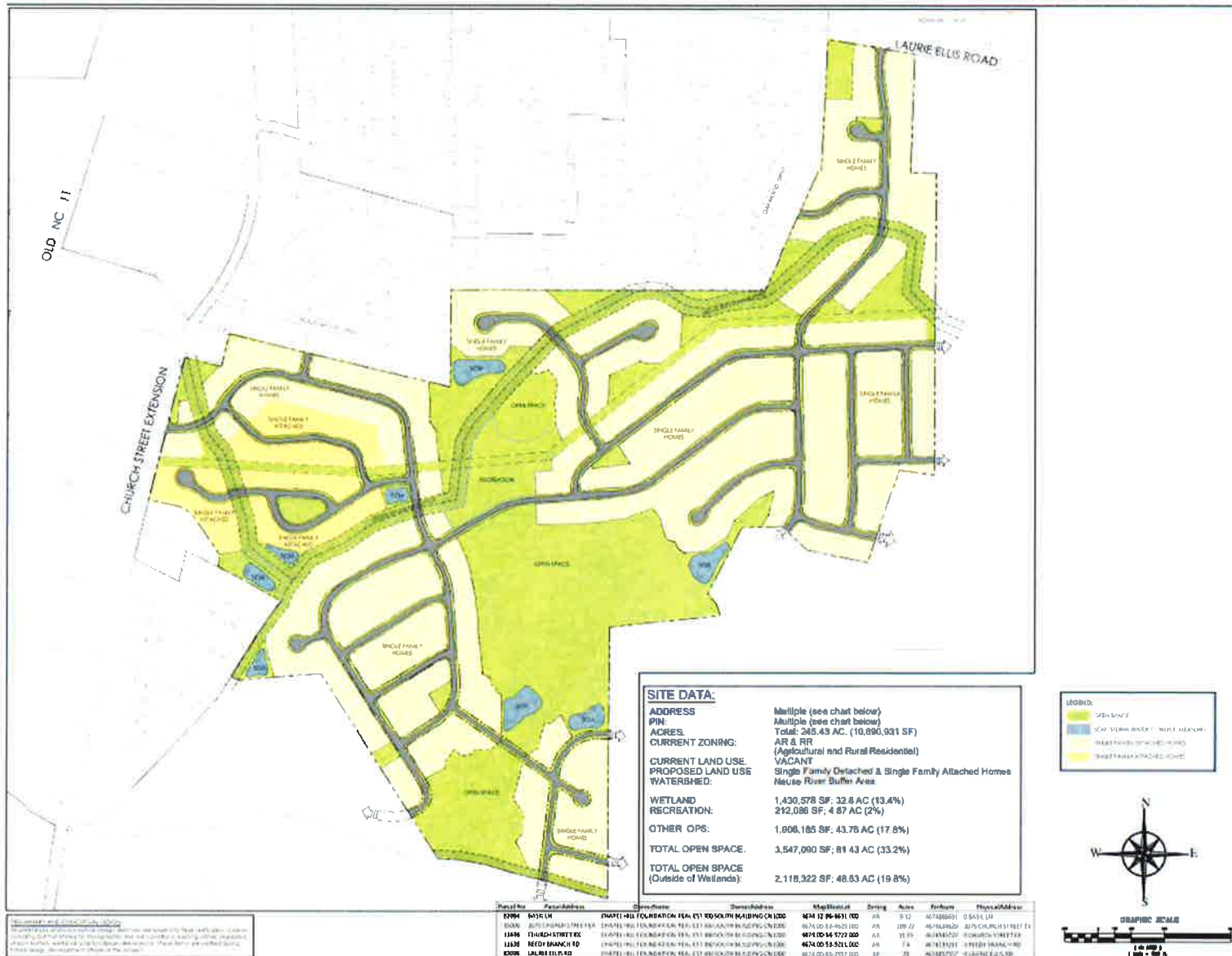
A project of this size requires phased construction. The entrance location(s) and utilities will determine the direction of phasing for this project and all future phases. The Town and Developer recognize that adjacent properties can be included and annexed within this PUD by Southbrooknc, LLC or related entities. The PUD as shown contains more than the allowable open space per the ordinance. The developer reserves the right to annex future properties with the ability to utilize and apply this open space to those properties. This project and any future annexed properties will altogether have no less than 25% open space.

Notes:

- Appendix 1 Conceptual Plan
- Appendix 2 Dimensional Standards Chart
- Appendix 3 Street Cross Sections

Existing/ Current PUD and REZONING Ordinance for Southbrook

Appendix 1 – Conceptual Plan



Appendix 2 - Dimensional Standards Chart

ARTICLE VII. TABLE OF AREA, YARD AND HEIGHT REQUIREMENTS

Section 7.1 Dimensional Requirements

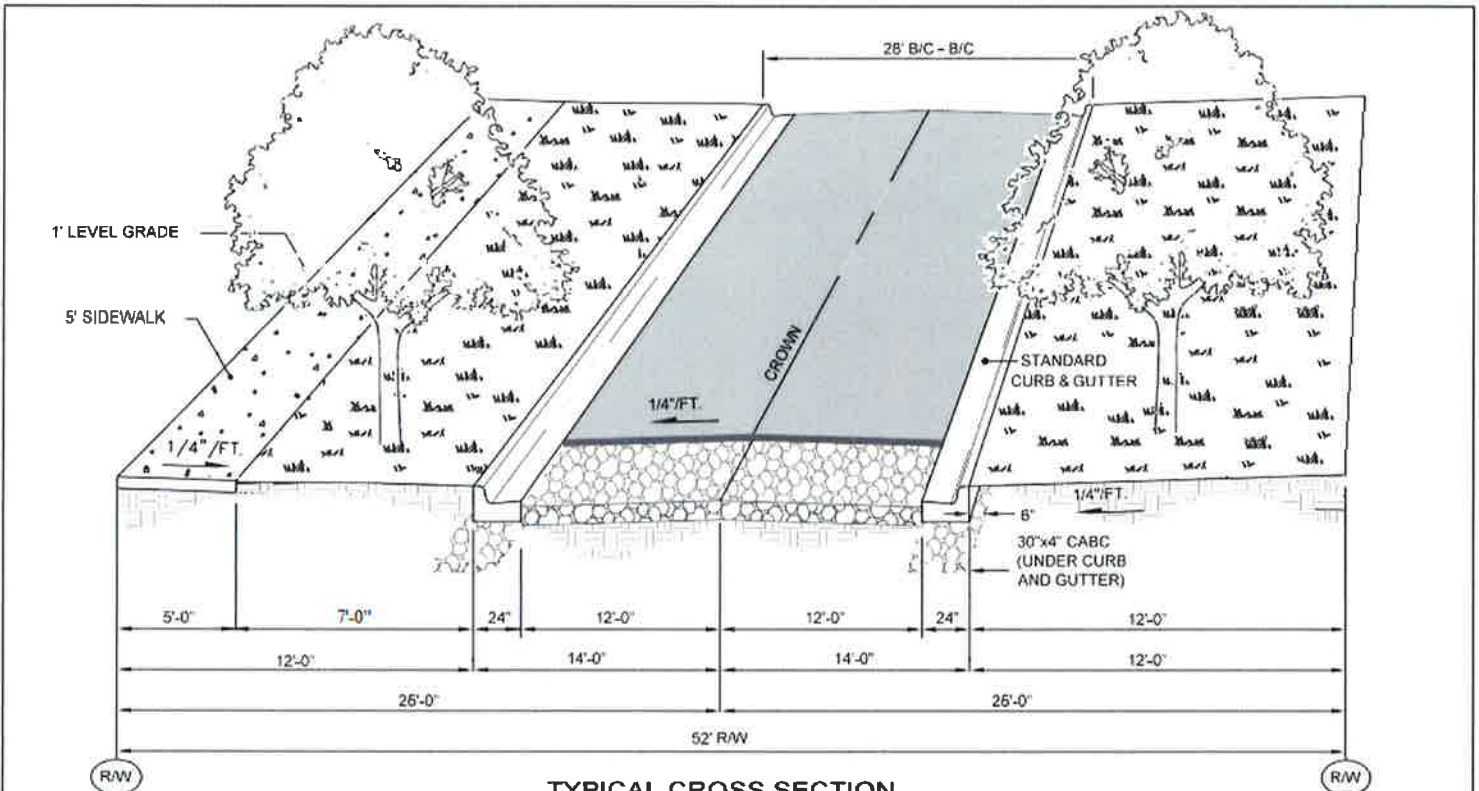
Each use shall as a minimum conform to the dimensional requirements of the district in which it is located. In some cases, a specific use may be required to meet the Special Requirements as set forth in Section 6.5.

	Districts	MINIMUM LOT SIZE (See Notes)		MINIMUM YARD REQUIREMENTS (See Notes)			Maximum height (in feet)
		Lot Area Square Feet	Lot Width (in feet) (1)	Front yard setback (in feet)	Side yard (in feet)	Rear yard (in feet)	
R-6	Single-family	6,000	50	20	5	20	35
M-R	Single-family attached	2,000	20	20	5	20	35

NOTES:

- (1) Lot Width shall be measured at the minimum front yard setback line, provided that lot width for residential lots may be measured at the actual building setback which shall not be less than the minimum and shall not be more than two (2) times the minimum. In addition, frontage on the public street shall conform with Section 3.3 (See definition of lot width).

Appendix 3 - Street Cross Section



TYPICAL CROSS SECTION
"STANDARD RESIDENTIAL STREET"
(CURB & GUTTER)

NOTES:

1. PAVEMENT DESIGN TO BE ACCORDING TO PROCEDURE DESCRIBED IN THE MANUAL.
2. MAY ONLY BE USED IN CASES WHERE PROJECTED TRAFFIC VOLUMES WILL NOT EXCEED 1500 ADT.

	TOWN OF WINTERVILLE		STD. NO.	SCALE	REVISIONS		
	PUBLIC WORKS DEPARTMENT		ST-2	N.T.S	NO	DATE	COMMENT
	2571 Railroad St. Winterville NC 28600		SHEET	DATE			
STANDARD RESIDENTIAL STREET (CURB & GUTTER)			1 OF 2	5-31-19			

Existing/ Current PUD and REZONING Ordinance for Southbrook



SITE DATA:

ADDRESS: Multiple (see chart below)

APRCS: Multiple (see chart below)

CURRENT ZONING: AR & RP (1,050,991 SF)
(Agricultural and Rural Residential)

PROPOSED LAND USE: VACANT
Single Family Detached & Single Family Attached Homes
Neuse River Buffer Area

WETLAND: 1,430,578 SF: 32.8 AC (13.4%)

RECREATION: 212,088 SF: 4.87 AC (2%)

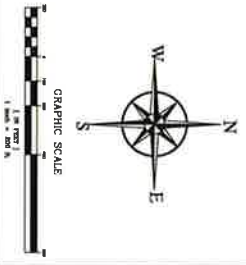
OTHER OPS: 1,906,195 SF: 43.76 AC (17.8%)

TOTAL OPEN SPACE: 3,547,090 SF: 81.43 AC (33.2%)

TOTAL OPEN SPACE (Outside of Wetlands): 2,118,322 SF: 48.63 AC (19.8%)

PRELIMINARY AND CONCEPTUAL DESIGN
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Parcel No.	Property Address	Owner/Address	Parcel No.	Property Address	Owner/Address
15006	3075-CHURCH STREET TX	CHURCH HILL FOUNDATION REAL ESTATE DEVELOPMENT LLC	4574	525-5212 000	AS
15007	3075-CHURCH STREET TX	CHURCH HILL FOUNDATION REAL ESTATE DEVELOPMENT LLC	4575	525-5212 000	AS
11388	CHURCH STREET TX	CHURCH HILL FOUNDATION REAL ESTATE DEVELOPMENT LLC	4576	525-5212 000	AS
11389	REDFORD BRANCH RD	CHURCH HILL FOUNDATION REAL ESTATE DEVELOPMENT LLC	4577	525-5212 000	AS
12006	LAURIE ELLIS RD	CHURCH HILL FOUNDATION REAL ESTATE DEVELOPMENT LLC	4578	525-5212 000	AS



APPROVED
 TOWN OF WINTERVILLE
 BY: *Richard E. Shaw* DATE: 1/9/2023
 MAYOR

PRELIMINARY SKETCH PLAN
 CHAPEL HILL FOUNDATION-WINTERVILLE
 CHURCH STREET EXTENSION AND LAURIE ELLIS ROAD, WINTERVILLE NC

SCALE: 1"=200'
 DRAWN BY: TMA
 DATE: 01/19/23
 SHEET: 7
 OF: 7



TMA ASSOCIATES
 9014 EIGHTH AVENUE SUITE 210 - DUNHAM, NC 27713
 P: (919) 484-8800 • info@tma.com



Town of Winterville
Plan Unit Development
For
Southbrook

Applicant:

Southbrooknc, LLC

4350 Lassiter at North Hills Ave, Ste 256

Raleigh, NC 27609

Original Approval: 1/9/23

Revision: 8/26/24

**Amended/Proposed Ordinance Amendment Text for P&Z &
Town Council Review- 2024 Submission.**

Project Development Team:

Project Manager – Southbrooknc, LLC

4350 Lassiter at North Hills Ave, Ste 256 Raleigh, NC 27609

Contact: Scott Moore

scott@thecoleygroup.com

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

1. Definitions and Construction Terms

Conceptual Plan. The Conceptual Plan is a plan that generally identifies the land use patterns, conceptual design, and density for the development of the Southbrook Property and is attached as Appendix 1. The Conceptual Plan serves as the zoning map for the development, is a condition of this planned density residential rezoning application, and, along with this document, serves to form the Development Plan for the proposed development.

Developer. The Developer of this project is Southbrooknc, LLC and/or assigns.

Development Plan. This rezoning application with the Conceptual Plan constitutes the Development Plan.

Home Owners Association (HOA). The HOA is a non-profit corporation for the purposes, among other things, of owning and managing the privately owned common areas and providing governance of the development as a homeowner's association.

Open Space. "Open space" refers to areas of the development that allow for light, air, wildlife habitat, stormwater control, and scenic and recreation use. Also included are areas designed to enhance the privacy or general appearance of the development. Open space shall be owned and maintained by the HOA.

Planned Unit Development (PUD). This zoning designation is established to allow for design flexibility of development and is intended to encourage efficient use of the land and public services and to promote high quality design that will provide a variety of dwelling types as well as support services and open space for the residents of the development. These regulations are intended to permit integration with adjacent residential uses and to promote compatibility with existing and emerging patterns of development.

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- E. Construction or placement of temporary structures,
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1. A minimum of 1600 heated square feet for Two-Story Homes and 1500 heated square feet for One-Story Homes.
2. Dimensional architectural roof shingle.
3. 6" min. roof overhang on all sides.
4. All homes will include a 2-car garage.
5. The same elevation is not allowed to be built (1) side by side, (2) across the street, or (3) diagonally from one another.
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2. Dimensional architectural roof shingle.
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11. **Signs (Non-Regulatory)**

Entrance signage must be on a parcel that is owned by the HOA or within a signage easement on an owner's property.

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The Developer and the HOA will encourage efficient use of the land and public services and promote high quality design that provides a variety of dwelling types along with adequate support services and open space for the residents of the development. The district regulations are intended to allow for innovative development that is integrated with proposed adjacent uses and compatible with existing patterns of development.

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The Developer and the HOA will meet the following requirements:

- A. The Developer and the HOA agree to be responsible for the maintenance and perpetual existence of common areas.
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- D. No building permit for any structure within the development shall be issued until all required improvements are completed or bonded in accordance with the approved construction plans and conditionally accepted by the Public Works Department.
- E. The maximum allowable density shall not exceed 2.5 units per gross acre based on the

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

total acres in the development.

- F. Land additions to the development may be made in increments of any size and will be subject to this Development Plan.
- G. A variety of dwelling unit styles will be proposed for the development and support uses with adherence to the minimum residential lot areas per Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements as shown in Appendix 2.
- H. Setback from public rights-of-way: Any building that is erected, reconstructed, or moved shall be setback a minimum of 20 feet (required by code) from the right-of-way line.
- I. Height Requirements. Maximum building height shall not exceed the heights as stated on the Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements.
- J. Open Space Requirement. The proposed overall open space for the project will be no less than 20% of the total project area. The open space will be controlled by the HOA and will be generally located as shown on the Conceptual Subdivision Layout. Within the open space, there will be play areas, stormwater control devices, wooded areas, and grass.

14. Rights-of-Way Width, Block Lengths, Street Design, and Improvements Requirements

Streets shall be designed in accordance with Section 4 of the Town's Standards Specifications and Details with the following exception: Typical Street cross sections shall follow the detail shown in Appendix 3.

Given the number of onsite constraints (Piedmont Natural Gas Line, the Neuse River Buffer, Wetlands, etc.) Block Lengths may exceed ordinance requirements but shall not surpass 1,400 feet in Length for standard streets. The use of mid-block pedestrian accesses (Min. 30' Open Space Areas along the street right of ways with sidewalks connecting 2 or more public streets) can be utilized to establish Blocks. All blocks and block lengths shall be established on the Approved Preliminary Plat.

The Town may allow the construction of private streets and/or parking areas within future phases of the community as appropriate for the type of use, structure and development created. The Developer shall designate any such private streets and/or parking areas as Common Open Space to be owned and maintained by the HOA, with full easement rights of access, ingress and egress, thus granted to all owners of lots within the development.

Roadway improvements (turn lanes) on Laurie Ellis Road or Church Street may be required in conjunction with subdivision street access and would be the responsibility of the Developer.

15. Subdivision Improvements

The Developer will meet the following requirements:

- A. Curbs and Gutters. Concrete curbs and gutters shall be installed on all public streets within the development to meet all requirements of the Town of Winterville.
- B. Electric Utility Lines. All public electric utility lines will be installed in accordance with the Town's policy for electric service. Electric lines will be installed underground in easements or rights-of-way outside of curb lines where practical.

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

- C. Natural Gas Utilities. All public natural gas utility lines within the development will be installed in accordance with the Town's policy for Natural Gas Service. Natural gas service lines shall be installed underground in easements or rights-of-way outside of curb lines where practical.
- D. Special Exceptions for Design Waivers. If at any time before or during the construction of the required improvements, it is demonstrated to the satisfaction of the Public Works Department that unforeseen conditions make it necessary to modify the location or design of such required improvements as were approved in the Development Plan, the Public Works Department may authorize such modifications, provided these modifications are within the spirit and intent of the Town Council approval and do not substantially alter the function of any improvements required by the conceptual master plan.
- E. Solid Waste Improvements. All residential lots will utilize roll out carts. No specific solid waste improvements are anticipated.
- F. Street Trees. The developer desires to provide a streetscape that contains street trees along the public street right of ways within a designated 7' planting strip. Street trees measuring 8' in height and 1.5" in caliper will be provided along the public street rights-of-way at a rate of one per 40' while accommodating driveways. These trees shall adhere to the Town's approved list of street trees. The HOA and/or homeowner will be completely responsible for the health and well-being of the trees. Maintenance of these trees will be specified within the HOA Community Regulations.
- G. Storm Drainage. All stormwater infrastructure shall be designed and constructed to meet all requirements of the Town of Winterville.
- H. Erosion Control. All erosion control measures shall be designed and constructed to meet all requirements of the Town of Winterville.

