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JONAS HILL
Director

PLANNING BOARD AGENDA

The Pitt County Planning Board will hold its regular monthly meeting at 5:30 p.m. on Wednesday, January 21, 2026 in the EUGENE JAMES AUDITORIUM of the Pitt County Office Building, 1717 W. 5th Street, Greenville, North Carolina.

- 1. CALL TO ORDER/ROLL CALL – CHAIRMAN FORBES**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE – CHAIRMAN FORBES**
- 3. APPROVAL OF MINUTES OF OCTOBER 15, 2025 MEETING – CHAIRMAN FORBES** 3
- 4. PUBLIC ADDRESSES TO THE BOARD – CHAIRMAN FORBES**

REZONING REQUEST – BEN ROGERS

- 5. CHRISTOPHER E. SUTTON REZONING:** Located at the southeastern corner of the intersection of SR 1725 (County Home Road) and SR 2241 (Ivy Road) in the Swift Creek Township 17

INFORMATIONAL ITEMS – JONAS HILL

- 6. ZONING ORDINANCE TEXT AMENDMENT REQUEST – PITT COUNTY** 36
- 7. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) REQUEST FOR ADDITIONS TO STATE MAINTAINED SECONDARY ROAD SYSTEM** 38
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**MINUTES
OF
PREVIOUS
MEETING**

PITT COUNTY PLANNING BOARD
DRAFT MINUTES October 15, 2025
GREENVILLE, NORTH CAROLINA

The Pitt County Planning Board met in a regular session on Wednesday, October 15, 2025, at 5:30 p.m. in the EUGENE JAMES AUDITORIUM of the Pitt County Office Building, 1717 W. 5th Street, Greenville, North Carolina.

1. CALL TO ORDER

Senior Member Charles McLawhorn called the meeting to order at 5:31 p.m. and welcomed guests.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Thompson Forbes led the Board in a moment of prayer and Michael White led the Pledge of Allegiance.

The following members were present:

Lisa Ellison	Steve Little
Thompson Forbes	Charles McLawhorn
Sharon Gray	Michael White
Lyman Hardee	

The following members were absent:

Fred Austin
Michael Best
Rita Jackson-Gilbert
Minnie Johnson-Stewart

Staff in Attendance:

Jonas Hill, Planning Director
Tabitha Auten, Administrative Assistant II
Ben Rogers, Planner III
William Lowery, Planner II
Matt Gibson, County Attorney

3. APPROVAL OF MINUTES OF JULY 16, 2025 MEETING

UPON MOTION by Steve Little and seconded by Lyman Hardee, the Pitt County Planning Board voted unanimously to approve the minutes of the July 16, 2025 meeting.

4. PUBLIC ADDRESSES TO THE BOARD

Senior Member Charles McLawhorn opened the public addresses to the Board.

There being no public addresses to the Board, Senior Member Charles McLawhorn closed the public addresses to the Board.

ADMINISTRATIVE MATTERS

5. REAPPOINTMENTS TO THE PLANNING BOARD

Mr. Hill advised the Board that the Board of Commissioners reappointed Steve Little, District A and Thompson Forbes, District 6. The appointed terms will expire September 30, 2028.

6. ELECTION OF OFFICERS & APPOINTMENT OF EXECUTIVE SECRETARY

Senior Member Charles McLawhorn opened the floor for the election of a new Chairman. Steve Little nominated Thompson Forbes for Chairman. There being no other nominations, Thompson Forbes was elected Chairman.

Senior Member Charles McLawhorn opened the floor for the election of a new Vice-Chairman. Lyman Hardee nominated Steve Little for Vice-Chairman. There being no other nominations, Steve Little was elected Vice-Chairman.

Senior Member Charles McLawhorn opened the floor for the election of Executive Secretary. Lyman Hardee nominated Jonas Hill. The Board voted unanimously to Elect Jonas Hill to serve as Executive Secretary.

REZONING REQUEST

7. BOBBY TRIPP REZONING: Located on the southern side of SR 1537 (Rams Horn Road), west of its intersection with SR 1538 (Whichard Cherry Lane) in the Pactolus Township.

Mr. Rogers presented the Board with a petition from Bobby Tripp requesting that property owned by Pitt & Beaufort County Farms, LLC be rezoned from Rural Agricultural (RA) to Rural Agricultural (Conditional District) (RA(CD)) to operate a sand mine. The property is identified as Tax Parcel Number 66309 and is located on the southern side of SR 1537 (Rams Horn Road), west of its intersection with SR 1538 (Whichard Cherry Lane) in the Pactolus Township. The property is approximately 85.35 acres, all of which are proposed for rezoning. Mr. Rogers noted that the uses in the area are predominantly agricultural and residential land uses. The property is within close proximity to nonresidential uses on US 264 including an active sand mine (approved in April 2017 and expanded in June 2022) and a commercial warehouse (Design Construction and Commissioning, Inc.) that is currently under construction.

Mr. Rogers advised the Board that Planning staff finds that the request is consistent with the Envision Pitt County 2045 Comprehensive Land Use Plan. The area requested for rezoning is designated as Rural Residential on the future land use map and the uses in the area are predominantly agricultural with limited residential land uses. Land Use Policy LU-4 in the plan recommends specific site and/or operational standards for uses such as sand mines, such as additional separation requirements or buffering from existing development.

Mr. Rogers advised the Board that Planning staff also finds that the request is reasonable and in the public interest because there is very limited residential development directly adjacent to the proposed sand mine and because there is an active existing sand mine in the area. Additionally, the proposed mine will be screened and buffered from nearby residential properties.

Mr. Rogers advised the Board that Planning staff recommends approval of the request by Bobby Tripp to rezone 85.35 acres of property located on the southern side of SR 1537 (Rams Horn Road), west of its intersection with SR 1538 (Whichard Cherry Lane) in the Pactolus Township, Parcel 66309, from Rural Agricultural (RA) to Rural Agricultural (Conditional District) (RA(CD)) to allow the operation of a sand mine subject to the requirements of Section 8(DDD) of the Pitt County Zoning Ordinance, and recommend the following additional conditions:

Additional Conditions:

- No zoning compliance permit shall be issued until a site plan, prepared in accordance with Appendix B of the Zoning Ordinance, is submitted to Pitt County Planning for review and approval. The site plan shall include any proposed stock piling of material or equipment.
- Screening shall be provided in accordance with the requirements of Section 10(H). However, if a berm is determined to be an adequate alternative screening method as provided for Section 10(H), the minimum height of the berm shall be six feet.
- A ten-foot easement shall be provided to allow access to the existing cemetery on-site.
- Submit an erosion control plan to North Carolina Department of Environmental Quality.
- An operating permit is required by the North Carolina Department of Environmental Quality's Energy Mineral and Land Resources Division prior to any work on site.
- A 50-foot riparian buffer is required on all stream features present on the site, unless proper documentation is obtained from the North Carolina Division of Water Quality or the Pitt County Planning Department showing that the feature is Considered "exempt" from the Tar-Pamlico Buffer Regulations.
- Obtain a commercial driveway permit from NCDOT and comply with all requirements for access to the subject property.

Mr. Rogers advised the Board that Planning staff met with the applicant and nearby neighbors at the site on Monday, October 13, 2025, to discuss concerns. While not everyone agreed on the issues, staff found the meeting productive and appreciated everyone's participation. These discussions helped address some concerns, even if not all were resolved.

Chairman Forbes opened the public comment session for the Bobby Tripp rezoning requested.

Lisa Adams Lucas of 106 Trent Circle, Greenville, NC spoke in opposition to the proposed rezoning near her family's property. Ms. Adams expressed concerns about potential health risks from air toxins, the impact of excavation on nearby wells and land stability, and the disruption caused by blasting noise. Ms. Adams also objected to plans

for site access via Rams Horn Road rather than Pactolus Highway, questioning how vehicles would enter and whether residents would be compensated if their property is affected. Additionally, she noted that the applicant, Bobby Tripp, already operates other sand mines and questioned the need for another in the area.

Kelvin Creech of 1944 Rams Horn Road, Greenville, NC advised the Board that he lives about half a mile from the proposed site. Mr Creech noted that he worries about increased traffic from dump trucks on Rams Horn Road, which was recently repaved, especially during work hours from 7:30 a.m. to 5:00 p.m. He is concerned that additional mining operations could lower the water table and affect his 180-foot-deep well. Mr. Creech noted that he also fears that a nearby sand mine would decrease local property values. He concluded by respectfully asking the board to deny the rezoning request for the sand mine.

Betty Ward of 2172 Rams Horn Road, Greenville, NC expressed opposition to the proposed sand mine project. She noted that her family has a cemetery nearby and said that the applicant, Bobby Tripp, already has enough sand mine operations in the area. Ms. Ward emphasized that she does not want to deal with the additional noise and disturbance, as she works every day and has small children.

Johnny Ward of 2172 Rams Horn Road, Greenville NC noted concerns about the constant noise from dump trucks operating day and night. Mr. Ward advised that he has concerns about the old graveyard in the area, saying it has been there since he was in fifth grade and that many families still visit and maintain the graveyard. Mr. Ward advised the Board that he objects to any plans that would disturb or remove the graveyard, suggesting that any development should be built around it instead. He also noted that an old path to the cemetery off Highway 264 was closed, making access difficult, and questioned how people would continue to reach the gravesite to maintain it.

Anne Briley of 5170 US 264 East, Greenville, NC expressed strong concern about the overconcentration of sand mines in the Pactolus community, noting that there are eight in total, three within a mile of her home. Ms. Briley advised that she relies on well water and worries that sand mining could harm the groundwater supply, which is the only source of water in the area. Ms. Briley noted that as a farmer, she also fears groundwater depletion could threaten local agriculture. Ms. Briley advised the Board that she had a conversation with Mark Durway, a hydrogeologist with the North Carolina Division of Environmental Quality, she explained that pumping sand can cause regional declines in the water table. Mr. Durway recommended that an independent impact study be conducted to assess cumulative groundwater effects before any new sand mine permits are approved. Ms. Briley urged the board to pause further permits until such a study is completed.

Lillian Ward of 2166 Rams Horn Road, Greenville, NC advised the Board that she is a 67-year-old resident of 2166 Rams Horn Road and she is in opposition to the proposed sand mine. Ms. Ward shared that her family has maintained a graveyard on the property since her childhood and that honoring her father's wish to be buried there near his home is deeply important to her. Ms. Ward noted that she still lives in the house where she was born and emphasized her desire for peace and quiet in retirement. Ms. Ward voiced

concerns that the sand mine would bring noise from trucks and machinery, disrupting the community's tranquility. Ms. Ward urged the Board not to approve the permit.

Diane Ward Bell advised the Board that she currently lives in Greenville, but also spends time at her family's property at 2166 Rams Horn Road. Ms. Bell noted that she is in opposition to the proposed sand mine. She described the area as a place of peace and quiet where she tends a garden and grows fresh vegetables. Ms. Bell emphasized that her grandparents are buried in the nearby graveyard and urged that the site not be disturbed. She respectfully asked that the permit be denied.

Prem Singla of 3406 Star Hill Farm Road, Greenville, NC advised the Board that he owns Parcel 2365 on Highway 264 and opposes the proposed sand mine. Mr. Singla noted that he recently invested \$3 million in developing a commercial warehouse and office complex adjacent to the proposed site and expressed concern that the sand mine would severely harm property values, aesthetics, and traffic conditions. He noted that there are already multiple sand mines nearby, creating heavy truck traffic and unsightly mounds. Mr. Singla argued that approving another sand mine would jeopardize his ability to lease or further develop his property and undermine future economic growth in the area. Mr. Singla questioned the Planning Board's recommendation for approval and urged that sand mines be located in remote areas away from residential and business developments.

Jay Cox of 865 Tripp Farms Lane, Greenville, NC advised the Board that he used to serve on the Pitt County Planning Board, so he understands how hard these decisions can be. Mr. Cox reminded the Board that it has a duty to say no to projects that don't meet standards or protect citizens' interests. Mr. Cox noted that his main concern is water quality and the risk of the water table dropping since residents in the area rely on wells, not Greenville Utilities water. Mr. Cox asked the Board to deny the sand mine request until there are proper protections, monitoring, and safeguards in place to keep the community's water safe.

Bobby Tripp of 4158 Norris Store Road, Ayden, NC responded to earlier concerns about traffic, wells, and blasting. Mr. Tripp explained that the State reviews all of the issues and no mining can begin without a North Carolina mining permit and engineering review. Mr. Tripp stated there will be no blasting and the sand mine will be no deeper than 20 feet, which is shallower than local wells, so it shouldn't affect anyone's water. No dewatering or water discharge will occur, as all water will remain on-site. Mr. Tripp added that the cemetery on the property will not be disturbed and will continue to have access. Mr. Tripp advised the Board that the long-term plan includes developing the property into eight 10-acre home sites once mining is complete, rather than dense housing. Mr. Tripp asked the Board to see the project as an opportunity for rural-style development and to consider approving the rezoning.

Sandy Tripp of 5130 US 264 East, Greenville, NC advised the Board that her main concern is the quality of water. She noted that she already has sand mines to the left, right and behind her. Ms. Tripp noted that she loves her well water, and does not want to worry about it being contaminated or running dry. Ms. Tripp advised the Board that she also owns rental property across from the sand mine on Rams Horn and 264, and she recently found out that the well there has already gone dry. Because of that, I've had to ask my tenants to leave.

William Ward of 468 Blake Street, Washington, NC advised the Board that he grew up with the cemetery being behind the proposed sand mine and his family kept up the cemetery. Mr. Ward noted that over the years the land around the cemetery has been taken over by sand mines and now the cemetery is barely visible. This is a gravesite with history and family memories. Mr. Ward asked the Board to deny the permit.

There being no more public comments, Chairman Forbes closed the public comment session for the Bobby Tripp rezoning request.

Ms. Gray asked about the proximity of the existing dwellings.

Mr. Rogers presented the Board with the existing land use map showing the properties directly adjacent to the proposed sand mine.

Ms. Gary noted that during Mr. Tripp's presentation he mentioned there is going to be a 10-acre home site. Mr. Gray asked what is the proximity of that site to the proposed sand mine.

Mr. Rogers stated that what Mr. Tripp is proposing if the sand mine is approved, they would first excavate the site and use the sand for development projects. Once the state mining permit is issued and the site is cleaned up, his plan is to develop the area into residential lots around the pond, with each lot being about 10 acres. This would happen after the sand mining is done.

Ms. Gray ask if Planning staff has done anything regarding an impact study.

Mr. Rogers stated that Planning staff met with Ms. Briley and talked about concerns regarding wells. Pitt County Environmental Health Director, Kent Keeter, joined and explained how wells work, which was really helpful. Mr. Keeter's takeaway, without guaranteeing anything, was that the sand mine would have very minimal impact on the wells. Ms. Briley also spoke with someone at the state who had similar comments. Mr. Keeter handles well permits and, based on the typical depth of these wells, he thinks the chance of the mine affecting them is nearly zero. Plus, as Mr. Tripp mentioned, the water from the mine isn't being removed from the site or pumped into a creek, it stays on site.

Mr. Little noted that concerns about well water, the water table, and the cemetery have been addressed, even if not everyone is fully satisfied, and emphasized that cemetery access will be maintained with nothing moved. Mr. Little stated that the hours of operation and the absence of blasting meet staff approval criteria. Mr. Little reminded everyone that if the Board approves the project, it's only a recommendation to the Board of Commissioners, who make the final decision, so residents may need to raise their concerns again at that level.

Mr. McLawhorn asked if the Zoning Ordinance requires a specific buffer distance between a sand mine and private cemetery.

Mr. Rogers the Zoning Ordinance does not require a buffer between a sand mine and a private family cemetery. However, state mining regulations do set a distance requirement,

typically around 50 feet, from cemeteries, which explains the cutout shown on the site plan. The state verifies that this buffer is met during the mining permit process.

Mr. McLawhorn expressed concern that while only property owners within 500 feet received official notice of the meeting, many more residents, possibly within 1,000 feet, could be affected by the proposed sand mine. Mr. McLawhorn noted that sand mines are different from other, more passive land uses because noise, dust, and sand particles can travel farther.

Ms. Gray noted that Ms. Briley mentioned previously that there are eight sand mines in the area. What is the proximity of those eight sand mines to the proposed sand mine?

Mr. Rogers presented a map showing nearby sand mines in the area. Mr. Rogers noted that while there is a total of eight sites, the map focuses on those closest to the proposed sand mine. Mr. Rogers stated that currently there are three active sand mines nearby, with others located further north that weren't considered relevant for this review.

Ms. Ellison noted that the cemetery lies entirely within the boundaries of the proposed sand mine site. Ms. Ellison asked how will visitors be able to access the graveyard once mining operations begin, and what kind of environment will they encounter when visiting the cemetery.

Mr. Rogers stated that the Zoning Ordinance doesn't address cemetery access. Mr. Rogers noted that Planning staff included an additional condition to the rezoning request for a 10-foot easement from Rams Horn Road. The applicant, Mr. Tripp, agreed voluntarily since the cemetery sits on private land.

Ms. Ellison questions Mr. Tripp's claim that the sand mine is merely the first phase of a project leading to future 10-acre residential tracts. Ms. Ellison expressed doubt about any required or logical connection between mining the site and later developing it for housing.

Mr. Rogers clarified that the sand mine and the proposed 10-acre residential tracts are two separate projects. Mr. Rogers stated that the current proposal and decision before the Board only concerns the sand mine, not any future housing development. The mention of 10-acre tracts was simply to show a possible long-term plan for the property.

Ms. Ellison asked if the sand mining is necessary for the 10-acre residential tract project

Mr. Rogers stated that the property could be subdivided now for the 10-acre residential tracts without the sand mine operation.

Mr. White asked whether property value impacts have been discussed in previous sand mine requests. Mr. White asked is there any information, either from past approvals or current data, about how existing or proposed sand mines affect nearby property values, both now and in the future, especially considering Mr. Tripp's long-term development plans.

Mr. Rogers stated that Planning staff has not received any data to the affects sand mines have on surrounding property value.

Ms. Ellison asked how long the proposed sand mine is expected to operate.

Mr. Tripp explained that the primary goal of the sand mine is not just extraction, but preparing the land to sell 10-acre tracts around a lakefront for low-density, low-impact development. Mr. Tripp noted that the lakefront is a rare opportunity in the county for such properties without a very high cost. Mr. Tripp advised the Board that they intend to move aggressively to develop and sell these tracts, with the mining itself being secondary to creating the residential lots.

Mr. White asked Mr. Tripp if whatever you excavate will stay on-site and is only for a future proposal that hasn't been suggested or approved yet?

Mr. Tripp stated yes that is correct. They are creating the lake for the future project.

Ms. Gray asked how far is long-term?

Mr. Tripp advised no more than five years.

Mr. Tripp requested Planning staff to show the long-term plan.

Mr. Tripp stated that after the mine is completed, the central lighter-colored area will become a body of water, surrounded by 10+ acre tracts represented by various shaded areas. Roads, shown in black outlines, will provide access to each tract. Mr. Tripp stated that currently, the cemetery is surrounded by farmland and lacks direct access, but once the development is finished, access to the cemetery will be available via Lot 4 and the shared driveway at the end of that road, ensuring visitors can reach the graveyard.

Ms. Ellison asked is the only way to create a manmade lake is to operate a sand mine.

Mr. Tripp noted that creating a manmade lake isn't allowed as a standalone project. Digging beyond 5 acres requires a state sand mine permit and rezoning. The land is currently zoned for 30,000 square foot, so the plan ties the lake to a sand mine. This approach is seen as a better use than building many houses, preserving the area's rural and agricultural character.

Mr. Little stated that that even though the total property is 85 acres, the stand mine will only be on 25 acres of the property.

Mr. Tripp noted that the project isn't meant to mine the full 50–80 acres. Mr. Tripp pointed out the 100-foot buffer from residences. The other nearby sand mines operate closer without causing noise complaints, and the county can confirm no issues have been reported.

Mr. White asked does the current recommendation include provisions to allow access to the existing graveyard site for families before the future home sites are developed, even while sand mining is ongoing.

Mr. Rogers advised that the 10-foot cemetery easement will remain permanently, as agreed by Mr. Tripp.

Ms. Ellison asked about the types of sand mining operations and notes that the request seems less industrial than other mining.

Mr. Tripp noted that the sand mine will be a non-blasting sand mine with no dewatering, so water remains on-site. Unlike typical sand mines that pump water out to dig deeper, this pit will be excavated without moving water. The main goal is not mining itself but creating a body of water to sell 10-acre tracts around it.

Kelvin Creech of 1944 Rams Horn Road, Greenville, NC asked how many trucks will pass in front of his house each day for the next five years due to the sand mine, because he is concerned about traffic on the two-lane highway, especially with summer farm equipment.

UPON MOTION by Sharon Gray and seconded by Lyman Hardee, the Pitt County Planning Board voted 4-3 to recommend denial of the proposed rezoning request from Bobby Tripp and finds it is not consistent with the Envision Pitt County 2045 Comprehensive Land Use Plan and it is not reasonable because the request will have adverse impacts on surrounding properties and does not protect significant natural features or ecologically sensitive areas.

PLANNING MATTERS

8. AMENDMENTS TO THE PITT COUNTY ZONING ORDINANCE

Mr. Hill advised the Board that on October 6, 2025, House Bill 926 (Regulatory Reform Act of 2025) became law. The bill amended NCGS 160D-601 by adding a new subsection that reads as follows:

(e) Withdrawn or Denied Applications. – A development regulation or unified development ordinance may not include waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.

Mr. Hill noted that the Pitt County Zoning Ordinance currently requires a one (1) year waiting period to resubmit a rezoning petition that has been denied by the Board of County Commissioners. In order to comply with the new law, Planning staff is proposing an amendment to the Zoning Ordinance that will remove the waiting period requirement. A copy of the draft language and the proposed consistency statement are attached. The timeline for consideration of the proposal is as follows:

- **October 15, 2025** – Present the draft amendment to Planning Board
- **November 17, 2025** – Present the draft amendments to Board of Commissioners and public hearing for approval and immediate effective date.

Mr. Hill presented the Board with the following amendments to the Pitt County Planning Ordinance.

1. *Amend Section 14(J) as shown below:*

J. *Petition Resubmittal Reserved*

~~If an amendment petition is denied by the Board of County Commissioners, the Zoning Administrator shall not accept a rezoning petition similar to that denied for the same property or a portion of the property within one year of the Board's action, except that the Zoning Administrator may accept a new rezoning petition within the one year period if the Zoning Administrator determines that:~~

- ~~1. There has been a significant change in the zoning district classification of an adjacent property;~~
- ~~2. A new or updated land use plan that changes public policy regarding the property is adopted by the County;~~
- ~~3. Public facilities such as roads, water lines, sewer lines, or other infrastructure are constructed or expanded to serve the property and enable the proposed development to be accommodated; or~~
- ~~4. There has been some other significant change, other than a change in ownership of the property, which might justify waiving the one year restriction on submitting a new petition.~~

UPON MOTION by Charles McLawhorn, seconded by Sharon Gray the Board voted unanimously that the proposed amendments to the Pitt County Zoning Ordinance is consistent with the Envision Pitt County 2045 Comprehensive Land Use Plan, because it will allow Planning staff to continue to promote an effective, jurisdiction-wide land use regulatory program that is consistent with applicable State laws and regulations. The proposed amendment is reasonable and in the public interest because it is intended for consistency with State laws and regulations.

INFORMATIONAL ITEMS

9. PLANNING DEPARTMENT FY 25-26 WORK PROGRAM

Mr. Hill presented the Board with the Planning Department's Work Program for FY 25-26. Mr. Hill discussed the status and timeline for completing current projects and briefed the Board on upcoming projects.