16. **Approval Processes**

Rezoning & Preliminary Plat Approval and Revision Process shall adhere to the following:

- A. The Developer will submit a PUD & Rezoning Plan which indicates the design and development pattern for the community. The PUD & Rezoning Plan will be reviewed by the Planning Board, and voted on by the Town Council. Once approved, these two documents will constitute the official master plan for the development.
- B. The Planning Director and the Public Works Director shall have the authority to approve minor deviations to the PUD and Rezoning Plan provided said deviations remain consistent with the spirit and intent of the approvals.
- C. Major deviations and changes to the PUD and Rezoning Plan will require City Council approval. Changes resulting in less intensive density, minor open space shifts, or minor road revisions shall not be considered major deviations.
- D. After approval of the PUD & Rezoning plan, The Developer will submit a Preliminary Plat which will indicate the lot layout within the approved development pattern for the community. The Preliminary Plat will be reviewed by the Planning Board, and voted on by the Town Council.

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

Construction Drawing Approval and Revision Processes:

- A. Upon approval of the Preliminary Plat, the developer will engage the town and all applicable review agents for Construction Drawing approvals (including but not limited to all planning, engineering and Town/NCDOT reviews).
- B. To allow for design flexibility of development, the following deviations and/or changes can be made at the Construction Drawing Review (without further revision to the Rezoning & PUD or Preliminary Plat):
 - The Developer can establish and/or modify:
 - Lot width revisions for all Single Family Detached Lots provided that the lot widths adhere to Appendix 2 - Dimensional Standards Chart and that the overall density will not exceed the 612 Lots (458 Single Family Detached Lots).
 - The Planning Director and the Public Works Director shall have the authority to administratively approve:
 - The addition or modification of open space areas provided that the revisions do not deduct from the required open space calculations as shown on the Approved Preliminary Plat.
 - All other minor deviations to the Construction Drawings provided said deviations remain consistent with the spirit and intent of the approved PUD & Rezoning Plan and Preliminary Plat.
 - All other deviations not administratively reviewed/approved or specifically stated above will be reviewed by the Planning Board, and voted on by the Town Council.
- C. Upon receipt of Construction Drawing approvals, the Developer may schedule all pre-construction meetings and then begin construction on the required improvements. The Town and all applicable review agents will issue approval letters acknowledging that all required permits have been issued.

Final Plat Approval Process:

- A. Upon completion and approval of the required improvements by the State and/or Public Works Department, the developer will submit a Final Plat to the Town and applicable review agents for approval. The Final Plat will conform to the Town's Subdivision Ordinance and approved Construction Drawings.
- B. Once the Final Plat is approved, it will be recorded in the Pitt County Register of Deeds.

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

Building Permit & Certificate of Occupancy Issuance:

- A. No building permit will be issued to any owner/builder in the Development until the section in which the lot is located has been final platted and meets all the requirements of the approved construction drawings, including the acceptable construction of the Town's roadways.
- B. No Certificate of Occupancy shall be issued until all the required provisions of the Construction Drawings, and applicable local, state and federal regulations are met, except that, provided all other improvements have been completed or bonded and approved by the Town. All bonded improvements shall be completed as approved by the Public Works Department.

17. Project Phasing and Future Property Annexation:

A project of this size requires phased construction. The entrance location(s) and utilities will determine the direction of phasing for this project and all future phases. The Town and Developer recognize that adjacent properties can be included and annexed within this PUD by Southbrooknc, LLC or related entities. The PUD as shown contains more than the allowable open space per the ordinance. The developer reserves the right to annex future properties with the ability to utilize and apply this open space to those properties. This project and any future annexed properties will altogether have no less than 25% open space.

Notes:

Appendix 1 [Zoning Map](#)

Appendix 2 Dimensional Standards Chart

Appendix 3 Street Cross Sections

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

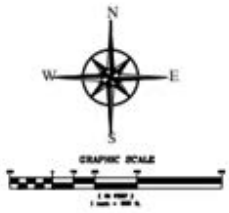


SITE DATA:

ADDRESS:	Multiple (see chart below)
PN:	Multiple (see chart below)
ACRES:	Total: 245.43 AC. (10,690,931 SF)
CURRENT ZONING:	AR & RR (Agricultural and Rural Residential)
PROPOSED LAND USE:	VACANT
PROPOSED LAND USE:	Single Family Detached & Single Family Attached Homes
WATERSHED:	Neuse River Buffer Area
WETLAND:	1,430,578 SF; 32.8 AC (13.4%)
RECREATION:	212,080 SF; 4.87 AC (2%)
OTHER OPS:	1,906,185 SF; 43.76 AC (17.8%)
TOTAL OPEN SPACE:	3,547,090 SF; 81.43 AC (33.2%)
TOTAL OPEN SPACE (Outside of Wetlands):	2,118,322 SF; 48.63 AC (19.8%)

LEGEND:

	OPEN SPACE
	SCM STORM WATER CONTROL MEASURES
	SINGLE FAMILY DETACHED HOMES
	SINGLE FAMILY ATTACHED HOMES



PRELIMINARY AND CONCEPTUAL DESIGN
All proposed streets, utilities and other infrastructure are subject to final utility plan of record including but not limited to: topographic, wetland conditions, existing utility, regulated stream buffer, wetland and floodplain delineations. These items are verified during future design development phase of the project.

Parcel No.	Parcel Address	Owner Name	Owner Address	Mag./Acres	zoning	Acres	Permit No.	Physical Address
6294	SAUL LN	CHAPEL HILL FOUNDATION REAL EST	88 SOUTH BLVD	4074-13-89-001-000	AR	9.17	46789402	88 SAUL LN
13006	805 CHURCH STREET DR	CHAPEL HILL FOUNDATION REAL EST	88 SOUTH BLVD	4074-08-02-020-000	AR	109.72	46789403	305 CHURCH STREET DR
13008	CHURCH STREET DR	CHAPEL HILL FOUNDATION REAL EST	88 SOUTH BLVD	4074-08-14-012-000	AR	31.39	46789402	8 CHURCH STREET DR
13009	WEEP BRANCH RD	CHAPEL HILL FOUNDATION REAL EST	88 SOUTH BLVD	4074-08-15-011-000	AR	7.4	46789401	6 WEEP BRANCH DR
8596	LAURIE ELLIS RD	CHAPEL HILL FOUNDATION REAL EST	88 SOUTH BLVD	4074-08-05-701-000	AR	30	46789707	5 LAURIE ELLIS RD

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

Appendix 2 - Dimensional Standards Chart

ARTICLE VII. TABLE OF AREA, YARD AND HEIGHT REQUIREMENTS

Section 7.1 Dimensional Requirements

Each use shall as a minimum conform to the dimensional requirements of the district in which it is located. In some cases, a specific use may be required to meet the Special Requirements as set forth in Section 6.5.

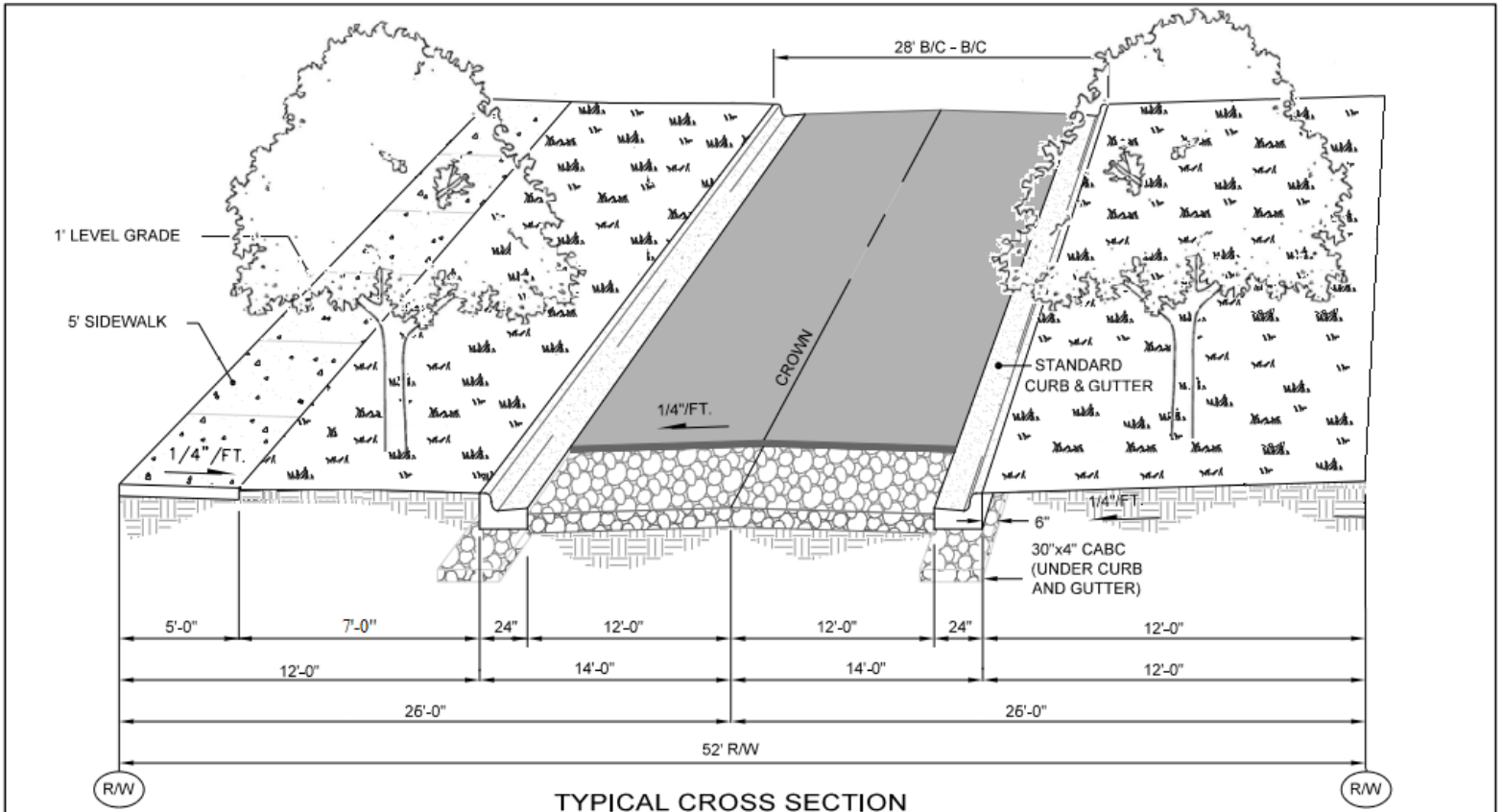
	Districts	MINIMUM LOT SIZE (See Notes)		MINIMUM YARD REQUIREMENTS (See Notes)			Maximum height (in feet)
		Lot Area Square Feet	Lot Width (in feet) (1)	Front yard setback (in feet)	Side yard (in feet)	Rear yard (in feet)	
R-6	Single-family	6,000	50	20	5	20	35
M-R	Single-family attached	2,000	20	20	5	20	35

NOTES:

- (1) Lot Width shall be measured at the minimum front yard setback line, provided that lot width for residential lots may be measured at the actual building setback which shall not be less than the minimum and shall not be more than two (2) times the minimum. In addition, frontage on the public street shall conform with Section 3.3 (See definition of lot width).

Amended/Proposed Ordinance Amendment Text for P&Z & Town Council Review- 2024 Submission.

Appendix 3 - Street Cross Section



NOTES:

1. PAVEMENT DESIGN TO BE ACCORDING TO PROCEDURE DESCRIBED IN THE MANUAL.
2. MAY ONLY BE USED IN CASES WHERE PROJECTED TRAFFIC VOLUMES WILL NOT EXCEED 1500 ADT .

<p>WINTERVILLE NORTH CAROLINA <i>...where the good life!</i></p>	TOWN OF WINTERVILLE	STD. NO. ST-2	SCALE N.T.S.	REVISIONS			
	PUBLIC WORKS DEPARTMENT	2571 Railroad St. Winterville, NC 28590	SHEET 1 OF 2	DATE 5-31-19	NO	DATE	COMMENT
	STANDARD RESIDENTIAL STREET (CURB & GUTTER)						



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

GENERAL INFORMATION

APPLICANT	Southbrooknc, LLC c/o Scott Moore
HEARING TYPE	Rezoning Request
REQUEST	Conditional District – R-6 PUD / MR PUD Amendment *An amendment to Their existing Zoning District/ PUD Requirements.
CONDITIONS	Planned Unit Development – Unified Development Plan
LOCATION	Church Street Ext. / Laurie Ellis Road
PARCEL ID NUMBER(S)	15006, 11636, 11638, 82096, 82094
PUBLIC NOTIFICATION	P&Z Meeting: Adjacent property owners were mailed notification of the rezoning request on September 3, 2024. Notification was posted on site on September 3, 2024. 78 property owners were mailed notification.
TRACT SIZE	245 +/- acres
TOPOGRAPHY	Flat
VEGETATION	Agricultural/Wooded

SITE DATA

EXISTING USE	Agricultural / Vacant/ Wooded
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ADJACENT PROPERTY	ZONING	ADJACENT LAND USE
N	R-12.5, R-10	Single Family Residential
W	R-10, GB	Agricultural, Commercial
E	AR	Agricultural, Wooded
S	R-15, R-10, AR	Single Family Residential, Agricultural

ZONING DISTRICT Proposed Amendments

Amendment Summary	EXISTING	REQUESTED
Amendment of Single Family Attached Zoning Location	The current rezoning map shows Single Family Attached Zoned area near the Church Street Extension Entrance.	The applicant is proposing to expand the single family attached zoning area (although the amount of single family attached units will not increase.



		(**Note- the current Southbrook PUD Development Plan states that a modification in residential type to a more dense product would require a rezoning and require Council Approval.
MINIMUM HOME SIZE- SINGLE FAMILY DETACHED HOMES	Two-Story: 1,800 heated square feet One-Story: 1,800 heated square feet	Two-Story: 1,600 heated square feet One-Story: 1,500 heated square feet
MINIMUM HOME SIZE- SINGLE FAMILY ATTACHED HOMES	1,600 heated square feet	1,400 heated square feet
MAXIMUM BLOCK LENGTHS	Minimum of 400' and maximum of 1,200 foot (Ordinance requirement)	1,400 foot Maximum.
BLOCK DEFINITION	Blocks are defined as an area of land surrounded by streets.	The use of mid-block pedestrian accesses/sidewalks to create a block rather than an entire street. This would include Min. 30' Open Space Areas along the street right of ways with sidewalks connecting 2 or more public streets) can be utilized to establish Blocks.
Deviations from Rezoning/PUD Document and Preliminary Plat.	Construction Drawings should greatly resemble the Preliminary Plat that is approved by Town Council. All Preliminary Plats will have some very small changes that do not change the product, such as: * Small size changes in lots. (but not to change the lot count) * Small shifts in infrastructure (but not to change design and layout) *etc.	A. To allow for design flexibility of development, the following deviations and/or changes can be made at the Construction Drawing Review (without further revision to the Rezoning & PUD or Preliminary Plat): • The Developer can establish and/or modify: <ul style="list-style-type: none"> ○ Lot width revisions for all Single Family Detached Lots provided that the lot widths adhere to Appendix 2 -



	<p>Changes other than very small changes require Council Approval.</p> <p>Additionally, Recreation Space is reviewed by Town Council for ordinance compliance.</p>	<p>Dimensional Standards Chart and that the overall density will not exceed the 612 Lots (458 Single Family Detached Lots).</p> <ul style="list-style-type: none"> • The Planning Director and the Public Works Director shall have the authority to administratively approve: <ul style="list-style-type: none"> ○ The addition or modification of open space areas provided that the revisions do not deduct from the required open space calculations as shown on the Approved Preliminary Plat. ○ All other minor deviations to the Construction Drawings provided said deviations remain consistent with the spirit and intent of the approved PUD & Rezoning Plan and Preliminary Plat. • All other deviations not administratively reviewed/approved or specifically stated above will be reviewed by the Planning Board, and voted on by the Town Council.
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SPECIAL INFORMATION

OVERLAY DISTRICT	N/A
ENVIRONMENTAL / SOILS	Potential Wetlands & Other Environmentally sensitive sites.
FLOODPLAIN	N/A
STREAMS	Southeast Drainage Lateral SC-35A, Tributary of off Swift Creek
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	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).
TRIP GENERATION	N/A.
Level Of Service (Transportation Analysis) Current= 2016 Study; Future= 2045 Projection. * LOS is rated from A-F: A is the best, F the worst.	Laurie Ellis Road- <ul style="list-style-type: none"> ○ Current LOS A (Extremely Low A). ○ Future LOS A (Extremely Low A).



* Roadway Improvement and street design is based upon achieving a minimum of LOS D on existing facilities and LOS C on new facilities.	Church Street Extension is not analyzed by the study.
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD if required by NCDOT.
STREET CONNECTIVITY	Development must provide interconnectivity within the development and to land on the edge of the boundary.
OTHER	N/A

IMPACT ANALYSIS

Land Use Compatibility

The proposed PUD zoning districts would allow flexibility in the development of the site since the site contains such large areas of environmental concern. The PUD design will allow this site to become developed at a similar (net) density as another residential development within the Suburban Residential Character area. The residential is clustered throughout the development in order to avoid environmentally sensitive features.

Town of Winterville Comprehensive Land Use Plan Policies

The Future Land Use Map designates this property as a Suburban Residential character area. The requested **PUD** zoning districts are consistent with this character area as defined by the future land use designation and will be within the density requirements (proposed 2.5 units per acre – Suburban Residential allows 1-3 units per acre.)

Comprehensive Land Use Plans - Recommendations & Implementation

Suburban Residential - General Character:

1. Larger lot, single family detached residential. Generally around 3 dwelling units per acre, with smaller lots occasionally if minimum standards for open space and amenities are exceeded.

(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 Suburban Residential Character Area.

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

- The proposed development is located adjacent to existing subdivisions



and would not be considered a leap-frog development.

Policy 5: Maintain and improve neighborhood character:

Strategy 5.2: Encourage open space and amenities in new development.

- The proposed development would provide ample open space and community amenities.

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

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

- Property identified as Suburban Residential Character Area.

(Parks & Natural Resources) Policy 6: Encourage quality open space.

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

- The requested PUD design does just that, it will be a Conservation Subdivision Design that will focus on preserving the areas of environmental concern in permanent open space and provide quality open space areas and amenities within the community.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 245.43-acre property is currently vacant. The property North of the request is zoned R-12.5 and is a single-family residential subdivision consisting of 62 lots (Holly Grove); R-10 single-family residential subdivision consisting of 97 lots (Laurie Meadows); r-12.5 single-family residential subdivision consisting of 86 lots (Mellon Downs). West (across Church



Street Ext) of the request is zoned R-10 and GB with existing commercial uses. South of the request is zoned R-15, R-10 and AR and consist of a single-family residential subdivision consisting of 33 existing lots and 49 additional lots approved (Brookstone). East of the property is zoned AR and is partially wooded/agricultural.