10. WEYERHAEUSER COMPANY, INC. REZONING REQUEST – LAND USE-PLAN AND ZONING ORDINANCE MAP AMENDMENT

Mr. Hill Advised the Board that the Planning Department received a petition from Weyerhaeuser Company, Inc. requesting to amend the Envision Pitt County 2045 Comprehensive Land Use Plan to designate 3,319.59 acres of property as Employment/Industrial, and to rezone the property from Rural Agricultural (RA) and Rural Residential (RR) to General Industrial (GI) and establish a Conservation Area Overlay District. The subject properties are identified by the Tax Assessor's Office as

Parcels 28076, 40475, 57817, and 57818 owned by Weyerhaeuser Company, and 01697, 16403, 23227, 23571, and 24244 owned by Weyerhaeuser Forest Holdings, LLC. These properties are located on both sides of SR 1416 (Saintsville Road) west of its intersection with SR 1424 (Allpine-Taylor Road) and along the northern side of SR 1415 (Briley Road) east of its intersection with Saintsville Road in the Belvoir and Carolina Townships. The properties are a combined 8,997.95 acres, of which 3,319.59 acres are proposed for rezoning. NCGS 160D-605 states that land use plan amendments and zoning amendments may be considered concurrently. For the proposed request, the land use plan amendment should be considered prior to the rezoning request.

Mr. Hill advised the Board that the Board of Commissioners approved the rezoning request from Weyerhaeuser Company, Inc. at its July 21, 2025 meeting.

11. CALVIN OVERCASH REZONING REQUEST – ZONING ORDINANCE MAP AMENDMENT

Mr. Hill advised the Board that the Pitt County Planning Department received a petition from Calvin Overcash requesting that a portion of his property be rezoned from Rural Residential (RR) to General Commercial (GC). The subject property is identified as Tax Parcel Number 23108 and is located on both sides of SR 1737 (Edwards Farm Road), east of NC 43 South in the Chicod Township. The property is approximately 82.18 acres, of which 5.0 acres are proposed for rezoning.

Mr. Hill advised the Board that the Board of Commissioners approved the rezoning request from Calvin Overcash at its July 21, 2025 meeting.

12. HSP INVESTMENTS, LLC REZONING REQUEST – ZONING ORDINANCE MAP AMENDMENT

Mr. Hill advised the Board that the Planning Department received a petition from HSP Investments, LLC requesting that a portion of their property and a portion of property owned by Steven and Jenna Horvath be rezoned from Rural Agricultural (RA) to Rural Agricultural (Conditional District) (RA(CD)) to operate a sand mine. The properties are identified as Tax Parcel Numbers 08535 and 89502 and are located off of SR 1562 (Alvin Road), north of its intersection with NC 33 East in the Grimesland Township. The properties are approximately 132.21 acres, of which 33.64 acres are proposed for rezoning.

Mr. Hill advised the Board that the Board of Commissioners approved the rezoning request from HSP Investments, LLC at its August 18, 2025 meeting.

13. TRIPP HOLDINGS, LLC REZONING REQUEST – ZONING ORDINANCE MAP AMENDMENT

Mr. Hill advised the Board that the Planning Department received a petition from Tripp Holdings, LLC requesting that a portion of their properties be rezoned from Rural Residential (RR) to General Commercial (GC). The subject properties are identified as Tax Parcel Numbers 22693, 78604, and 78515 and are located on the southern side of US 264 E, east of its intersection with SR 1534 (Old Pactolus Road) in the Pactolus Township. The properties are approximately 69.45 acres, of which 3.85 acres are proposed for rezoning.

Mr. Hill advised the Board that the Board of Commissioners approved the Tripp Holdings, LLC rezoning request at its August 18, 2025 meeting.

14. HEXAGON DEVELOPMENT, LLC REZONING REQUEST – ZONING ORDINANCE MAP AMENDMENT

Mr. Hill advised the Board that the Planning Department received a petition from Hexagon Development, LLC requesting that several properties be rezoned from Rural Agricultural (RA) to Rural Agricultural (Conditional District) (RA(CD)) to operate a solar energy facility (i.e. “solar farm”). These properties are identified as Tax Parcel Numbers:

- 38733, 15912, 11756, 12188, 03457, 03403 and 03410 owned by Glenda K. Cannon
- 03495 and 03498 owned by Howard Gene Cannon
- 10522 owned by Edna Nelson Anderson
- 24391 owned by Denise Whitaker Askew
- 19870 owned by Evans Farm & Rental LLC
- 20527 owned by Deborah W. Cannon
- 10523 owned by Emily Nelson Exum
- 23609 owned by Mary Jo Q. Jefferson

The properties are located on the northern side of SR 1110 (E. Hanrahan Road), west of SR 1753 (Stokestown-St. Johns Road); both sides of SR 1753 (Stokestown-St. Johns Road), north of its intersection with NC 118; both sides of NC 118, east of its intersection with SR 1753 (Stokestown-St. Johns Road); and the northern side of SR 1918 (Frank Kilpatrick Road), east of its intersection with SR 1917 (Cannon Price Road) in the Grifton Township. The properties are a combined total of approximately 1,069.44 acres, of which approximately 1,048.94 acres are proposed for rezoning.

Mr. Hill advised the Board that the Board of Commissioners approved the Hexagon Development, LLC rezoning request at its August 18, 2025 meeting.

15. ZONING ORDINANCE TEXT AMENDMENT REQUEST – ARK CONSULTING GROUP, PLLC

Mr. Hill advised the Board that the Planning staff received a request from ARK Consulting Group, PLLC to amend the Pitt County Zoning Ordinance to create a Conservation Area Overlay District. Per the applicant, the purpose of the Conservation Area Overlay District is to establish a mechanism to provide for permanent open space and desirable buffers between proposed uses and incompatible adjacent land uses, environmentally sensitive areas, or hazardous areas in excess of minimum standards. For consistency purposes, the proposed language is modeled after the City of Greenville’s Conservation Area Overlay District standards.

Mr. Hill advised the Board that the Board of Commissioners approved the request by Ark Consulting Group, PLLC to amend the Pitt County Zoning Ordinance in order to establish regulations for a Conservation Area Overlay District with an immediate effective date and adopted the replacement pages in the code of ordinance book and updated the historical notes at its July 21, 2025 meeting.

16. NEUSE RIVER BASIN HAZARD MITIGATION PLAN UPDATE

Mr. Hill advised the Board that over the past year, Planning staff has attended numerous meetings regarding the update to the Neuse River Basin Regional Hazard Mitigation Plan which is set to expire on September 17, 2025. The draft plan update has been reviewed and approved by the North Carolina Department of Public Safety (NCDPS) and is currently under review by the Federal Emergency Management Agency (FEMA).

Mr. Hill advised the Board that the Board of Commissioners approved the resolution adopting the Neuse River Hazard Mitigation Plan at its August 4, 2025 meeting.

17. PITT COUNTY FLOODPRINT REPORT

Mr. Hill advised the Board that Travis Klondike, Associate Director of the NC State University Coastal Dynamics Design Lab (CDDL), presented the Pitt County Floodprint Report - strategic planning document developed to support long-term flood resilience and recovery efforts in flood-prone communities to the Board of Commissioners. The presentation highlighted how the Floodprint can support Pitt County's longstanding efforts to improve its emergency shelter system—an identified need for over a decade.

Mr. Hill advised the Board that the Board of Commissioners accepted the Pitt County Floodprint Report as presented by the NC State University Coastal Dynamics Design Lab and authorized County staff to pursue and submit applications for funding opportunities through the North Carolina Hazard Mitigation Grant Program (HMGP) to support implementation of the report's recommendations (No County grant match) at its August 4, 2025 meeting.

18. DEPARTMENTAL MONTHLY REPORT JULY, AUGUST AND SEPTEMBER

19. VARIOUS CORRESPONDENCE AND ARTICLES

20. ADJOURN

There being no further business, the Pitt County Planning Board adjourned at 6:54 pm.

Respectfully submitted,
/s/Jonas Hill
Executive Secretary



REZONING REQUEST

REZONING REQUEST

Planning Board Summary Sheet

MEETING DATE:	January 21, 2026
APPLICANT:	Christopher E. Sutton
TAX PARCEL:	21731
REQUEST:	Rezone 45.62 acres from Rural Agricultural (RA) to Rural Residential (RR).
APPLICATION DATE:	November 3, 2025
ADDITIONAL INFORMATION	Property is approximately 45.62 acres, of which the entirety is proposed for rezoning.
ATTACHMENTS:	<ol style="list-style-type: none">1. Rezoning Application2. Notice to adjacent property owners3. List of property owners within 500' of subject property4. Staff Report5. List of Permitted Uses in Rural Residential (RR)6. Draft Recommendation/Consistency Statement and Worksheet

BOARD OF COMMISSIONERS

SCHEDULED PUBLIC HEARING DATE: February 16, 2026



Revised July 2007



Received

NOV - 3 2025

REZONING APPLICATION PITT COUNTY, NORTH CAROLINA

1717 W. 5th Street
Greenville, NC 27834-1696
Phone: (252) 902-3250
Fax: (252) 830-2576

Staff Use Only

Parcel #: 21731
Appl. #: REZ 26-01
Date Rec'd: 11-3-25
Fee Amt: \$1,322.40

**PLEASE NOTE YOU ARE STRONGLY ADVISED TO CONSULT WITH PLANNING
STAFF REGARDING THIS REQUEST PRIOR TO SUBMITTAL**

OWNER/APPLICANT INFORMATION

OWNER: Stokes Sutton Farms LLC
ADDRESS: 6417 County Home Road Winterville NC, 28590
PHONE #: 252-714-8568

APPLICANT: Christopher E. Sutton
ADDRESS: 6417 County Home Rd, Winterville, NC 29590
PHONE #: 252-714-8568

PROPERTY INFORMATION

PROPERTY LOCATION (Address or Description): 21731

PROPERTY SIZE (sq. ft. or acres): n/a ROAD FRONTAGE: n/a

METES AND BOUNDS DESCRIPTION AND SCALED MAP OF PROPERTY ATTACHED? YES NO

REZONING REQUEST

EXISTING ZONING (check one):

- RURAL AGRICULTURAL (RA)
- RURAL RESIDENTIAL (RR)
- LOW DENSITY RESIDENTIAL (R40)
- SUBURBAN RESIDENTIAL (SR)
- MULTIFAMILY RESIDENTIAL (MFR)
- RURAL COMMERCIAL (RC)
- OFFICE AND INSTITUTIONAL (OI)
- GENERAL COMMERCIAL (GC)
- HEAVY COMMERCIAL (HC)
- LIGHT INDUSTRIAL (LI)
- GENERAL INDUSTRIAL (GI)

PROPOSED ZONING (check one):

- RURAL AGRICULTURAL (RA)
- RURAL RESIDENTIAL (RR)
- LOW DENSITY RESIDENTIAL (R40)
- SUBURBAN RESIDENTIAL (SR)
- MULTIFAMILY RESIDENTIAL (MFR)
- RURAL COMMERCIAL (RC)
- OFFICE AND INSTITUTIONAL (OI)
- GENERAL COMMERCIAL (GC)
- HEAVY COMMERCIAL (HC)
- LIGHT INDUSTRIAL (LI)
- GENERAL INDUSTRIAL (GI)

IS THIS REQUEST FOR A CONDITIONAL ZONING DISTRICT? YES NO

IF YES, PLEASE INDICATE ALL PROPOSED USES: n/a

NOTE: Every petition for the reclassification of property to a CONDITIONAL ZONING DISTRICT shall be accompanied by a site plan containing the requisite information specified in Appendix B of the Pitt County Zoning Ordinance. In the course of evaluating the proposed use, the Board of Commissioners may request additional information deemed appropriate to provide a complete analysis of the proposal.

Application must be completed in full and returned with the application fee to the Planning Department at least twenty (20) days prior to the regularly scheduled public meeting for the purpose of zoning amendments. No application will be considered until all required information is submitted along with a metes and bounds description of the property and a scaled map. The undersigned states that all information given herein is true and authorizes county staff to enter onto the property to ensure all applicable rules and regulations are being met.

OWNER/APPLICANT SIGNATURE:



DATE: 10/29/25

NOTE: If the applicant is not the property owner, a notarized signature of the property owner is required on this application unless amendment is initiated by Pitt County.

I, _____, being the Owner of the property described herein, do hereby authorize _____ to initiate a rezoning request of this property.

Signature

Date

Sworn to and subscribed before me, this _____ day of
_____, 20_____.

Notary Public

My Commission Expires:

PLANNING BOARD RECOMMENDATION: APPROVED

MEETING DATE: 1-21-26

DENIED

BOARD OF COMMISSIONERS DECISION: APPROVED

MEETING DATE: 2-16-26

DENIED

ZONING OFFICER SIGNATURE: Ben Piger

DATE: 11-3-25

CONDITIONS/COMMENTS: _____



Notice of Public Meeting

TO: Property Owner
FROM: Ben Rogers, CZO, Planner III
RE: **Public Meeting for Zoning Map Amendment**
DATE: January 5, 2026

You are receiving this notice because there is a zoning map amendment request within 500 feet of your property. **CHRISTOPHER E. SUTTON** is requesting that property owned by Stokes Sutton Farms, LLC be rezoned from **Rural Agricultural (RA)** to **Rural Residential (RR)**. The property is identified as Tax Parcel Number 21731 and is located at the southeastern corner of the intersection of SR 1725 (County Home Road) and SR 2241 (Ivy Road) in the Swift Creek Township. The property is approximately 45.62, all of which are proposed for rezoning.

The Pitt County Planning Board will receive public comments about this request on **Wednesday, January 21, 2026, at or shortly after 5:30 p.m.** This meeting will be held in the **Eugene James Auditorium in the Pitt County Administration Building located at 1717 W. 5th Street, Greenville, NC.**

Please note this is not an official public hearing and the purpose of this meeting is to get public input on the rezoning request which will allow the Planning Board to make a well-informed and educated recommendation to the Board of County Commissioners. The official public hearing will be held by the Board of County Commissioners on February 16, 2026, and you will receive a separate notice of this meeting in the mail.

If you need additional information about the request, please see the contact info below:

Contact Info:

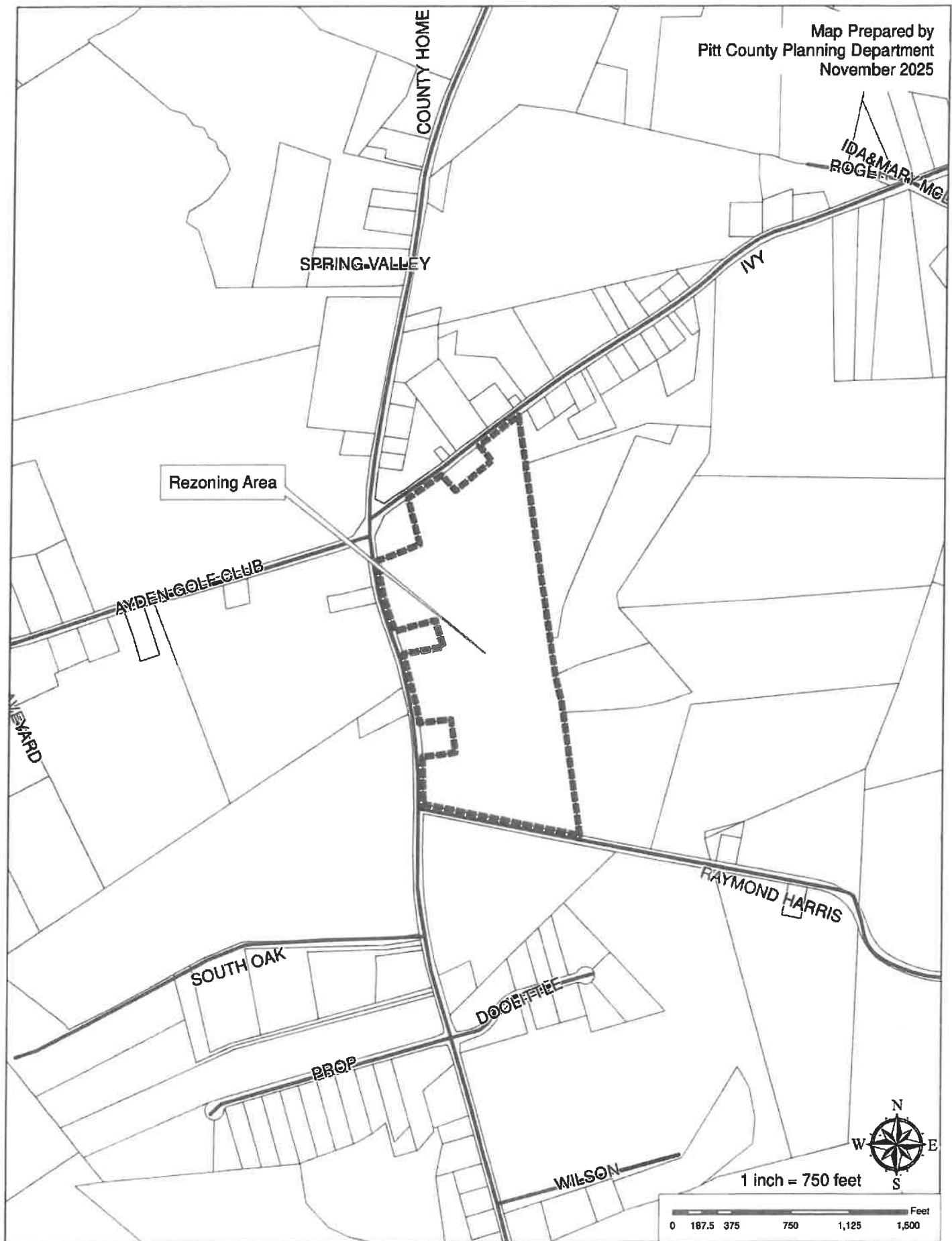
Ben Rogers, CZO, Planner III
 Phone: (252) 902-3250
 Email: ben.rogers@pittcountync.gov

Mailing Address:

Pitt County Planning Department
 1717 West 5th Street
 Greenville, NC 27834



Map Prepared by
Pitt County Planning Department
November 2025



Property Owners within 500'

Attachment 3

ALLEN JACK JONES SR
1074 JACK JONES RD
WINTERVILLE NC 28590

BROWN DON DION TRUSTEE
BROWN CLARISSA JANELLE TRUSTEE ETAL
PO BOX 71
AYDEN NC 28513

CARNES KATHY WILSON
6344 COUNTY HOME RD.
WINTERVILLE NC 28590

CULPEPPER CORA MAE
6255 COUNTY HOME RD
WINTERVILLE NC 28590

CURTIS SAMANTHA ANN
1628 IVY RD
WINTERVILLE NC 28590

DELONG TERESA JONES
837 RAMS COURT
GREENVILLE NC 27834

DEWELL LOVIE HEIRS
2713 GOSLING TERRACE RD
CHARLOTTE NC 28262

EASTERN PINES WATER CORP
5442 EASTERN PINES RD
GREENVILLE NC 27858

GODLEY CLAIRE
GODLEY WILLIAM
1616 IVY RD
WINTERVILLE NC 28590

GRAY SUZANNE WILSON
GRAY MICHAEL
6378 COUNTY HOME RD
WINTERVILLE NC 28590

GRIMSLEY DENNIS RYAN
GRIMSLEY KERI FOX
6402 COUNTY HOME RD
WINTERVILLE NC 28590

HADDOCK MARY CAROLYN HEIRS
CHAPPELL REGINA S
6064 SWEETMORE RD
AYDEN NC 28513

HEINS RICHARD
3061 LUCAS CT
GREENVILLE NC 27858

HERNANDEZ ANGELA
1599 IVY RD
WINTERVILLE NC 28590

JAHN CLIFFORD
1598 IVY RD
WINTERVILLE NC 28590

JONES LAUREN ASHLEY
1767 DOOLITTLE CT
WINTERVILLE NC 28590

LOFTIN BILLY WAYNE II
LOFTIN BARBARA K
3899 ERNEST LOFTIN RD
AYDEN NC 28513

MARYOTT DWAYNE B
MARYOTT CORALAN C
109 SQUIRE DR
WINTERVILLE NC 28590

MCKEEL JEFFREY R
MCKEEL JACQUELINE MASTERSON
6268 COUNTY HOME RD.
WINTERVILLE NC 28590

MCNEILL WILLIE EUGENE
MCNEILL KATINA SHERELL
6279 COUNTY HOME RD
WINTERVILLE NC 28590

MILLS BARBARA G
6145 COUNTY HOME RD
WINTERVILLE NC 28590

MORTON BRENDA JOYCE MYERS
305 KING ARTHUR RD
GREENVILLE NC 27858

NEUSE REGIONAL WATER AND SEWER
AUTHORITY
2811 BARRUS ROAD
LA GRANGE NC 28551

OWEN TROY DOUGLAS
OWEN MICHELE DAWN
1561 IVY RD
WINTERVILLE NC 28590

ROACH RONALD W
ROACH BEVERLY H
1608 IVY RD
WINTERVILLE NC 28590

ROSE HILL FWB CHURCH
6236 COUNTY HOME RD
WINTERVILLE NC 28590

STANCILL LENDYSER T LIFE ESTATE
STANCILL SYLVIA DIANNE W LIFE ESTATE
ETAL
PO BOX 684
WINTERVILLE NC 28590

STOCKS PROPERTIES LLC
3635 STANLEY RD
WINTERVILLE NC 28590

STOKES SUTTON FARMS LLC
6373 COUNTY HOME RD
WINTERVILLE NC 28590

SUTTON CHRISTOPHER E
6417 COUNTY HOME RD
WINTERVILLE NC 28590

TRADE FAMILY FARMS LLC
3675 MARINE DR
GREENVILLE NC 27834

TRUSTEES FOR HADDOCKS CHAPEL
1548 IVY RD
WINTERVILLE NC 28590

WILSON BARBARA BOYD
6606 COUNTY HOME RD
WINTERVILLE NC 28590

WILSON NANCY G
PO BOX 246
KENANSVILLE NC 28349



REZONING STAFF REPORT

CHRISTOPHER E. SUTTON

Case: REZ 26-01

ACTION REQUESTED: Rezone 45.62 acres from Rural Agricultural (RA) to Rural Residential (RR)

APPLICANT INFORMATION

Property Owner:

Name: Stokes Sutton Farms, LLC
Address: 6373 County Home Road
City, State, ZIP: Winterville, NC 28590

Applicant

Name: Christopher E. Sutton
Address: 6417 County Home Road
City, State, ZIP: Winterville, NC 28590

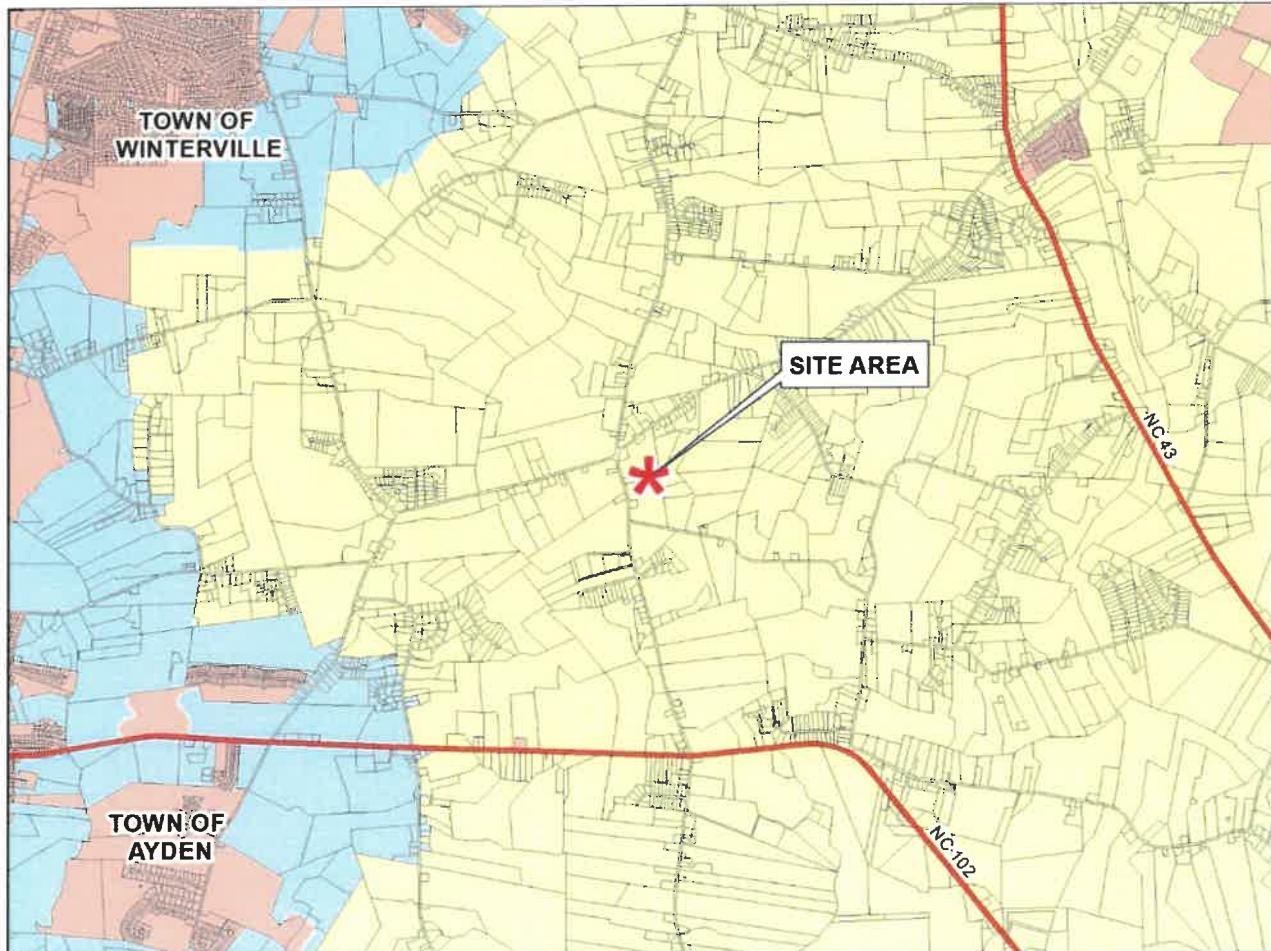
SITE DATA

Location: Southeastern corner of the intersection of SR 1725 (County Home Road) and SR 2241 (Ivy Road).