Staff Analystist	REQUESTED CHANGE	Staff Recommendation	Represented On Map
<p>Amendment of Single Family Attached Zoning Location</p>	<p>The applicant is proposing to expand the single family attached zoning area (although the amount of single family attached units will not increase.</p> <p>(**Note- the current Southbrook PUD Development Plan states that a modification in residential type to a more dense product would require a rezoning and require Council Approval.</p>	<p>Staff will defer to P&Z and Town Council on this proposed change doesn't present ordinance or design conflicts.</p>	<p>Represented on attached map with yellow highlighter.</p>
<p>MINIMUM HOME SIZE- SINGLE FAMILY DETACHED HOMES</p>	<p>Two-Story: 1,600 heated square feet One-Story: 1,500 heated square feet</p>	<p>Staff will defer to P&Z and Town Council on this proposal as it doesn't present ordinance or design conflicts.</p>	
<p>MINIMUM HOME SIZE- SINGLE FAMILY ATTACHED HOMES</p>	<p>1,400 heated square feet</p>	<p>Staff will defer to P&Z and Town Council on this proposal as it doesn't present ordinance or design conflicts.</p>	
<p>MAXIMUM BLOCK LENGTHS</p>	<p>1,400 foot</p>	<p>Staff recommends the denial of larger blocks.</p> <p>Winterville's Comprehensive Land</p>	<p>Area of question is represented on attached map in yellow highlighter.</p>



		<p>Use Plan Suggests that block lengths should not exceed 800' in suburban residential areas. The Future Land Use Plan further recommends 250' to 500' blocks as "Excellent or Good" and that blocks over 800' is poor for walkability and connectivity. More information on Street Connectivity recommendations can be found on the Infrastructure and Mobility implementation within Section 5, Policy 2.</p> <p>Smaller block lengths can help contribute to slower speeds and traffic calming; increased accessibility and interconnectivity; reduced travel distances; more welcoming walking and multi-modal transportation; can promote safety and neighborhood interaction.</p> <p>The location in which the applicant wishes to have a larger block is not affected by environmentally sensitive areas. A PUD is intended to provide flexibility in</p>	
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		design to account for environmentally sensitive land. Since this is not the issue in this location, Staff believes that Southbrook should be held to the same standard as all other subdivisions in Winterville. Larger block lengths are generally desired by a developer to limit	
BLOCK DEFINITION	The use of mid-block pedestrian accesses/sidewalks to create a block rather than an entire street. This would include Min. 30' Open Space Areas along the street right of ways with sidewalks connecting 2 or more public streets) can be utilized to establish Blocks.	Staff recommends the denial of the amended block definition. The use of mid-block pedestrian accesses/sidewalks to create a block rather than an entire street. This would include Min. 30' Open Space Areas along the street right of ways with sidewalks connecting 2 or more public streets) can be utilized to establish Blocks.	This area is represented by yellow highlighter and is in the middle of the block that exceeds our maximum block length, as discussed above.
Deviations from Rezoning/PUD Document and Preliminary Plat.	<ul style="list-style-type: none"> To allow for design flexibility of development, the following deviations and/or changes can be made at the Construction Drawing Review (without further revision to the Rezoning & PUD or Preliminary Plat): The Developer can 	Staff recommends the denial of the proposed process/procedural changes. A Primary Plat, reviewed and approved by P&Z and Town Council should act as their development plan moving forward.	



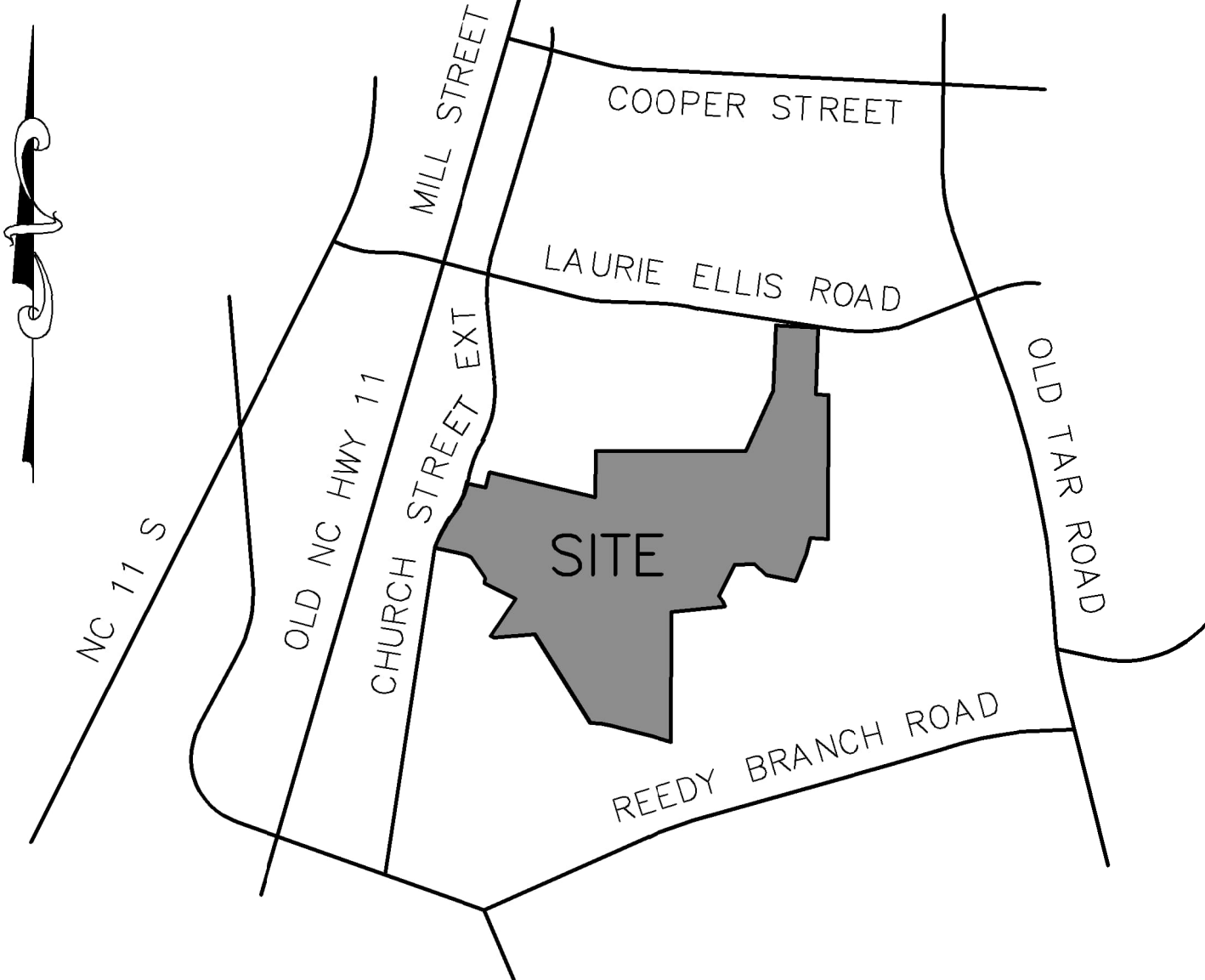
	<p>establish and/or modify:</p> <ul style="list-style-type: none"> ○ Lot width revisions for all Single Family Detached Lots provided that the lot widths adhere to Appendix 2 - Dimensional Standards Chart and that the overall density will not exceed the 612 Lots (458 Single Family Detached Lots). ● The Planning Director and the Public Works Director shall have the authority to administratively approve: <ul style="list-style-type: none"> ○ The addition or modification of open space areas provided that the revisions do not deduct from the required open space calculations as shown on the Approved Preliminary Plat. ○ All other minor deviations to the Construction 	<p>With any development, staff expects that some very small changes to lots and infrastructure from the Preliminary Plat to Construction Drawing.</p> <p>Staff concerns:</p> <ul style="list-style-type: none"> ● the ambiguity of this request may pressure town staff into approving elements of the subdivision in which the Planning and Zoning Board and Town Council should review. ● The workload that may result from continuous changes to their Preliminary Plat throughout the lifetime of this project. ● Though Southbrook has a PUD Zoning, the nature of the development moving forward is similar to other subdivision in Winterville. We believe that this subdivision should meet the processes and procedures of the Town. ● Changing our 	
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	<p>Drawings provided said deviations remain consistent with the spirit and intent of the approved PUD & Rezoning Plan and Preliminary Plat.</p> <p>All other deviations not administratively reviewed/approved or specifically stated above will be reviewed by the Planning Board, and voted on by the Town Council.</p>	<p>procedures for one subdivision will increase staff's time and can contribute to "misses" in review and requirements.</p> <ul style="list-style-type: none"> • Generally, Town Staff is reviewing Construction Drawings and Preliminary Plat submissions to ensure they follow the Preliminary Plat guidelines. • • Staff is unable to review reviewing changes based on Construction Drawings of a certain phase without reviewing the Preliminary Plat and understanding its comprehensive design. Staff is concerned that this may create some unintended consequences that can be avoided by following the approved Preliminary Plat. 	
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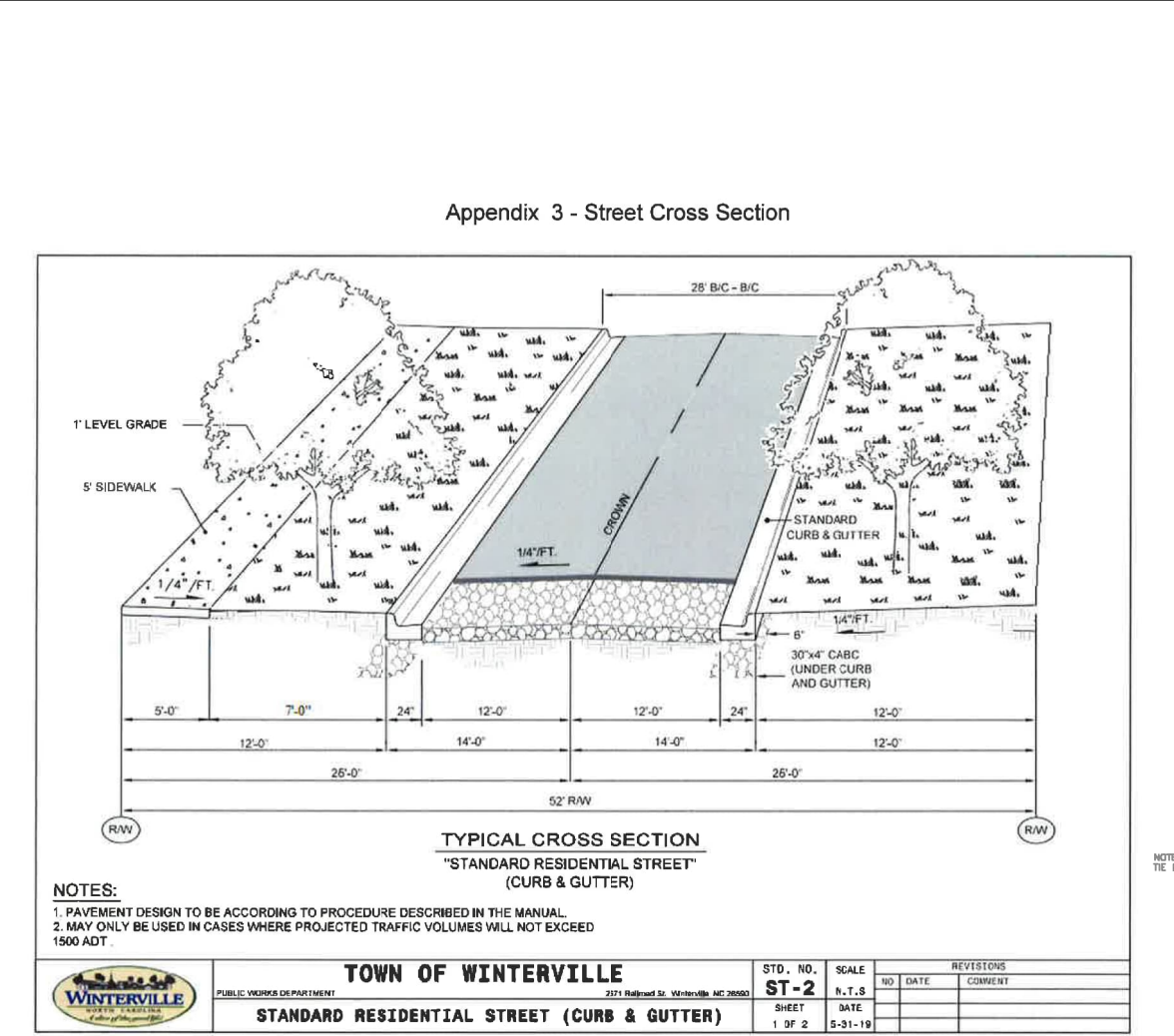
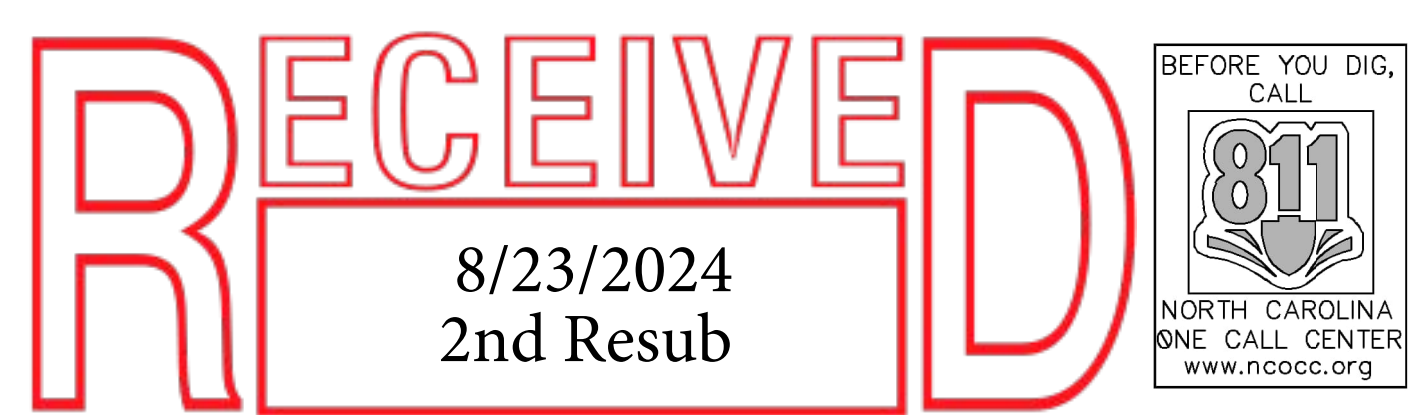
Staff Recommendation

Staff recommends **denial** of the rezoning request as it doesn't meet the standards of the Town of Winterville, the Town's Comprehensive Plan, and presents staff concerns.

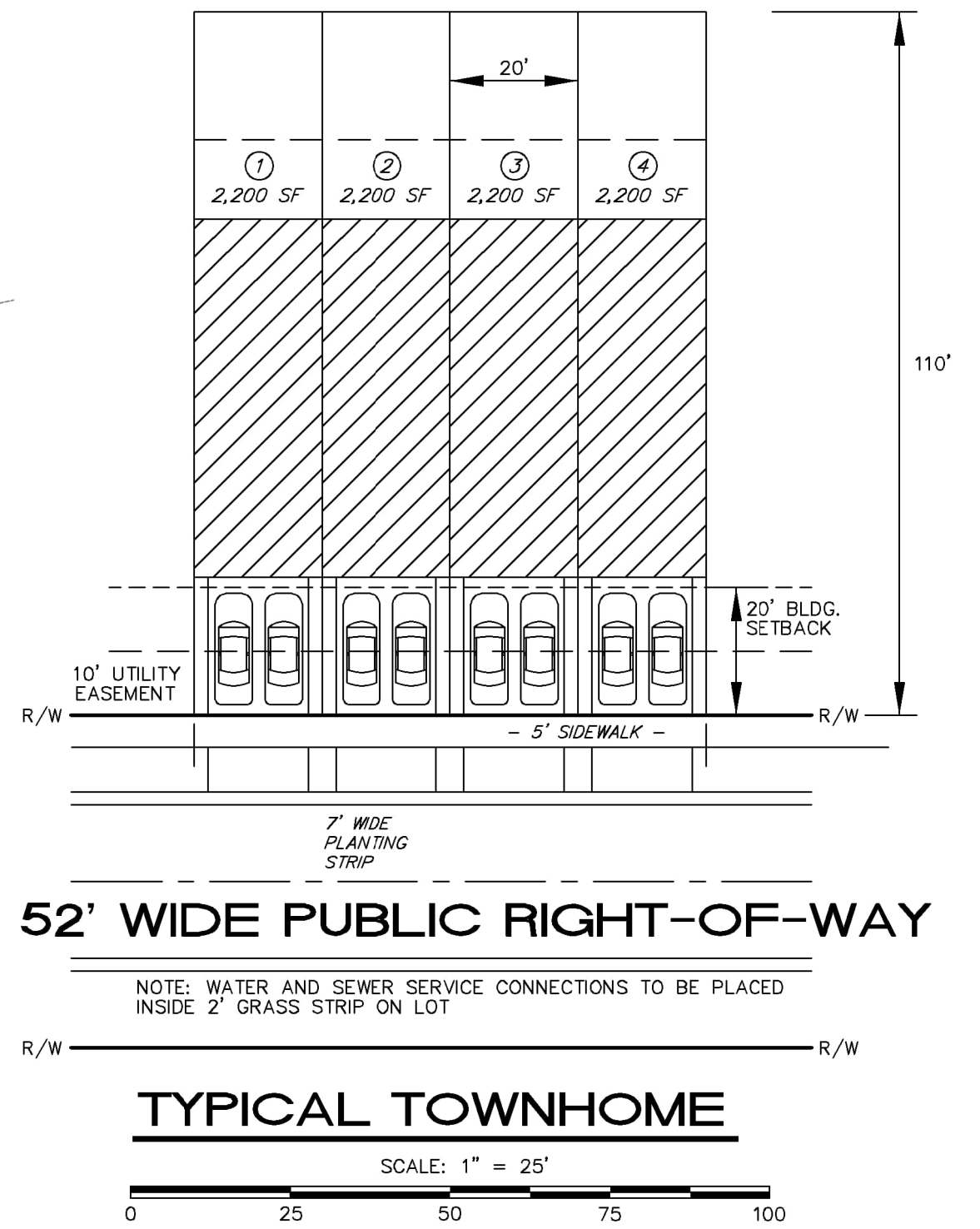
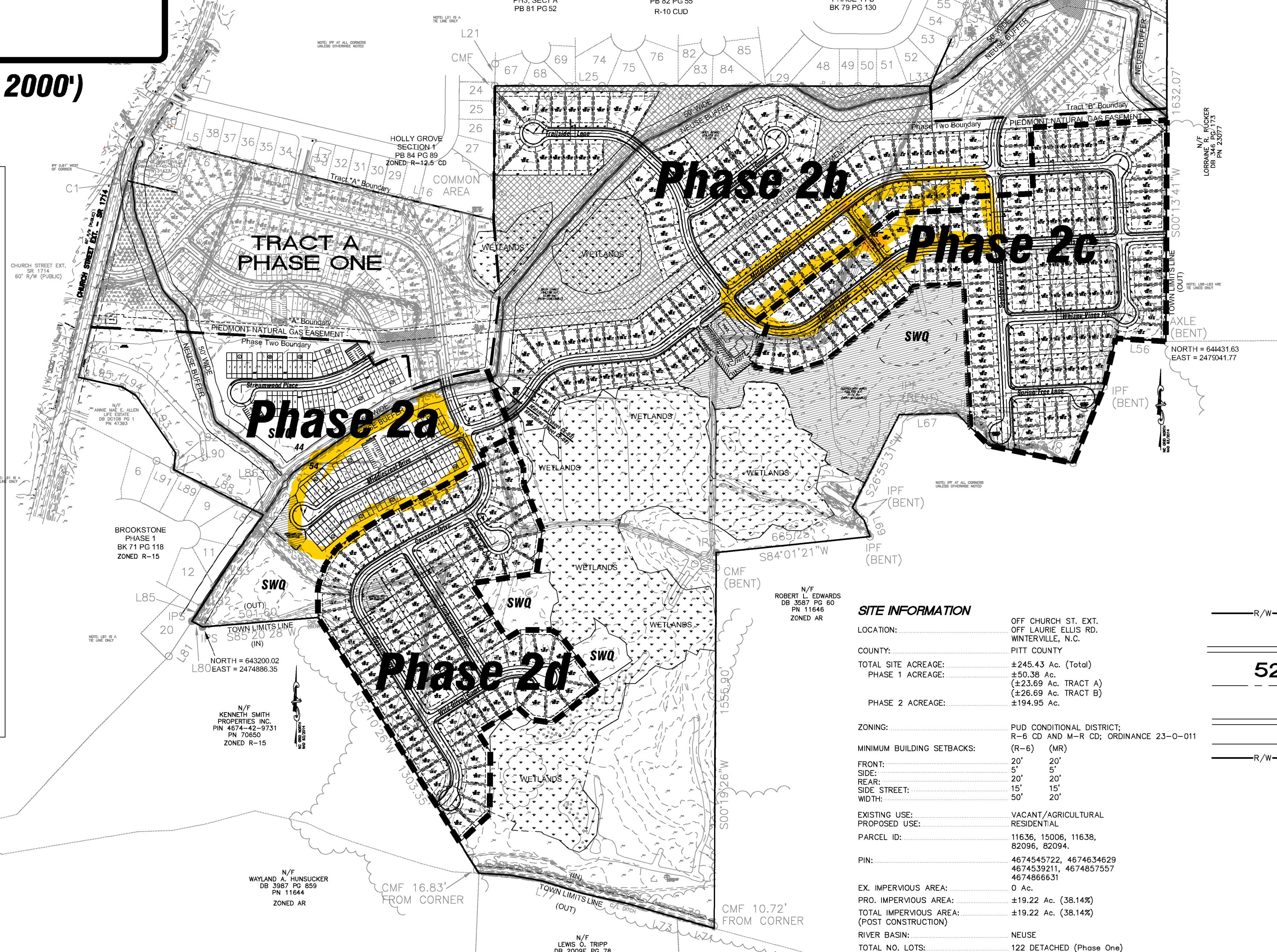