Parcel Numbers: 21731
Township: Swift Creek
Property Address: N/A
Total Size: 45.62 acres
Rezoning Area: 45.62 acres

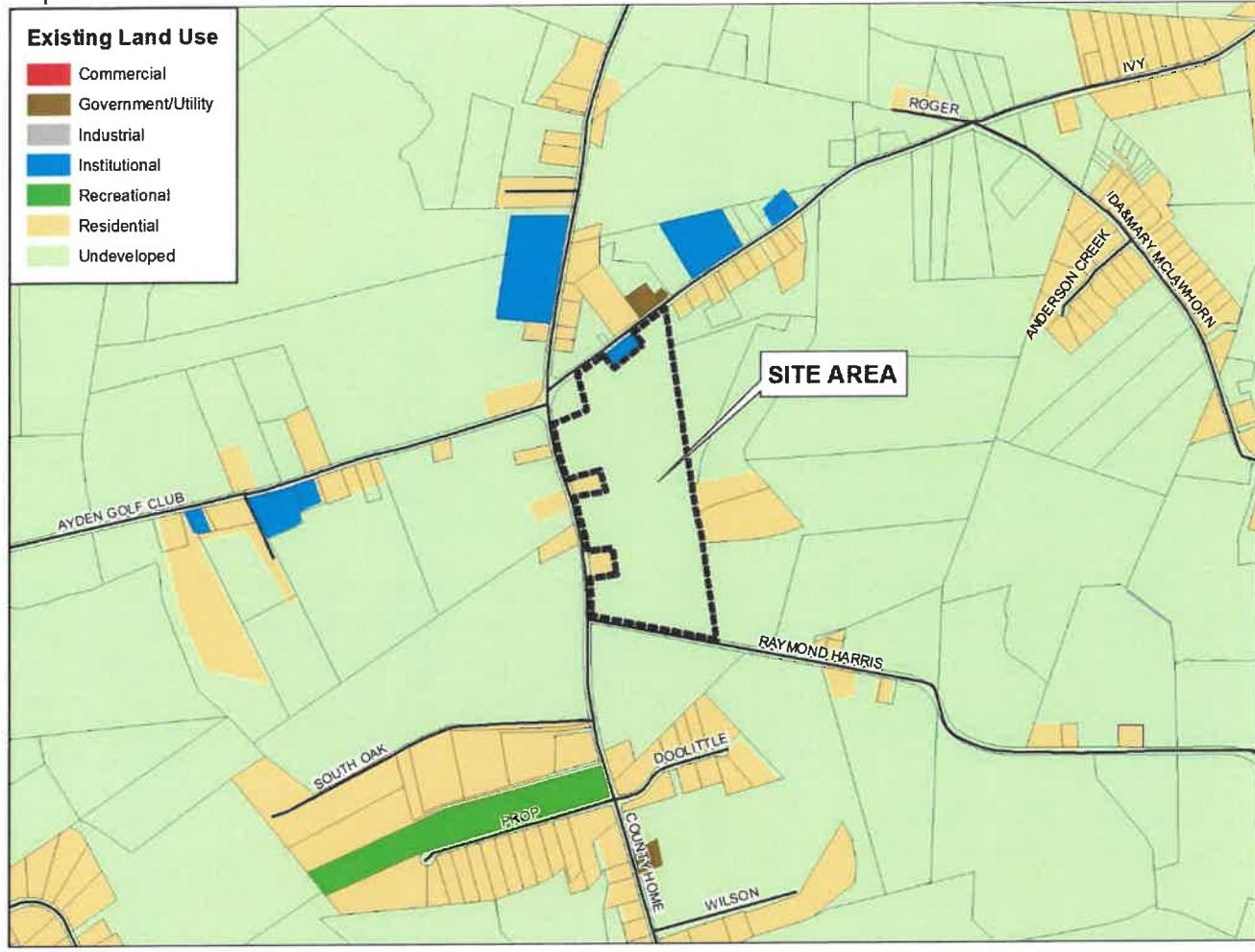
Frontage: Multiple (County Home Rd, Ivy Rd & Raymond Harris Rd).
Current Use: Agricultural/Undeveloped
Structures: None

VICINITY MAP



GENERAL DESCRIPTION OF AREA

The uses in the area are predominantly a mix of single-family residential land uses and agricultural/undeveloped/vacant land. The site is located in close proximity to several churches and a private landing strip.



Existing Land Use

SITE PHOTOS



View of subject property from County Home Road.



View of subject property from Ivy Road.



View of subject property from Raymond Harris Road.



View to the north along County Home Road.



View to the south along County Home Road.



View of adjacent residence across County Home Road.



View of adjacent church on Ivy Road.

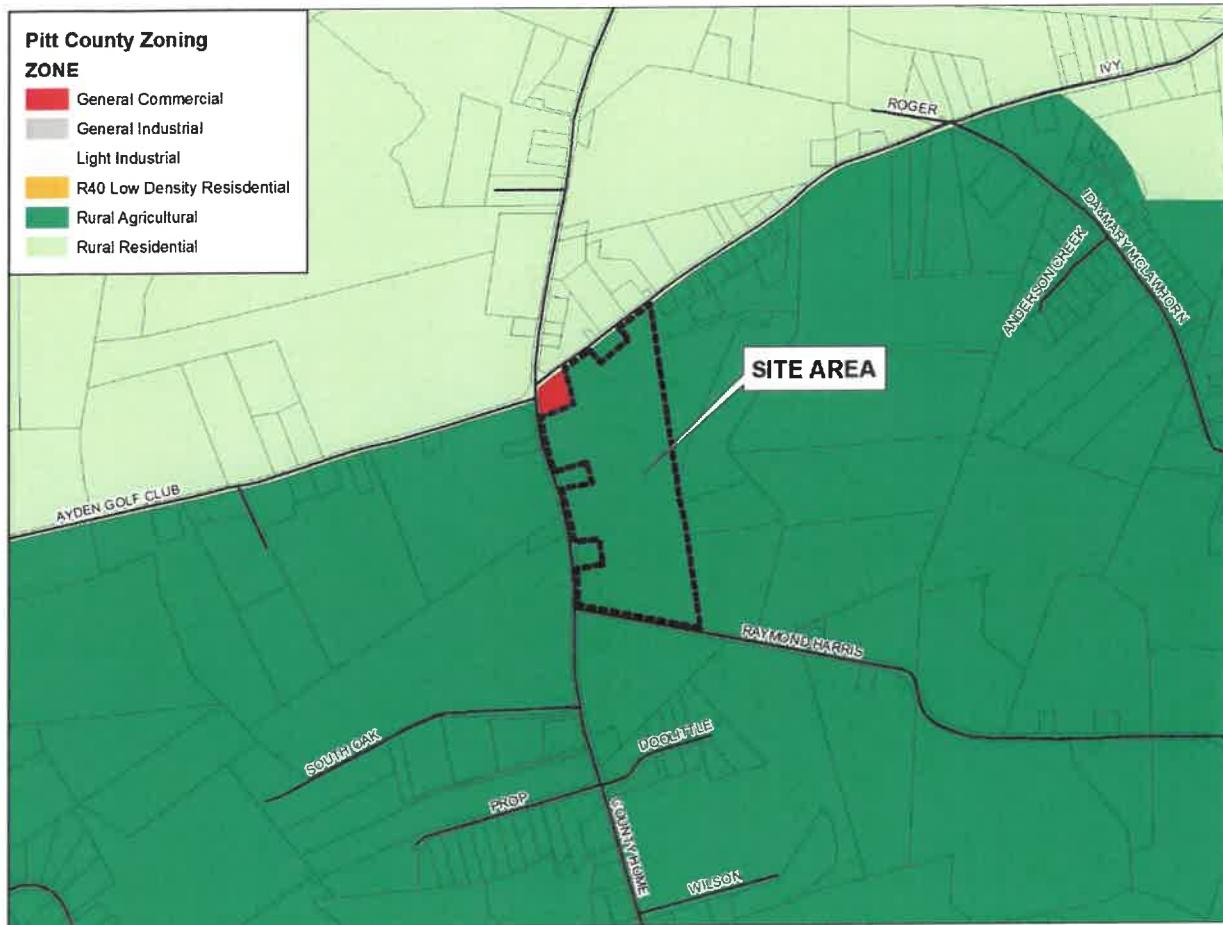


View of adjacent agricultural use across County Home Road.

ZONING ORDINANCE REVIEW

CURRENT ZONING: *Rural Agricultural (RA)*

Description: Primarily intended to accommodate very low-density residential uses as well as associated public and institutional uses, low intensity commercial uses, and agricultural-related industrial uses which are interspersed throughout areas that are principally characterized as rural in nature. This district reflects the diverse nature of land uses within predominantly rural areas and, therefore, permits a wide array of land uses.



Zoning Map

PROPOSED ZONING: *Rural Residential (RR)*

Description: Intended to accommodate low density, single-family residential uses and their associated, supporting public and institutional uses in areas that generally do not have access to public or community water or sewer systems.

Conditional Zoning District:

Yes No

Proposed Use: N/A

NOTE: Any land use established at this location will be required to meet the development standards of the zoning ordinance including, but not limited to: parking, screening, buffering, and sign standards.