VICINITY MAP (Scale: 1" = 2000')

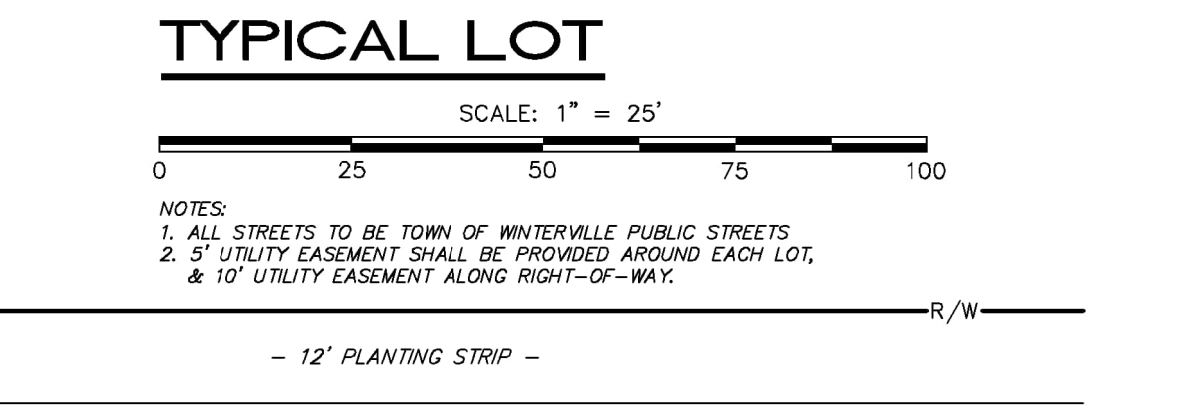
This Preliminary Plat has not been approved by TRC, P&Z or Town Council- This document is to help show the intent and desires of their PUD Changes.



STANDARD RESIDENTIAL STREET (CURB & GUTTER)	WIDTH	DEPTH	UTILITY EASEMENT
STANDARD RESIDENTIAL STREET (CURB & GUTTER)	36'-0"	12'-0"	10'-0"



PHASING NOTE: THE INTENT IS TO DEVELOP PHASE 2 IN ALPHABETICAL ORDER FROM PHASE 2a TO PHASE 2d.



SITE INFORMATION

LOCATION: OFF CHURCH ST. EXT. OFF LAURIE ELLIS RD. WINTERVILLE, N.C.
 COUNTY: PITT COUNTY
 TOTAL SITE ACREAGE: ±245.43 Ac. (Total)
 PHASE 1 ACREAGE: ±150.38 Ac. (±23.69 Ac. TRACT A)
 PHASE 2 ACREAGE: ±194.95 Ac. (±26.69 Ac. TRACT B)

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: 11636, 15006, 11638, 82096, 82094.
 PIN: 4674545722, 4674634629, 4674539211, 4674857557, 4674866631

EX. IMPERVIOUS AREA: 0 Ac.
 PRO. IMPERVIOUS AREA: ±19.22 Ac. (38.14%)
 TOTAL IMPERVIOUS AREA: ±19.22 Ac. (38.14%) (POST CONSTRUCTION)

RIVER BASIN: NEUSE
 TOTAL NO. LOTS: 122 DETACHED (Phase One)
 335 DETACHED (Phase Two)
 56 ATTACHED (Phase One)
 98 ATTACHED (Phase Two)

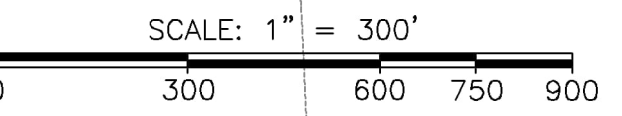
TOTAL STREET LENGTH: 6,276 L.F. (Phase One)
 13,180 L.F. (Phase Two)
 TOTAL STREET R/W: ±7.75 Ac. (Phase One)
 ±15.73 Ac. (Phase Two)
 AVERAGE R-6 LOT SIZE: 8,547 S.F. (3,914,858 S.F./458 LOTS)
 PROPOSED WETLAND IMPACT: 3,413 S.F. (0.08 Ac.)

PROPOSED RECREATION AREA: TRACT A 12,560 S.F. (0.29 Ac.) TRACT B 84,746 S.F. (1.94 Ac.)
 Phase One - 97,306 (2.24 Ac.)
 Phase Two - 555,505 (11.99 Ac.)

APPROVAL
 THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ 20____.

SIGNED _____ CHAIRMAN
 SIGNED _____ TOWN PLANNING

Owner
 Chapel Hill Foundation
 Real Estate Holdings, Inc.
 300 South Building
 CN 1000
 Chapel Hill, N.C. 27599



STOCKS ENGINEERING
 801 EAST WASHINGTON STREET
 NASHVILLE, N.C. 27856
 WWW.STOCKSENGINEERING.COM

BLN-C-1874

PRELIMINARY PLAT for SOUTHBROOK (Phase Two) WINTERVILLE, NORTH CAROLINA

PROFESSIONAL SEAL 19843
 ENGINEER MICHAEL STOCK
 3/22/24

OVERALL PLAN

REVISIONS
 7-1-24 TRC COMMENTS

FILE NO. 2021-022
 HORZ. SCALE: 1"=300'
 VERT. SCALE: NONE

CE-01



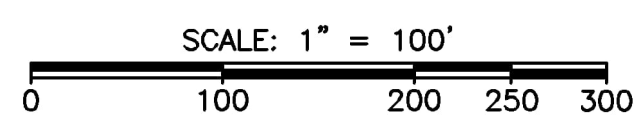
NOTE: L91 IS A TIE LINE ONLY

NOTE: L81 IS A TIE LINE ONLY

BROOKSTONE
PHASE 1
BK 71 PG 118
ZONED R-15

NORTH = 643200.02
EAST = 2474886.35

N/F
KENNETH SMITH
PROPERTIES INC.
PIN 4674-42-9731
PN 70650
ZONED R-15



MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

PIEDMONT NATURAL GAS EASEMENT

Phase Two Boundary

Streamwood Place

SWQ 44

Single Family Attached
Outside of Single Family
Attached Zoning District

54

SWQ

(OUT)

TOWN LIMITS LINE
(IN)

NORTH = 643200.02
EAST = 2474886.35

N/F
KENNETH SMITH
PROPERTIES INC.
PIN 4674-42-9731
PN 70650
ZONED R-15

Phase 2
±194.95 Ac.
335 LOTS
98 TOWNHOMES
PUD CONDITIONAL DISTRICT
R-6 CD & M-R CD; ORDINANCE 23-0-011
AVERAGE LOT SIZE: 8,689 S.F.

NC GRID NORTH
NAD 83, 2014

WETLANDS

WETLANDS

SWQ

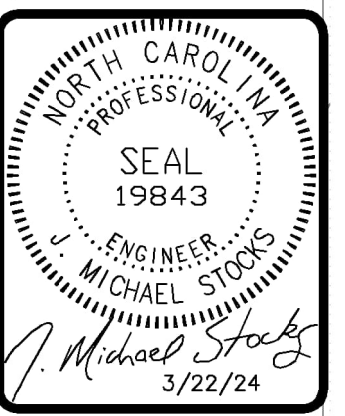
WETLANDS

STOCKS ENGINEERING

P.O. BOX 1108
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
WWW.STOCKSENGINEERING.COM
PHONE: (252) 459-8196

BLN-C-1874

PRELIMINARY PLAT for SOUTHBROOK (Phase Two)
WINTERVILLE, NORTH CAROLINA



Phase 2 CONSTRUCTION

REVISIONS
12/5/23 TRC COMMENTS
2/27/23 OWNER COMMENTS
7/1/24 TRC COMMENTS

FILE NO. 2021-022
HORZ. SCALE: 1"=100'
VERT. SCALE: NONE

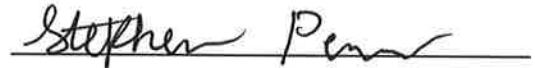
CE-02

(Southbrook PUD Amendment 2024)
Rezoning
Mailed on 9.3.24

STATE OF NORTH CAROLINA
PITT COUNTY

I, Stephen Penn, Planning & Econ. Dev. Director 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 3rd day of September 2024.

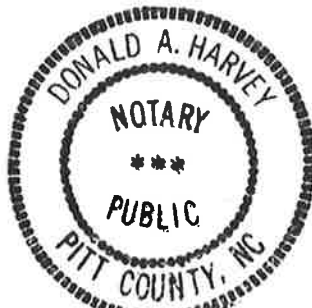


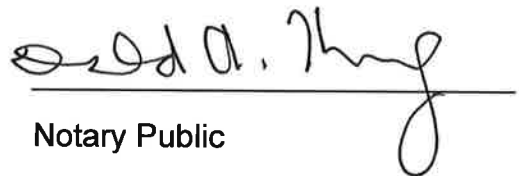
Planning & Econ. Dev. Director

STATE OF NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and notarial seal this 3rd day of September 2024.




Notary Public

My Commission Expires June 8, 2025



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

Planning and Zoning Board Rezoning & Public Comment Session Notice

NOTICE IS HEREBY GIVEN that the Winterville Planning & Zoning Board will meet on **Monday September 16, 2024** at 7:00 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 to amend the existing Planned Unit Developing (PUD) Ordinance/ Zoning requirements of parcel numbers 82094; 82096; 15006; 11636 and 11638- located on Laurie Ellis Road and Church Street Extension. The 245.43 acre site is currently zoned R-6 CD and MR CD- PUD Conditional District. The conditions of the existing zoning district are laid out in Ordinance 23-O-011 and can be obtained by contacting the Winterville Planning Department. The rezoning proposal is requesting the following changes to their existing R-6 CD and MR CD- PUD Conditional District:

- Replacing the existing single-family **detached** minimum square footage requirement of 1,800 heated square feet to a 1,600 heated sf minimum for two story single-family detached homes and a 1,500 heated sf minimum for one story single-family detached homes.
- Replacing the existing single-family **attached** minimum square footage requirement of 1,600 heated sf to a 1,400 heated sf minimum for single-family attached units.
- Block Length Changes: Southbrook is requesting block length changes to allow up to 1,400' blocks instead of the current ordinance requirement of 1,200' block length maximums.
- Block Definition-Southbrook is requesting that mid-block pedestrian sidewalks establish "blocks" in addition to the traditional block that is defined by vehicular streets.
- Staff Level PUD Changes: Southbrook is requesting Town Staff to be granted the authority to approve minor changes to the Preliminary Plat- such as lot width; open space modifications, and other small modifications that do not change the spirit and intent of the PUD and Preliminary Plat.
- ** All other aspects of the existing zoning district will remain.

Winterville Citizens are encouraged to attend this meeting and are welcome to speak for or against the proposed rezoning at the meeting.

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. 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.



- LEGEND:**
- Open Space
 - Single Family Attached Homes
 - Single Family Detached Homes
 - Single Family Attached Homes



SITE DATA:

ADDRESS: Multiple (see chart below)
PARCEL: Multiple (see chart below)
ACRES: Total: 245.43 AC. (10,690,931 SF)
CURRENT ZONING: AR & RR (Agricultural and Rural Residential)
CURRENT LAND USE: Vacant
PROPOSED LAND USE: Single Family Detached & Single Family Attached Homes
WATERSHED: Neuse River River Area

WETLAND: 1,439,578 SF: 32.8 AC (13.4%)
RECREATION: 212,088 SF: 4.87 AC (2%)
OTHER OPS: 1,984,185 SF: 45.76 AC (17.8%)
TOTAL OPEN SPACE: 3,547,090 SF: 81.43 AC (33.2%)
TOTAL OPEN SPACE (Outside of Wetlands): 2,118,322 SF: 48.63 AC (19.8%)

Parcel No.	Parcel Address	Owner/Address	Map/Address	Acres	Features	Physical Address
8306	MAX LN	CHARLIE HILL FOUNDATION REAL ESTATE HOLDINGS, LLC	ACN 12 HE-141100	AR	512	147144411
8307	MAX LN	CHARLIE HILL FOUNDATION REAL ESTATE HOLDINGS, LLC	ACN 12 HE-141100	AR	189.75	48144440
8308	MAX LN	CHARLIE HILL FOUNDATION REAL ESTATE HOLDINGS, LLC	ACN 12 HE-141100	AR	179	48144441
8309	MAX LN	CHARLIE HILL FOUNDATION REAL ESTATE HOLDINGS, LLC	ACN 12 HE-141100	AR	7.9	48144442
8310	MAX LN	CHARLIE HILL FOUNDATION REAL ESTATE HOLDINGS, LLC	ACN 12 HE-141100	AR	20	48144443

LEGEND:

All property and conceptual design drawings are subject to final confirmation of town council, board of commissioners, and other applicable agencies. These drawings are not to be used for any other purpose without the written approval of the project manager.



CHAPEL HILL FOUNDATION REAL
ESTATE HOLDINGS INC
300 SOUTH BUILDING CN1000
CHAPEL HILL, NC 27599

DEBORAH LUNDIN
MATTHEW LUNDIN
2919 OAKWOOD DR
WINTERVILLE, NC 28590

KENNETH SMITH PROPERTIES INC
1588 NC 102 E
AYDEN, NC 28513

TARRUS CARR
TOMEKA CARR
3004 CASSENA DR
WINTERVILLE, NC 28590

HUEY SWINDELL
JOANN SWINDELL
2899 OAKWOOD DR
WINTERVILLE, NC 28590

JAMES ROACH
TERESA ROACH
2851 OAKWOOD DR
WINTERVILLE, NC 28590

NICHOLS EUGENE JOHN JR
NICHOLS MARY
2971 CALLA LILLY LN
WINTERVILLE, NC 28590

CHRISTOPHER TAGGART
OLIVIA TAGGART
336 HOLLY GROVE DR
WINTERVILLE, NC 28590

LAUREN WICKS
JOSHUA PATE
376 HOLLY GROVE DR
WINTERVILLE, NC 28590

MELLON DOWNS HOMEOWNERS
ASSOCIATION INC
1302 E FIRETOWER RD
GREENVILLE, NC 27858

ANITRA ADAMS
DOMANICK SMITH
370 HOLLY GROVE DR
WINTERVILLE, NC 28590

SCOTT GRABOSKI
MYRA GRABOSKI
404 HOLLY GROVE DR
WINTERVILLE, NC 28590

ROBERT EDWARDS
417 AVALON RD
WINSTON SALEM, NC 27104

WHITE CHARLES VERNON
3024 CHURCH STREET EX
WINTERVILLE, NC 28590

THOMAS HEATH
KAYLA HEATH
400 HOLLY GROVE DR
WINTERVILLE, NC 28590

RILEY DAVIS
KAYLA DAVIS
3100 STREAMSIDE LN
WINTERVILLE, NC 28590

BROOKFIELD HOMEOWNERS
ASSOCIATION OF WINTERVILLE INC
2625 CHARLES BLVD
GREENVILLE, NC 27834

JASMINE GUISTADO
2831 OAKWOOD DR
WINTERVILLE, NC 28590

SHANNON DANIELS
PAULA TYRE
2807 OAKWOOD DR
WINTERVILLE, NC 28590

ERICA MCDONALD
TIMOTHY MCDONALD
2909 VERBENA WY
WINTERVILLE, NC 28590

BRIAN WATERWALL
3001 FOX GLOVE DR
WINTERVILLE, NC 28590

WLH DEVELOPMENT LLC
237 CHURCHILL DR
GREENVILLE, NC 27858

NATHAN ROSILLO
CAITLIN ROSILLO
2865 OAKWOOD DR
WINTERVILLE, NC 28590

ARTIS YVONNE LEWIS
2861 OAKWOOD DR
WINTERVILLE, NC 28590

HANE ABULEBDEH
619 N. BERKELEY BLVD
GOLDSBORO, NC 27534

MUKHTAR ALI
ETIDAL ALBANNA
2927 OAKWOOD DR
WINTERVILLE, NC 28590

BRANDON KYLE
MELANIE KYLE
2887 OAKWOOD DR
WINTERVILLE, NC 28590

CORTNEY JAHRSDOFER
2915 OAKWOOD DR
WINTERVILLE, NC 28590

KENNETH WILSON
JULIE WILSON
3106 STREAMSIDE LN
WINTERVILLE, NC 28590

NATHANIEL BRYAN
2905 VERBENA WY
WINTERVILLE, NC 28590

HOLLY GROVE HOMEOWNERS
ASSOCIATION INC
106 REGENCY BLVD
GREENVILLE, NC 27834

LEAHY IRENE ROMA
416 HOLLY GROVE DR
WINTERVILLE, NC 28590

ANNIE ALLEN MAE E LIFE ESTATE
ALLEN JEFFERY HUDSON REMAINDER
ETAL
3107 CHURCH STREET EXT
WINTERVILLE, NC 28590

ORVILLE FLEMMINGS
GLENDA FLEMMINGS
420 HOLLY GROVE DR
WINTERVILLE, NC 28590

SONJA VERDIN
MARK VERDIN
318 HOLLY GROVE DR
WINTERVILLE, NC 28590

JAVON BRUMSEY
DARNESHA BRUMSEY
2873 OAKWOOD DR
WINTERVILLE, NC 28590

WAYLAND HUNSUCKER
BRIDGERS SUE ELLEN TRUSTEE
PO BOX 1896
WINTERVILLE, NC 28590

ROMAN PAWLAK
JIN KANG
3105 STREAMSIDE LN
WINTERVILLE, NC 28590

HAYDEN MORRIS
TERESA MORRIS
2904 VERBENA WY
WINTERVILLE, NC 28590

KEITH RICHARDS
NICHOLE RICHARDS
2943 OAKWOOD DR
WINTERVILLE, NC 28590

YULIYA GORBACHOVA
DOYLE MANESS
3112 STREAMSIDE LN
WINTERVILLE, NC 28590

TOWN OF WINTERVILLE
PO BOX 1459
WINTERVILLE, NC 28590

QUENICIA NOBLES
2909 OAKWOOD DR
WINTERVILLE, NC 28590

MONICA RICKS
2827 OAKWOOD DR
WINTERVILLE, NC 28590

DAVID SOPRANO
MARLENE SOPRANO
505 NORBERRY DR
WINTERVILLE, NC 28590

RANDY GARRIS
BRENDA GARRIS
2931 OAKWOOD DR
WINTERVILLE, NC 28590

NGUYEN JANET REMAINDER
BROCK ROBERT D LIFE ESTATE
ETAL
2857 OAKWOOD DR
WINTERVILLE, NC 28590

TYNCH ALLEN WAYNE JR
330 HOLLY GROVE DR
WINTERVILLE, NC 28590

RUSSELL CLIFTON
RANDI CLIFTON
2969 CALLA LILLY LN
WINTERVILLE, NC 28590

JERRY MATKINS
BARKSDALE MATKINS
1540 MANNING RD
JAMESVILLE, NC 27846

RICHARD GINN
MARLA HADDOCK
2839 OAKWOOD DR
WINTERVILLE, NC 28590

MARK MATURO
MARGARET TOMAINO
2813 OAKWOOD DR
WINTERVILLE, NC 28590

ELLIS LAURIE HOWARD JR TRUSTEE
LAURIE HOWARD ELLIS JR TRUST
1036 MADISON AVE
SAN DIEGO, CA 92116

LEWIS TRIPP
JOE TRIPP
4809 BOAT LANDING DRIVE
ST AUGUSTINE, FL 32092

ANDREW GLINIAK
RACHEAL GLINIAK
2968 CALLA LILLY LN
WINTERVILLE, NC 28590

JOSEPH WELLS
KAITLYN WELLS
324 HOLLY GROVE DR
WINTERVILLE, NC 28590

MARTY BAKER
HEATHER BAKER
364 HOLLY GROVE DR
WINTERVILLE, NC 28590

LORRAINE RUCKER
4433 NORRIS STORE RD
AYDEN, NC 28513

AFTOAZ LLC
331 WEST MEATH DR
WINTERVILLE, NC 28590

AMANDA WILEY
6207 REEDY BRANCH RD
WINTERVILLE, NC 28590

COTTEN MCLOYD FOUNTERLOY
BELL COTTEN GLENDA DIANNE
312 HOLLY GROVE DR
WINTERVILLE, NC 28590

PATRICIA MERIZIO
200 PRANCER DR
BEAUFORT, NC 28516

ODIS JOYNER
LOTTIE JOYNER
3118 STREAMSIDE LN
WINTERVILLE, NC 28590

CAROL GATES
2845 OAKWOOD DR
WINTERVILLE, NC 28590

SCARLETT WALSTON
WILLIAM LOWERY III
3101 STREAMSIDE LN
WINTERVILLE, NC 28590

JEAN MAXIME
BEATRICE MAXIME
351 WINDING MEADOWS LN
WINTERVILLE, NC 28590

SARAH HARRIS
382 HOLLY GROVE DR
WINTERVILLE, NC 28590

PITT COUNTY SHRINE CLUB HOLDING
CORPORATION
PO BOX 1845
WINTERVILLE, NC 28590

CHERYL GILL
2893 OAKWOOD DR
WINTERVILLE, NC 28590

ROBYN VICTORIA BOND
9099 MAIL SERVICE CENTER ACP 143
NC CENTRALIZED MAILING NC 276

HARLAND ZENO II
TAMMY ZENO
522 NORBERRY DR
WINTERVILLE, NC 28590

MAURICE SMITH SR
NORKINA SMITH
2819 OAKWOOD DR
WINTERVILLE, NC 28590

LAMONT DANIELS
526 NORBERRY DR
WINTERVILLE, NC 28590

ERICA WELLS
MARKUS WELLS
408 HOLLY GROVE DR
WINTERVILLE, NC 28590

TEMIAS GAVIN
JALYSA GAVIS
2905 OAKWOOD DR
WINTERVILLE, NC 28590

LAUREN JONES
CHRISTOPHER JONES
386 HOLLY GROVE DR
WINTERVILLE, NC 28590

RODNEY MCNEIL
GERALD MCNEIL
2908 VERBENA WY
WINTERVILLE, NC 28590

RACHEL P ELISE PROPERTY LLC
343 WINDING MEADOWS LANE
WINTERVILLE, NC 28590

JAMI MOSS
JAMES BEST
3124 STREAMSIDE LN
WINTERVILLE, NC 28590



Town of Winterville Planning & Zoning Agenda Abstract

Item Section: New Business

Meeting Date: September 16, 2024

Presenter: Stephen Penn, Planning and Economic Development Director

Item to be Considered

Subject: Southbrook Phase 2 Preliminary Plat.

Action Requested: Provide a recommendation to Town Council.

Attachment: Preliminary Plat, Staff Report, Southbrook Development Plan/Ordinance.

Prepared By: Stephen Penn, Planning and Economic Development Director

Date: 9/4/2024

ABSTRACT ROUTING:

TC: Click or tap to enter a date.

TM: Click or tap to enter a date.

Final:

Supporting Documentation

Applicant: Southbrook NC, LLC (Scott Moore).

Location: Between Church Street Ext.& Laurie Ellis Road. .

Parcel Numbers: 15006, 11636, 11638, 82096, & 82094

Site Data:

- This Phase 194.95 acres.
- This Phase contains 336 Single Family Lots & 98 Single Family Attached Lots.

Zoning District: R-6 Conditional District & MR Conditional District Planned Unit Development (PUD).
Outlined within Southbrook Development Plan/Ordinance 23-O-011.

Staff Analysis:

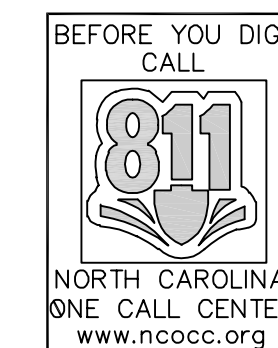
- Mill Street Townes was zoned as a R-6 and M-R Planned Unit Development (PUD) Conditional District due to the significant amount of environmentally sensitive land found on the site. This allowed the developer to cluster development into smaller pockets in order to achieve a density that matches the Suburban Residential Character area as described within the Comprehensive Land Use Plan. The Southbrook Development Plan/Ordinance outlines development requirements specific to this development. Anything that is not addressed within the Southbrook Development Plan must meet the town's requirements for the principal zoning district (whether R-6 or M-R).

The proposed Preliminary Plat **does not meet** the requirement of the Town of Winterville as detailed on the staff report. The Preliminary Plat has been reviewed by the Winterville Technical Review Committee and has not received approval. Town of Winterville Staff recommends the denial of the Southbrook Phase 2 Preliminary Plat.

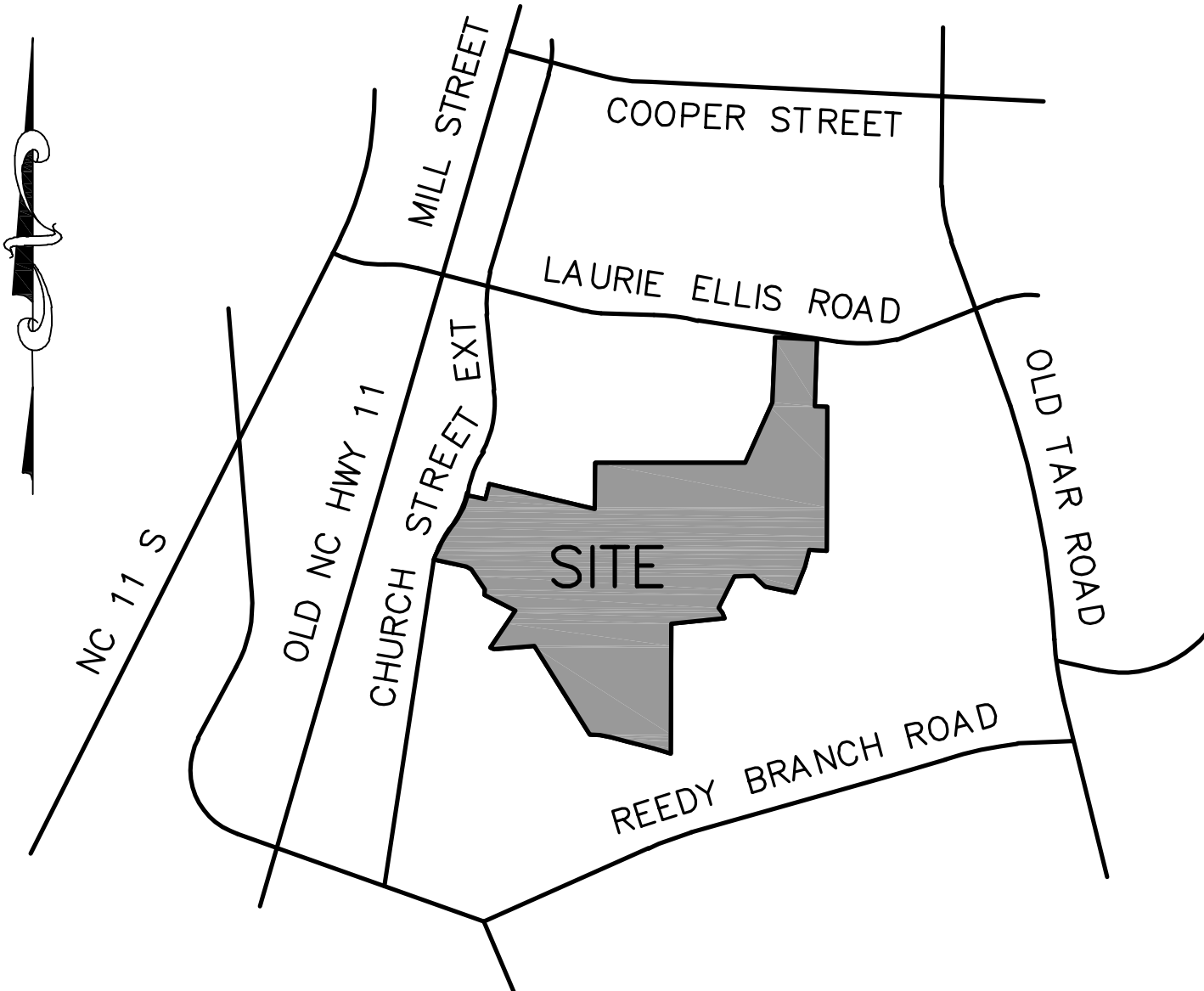
Budgetary Impact: TBD.

Recommendation: Denial of Southbrook Phase 2 Preliminary Plat as it does not meet the standards of the Town of Winterville.

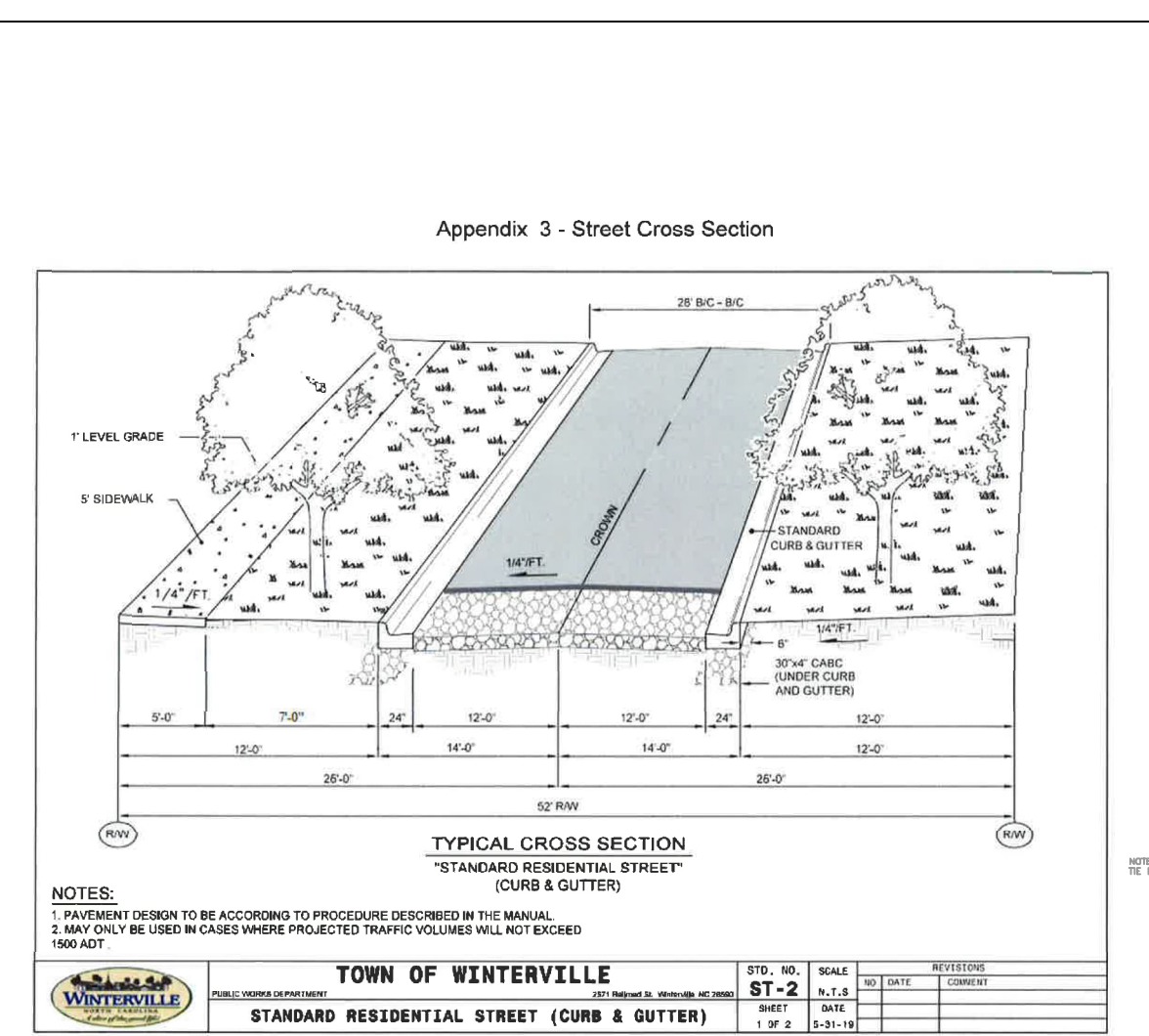
RECEIVED
 SD 9.6.24
 To P&Z & Council
 Rec. Denial. Doesn't
 Meet Standards.



STOCKS ENGINEERING
 801 EAST WASHINGTON STREET
 NASHVILLE, N.C. 27856
 PHONE: (252) 459-8196
 WWW.STOCKSENGINEERING.COM

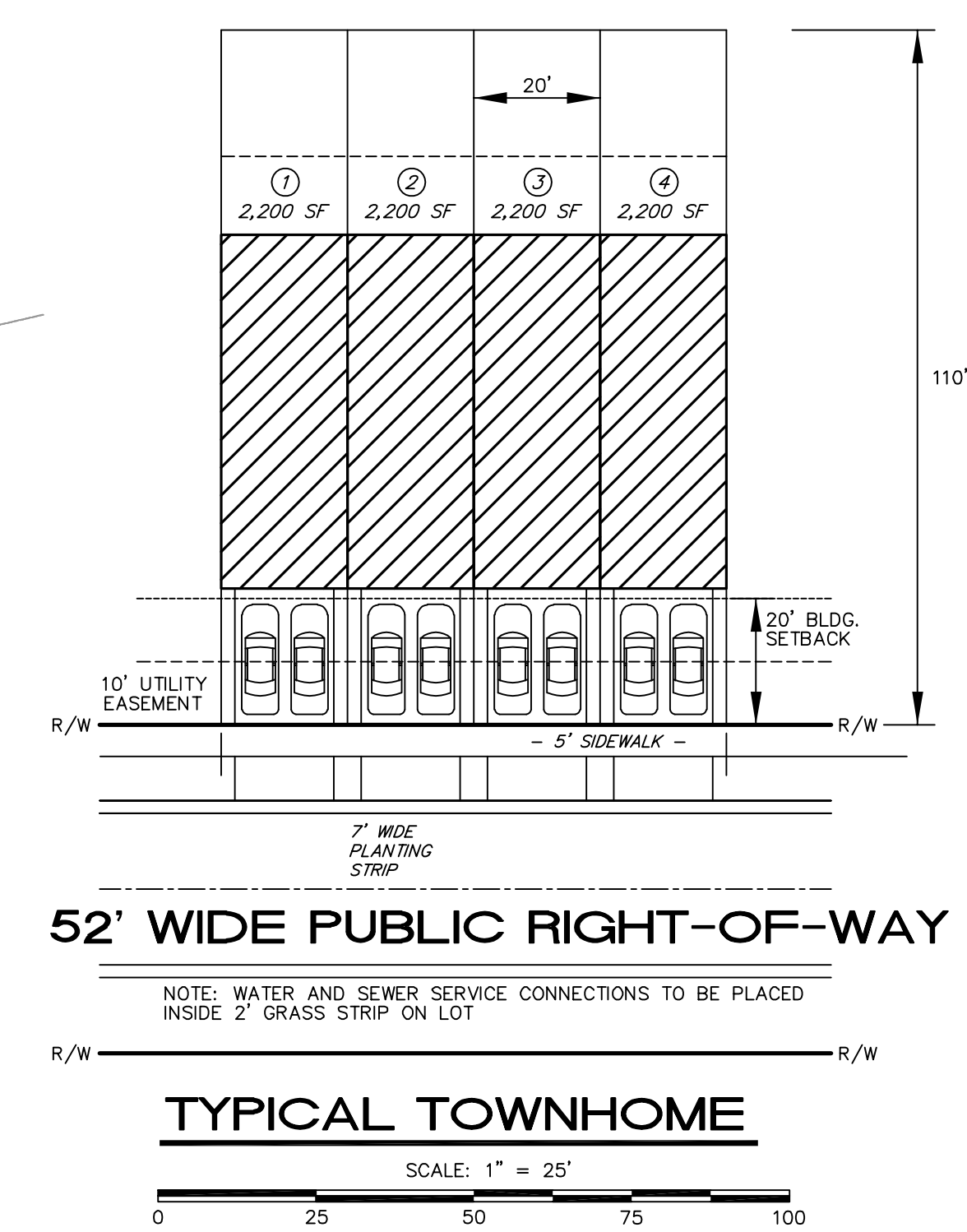
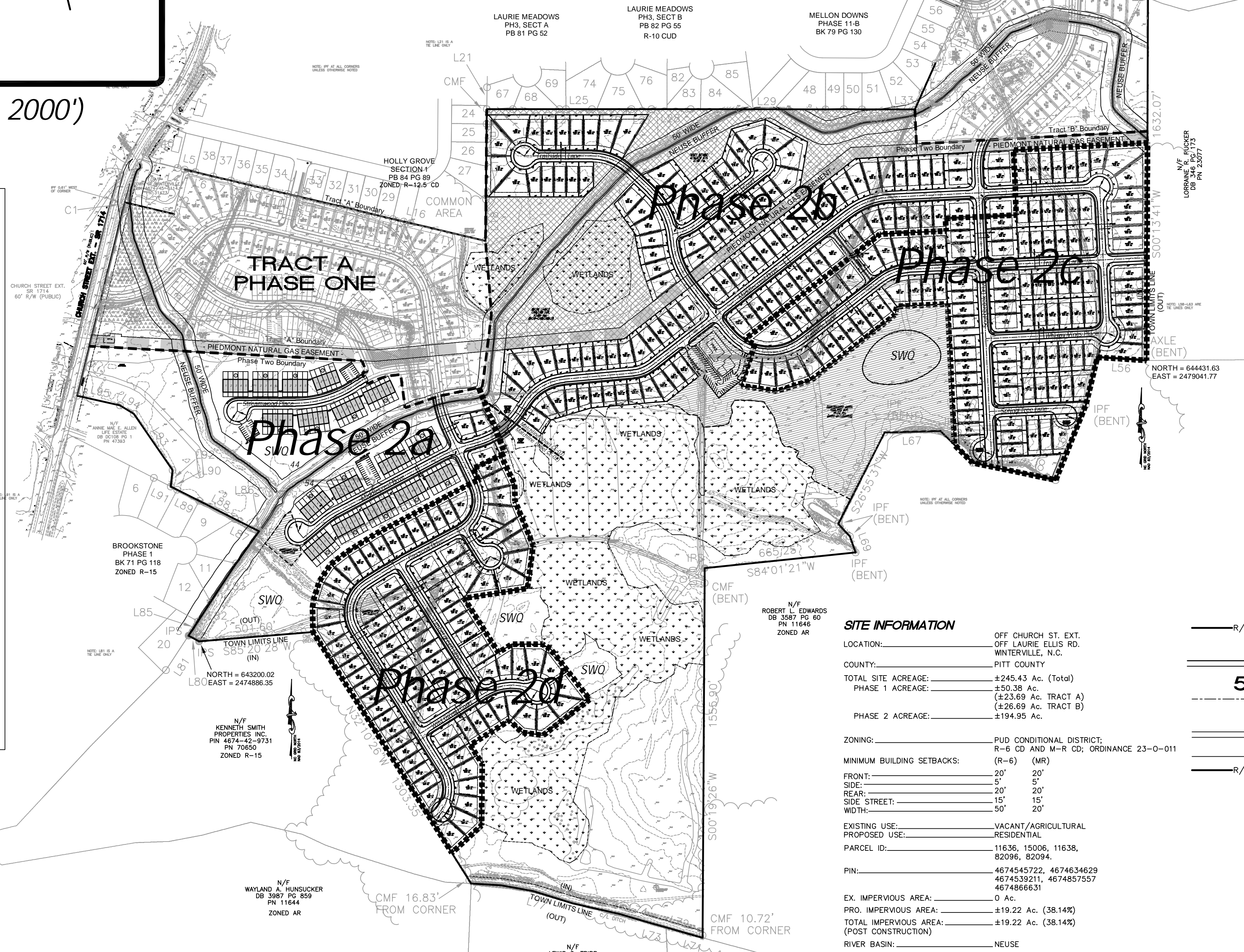