*In addition to the general zoning district, a **Conditional Zoning District** allows for the approval of a proposal for a specific use with reasonable conditions to assure the compatibility of the proposed use with the use and enjoyment of neighboring properties. All regulations which apply to a general use district also apply to the corresponding conditional zoning district. All other regulations which may be offered by the property owner and approved by the Board of Commissioners as part of the rezoning process shall also apply.*

ENVISION PITT COUNTY 2045 COMPREHENSIVE LAND USE PLAN

FUTURE LAND USE DESIGNATION: *Rural Residential*

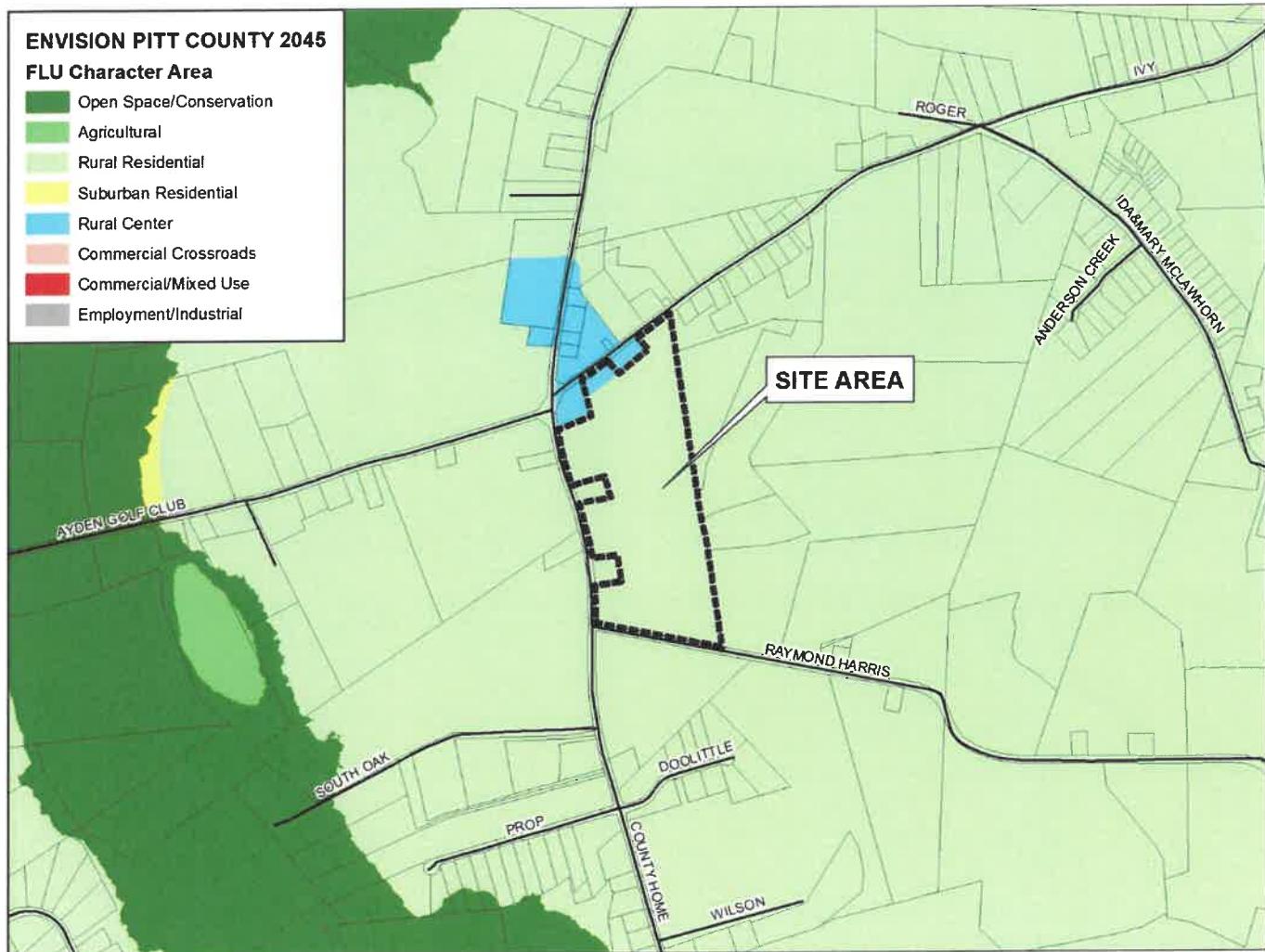
Description: This designation applies to transitional areas that include a mix of low-density suburban development and agricultural lands. New development should have relatively large lots or be clustered away from sensitive areas and/or working agricultural operations.

Where: Rural areas which included existing single-family homes, low-density subdivisions and surrounding agricultural lands.

Uses: Low-density residential, agricultural, agribusiness, some isolated non-residential uses along major roads or near key intersections.

Utility Access: On-site septic systems with community water service. Public sewer may be available in limited areas.

Utility Access: Generally, less than 1-2 dwelling units per acre (gross density, individual lots may be smaller).



Future Land Use Map

DEVELOPMENT STANDARDS AND REQUIREMENTS

Pitt County Planning Department:

- No zoning compliance permit shall be issued for any proposed **non-residential land use** until a site plan, prepared in accordance with Appendix B of the Zoning Ordinance, is approved by Pitt County Planning.
- This site must comply with the Pitt County Stormwater Ordinance for Nutrient Control. If a half acre or more is disturbed nutrient loading and peak flow calculations must be reviewed and approved prior to any improvements.
- If an acre or more of land is disturbed a soil erosion and sedimentation control plan is required prior to any land disturbing activities.

Pitt County Environmental Health:

- The site must comply with any applicable Environmental Health regulations for wastewater disposal.

North Carolina Department of Transportation

- The location and design of any driveways for the subject property shall be reviewed and approved by the North Carolina Department of Transportation.

PLANNING STAFF REVIEW AND RECOMMENDATION

Pitt County Planning staff finds that this request is consistent with the Envision Pitt County 2045 Land Use Plan. The area requested for rezoning is designated as Rural Residential on the future land use map and the uses in the area are a mix of single-family residential land uses and agricultural and undeveloped land.

Planning staff also finds that this request is reasonable and in the public interest because there is existing Rural Residential (RR) zoning directly across Ivy Road and on both sides of Ivy Road east of the subject property at the NC 43 South intersection. Additionally, any future non-residential uses will require site plan approval by Planning staff.

Staff recommends **approval** of the request by Christopher E. Sutton to rezone 45.62 acres of property owned by Stokes Sutton Farms, LLC, located at the southeastern corner of the intersection of SR 1725 (County Home Road) and SR 2241 (Ivy Road), Parcel Number 21731, from Rural Agricultural (RA) to Rural Residential (RR).

Staff Recommendation: Approval

Board of Commissioners Public Hearing Date: 2/16/2026

PLANNING BOARD RECOMMENDATION:

APPROVAL

DATE: 1/21/2026

DENIAL

VOTE:

Additional Conditions (if any): N/A

Reasons for Denial (if applicable): N/A

Permitted Uses within Rural Residential (RR)

AGRICULTURE-RELATED USES

Exempt per NC General Statute 160D-903

- Agricultural Production (crops)
- Agricultural Production (livestock)
- Forestry

Permitted by Right:

- None

Permitted with Add'l Development Standards:

- None

Conditional Zoning District Required:

- None

Special Uses:

- None

MINING USES

Permitted by Right:

- None

Conditional Zoning District Required:

- None

Permitted with Add'l Development Standards:

- None

Special Uses:

- None

RESIDENTIAL USES

Permitted by Right:

- Modular Home
- Single-Family Detached Dwelling
- Two-Family Dwelling (duplex)

- Manufactured Home Park, Minor (less than 5 units)

Permitted with Add'l Development Standards:

- Family Care Home
- Multifamily Dwelling, less than 5 units
- Bed and Breakfast Inn
- Manufactured Home on Individual Lot

Conditional Zoning District Required:

- Group Care Facility
- Halfway House

Special Uses:

- Manufactured Home Park, Major (5 or more units)

ACCESSORY USES AND STRUCTURES

Permitted by Right:

- Accessory Uses and Structures (customary)
- Emergency Shelter
- Home Occupation
- Satellite Dish Antenna
- Solar Collector, Accessory
- Swimming Pool

- Caretaker Dwelling
- Communication Tower Under 60' in Height
- Wind Energy Facility, Accessory
- Accessory Dwelling Unit
- Rural Family Occupation
- Temporary Health Care Structure

Permitted with Add'l Development Standards:

- Accessory Structures and Buildings (Noncontiguous)

Conditional Zoning District Required:

- None

Special Uses:

- None

RECREATIONAL USES

Permitted by Right:

- Athletic Fields

- Public Park or Recreational Facility, Other
- Swim and Tennis Club
- Recreational Vehicles
- Riding Academy

Permitted with Add'l Development Standards:

- Private Campground/RV Park
- Civic, Social, and Fraternal Associations
- Country Club with Golf Course
- Golf Course
- Private Club or Recreation Facility, Other

Conditional Zoning District Required:

- None

Special Uses:

- None

EDUCATIONAL AND INSTITUTIONAL USES

Permitted by Right:

- Cemetery or Mausoleum on Same Property as Church
- Church or Other Place of Worship
- Miscellaneous Educational Services
- Law Enforcement Substation
- Tutoring/Mentoring Center (less than 5 students)

Permitted with Add'l Development Standards:

- Cemetery or Mausoleum Not on Same Property as Church

- Elementary or Secondary School
- Fire Station/Emergency Medical Service
- Library
- Nursing and Convalescent Home
- Orphanage
- Retreat/Conference Center

Conditional Zoning District Required:

- None

Special Uses:

- Day Care Facility, Residential

BUSINESS, PROFESSIONAL and PERSONAL SERVICES

Permitted by Right:

- None

Permitted with Add'l Development Standards:

- Veterinary Clinic

Conditional Zoning District Required:

- None

Special Uses:

- Wedding/Event Facility

RETAIL TRADE

Permitted by Right:

- None

Permitted with Add'l Development Standards:

- None

Conditional Zoning District Required:

- None

Special Uses:

- None

WHOLESALE TRADE

Permitted by Right:

- None

Permitted with Add'l Development Standards:

- None

Conditional Zoning District Required:

- None

Special Uses:

- None

TRANSPORTATION, WAREHOUSING and UTILITIES

Permitted by Right:

- Utility Lines

Permitted with Add'l Development Standards:

- Radio, Television or Communication Tower Over 60' In Height
- Utility Related Appurtenances

Conditional Zoning District Required:

- Sewage Treatment Plant
- Solar Energy Facility
- Water Treatment Plant

Special Uses:

- None

MANUFACTURING and INDUSTRIAL USES

Permitted by Right:

- None

Permitted with Add'l Development Standards:

- None

Conditional Zoning District Required:

- None

Special Uses:

- None

OTHER USES

Permitted by Right:

- Arts and Crafts Shows
- Automobile Parking On Same Lot As Principal Use
- Christmas Tree Sales
- Emergency Shelter
- Horse Shows
- Outdoor Fruit and Vegetable Markets
- Outdoor Religious Events
- Temporary Construction, Storage or Office; Real Estate Sales or Rental Office

Permitted with Add'l Development Standards:

- Special Temporary Event
- Temporary Emergency, Construction, and Repair Residence

Conditional Zoning District Required:

- None

Special Uses:

- None



 Jonas Hill, Planning Director

PITT COUNTY PLANNING BOARD RECOMMENDATION

At its regularly scheduled meeting on **JANUARY 21, 2026**, the Pitt County Planning Board reviewed a petition from **CHRISTOPHER E. SUTTON (REZ 26-01)**, and having considered information from Pitt County Planning staff and public comments from the applicant and other persons, pursuant to NCGS 160D-604, the Board finds that:

- 1) The proposed rezoning request is consistent with the Envision Pitt County 2045 Land Use Plan. The area requested for rezoning is designated as Rural Residential on the future land use map and the uses in the area are a mix of single-family residential land uses and agricultural and undeveloped land.
- 2) The request is reasonable because there is existing Rural Residential (RR) zoning directly across Ivy Road and on both sides of Ivy Road east of the subject property at the NC 43 South intersection. Additionally, any future non-residential uses will require site plan approval by Planning staff.

Therefore, the Pitt County Planning Board recommends **APPROVAL** of the request by **CHRISTOPHER E. SUTTON** to rezone 45.62 acres of property owned by Stokes Sutton Farms, LLC, located at the southeastern corner of the intersection of SR 1725 (County Home Road) and SR 2241 (Ivy Road), Parcel Number 21731, from **RURAL AGRICULTURAL (RA)** to **RURAL RESIDENTIAL (RR)**.