VICINITY MAP (Scale: 1" = 2000')

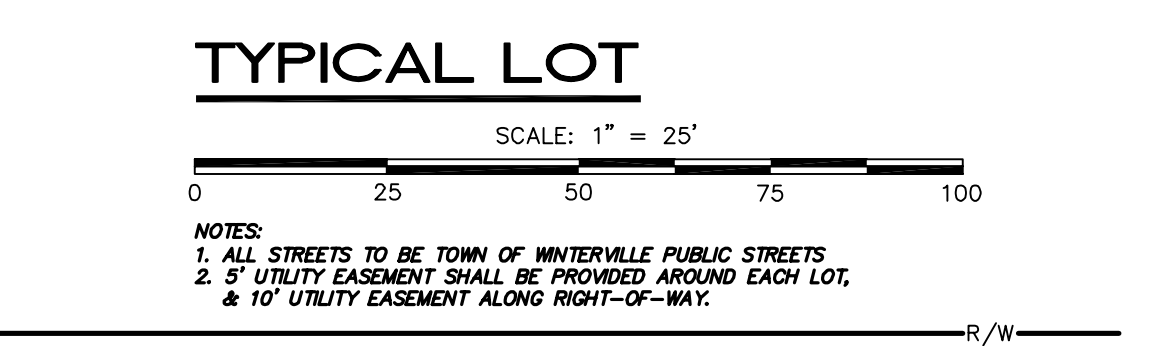


TOWN OF WINTERVILLE

ST-2	STANDARD RESIDENTIAL STREET (CURB & GUTTER)
------	---



PHASING NOTE: THE INTENT IS TO DEVELOP PHASE 2 IN ALPHABETICAL ORDER FROM PHASE 2a TO PHASE 2d.

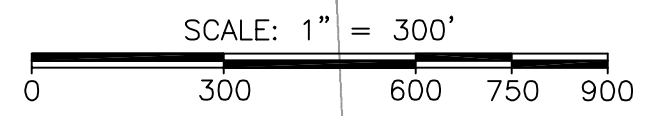


SITE INFORMATION

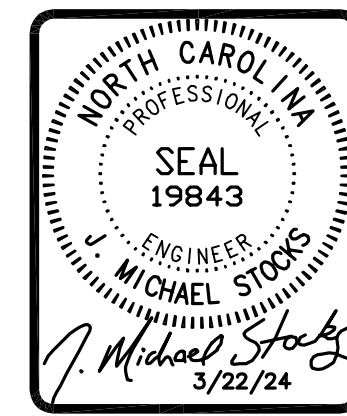
LOCATION: OFF CHURCH ST. EXT. OFF LAURIE ELLIS RD. WINTERVILLE, N.C.
 COUNTY: PITT COUNTY
 TOTAL SITE ACREAGE: ±245.43 Ac. (Total)
 PHASE 1 ACREAGE: ±150.38 Ac. (±23.69 Ac. TRACT A) (±26.69 Ac. TRACT B)
 PHASE 2 ACREAGE: ±194.95 Ac.
 ZONING: PUD CONDITIONAL DISTRICT; R-6 CD AND M-R CD; ORDINANCE 23-0-011
 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
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 Phase One - 97,306 (2.24 Ac.)
 Phase Two - 555,505 (11.99 Ac.)

Owner
 Chapel Hill Foundation
 Real Estate Holdings, Inc.
 300 South Building
 CN 1000
 Chapel Hill, N.C. 27599

APPROVAL
 THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ 20____.
 SIGNED _____ CHAIRMAN
 SIGNED _____ TOWN PLANNING



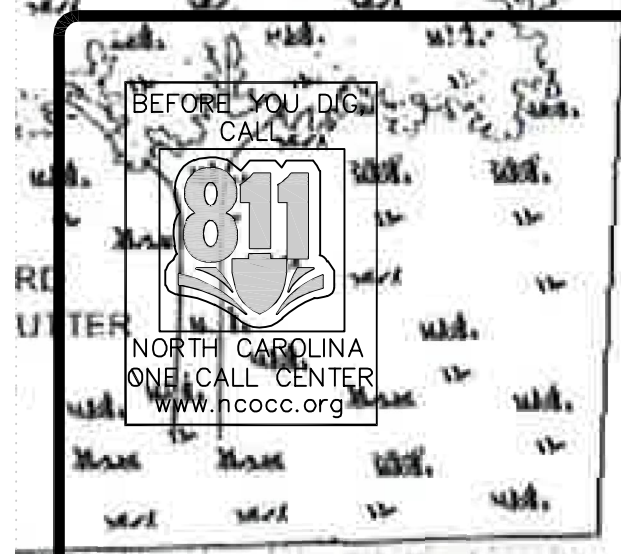
BLN-C-1874
PRELIMINARY PLAT for SOUTHBROOK (Phase Two)
WINTERVILLE, NORTH CAROLINA



OVERALL PLAN

REVISIONS	7-1-24 TRC COMMENTS
FILE NO.	2021-022
HORIZ. SCALE:	1"=300'
VERT. SCALE:	NONE

CE-01



BEFORE YOU DIG
NORTH CAROLINA
ONE CALL CENTER
WWW.HCOC.org

4" FT.
12'-0"
12'-0"

12'-0"
12'-0"

RAW

IB CURB (T&R)

NO	DATE	REVISIONS	COMMENT
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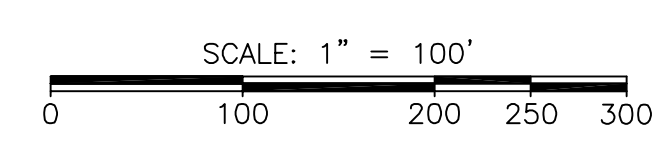
NOTE: 91 IS A TIE LINE ONLY

NOTE: L81 IS A TIE LINE ONLY

BROOKSTONE
PHASE 1
BK 71 PG 118
ZONED R-15

NORTH = 643200.02
EAST = 2474886.35

N/F
KENNETH SMITH
PROPERTIES INC.
PIN 4674-42-9731
PN 70650
ZONED R-15



Phase 2
±194.95 Ac.
336 LOTS
98 TOWNHOMES
PUD CONDITIONAL DISTRICT
R-6 CD & M-R CD; ORDINANCE 23-0-011
AVERAGE LOT SIZE: 8,689 S.F.

Phase Two Boundary

Phase Two Boundary

Phase 2a

Phase 2d

NEUSE BUFFER
50' WIDE

50' WIDE
EASE BUFFER

WETLANDS

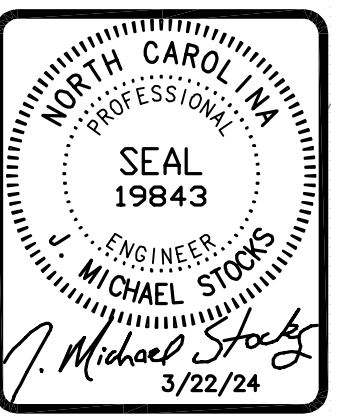
WETLANDS

SWQ

WETLANDS

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27556
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874
PRELIMINARY PLAT for SOUTHBROOK (Phase Two)
WINTERVILLE, NORTH CAROLINA

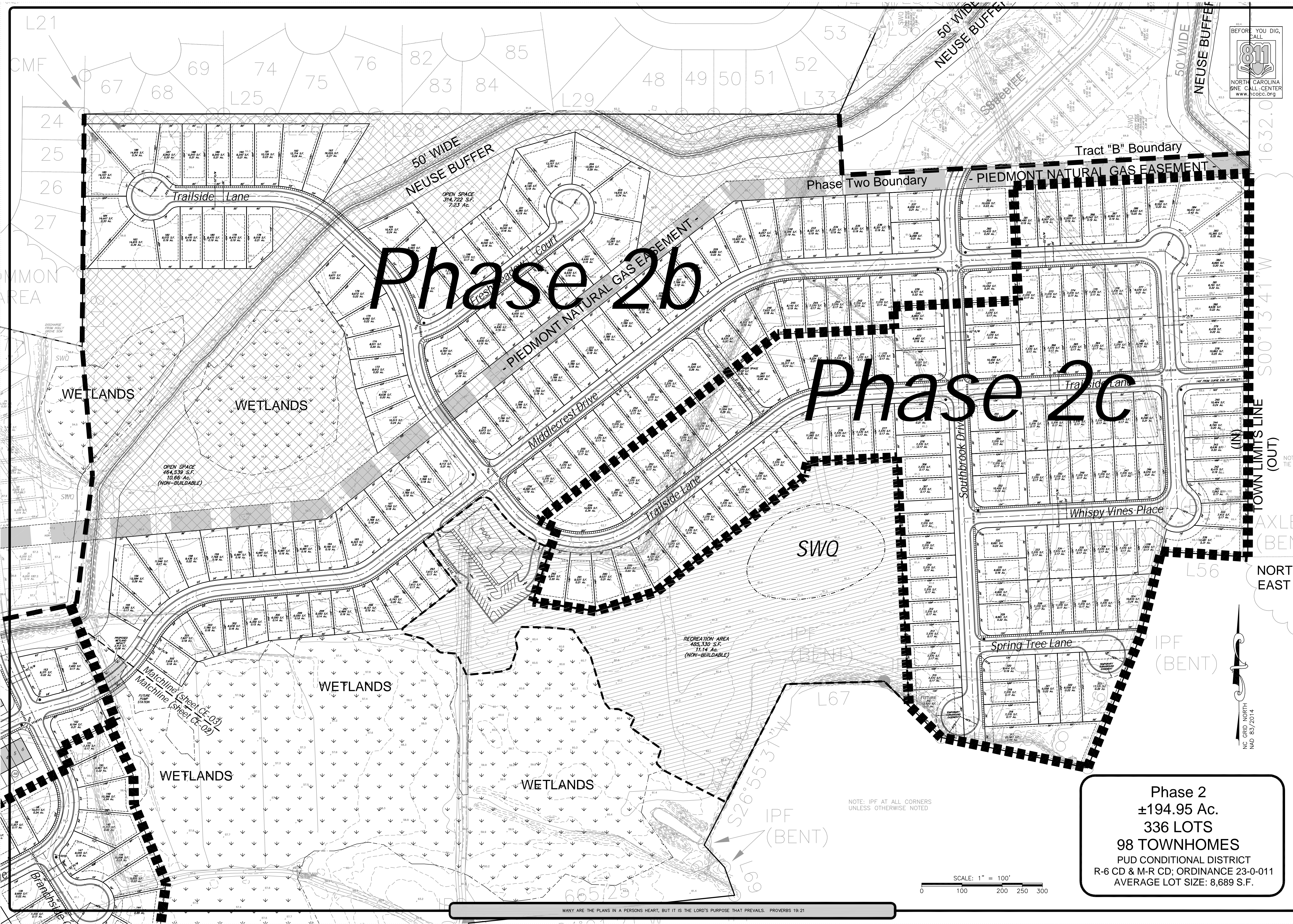


Phase 2 CONSTRUCTION

REVISIONS
12/5/23 TRC COMMENTS
2/27/23 OWNER COMMENTS
7/1/24 TRC COMMENTS
9/6/24 TRC COMMENTS

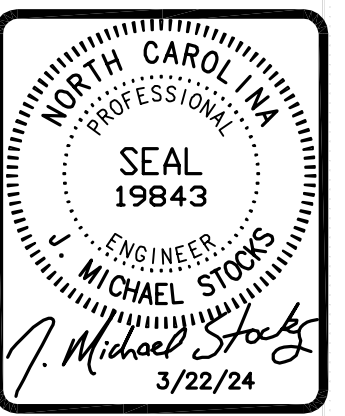
FILE NO. 2021-022
HORZ. SCALE: 1"=100'
VERT. SCALE: NONE

CE-02



STOCKS ENGINEERING
 801 EAST WASHINGTON STREET
 NASHVILLE, N.C. 27856
 P.O. BOX 1108
 PHONE: (252) 459-8196
 WWW.STOCKSENGINEERING.COM

BLN-C-1874
PRELIMINARY PLAT for SOUTHBROOK (Phase Two)
WINTERVILLE, NORTH CAROLINA

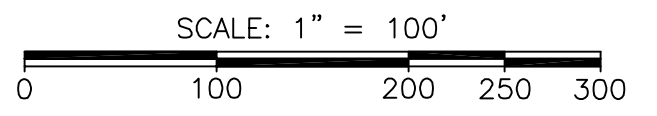


Phase 2 CONSTRUCTION

REVISIONS
12/5/23 TRC COMMENTS
7/1/24 TRC COMMENTS
9/6/24 TRC COMMENTS

FILE NO. 2021-022
 HORZ. SCALE: 1"=100'
 VERT. SCALE: NONE

Phase 2
 ±194.95 Ac.
 336 LOTS
 98 TOWNHOMES
 PUD CONDITIONAL DISTRICT
 R-6 CD & M-R CD; ORDINANCE 23-0-011
 AVERAGE LOT SIZE: 8,689 S.F.



MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21



Town of Winterville Planning Department
Preliminary Plat Report for Southbrook Phase 2 Preliminary Plat.

GENERAL INFORMATION

APPLICANT	Southbrook NC, LLC (Scott Moore).
Submission Type:	Preliminary Plat.
CONDITIONS	Zoned R-6 Conditional District & MR Conditional District Planned Unit Development (PUD) as outlined Within Ordinance Number 23-O-011
LOCATION	Church Street Extension & Laurie Ellis Rd.
PARCEL ID NUMBER(S)	15006, 11636, 11638, 82096, & 82094
Site Data	This Phase contains 336 Single Family Lots & 98 Single Family Attached Lots.
TRACT SIZE	This Phase contains 194.95 acres.
TOPOGRAPHY	Flat
VEGETATION	Cleared, Wooded, Etc.

SITE DATA

EXISTING USE	Vacant/ Wooded/ ETC.
---------------------	----------------------

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

SPECIAL INFORMATION

OVERLAY DISTRICT	None.
ENVIRONMENTAL / SOILS	See Construction Drawings or Preliminary Plat.
FLOODPLAIN	None on current maps.
STREAMS	Southeast Drainage Lateral SC-35A, Tributary of off Swift Creek
OTHER	If >1 acre is disturbed, site must meet Phase 2 stormwater requirements and provide Soil Erosion and Sedimentation Control Permit



**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). **No bufferyard is required due to proposed and adjoining land uses.**

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= 2016 Study; Future= 2045 Projection. <i>* LOS is rated from A-F: A is the best, F the worst.</i> <i>* Roadway Improvement and street design is based upon achieving a minimum of LOS D on existing facilities and LOS C on new facilities.</i>	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	TBD.
SIDEWALKS	Required.
TRAFFIC IMPACT STUDY (TIS)	TBD by NCDOT.
STREET CONNECTIVITY	Town Ordinances and documents support interconnectivity within the subdivision and to adjoining properties.
OTHER	N/A



STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The Proposed Southbrook Phase 2 Preliminary Plat does not meet the standards of the Town or the Southbrook Development Plan as outlined within Ordinance 23-O-011.

- 1. The "Block" created by Southbrook Drive, Trailside Lane, and Middlecrest Drive exceed the Town's Standard for Block size.**
 - a. Winterville's Subdivision Ordinance requires block lengths between 400' and 1,200'.
 - b. Staff doesn't suggest that Town Council approve this "Modification" from the Subdivision Ordinance as it doesn't create "equal or better performance".
 - i. Winterville's Comprehensive Plan would suggest that 800' block lengths should be the maximum block distance for "Suburban Residential" classified areas. Further supporting staff's recommendation to deny this proposal. Please see Comprehensive Plan's block size recommendations screenshot below:



Policy 2: Coordinate connectivity, street and sidewalk standards.

Strategies

2.1: Set a maximum block length that varies based on land use type.

- Recommended block length standards to increase walkability and street connectivity are listed below. Recommendations for future land use areas are as follows:
 - Suburban Residential: 800ft
 - Urban Neighborhood: 600-800ft
 - Commercial and Mixed Use areas: <600ft



Walkability and Street Connectivity	Recommended Block Length Standards
Excellent	250 - 400 ft
Good	400 - 500 ft
Acceptable	500 - 600 ft
Poor	800 ft +

Source TND Design Rating Standards v2.2



Connectivity Benefits

Different block widths may be appropriate in different zoning districts. Rural areas can have fewer street connections than suburban and urban areas. A connected street network can:

- Make destinations and POI “closer”
- Assist with emergency response times / service area
- Walk to School and physical health improvement opportunities
- Improve access to downtown and greenway

2. Town has requested Middlecrest Drive to be looped and for the



col-de-sac to be eliminated and believe this col-de-sac proper interconnectivity within their neighborhood. .

- a. Winterville's Subdivision Ordinance is intended to provide for orderly growth and development: for the coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and highways and with other public facilities; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote public health, safety, and general welfare.
 - i. The proposed subdivision contains a significant amount of col-de-sacs. The Middlecrest Drive Col-De-Sac can easily be realigned in order to remove this dead-end street.
 - ii. The Town of Winterville wants to avoid inheriting col-de-sacs and deadend streets as much as possible.

- b. Winterville has reviewed each Col-De-Sac within the proposed subdivision and have significant concerns with the amount of col-de-sacs in the subdivision and the lack of interconnectivity for residents within the Col-De-Sac. Some of the proposed Col-De-Sacs are a result of topographic or environmental constraints. Neither topographic, nor environmental constraints are the issue with this col-de-sac. Col-de-sacs limit connectivity, reduce walkability, result in slower emergency response times, creates less efficient infrastructure and creates expensive upkeep for the Town of Winterville while increasing issues and concerns.

- c. Winterville's Ordinances, policies, and plans discourage unnecessary col-de-sacs.
 - i. Subdivision Ordinance 154.21 #3. " Connection to Adjoining Property- Proposed streets shall be extended to the boundary of the subdivision for connection to existing streets on the boundary of adjoining property or for future connection. Cul-de-sacs shall not be used to avoid connection with an existing street, to avoid the extension of a thoroughfare or collector street, or to avoid connection to adjoining property. In general, cul-de-sacs shall not be used to provide access to development on the boundary of the development. Cul-de-sacs shall not exceed 800 feet in length unless necessitated by topography or property accessibility and specifically approved by the Town Council. Measurement shall be from the point where the centerline of the deadend street intersects with the centerline of a general circulation street to the center of



the turnaround of the cul-de-sac. Where one cul-de-sac extends from another cul-de-sac, the end of each cul-de-sac shall be no more than 800 feet from a general circulation street as measured by the centerline of the streets."

- d. Winterville's Comprehensive Plan:
 - i. Infrastructure and Mobility: Policy 2 recommends that the town "Discourage cul-de-sacs and dead end streets wherever possible. An overabundance of subdivisions using cul-de-sacs can cause additional delay and hinder emergency access."
 - ii. Additional Image and Text within the Comprehensive Land Use Plan regarding Cul-de-Sacs:

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

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



WINTERVILLE

A slice of the good life!



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



3. Middlecrest Drive is outside of the "Single Family Attached" Zoning Map.
 - a. Southbrook Dev Standards state "Should the developer want to make changes to the Development Plan, The Planning Director can approve specific minor revisions or changes that represent less intensive uses. An example of one such modification is changing the type of residential use that results in a decrease in density. The approval of the Planning Director is an administrative approval only and all other changes to this Development Plan will constitute a rezoning and require City Council Approval".
 - i. The "Middlecrest Drive" townhomes represent a higher density at this location however the overall number of Townhomes will not increase throughout the development.
 - b. Will not increase the number of Single Family Attached Units-just the location.
 - c. Staff doesn't see any issues with relocating a portion of the Single Family Attached as a modification equal or better performance in the eyes of Town Council.
 - d. Staff suggests the removal of the a col-de-sac, in this location and to provide adequate interconnectivity. Staff recommends that the developer needs to revisit this design to create more efficient interconnectivity, and utility design.

Staff Recommendation

Staff recommends ***denial*** of Southbrook Phase 2 Preliminary Plat as it does not meet the standards of the Town of Winterville, the Winterville Subdivision Ordinance, or the Southbrook Planned Unit Development Plan. Staff's major concern regarding Southbrook, Phase 2 Preliminary Plat is the large block length that doesn't meet the requirements of the town and the six newly proposed col-de-sacs to become inherited by the Town from this project.

Town Staff recommends that the developer revisit their design to incorporate smaller blocks, to remove col-de-sacs within the subdivision, and to ensure that the proposal meets all requirements of the Southbrook Development Plan, The Town and The State prior to resubmission.

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

WHEREAS, The Coley Group has requested amendment of the Zoning Ordinance of the Town of Winterville by rezoning of the property described herein from Agricultural Residential (AR) to PUD Conditional District (R-6 CD and MR CD).

WHEREAS, a public hearing on the question of this zoning amendment was held, at the Winterville Town Hall at 7:00 p.m. on January 9, 2023, after due notice publication on December 28, 2022 and January 4, 2023; and

WHEREAS, due notice of said public hearing was also given by first class mail to the owners of all parcels, as shown on the County Tax Records, adjoining the parcel under consideration, 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;

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 Agricultural Residential (AR) to PUD Conditional District (R-6 CD and MR CD) and is governed by the attached PUD document and unified development plan.

*The Coley Group, a 245.43-acre tract land located on **Laurie Ellis Road and Church Street Ext. Tax Parcels 15006, 11636, 11638, 82094 and 82096**, and being more particularly described on the attached legal description provided below.*

**LEGAL DESCRIPTION OF PROPERTY
REZONED FROM R-15 to GB CD
THE OVERTON GROUP
WINTERVILLE TOWNSHIP, PITT, NC**

TAX PARCEL #15006:

The following property acquired by A. Donald Stallings by Deed from Roy C. Mills and wife dated May 5, 2005, recorded in Book 1906, Page 113, Pitt County Registry:

PARCEL 1:

BEING all of the lands (EXCEPTING Tract "A" containing 25.2 acres and Tract "B" containing 2.25 acres and Tract "C" containing 2.06 acres and Tract "D" containing 7.2 acres) as shown and described on that certain "MAP FOR RECORD FOUNTAIN W. CARROLL," dated March 23, 1966, and prepared by R. J. Strickland, R.S., which said map is recorded in Map Book 15 at page 21, Pitt County Registry, reference to which is hereby made for a more accurate description.

Existing/ Current PUD and REZONING Ordinance for Southbrook

The lands herein described and conveyed contain 138.74 acres after excepting Tracts "A", "B", "C" and "D" as hereinabove excepted and specified. Being the identical property conveyed by Mary Frances Albritton Carroll (widow) to Roy Mills and wife, Jean Mills by deed dated January 17, 1968, recorded in Book M37, Page 440, Pitt County Registry.

PARCEL 2:

First Tract.: That certain tract or parcel of land situate, lying and being in Winterville Township, Pitt County, North Carolina, and located 408 feet eastwardly from the "First Tract" described in the deed from R. M. Abbott et ux to Lucy Abbott Hunsucker, dated March 21, 1962, and recorded in Book 0-33 at page 355 of the Pitt County Registry, and connected with said "First Tract" herein referred to by a path as shown on the map recorded in Map Book 10 at page 137 in the Office of the Register of Deeds of Pitt County, to which map reference is hereby made, and beginning at a point in the center of the path 408 eastwardly, when measured along the center of the path, from the "First Tract" herein referred to, and running thence North 26 deg. 15 min. East, 100 feet; thence North 52 deg. East, 134 feet; thence S. 36 deg. East, 181 feet; thence S. 9 deg. 45 min. West, 300 feet; thence North 84 deg. 15 min. West, 218 feet; thence North 19 deg. 30 min. West, 147 feet; thence North 29 deg. 15 min. East, 121 feet to the point of the beginning, and containing 2.25 acres, more or less, and being the "Second Tract" described in the deed recorded in Book 0-33 at page 355 of said Registry and hereinabove referred to.

Second Tract.: That certain tract or parcel of land situate, lying and being in Winterville Township, Pitt County, North Carolina, bounded on the north, east and south by the lands of Roy Mills, and on the west by a ditch and the lands of Lucy Abbott Hunsucker on the west side of said ditch, and beginning at the northeast corner of the 25.2-acre tract of land described as "First Tract" in the deed from R. M. Abbott et al, to Lucy Abbott Hunsucker, recorded in Book 0-33 at page 355 of the Pitt County Registry, in Roy Mills' line, and running thence South 11 deg. West, with Roy Mills' line, 312 feet; thence North 86 deg. 15 min. West, 112 feet, more or less, to the center line of a ditch; thence northwardly, with the center line of said ditch, 315 feet, more or less, to the line of Roy Mills; thence with his line, South 79 deg. 30 min. East, 90 feet, more or less, to the point of beginning and containing of an acre, more or less, and being the easternmost portion of the 25.2 acre tract of land described in the deed recorded in Book 0-33 at page 355 of the Pitt County Registry.

The above 2 parcels being the identical property conveyed by deed from Wayland L. Hunsucker and wife, Lucy Abbott Hunsucker, to Roy Mills and wife, Jean Mills, dated January 4, 1973, recorded in Book L4 I, Page 179, Pitt County Registry.

PARCEL 3:

Tract 1:

Containing 23.99 acres, more or less and being Tract No. 1 on map entitled Property of A. D. McLawhorn, Jr. and W. L. Hunsucker dated January 30, 1970 and recorded in Map Book 20, Page 2, Pitt County Registry.

Tract 2:

Containing 23.99 acres, more or less, and being Tract No. 2 on map entitled Property of A. D. McLawhorn, Jr. and W. L. Hunsucker dated January 30, 1970 and recorded in Map Book 20, Page 2, Pitt County Registry.

Existing/ Current PUD and REZONING Ordinance for Southbrook

Being the identical property conveyed by deed from Martin Taylor McLawhorn and Katie Marie Farkus to Roy C. Mills and wife, Jean I. Mills dated September 14, 2002, recorded in Book 1364, Page 644, Pitt County Registry.

TAX PARCELS (#11636 and #11638):

The following property acquired by A. Donald Stallings by Deed from Wayland A. Hunsucker et al dated January 20, 2006, recorded in Book 2056, Page 377, Pitt County Registry and by Quitclaim Deed from Elizabeth Abbott Bridgers et al dated April 30, 2010, recorded at Book 2769, Page 148, Pitt County Registry:

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

Tax Parcel #11636; Tract 1: Being all of Tract 1 consisting of 19.80 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated September 8, 2005, revised December 29, 2005, prepared by Baldwin and Associates and recorded in Map Book 64, Page 185, of the Pitt County Public Registry.

Tax Parcel #11638; Tract 2: Being all of Tract 2 consisting of 7.513 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated September 8, 2005, revised December 29, 2005, prepared by Baldwin and Associates and recorded in Map Book 64, Page 185, of the Pitt County Public Registry.

TAX PARCEL #82094:

The following property acquired by A. Donald Stallings by Deed from Margaret M. Nemtuda et al dated March 14, 2014, recorded in Book 3219, Page 288, Pitt County Registry and by Quitclaim Deed and Release from Wayland A. Hunsucker et al dated May 6, 2014, recorded at Book 3219, Page 314, Pitt County Registry:

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

Being all of Tract 1 consisting of 9.12 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated January 9, 2014, prepared by Bjerkeset Land Surveying and recorded in Map Book 77, Page 97, of the Pitt County Public Registry.

TAX PARCEL #82096:

The following property acquired by A. Donald Stallings by Deed from Wayland A. Hunsucker et al dated April 1, 2014, recorded in Book 3219, Page 295, Pitt County Registry:

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

Being all of Tract 2 consisting of 20.00 acres of land as the same appears on that map entitled "Survey for A. Donald Stallings" dated January 9, 2014, prepared by Bjerkeset Land Surveying and recorded in Map Book 77, Page 97, of the Pitt County Public Registry.


End of Legal Description

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

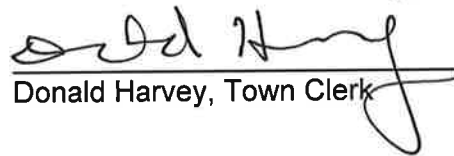
Section 3. This ordinance shall become effective upon adoption.

Adopted this 9th day of January 2023.




Richard E. Hines, Mayor

ATTEST:


Donald Harvey, Town Clerk



Town of Winterville
Plan Unit Development
For
Southbrook

Applicant:

Southbrooknc, LLC

4350 Lassiter at North Hills Ave, Ste 256

Raleigh, NC 27609

October 20, 2022

APPROVED

TOWN OF WINTERVILLE

BY: Richard E. Keire DATE: 1/9/2023

MAYOR

Existing/ Current PUD and REZONING Ordinance for Southbrook

Project Development Team:

Project Manager – Southbrooknc, LLC

4350 Lassiter at North Hills Ave, Ste 256 Raleigh, NC 27609

Contact: Scott Moore

scott@thecoleygroup.com

1. Definitions and Construction Terms

Conceptual Plan. The Conceptual Plan is a plan that generally identifies the land use patterns, conceptual design, and density for the development of the Southbrook Property and is attached as Appendix 1. The Conceptual Plan serves as the zoning map for the development, is a condition of this planned density residential rezoning application, and, along with this document, serves to form the Development Plan for the proposed development.

Developer. The Developer of this project is Southbrooknc, LLC and/or assigns.

Development Plan. This rezoning application with the Conceptual Plan constitutes the Development Plan.

Home Owners Association (HOA). The HOA is a non-profit corporation for the purposes, among other things, of owning and managing the privately owned common areas and providing governance of the development as a homeowner's association.

Open Space. "Open space" refers to areas of the development that allow for light, air, wildlife habitat, stormwater control, and scenic and recreation use. Also included are areas designed to enhance the privacy or general appearance of the development. Open space shall be owned and maintained by the HOA.

Planned Unit Development (PUD). This zoning designation is established to allow for design flexibility of development and is intended to encourage efficient use of the land and public services and to promote high quality design that will provide a variety of dwelling types as well as support services and open space for the residents of the development. These regulations are intended to permit integration with adjacent residential uses and to promote compatibility with existing and emerging patterns of development.

Town. "Town" refers to the Town of Winterville.

Zoning Ordinance. The Zoning Ordinance for the Town of Winterville. Any term not defined in this document will be as defined in the Zoning Ordinance.

2. Development Plan

The plan will meet the Town's Zoning Ordinance (latest edition) and all standards and policies (latest edition) except as noted otherwise.

The maximum number of units proposed is 612 residential homes (with a maximum of 154 Single Family Attached Homes) on the 245-acre subject property. The Conceptual Subdivision Layout shows the general layout of the proposed development with anticipated use areas and how they mingle throughout the development, connected by open spaces and sidewalks along public roads. The Development Plan also shows the general area of Stormwater Control Devices and Recreational Areas. As the plan is further developed, the actual locations of the proposed stormwater devices, residential product types and locations may vary to conform to the Construction Plans.

The proposed rezoning request is beneficial to the Town because it provides a greater tax base. By concentrating more homes on a smaller footprint, we are maximizing the protection of trees and environmentally sensitive areas which is useful to the future residents by concentrating excess open space, that would normally be included in each lot, into larger preservation areas within the subdivision. This gives the new home buyer a smaller lot with less maintenance and also provides a larger area for recreation for all to enjoy. This also results in less long-term infrastructure maintenance for the Town for the same tax base revenue.

Assuming the Town Council finds this rezoning application favorable, the Construction Drawings will provide a much higher level of technical data and detail appropriate for review by the Town, NCDOT, and other agencies having jurisdiction.

The guidelines and zoning regulations for the development and the agreed upon conditions are included in the Development Plan. To account for both technological innovations and unforeseen marketplace changes, this Development Plan is intended to incorporate flexibility concerning design and development.

Should the Developer want to make changes to the Development Plan, the Planning Director can approve specific minor revisions or changes that represent less intensive uses. An example of one such modification is changing the type of residential use that results in a decrease in density. The approval of the Planning Director is an administrative approval only and all other changes to this Development Plan will constitute a rezoning and require City Council approval.

3. Compliance with Town of Winterville's Comprehensive Land Use Plan

The site referenced in this Development Plan is located on both the south side of Laurie Ellis Road and east of Church Street in Winterville. The proposed property contains approximately 245 acres and includes the areas associated with the following Parcel Identification Numbers: 15006, 11636, 11638, 82096, 82094.

The site falls under the Town of Winterville's jurisdiction for planning and land use control. According to Town's Comprehensive Land Use Plan from 2019, the site is shown as medium to high on the Residential Land Use Suitability Map as part of the community assessment. Our proposal shall meet the guidelines of the Healthy Neighborhoods and Environment section by "Developing in a way that alleviates impacts to the natural environment including, flood sensitive areas, trees and valuable natural resources". We are also proposing to adhere to the "Connectivity and Mobility section by creating safe connections between neighborhoods, destinations and services. We will utilize existing public street connections with adjacent communities and also provide stub connections to adjacent lands for future connectivity. Our plan shall adhere to the Future Land Use Map as we will provide a "Suburban Residential" community with 2.5 units per acre with smaller lot sizes that will meet standards for open space and amenities.

4. Common Areas

Common Areas may include, but are not limited to, open spaces and shared amenities like butterfly gardens, dog parks, playgrounds, pool, structures, walking trails, etc. Every lot owner will have the right of ingress and egress, use, and enjoyment in and to the Common Areas, subject to the rules and regulations of the HOA, which rights are appurtenant to and pass with title to every lot.

5. Residential Restrictions

The agents and employees of the Developer and the HOA will have the right to enter onto any lots in the development to control certain actions or activities on such lots. These actions include, but are not limited to, the following:

- A. On and off-street parking on common areas and lots,
- B. Erection of signage,
- C. Solicitation by property owners and non-property owners,
- D. Access by non-property owners,
- E. Construction or placement of temporary structures,
- F. Construction of accessory buildings,
- G. Maintenance of lots (both pre- and post-construction), and
- H. Erection of decorative poles for street or non-regulatory signs within public rights of way if Town approval is granted for the same. These are the responsibility of the HOA to install, repair, and replace at no cost to the Town.

More specific guidelines concerning these actions/activities may be adopted by the Developer and/or the HOA. Subsequently, the Developer and/or the HOA will have the right to enforce these actions/activities in accordance with Town rules, regulations, and ordinances.

6. Dimensional Standards

For each subdivided lot, the dimensions of the lot, yard, and setback will be determined by the Developer as stated in Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements as shown in Appendix 2.

7. Regulation of Open Space

The regulation of Open Space within the development will be done by the Developer and the HOA. As such, the Developer and/or the HOA may implement policies regarding towing, parking, access, signage, and trespassing within the development.

8. Driveways/Roadway Access and Sidewalks

Concrete will be used to surface all residential driveways. Utility drives, maintenance areas, drives to temporary structures, access drives to public utility services, and other similar drives can use alternative surface options as approved by the Town's Public Works and Fire departments. Sidewalks in the development will be installed at as per the approved street cross sections generally 5' wide and on one side of the street with the exception of cul-de-sacs.

9. Building & Aesthetics for Single Family Detached Homes

Town ordinances will be met during construction of the development. The HOA will retain authority over the aesthetic aspects of construction such as architectural style elements, appearance, and color through its architectural control mechanisms. All single-family homes will have the following:

1. All homes will have a minimum of 1800 heated square feet.
2. Dimensional architectural roof shingle.
3. 6" min. roof overhang on all sides.
4. All homes will include a 2-car garage.
5. The same elevation is not allowed to be built (1) side by side, (2) across the street, or (3) diagonally from one another.
6. Garage doors will be decorative and/or contain windows.

10. Building & Aesthetics for Single Family Attached Homes

The HOA will retain authority over the aesthetic aspects of construction such as architectural style elements, appearance, and color through its architectural control mechanisms. All single family attached homes will have the following:

1. All homes will have a minimum of 1600 heated square feet.
2. Dimensional architectural roof shingle.
3. 6" min. roof overhang on all sides.

11. Signs (Non-Regulatory)

Entrance signage must be on a parcel that is owned by the HOA or within a signage easement on an owner's property.

The Developer and the HOA will control all applications, permitting, erection and maintenance of all non-regulatory signs within the development. The Town shall permit and inspect all signs that relate to all local, state, and federal building codes.

For all signs (including those that are temporary in nature) erected in public rights-of-way or in view of publicly maintained access, the Developer and the HOA will abide by all sign regulations and limitations as set in the Zoning Ordinance.

12. District Regulations

The Developer and the HOA will encourage efficient use of the land and public services and promote high quality design that provides a variety of dwelling types along with adequate support services and open space for the residents of the development. The district regulations are intended to allow for innovative development that is integrated with proposed adjacent uses and compatible with existing patterns of development.

13. Developer and HOA Requirements

The Developer and the HOA will meet the following requirements:

- A. The Developer and the HOA agree to be responsible for the maintenance and perpetual existence of common areas.
- B. When individual lots that are not a part of an approved and platted subdivision are to be sold, a new subdivision construction and final plat shall be submitted to and approved by the Town and recorded in Pitt County Register of Deeds prior to the sale of lots and granting of any building permit.
- C. The Developer or the HOA must authorize the subdivision or recombination of property prior to the required approval by Town staff.
- D. No building permit for any structure within the development shall be issued until all required improvements are completed or bonded in accordance with the approved construction plans and conditionally accepted by the Public Works Department.
- E. The maximum allowable density shall not exceed 2.5 units per gross acre based on the

total acres in the development.