 Chair, Pitt County Planning Board


CONSISTENCY STATEMENT WORKSHEET

"I move to recommend **APPROVAL/DENIAL** of the proposed rezoning request from **CHRISTOPHER E. SUTTON** and find it **IS/IS NOT** consistent with the Envision Pitt County 2045 Land Use Plan and **IS/IS NOT** reasonable because the request **TBD following discussion by the Board or example statements below.**"

EXAMPLES FOR APPROVAL:

- "Is compatible with similar uses in the surrounding area."
- "Includes development standards/ additional conditions that will reduce negative impacts on surrounding properties."
- "Will not significantly increase traffic in the area."
- "Has adequate utilities in the area to serve the proposed use."
- "Is a reuse of an existing commercial site."
- "Expands an existing use located on the property"
- "Preserves open space/agricultural areas"
- "Will be in the public interest, or is beneficial to the community."
- "Is in an area where conditions or development patterns have substantially changed to warrant the proposed rezoning."
- Other

EXAMPLES FOR DENIAL:

- "Is not compatible with similar uses in the surrounding area."
- "Is in an area that is not appropriate for the proposed type of development."
- "Will have adverse impacts on surrounding properties."
- "Will significantly increase traffic in the area."
- "Does not have adequate utilities in the area to serve the proposed use."
- "Does not protect significant natural features or ecologically sensitive areas."
- Will not be in the public interest, or is detrimental to the health, safety, or general welfare of the community.
- Will cause harm to historic or natural resources.
- "Is in an area where conditions or development patterns have not substantially changed to warrant the proposed rezoning."
- Other



INFORMATIONAL ITEMS

COUNTY MANAGER
Janis Gallagher

1717 West Fifth Street
Greenville, NC 27834
Tel: (252) 902-2950
Fax: (252) 830-6311



BOARD OF COMMISSIONERS

Rochelle Brown
Benji Holloman
Ann Floyd Huggins
Mac Manning
Melvin McLawhorn
Christopher W. Nunnally
Mary Perkins-Williams
Mark C. Smith
Gary Weaver

PITT COUNTY
Agenda Abstract

Meeting Date/Time: 11/17/2025 6:00 PM

Agenda Section: Public Hearings

Agenda Title: Zoning Ordinance Text Amendment Request - Pitt County

Presenter: Hill, Jonas

Summary of Information: On October 6, 2025, House Bill 926/Session Law 2025-94 (Regulatory Reform Act of 2025) became effective and amended NCGS 160D-601 by prohibiting local development regulations from including a waiting period to refile a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.

Section 14(J) of the Pitt County Zoning Ordinance currently requires a one (1) year waiting period to resubmit a rezoning petition that has been denied by the Board of County Commissioners. In order to comply with the new law, Pitt County Planning staff is proposing an amendment that will remove this requirement.

The Planning Board reviewed this request at its October 15, 2025 meeting and voted unanimously to recommend approval and to advise that it is consistent with the Envision Pitt County 2045 Comprehensive Land Use Plan. Planning staff recommends approval of the proposed amendments with an immediate effective date.

The schedule for consideration of the text amendment request is as follows:

- November 1, 2025 through November 15, 2025 - Advertise public hearing (Attachment 1) in Daily Reflector

- November 17, 2025 - Board of County Commissioners Public Hearing

Attached is a written statement by the Planning Board on the request's consistency with the Envision Pitt County 2045 Comprehensive Land Use Plan (Attachment 2), and a copy of the proposed amendment language (Attachment 3).

Submitter Recommendations/Motions:

1. Adopt the following consistency statement:

The proposed amendment to the Pitt County Zoning Ordinance is consistent with the Envision Pitt County 2045 Comprehensive Land Use Plan, because it will allow Planning staff to continue to promote an effective, jurisdiction-wide land use regulatory program that is consistent with applicable State laws and regulations.

The proposed amendment is reasonable and in the public interest because it is intended for consistency with State laws and regulations.

2. Approve the request by Pitt County to amend the Pitt County Zoning Ordinance as proposed to amend Section 14(J) of the Pitt County Zoning Ordinance to remove the one (1) year waiting requirement to resubmit a rezoning request that has been denied by the Board of Commissioners with an immediate effective date, and adopt the replacement pages in the code of ordinances book and update the historical notes.

Reviewed By:

Gallagher, Janis -- **Reviewed**

Hill, Jonas -- **Reviewed**

Hines, Kimberly -- **Reviewed**

Gibson, Matt -- **Reviewed**

Number of Attachments: 4

COUNTY MANAGER
Janis Gallagher

1717 West Fifth Street
Greenville, NC 27834
Tel: (252) 902-2950
Fax: (252) 830-6311



PITT COUNTY
Agenda Abstract

BOARD OF COMMISSIONERS

Rochelle Brown
Benji Holloman
Ann Floyd Huggins
Mac Manning
Melvin McLawhorn
Christopher W. Nunnally
Mary Perkins-Williams
Mark C. Smith
Lauren White

Meeting Date/Time: 11/17/2025 6:00 PM

Agenda Section: Items for Consent

Agenda Title: North Carolina Department of Transportation (NCDOT) Request for Additions to State Maintained Secondary Road System

Presenter: Hill, Jonas

Summary of Information: Along with the letter from NCDOT, is the petition requesting the addition of two roads to the State Maintained Secondary Road System. Also included is the resolution for your endorsement, as well as maps illustrating the location of the following roads:

- Larson Drive (Laurel Oaks Subdivision)
- Landon Drive (Laurel Oaks Subdivision)

Submitter Recommendations/Motions: Adopt the Resolution allowing these roads to be considered for acceptance into the State Maintained Secondary Road System.

Reviewed By:

Bryant, Jason -- **Reviewed**
Gallagher, Janis -- **Reviewed**
Hill, Jonas -- **Reviewed**
Gibson, Matt -- **Reviewed**

Number of Attachments: 1

COUNTY MANAGER
Janis Gallagher

1717 West Fifth Street
Greenville, NC 27834
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PITT COUNTY
Agenda Abstract

BOARD OF COMMISSIONERS

Rochelle Brown
Benji Holloman
Ann Floyd Huggins
Mac Manning
Melvin McLawhorn
Christopher W. Nunnally
Mary Perkins-Williams
Mark C. Smith
Lauren White

Meeting Date/Time: 11/3/2025 6:00 PM

Agenda Section: Items for Consent

Agenda Title: Resolution Supporting North Carolina Department of Transportation Improvements to the Intersection of US 264 and SR 1537 (Rams Horn Rd.)

Submitter: Hill, Jonas

Summary of Information: The North Carolina Department of Transportation (NCDOT) has identified the intersection of US 264 and SR 1537 (Rams Horn Rd.) as an intersection for potential improvements using Highway Safety Improvement Program (HSIP) funding.

NCDOT has conducted an analysis of the crash history and traffic volumes at this intersection and the 10-year crash history indicated there were 23 total crashes and 11 of those crashes involved injuries. NCDOT proposes to mitigate angled crashes at this intersection by converting the existing Crossover Intersection into a Reduced Conflict Intersection (RCI) as shown on the attached concept maps. It is anticipated that these improvements will result in a reduction of 50% of total crashes and 50% of injury crashes.

NCDOT will fund and perform the work necessary to complete the proposed modifications to this intersection.

Submitter Recommendations/Motions: Approve the attached Resolution to provide support for NCDOT to make improvements

Pitt County Democratic Party

November 22 at 6:59 PM

On Thursday, Sonny McLawhorn was awarded the prestigious Long Leaf Pine Award. Sonny has many outstanding accomplishments in his life, including being Chair of the Pitt County Democratic Party, a formidable attorney, and a caring husband and father.

The Order of the Long Leaf Pine is among the most prestigious awards given by the Governor of North Carolina. It is awarded to persons for exemplary service to the State of North Carolina and their communities that is above and beyond the call of duty and which has made a significant impact and strengthened North Carolina.

Congratulations, Sonny!

Pitt County Planning Department

Monthly Activity Report

October

Main Office Number
(252) 902 – 3250

Staff Directory

Planning Director

Jonas Hill

Assistant Planning Director

Eric Gooby

Office Manager

Tabitha Auten

Senior Planner

Eli Johnson

Planner III

Jason Bryant
Tracy Cash
Ben Rogers
Thomas Shrader

Planner I

William Lowery, III

Road Sign Coordinator

Jeff Coston

Homeless Program Coordinator

Lynne James

Housing Coordinator

Deloris Farmer

Rapid Rehousing Case Manager

Jacqueline Dawson
Pamela Maye

Development Review

Approved Preliminary Plats **# Lots**
1 preliminary plat 34

Approved Final Plats **# Lots**
7 final plats 10

E-911 Addressing

Total number of Addresses Issued **67**

Road Sign Notices of Violation Issued **0**

Stolen Signs **10**

Zoning Administration

	<u>Month</u>	<u>YTD</u>
Single-wide Manufactured Homes	2	49
Double-wide Manufactured Homes	3	23
Swimming Pool	2	56
Modular Homes	2	10
Site Built Homes	14	141
Additions/Repairs to existing structures	3	34
Accessory Structures	13	93
Modifications to Telecommunication Towers	1	9
Commercial	1	13
Other	3	12
Total	44	430

Soil Erosion and Sedimentation Control Administration

Plans reviewed **4**
Site Inspections Conducted **51**
Notice of Violations Issued **1**
Active Projects **41**

Flood Prevention Administration

Total number of permits reviewed **68**
Number of permits for sites located within 100-year Floodplain **0**

Community Development

URP (NCHFA-Urgent Repair) Applications
In Process **5**
Completed **5 of 10**

Single Family Rehabilitation (SFR)

In Process **1**
Completed **2 of 3**

ARPA (Urgent Repair)

In Progress **0**
Completed **14 of 14**

ARPA (Replacement)

In Progress **2**
Completed **4 of 6**

Pitt County Planning Department

Monthly Activity Report

November

Main Office Number
(252) 902 – 3250

Staff Directory

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Housing Coordinator

Deloris Farmer

Rapid Rehousing Case Manager

Jacqueline Dawson
Pamela Maye

Development Review

Approved Preliminary Plats **# Lots**
2 preliminary plat 41

Approved Final Plats **# Lots**
3 final plats 3

E-911 Addressing

Total number of Addresses Issued	19
Road Sign Notices of Violation Issued	0
Stolen Signs	10

Zoning Administration

	<u>Month</u>	<u>YTD</u>
Single-wide Manufactured Homes	6	55
Double-wide Manufactured Homes	2	25
Swimming Pool	2	58
Modular Homes	0	10
Site Built Homes	2	143
Additions/Repairs to existing structures	2	36
Accessory Structures	11	104
Modifications to Telecommunication Towers	1	11
Commercial	2	15
Other	0	12
Total	28	469

Soil Erosion and Sedimentation Control Administration

Plans reviewed **8**

Site Inspections Conducted **52**

Notice of Violations Issued **0**

Active Projects **48**

Community Development

URP (NCHFA-Urgent Repair) Applications

In Process	6
Completed	4 of 10

Single Family Rehabilitation (SFR)

In Process	2
Completed	2 of 3

ARPA (Urgent Repair)

In Progress	0
Completed	14 of 14

ARPA (Replacement)

In Progress	1
Completed	5 of 6

Flood Prevention Administration

Total number of permits reviewed **104**

Number of permits for sites located within 100-year Floodplain **1**

Pitt County Planning Department

Monthly Activity Report

December

Main Office Number
(252) 902 – 3250

Staff Directory

Planning Director

Jonas Hill

Assistant Planning Director

Eric Gooby

Office Manager

Tabitha Auten

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Road Sign Coordinator

Jeff Coston

Homeless Program Coordinator

Lynne James

Housing Coordinator

Deloris Farmer

Rapid Rehousing Case Manager

Jacqueline Dawson
Pamela Maye

Development Review

Approved Preliminary Plats	<u># Lots</u>
0 preliminary plat	0
Approved Final Plats	<u># Lots</u>
2 final plats	25

E-911 Addressing

Total number of Addresses Issued	119
Road Sign Notices of Violation Issued	0
Stolen Signs	10

Zoning Administration

	<u>Month</u>	<u>YTD</u>
Single-wide Manufactured Homes	5	60
Double-wide Manufactured Homes	2	27
Swimming Pool	1	59
Modular Homes	1	11
Site Built Homes	15	158
Additions/Repairs to existing structures	4	40
Accessory Structures	16	120
Modifications to Telecommunication Towers	1	12
Commercial	2	17
Other	1	13
Total	48	517

Soil Erosion and Sedimentation Control Administration

Plans reviewed	6
Site Inspections Conducted	54
Notice of Violations Issued	0
Active Projects	55

Community Development

URP (NCHFA-Urgent Repair) Applications	
In Process	4
Completed	6 of 10
Single Family Rehabilitation (SFR)	
In Process	2
Completed	2 of 3
ARPA (Urgent Repair)	
In Progress	0
Completed	14 of 14
ARPA (Replacement)	
In Progress	0
Completed	6 of 6

Flood Prevention Administration

Total number of permits reviewed	48
Number of permits for sites located within 100-year Floodplain	3

Small stretch of Dickinson reopening

News brings glimmer of cheer, if not a miracle, to merchants

GINGER LIVINGSTON

Staff Writer

A short section of Dickinson Avenue in downtown Greenville is set to reopen on Monday, bringing a small measure of relief to businesses and residents between Reade Circle and Eighth Street.