- F. Land additions to the development may be made in increments of any size and will be subject to this Development Plan.
- G. A variety of dwelling unit styles will be proposed for the development and support uses with adherence to the minimum residential lot areas per Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements as shown in Appendix 2.
- H. Setback from public rights-of-way: Any building that is erected, reconstructed, or moved shall be setback a minimum of 20 feet (required by code) from the right-of-way line.
- I. Height Requirements. Maximum building height shall not exceed the heights as stated on the Article VII. Table of Area, Yard, Height Requirements; Section 7.1 Dimensional Requirements.
- J. Open Space Requirement. The proposed overall open space for the project will be no less than 20% of the total project area. The open space will be controlled by the HOA and will be generally located as shown on the Conceptual Subdivision Layout. Within the open space, there will be play areas, stormwater control devices, wooded areas, and grass.

14. Rights-of-Way Width, Street Design, and Improvements Requirements

Streets shall be designed in accordance with Section 4 of the Town's Standards Specifications and Details with the following exception: Typical Street cross sections shall follow the detail shown in Appendix 3.

The Town may allow the construction of private streets and/or parking areas within future phases of the community as appropriate for the type of use, structure and development created. The Developer shall designate any such private streets and/or parking areas as Common Open Space to be owned and maintained by the HOA, with full easement rights of access, ingress and egress, thus granted to all owners of lots within the development. Roadway improvements (turn lanes) on Laurie Ellis Road or Church Street may be required in conjunction with subdivision street access and would be the responsibility of the Developer.

15. Subdivision Improvements

The Developer will meet the following requirements:

- A. Curbs and Gutters. Concrete curbs and gutters shall be installed on all public streets within the development to meet all requirements of the Town of Winterville.
- B. Electric Utility Lines. All public electric utility lines will be installed in accordance with the Town's policy for electric service. Electric lines will be installed underground in easements or rights-of-way outside of curb lines where practical.
- C. Natural Gas Utilities. All public natural gas utility lines within the development will be installed in accordance with the Town's policy for Natural Gas Service. Natural gas service lines shall be installed underground in easements or rights-of-way outside of curb lines where practical.
- D. Special Exceptions for Design Waivers. If at any time before or during the construction of the required improvements, it is demonstrated to the satisfaction of the Public Works Department that unforeseen conditions make it necessary to modify

the location or design of such required improvements as were approved in the Development Plan, the Public Works Department may authorize such modifications, provided these modifications are within the spirit and intent of the Town Council approval and do not substantially alter the function of any improvements required by the conceptual master plan.

- E. Solid Waste Improvements. All residential lots will utilize roll out carts. No specific solid waste improvements are anticipated.
- F. Street Trees. The developer desires to provide a streetscape that contains street trees along the public street right of ways within a designated 7' planting strip. Street trees measuring 8' in height and 1.5" in caliper will be provided along the public street rights-of-way at a rate of one per 40' while accommodating driveways. These trees shall adhere to the Town's approved list of street trees. The HOA and/or homeowner will be completely responsible for the health and well-being of the trees. Maintenance of these trees will be specified within the HOA Community Regulations.
- G. Storm Drainage. All stormwater infrastructure shall be designed and constructed to meet all requirements of the Town of Winterville.
- H. Erosion Control. All erosion control measures shall be designed and constructed to meet all requirements of the Town of Winterville.

16. Approval Processes

Rezoning & Preliminary Plat Approval and Revision Process shall adhere to the following:

- A. The Developer will submit a PUD & Rezoning Plan which indicates the design and development pattern for the community. The PUD & Rezoning Plan will be reviewed by the Planning Board, and voted on by the Town Council. Once approved, these two documents will constitute the official master plan for the development.
- B. The Planning Director and the Public Works Director shall have the authority to approve minor deviations to the PUD and Rezoning Plan provided said deviations remain consistent with the spirit and intent of the approvals.
- C. Major deviations and changes to the PUD and Rezoning Plan will require City Council approval. Changes resulting in less intensive density, minor open space shifts, or minor road revisions shall not be considered major deviations.
- D. After approval of the PUD & Rezoning plan, The Developer will submit a Preliminary Plat which will indicate the lot layout within the approved development pattern for the community. The Preliminary Plat will be reviewed by the Planning Board, and voted on by the Town Council.

Construction Drawing Approval and Revision Processes:

- A. Upon approval of the Preliminary Plat, the developer will engage the town and all applicable review agents for Construction Drawing approvals (including but not limited to all planning, engineering and Town/NCDOT reviews).

- B. Upon receipt of Construction Drawing approvals, the Developer may schedule all pre-construction meetings and then begin construction on the required improvements. The Town and all applicable review agents will issue approval letters acknowledging that all required permits have been issued.
- C. The Planning Director and the Public Works Director shall have the authority to administratively approve all minor deviations to the Construction Drawings provided said deviations remain consistent with the spirit and intent of the approved Rezoning and Preliminary Plat.

Final Plat Approval Process:

- A. Upon completion and approval of the required improvements by the State and/or Public Works Department, the developer will submit a Final Plat to the Town and applicable review agents for approval. The Final Plat will conform to the Town's Subdivision Ordinance and approved Construction Drawings.
- B. Once the Final Plat is approved, it will be recorded in the Pitt County Register of Deeds.

Building Permit & Certificate of Occupancy Issuance:

- A. No building permit will be issued to any owner/builder in the Development until the section in which the lot is located has been final platted and meets all the requirements of the approved construction drawings, including the acceptable construction of the Town's roadways.
- B. No Certificate of Occupancy shall be issued until all the required provisions of the Construction Drawings, and applicable local, state and federal regulations are met, except that, provided all other improvements have been completed or bonded and approved by the Town. All bonded improvements shall be completed as approved by the Public Works Department.

17. Project Phasing and Future Property Annexation:

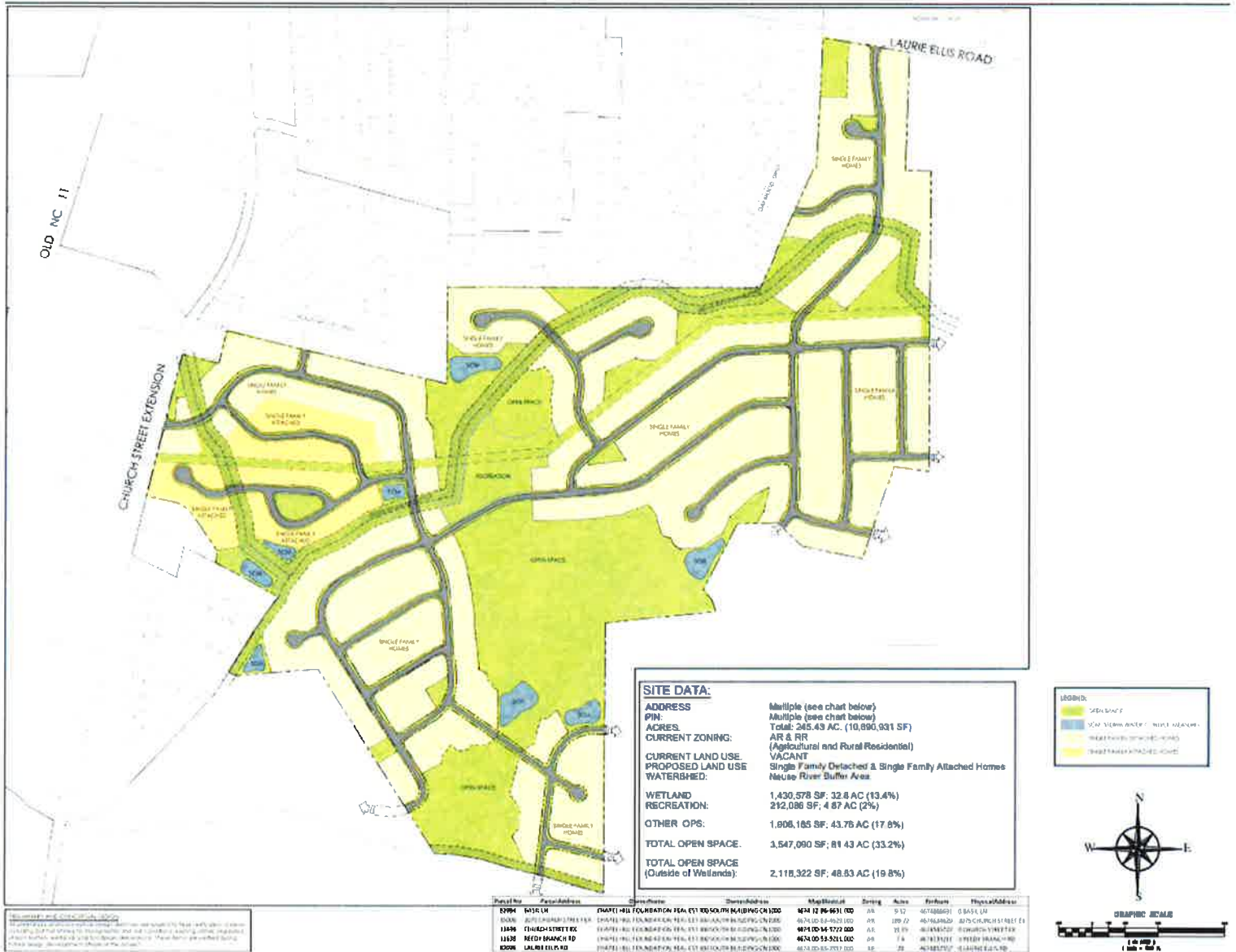
A project of this size requires phased construction. The entrance location(s) and utilities will determine the direction of phasing for this project and all future phases. The Town and Developer recognize that adjacent properties can be included and annexed within this PUD by Southbrooknc, LLC or related entities. The PUD as shown contains more than the allowable open space per the ordinance. The developer reserves the right to annex future properties with the ability to utilize and apply this open space to those properties. This project and any future annexed properties will altogether have no less than 25% open space.

Notes:

- Appendix 1 Conceptual Plan
- Appendix 2 Dimensional Standards Chart
- Appendix 3 Street Cross Sections

Existing/ Current PUD and REZONING Ordinance for Southbrook

Appendix 1 – Conceptual Plan



Appendix 2 - Dimensional Standards Chart

ARTICLE VII. TABLE OF AREA, YARD AND HEIGHT REQUIREMENTS

Section 7.1 Dimensional Requirements

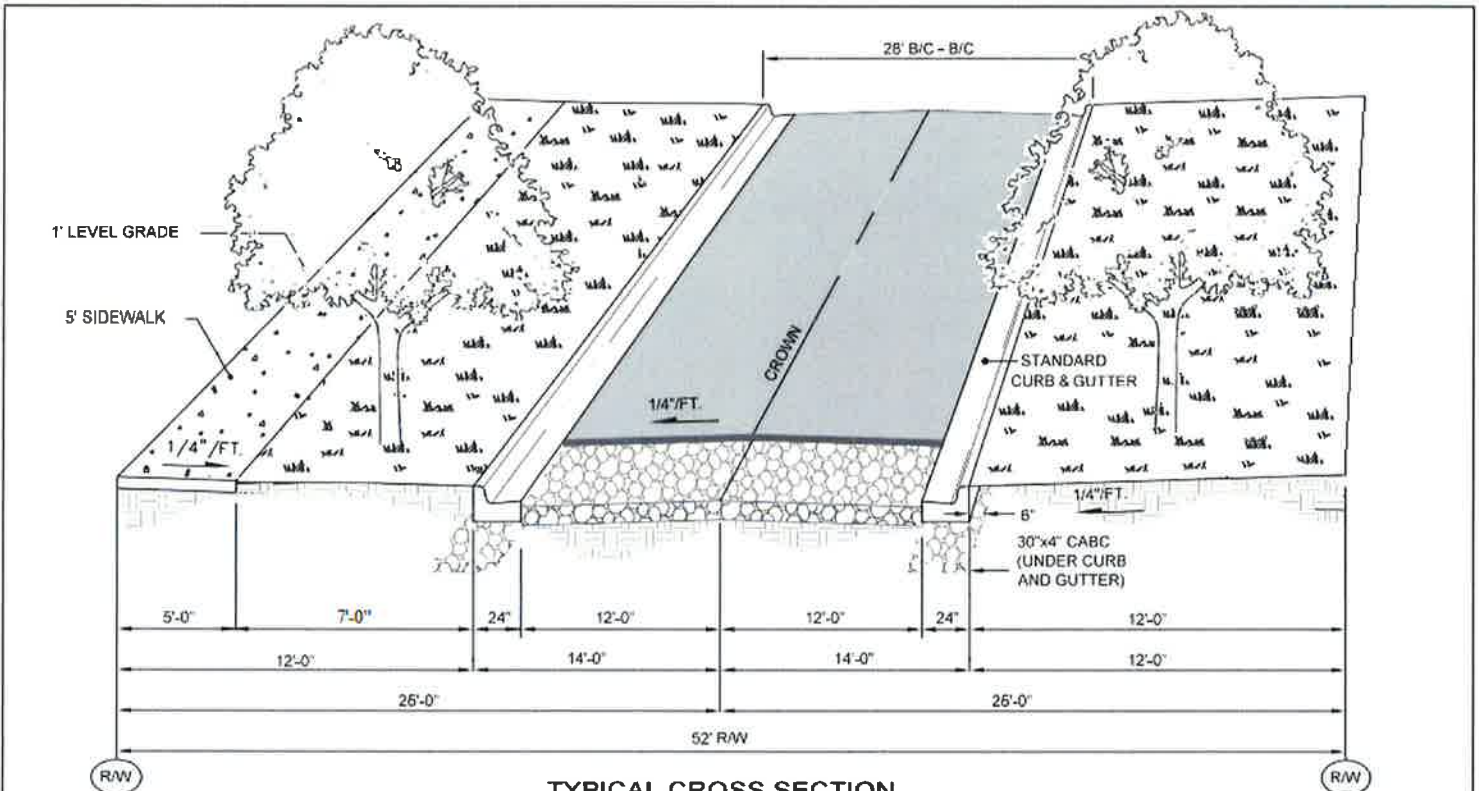
Each use shall as a minimum conform to the dimensional requirements of the district in which it is located. In some cases, a specific use may be required to meet the Special Requirements as set forth in Section 6.5.

	Districts	MINIMUM LOT SIZE (See Notes)		MINIMUM YARD REQUIREMENTS (See Notes)			Maximum height (in feet)
		Lot Area Square Feet	Lot Width (in feet) (1)	Front yard setback (in feet)	Side yard (in feet)	Rear yard (in feet)	
R-6	Single-family	6,000	50	20	5	20	35
M-R	Single-family attached	2,000	20	20	5	20	35

NOTES:

- (1) Lot Width shall be measured at the minimum front yard setback line, provided that lot width for residential lots may be measured at the actual building setback which shall not be less than the minimum and shall not be more than two (2) times the minimum. In addition, frontage on the public street shall conform with Section 3.3 (See definition of lot width).

Appendix 3 - Street Cross Section



TYPICAL CROSS SECTION
"STANDARD RESIDENTIAL STREET"
(CURB & GUTTER)

NOTES:

1. PAVEMENT DESIGN TO BE ACCORDING TO PROCEDURE DESCRIBED IN THE MANUAL.
2. MAY ONLY BE USED IN CASES WHERE PROJECTED TRAFFIC VOLUMES WILL NOT EXCEED 1500 ADT.

	<p align="center">TOWN OF WINTERVILLE</p> <p>PUBLIC WORKS DEPARTMENT 2571 Railroad St. Winterville NC 28600</p>	STD. NO.	SCALE	REVISIONS		
		ST-2	N.T.S	NO	DATE	COMMENT
		SHEET	DATE			
		1 OF 2	5-31-19			

Existing/ Current PUD and REZONING Ordinance for Southbrook



PRELIMINARY AND CONCEPTUAL DESIGN
 This preliminary and conceptual design is intended to provide a general overview of the proposed development. It is not intended to be a final design and should not be used for construction purposes. The final design will be subject to the review and approval of the local planning and zoning commissions and the local government.

Parcel No.	Property Address	Owner/Developer	Parcel No.	Property Address	Owner/Developer
15006	3075-CHURCH STREET TX	CHAPEL HILL FOUNDATION REAL ESTATE DEVELOPMENT	4572	525-5212 000	AS
11348	CHURCH STREET TX	CHAPEL HILL FOUNDATION REAL ESTATE DEVELOPMENT	4574	525-5212 000	AS
11349	REDFORD BRANCH RD	CHAPEL HILL FOUNDATION REAL ESTATE DEVELOPMENT	4575	525-5212 000	AS
12006	LAURIE ELLIS RD	CHAPEL HILL FOUNDATION REAL ESTATE DEVELOPMENT	4576	525-5212 000	AS

SITE DATA:

ADDRESS: Multiple (see chart below)

APRCS: Multiple (see chart below)

CURRENT ZONING: AS & RP (1,050,991 SF) (Agricultural and Rural Residential)

PROPOSED LAND USE: VACANT

WATERSHED: Neuse River Buffer Area

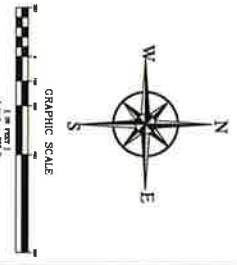
WETLAND: 1,430,578 SF: 32.8 AC (13.4%)

RECREATION: 212,088 SF: 4.87 AC (2%)

OTHER OPS: 1,906,195 SF: 43.76 AC (17.8%)

TOTAL OPEN SPACE: 3,547,090 SF: 81.43 AC (33.2%)

TOTAL OPEN SPACE (Outside of Wetlands): 2,118,322 SF: 48.63 AC (19.8%)



LEGEND:

[Light Green]	OPEN SPACE
[Blue]	SOA (NON-WATER CONTROL REQUIRED)
[Yellow]	SINGLE FAMILY DETACHED HOMES
[Light Blue]	SINGLE FAMILY ATTACHED HOMES

APPROVED
 TOWN OF WINTERVILLE
 BY: *Richard E. Shaw* DATE: 1/9/2023
 MAYOR

PRELIMINARY SKETCH PLAN
 CHAPEL HILL FOUNDATION-WINTERVILLE
 CHURCH STREET EXTENSION AND LAURIE ELLIS ROAD, WINTERVILLE, NC

SCALE: 1"=200'
 DRAWN BY: TMA
 DATE: 01/19/23
 SHEET: 1 OF 7



TMA ASSOCIATES
 9014 EIGHTH AVENUE SUITE 200 - DUNHAM, NC 27713
 P: (919) 484-8800 • info@tma.com



WINTERVILLE

A slice of the good life!

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PO BOX 1459
WINTERVILLE, NC
28590

PLANNING DEPARTMENT

To: Town Council
From: Stephen Penn, Planning and Economic Development Director
Date: September 3, 2024
Re: Monthly Report

Please find below a summary of the projects, tasks and issues the Planning Department has been working on during the month of **August 2024**.

ZONING COMPLIANCES	Total = 36	YTD (2024) = 160
New Single-Family Residential	22	58
Accessory Structures	3	14
New Business	2	12
Residential Fence or Deck	6	45
Additions/Pool/Other	3	31
Other Activities/Projects		
Town Council	8/2024	Yarborough Rezoning (Copper Creek Phase 3) Approved; Cornerstone Annexation (Last 11 lots) Approved; Quail Trace Preliminary Plat Approved; Accessory Dwelling Units (ADU) Council directed staff to move forward with an ordinance text amendment proposal.
Planning & Zoning Board	8/2024	Mill Street Townes Preliminary Plat Approved.
New Submissions	8/2024	Southbrook Phase 2 Preliminary Plat Resubmission. Eli's Ridge Phase 5 Final Plat; Villa Grande Phase 3 Annexation; Southbrook PUD Rezoning Amendment.
Other	8/2024	Signed off on one exempt Recombination Map (Stella Little Property); Held Meeting with Pitt County Development Commission;