But it's hardly a Christmas miracle for the eclectic commercial district, as the stretch of roadway between Eighth Street and Pitt and Ficklen streets will remain closed through the new year, the state Department of Transportation said.

"I wish they could have got it done before graduation, before Christmas, before football season," said Ryan Webb, owner of Farmers and Makers Market, 714 Dickinson Ave., which sells handcrafted goods such as pottery, jewelry, decorations and food items. "As long as we get done before the next seasons of all those things I think we can move on from this never-ending project."

The Dickinson Avenue improvement project is a joint effort of DOT and the City of Greenville to improve 1.3 miles of the roadway between Memorial Drive and Reade Circle. The project began in September 2022 on a stretch between 14th and Skinner streets.

It has improved and repaired the storm drainage system to prevent flooding and cracks in the pavement along most of the road. New water and sewer lines have been installed. Curbs and gutters have been updated along with existing sidewalks. Crews replaced the subgrade of the road — dirt, rock, gravel, sand and soil — then repaved the surface.

Most of the work has been completed, but efforts downtown have been complicated in part by existing infrastructure that's more than a century old. So news that even a small portion is finished was welcomed.

"We're ecstatic, we're thrilled that any portion is finally reopening," said Troy Dreyfus, executive director of Greenville Downtown Partnership, which also represents Dickinson Avenue.

"It's a huge, positive step for all the merchants down there and the general public," Dreyfus said.

It's been a difficult period for business owners along the avenue. There have been business closures, but there also have been openings.

"We really will rejoice once this project is complete and finally over," Dreyfus said. "I feel Dickinson is set for a revival once this is completed."

Richard Williams, co-owner of Luna Pizza Cafe, 632 S. Pitt St., said his customers over the last two years have not only been forced to navigate the Dickinson closures, but also the closure of South Pitt Street at Read Circle because of roadwork along West Fifth Street.

Nearby public parking lots in the area of Clark Street and Atlantic Avenue and on Dickinson near Ninth Street have helped, Williams said. People do have to walk to the commercial district from the lots, but it isn't a long distance.

"I think it's been more psychological than physical because it looks so terrible," Williams said of the orange barrels, blocked streets, earthwork and trenches.

His business is off by 15 percent this year. He's tried to offset it by booking larger groups than in previous years and organizing special nights. They've also done weeknight catering.

However, there have been plenty of nights where people have parked their cars, made the walk and the dining room is as full as it was before.

"I am brought to tears of gratitude from how people have stuck with us and taken that little effort that it takes," Williams said.

"There are a million places on Greenville Boulevard with parking right there. But people choose to support local even if it means a little extra effort. It really does quicken my heart," he said.

"I continue to have the faith I've always had in the people of Greenville who want to support local. I'm just very grateful."

Brandon Qualls, co-owner of nearby Ford & Shep, 718 Dickinson Ave., estimates his restaurant has a 30 percent decrease. It's tough to take, especially since 2024 was one of the restaurant's best years. He questions whether the decrease is all related to the road closures.

"It could be a multitude of things from the economy, the change in administration or whatever," Qualls said. "I'm just thankful it's almost over. Now we just have to tackle parking."

The roadwork has not only challenged customers but delivery drivers have struggled to reach the restaurant. Qualls himself has even had problems finding a place to park on occasion.

He has tried to maintain a positive attitude, he said. He likens the work to growing pains. He knows he can't change what is happening, so he'll focus on controlling what he can.

With that in mind, he worked with local baker Emily Parker who has opened Sweet Violets, a breakfast, lunch and bakery spot, in the restaurant's greenhouse. It's open Friday-Sunday, 8 a.m.-2 p.m.

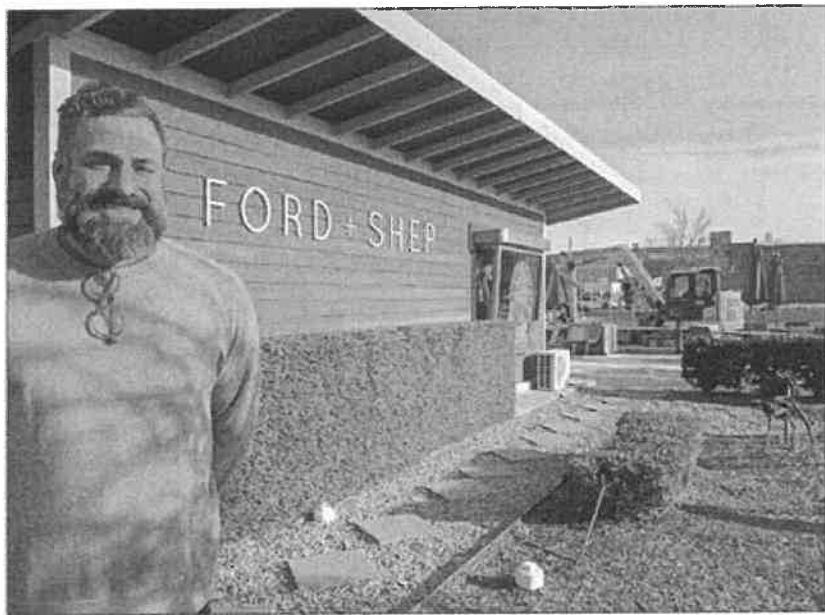
"Fortunately, for us, we've been here a while, and our guests rallied a bit, I guess, and were able to endure the aggravation to get here and find a place to park," Qualls said.

"Hopefully, next year will bring better things," Qualls said.

Ginger Livingston can be contacted at givingston@apgenc.com and 252-3299570.

DICKINSON

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Brandon Qualls, co-owner of Ford & Shep, said road closures related to the Dickinson Avenue improvement project have been difficult, but customers braved detours to enjoy dinner. GINGER LIVINGSTON/THE DAILY REFLECTOR



Workers with Nixon Contracting of Kenley work to install a new stormwater drain at the intersection of Ficklen and Pitt streets and Dickinson Avenue. The work is part of the 1.3-mile Dickinson Avenue improvement project nearing completion in Greenville. GINGER LIVINGSTON/THE DAILY REFLECTOR

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Council approves latest annexation in Mills Road area

GINGER LIVINGSTON

Staff Writer

Frustrated over how little control it has over area roadways but wanting to promote growth in housing, the Greenville City Council unanimously approved the annexation and rezoning of 119 acres located south of Mills Road and east of Wolf Pit Road.

Approval of the two requests, made by RDP Management Consulting LLC and Houses BPR LLC, brings the number of housing developments planned along Mills Road near its intersection with Hudsons Crossroads Road to four. Three of the developments — Mills Farm, Mills Park and Hudson Meadow — already have received preliminary plat approval from the city's planning board.

The area is about 5 miles south of the city of Greenville.

The Greenville Planning and Zoning Commission voted in November to recommend denial of the rezoning request. Several commissioners mentioned their own experiences with traffic delays in the area because of traffic entering and leaving Hope Middle School during drop-off and pick-up hours. A number of speakers at the November meeting expressed concerns about existing traffic problems and the increase that would come from adding 1,000 homes to the area.

Only one person spoke against the annexation request at the Dec. 11 City Council meeting.

"We accept the progress and growth in the city and county, but question the rush to develop and why so far from Greenville," Mills Road resident Patty O'Daniel said. The three developments already on the books will create congestion, she said, so why add a fourth?

Councilman Matt Scully asked if any plans are in place to mitigate traffic concerns.

Traffic engineer Rik DiCesare said the city will have to ask Pitt County Schools if there is a problem with traffic at the school.

As for the developments, a traffic impact analysis will likely be required by the N.C. Department of Transportation. Mills Road is a state-maintained roadway. DiCesare anticipated that ingress and egress lanes will likely be required. He also anticipated the developments will need dedicated left-turn lanes so traffic won't be held up in the subdivisions.

DiCesare said the city has never received complaints about traffic between the Mills Road roundabout and Hope Middle School until recently.

Scully asked if the city had not received complaints because the road is far outside the city's planning jurisdiction. DiCesare said he didn't know.

Councilwoman Portia Willis said growth in the area is pushing Pitt County Schools to consider new facilities and attendance changes to accommodate the increasing student population.

Data shows Mills Road is currently at 28 percent of its capacity and the Wolf Pit development, which can accommodate 350 houses, could increase that to 36 percent of capacity. That does not include other coming developments.

"Perception may be different from what the numbers say. I have no doubt it is hectic on those roads in the morning," Willis said. She's experienced driving on

Thomas Langston Road to take her children to school.

It can feel like Mills Road can't take any more traffic, Willis said, but the numbers show it can with some mitigation.

Willis made the motion to approve the annexation. Councilman Les Robinson seconded the motion.

Robinson, who grew up in rural Pitt County, said, "We know our way of life is changing and growth is coming. What we need to do a better job of is get the infrastructure in quicker so traffic can be accommodated."

The city needs to work with the state transportation department and state legislators to ensure more money is invested in local road infrastructure.

Connelly said he sympathizes with residents who are watching tremendous change in the area.

"It's going to be drastic, I don't discount that at all ... We don't discount how you live," he said. "I think there is a fine line as far as growth, and we've got to have other community partners helping with us, NCDOT, helping with roads out there. ... The capacity isn't great enough for the growth we are going to see."

Once the annexation was approved, the council moved on to unanimously approve the developers' request to rezone the property to the city's R9S residential single-family designation, the zoning the other developments have.

Scully asked if city planning rules could require the contiguous developments to be interconnected. He wants to create city infrastructure that allows residents to access different points of the developments without getting on the main highways.

"It would be nice to know some of those neighborhoods could be connected," Scully said.

Ken Malpass, who represents the developers, said the first properties were annexed in 2019 because Greenville Utilities Commission needed assurance before extending sewer into the area. The sewer extension is now complete, which is why preliminary plats have been submitted and building plans are being finalized.

"What you see in the acreage is probably a 20-year build-out," Malpass said.

He sympathized with neighbors' traffic concerns, but "roads are never improved until you have demand."

He pointed to the amount of traffic traveling Old Tar Road and Allen Road and how long it's taken to begin expanding those roads.

"I understand, but it bothers me a little bit that the roadway infrastructure is not treated in the same way as other infrastructure," Scully said, pointing out a new electric transfer station and new sewer lines and improved water lines had been installed in the area.

Councilwoman Tonya Foreman said it's frustrating because the council has no control over improving Mills Road because it's a state highway.

Foreman said she appreciates and understands Malpass' comments, but recognizes the concerns residents have because they moved to the area to avoid the traffic and noise in Greenville.

"When you move to those parts, you move there for a reason and any noise is a lot of noise," Foreman said. "We have to be mindful of the shifts they are going through as we go through this development."

No one spoke against the rezoning request.

During her comments opposing the annexation, O'Daniel said the city should focus on providing public safety services to the area, given its distance from the contiguous city limits.

City Manager Michael Cowin, speaking during the rezoning discussion, said the developments will increase the tax base, which increases tax revenue.

"We will use that growth in the tax base to set aside (funding) to serve that growth," Cowin said.

Connelly said staff estimates total build-out in the developments could produce \$440,000 in tax revenue annually.

Cowin said that could fund \$5 million to \$10 million in projects through capital planning.

Later in the meeting, the council unanimously approved accepting a donation of 40 acres of property along the northern portion of the Wolf Pit property to potentially house a park, police substation and fire-rescue station.

Ginger Livingston can be contacted at glivingston@apgenc.com and [252-329-9570](tel:252-329-9570).

ANNEX

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Thursday, 12/18/2025 Page A01

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City begins street safety effort

Vision Zero funded with \$400K federal grant, \$100K in local, state money

GINGER LIVINGSTON

Staff Writer

The City of Greenville will allocate \$500,000 to launch an initiative aimed at promoting safer streets for pedestrians, bicyclists and motorists.

The City Council on Monday unanimously accepted a \$400,000 grant from the Federal Highway Administration's Safe Streets for All program. The council also authorized the city to serve as the lead planning agency of the Greenville Urban Metropolitan Planning Organization, which applied for and received the grant.

The money, combined with \$100,000 in matching funds from the city and N.C. Department of Administration, will be used to implement the MPO's Vision Zero Safety Action Plan, which is focused on eliminating fatalities and serious injuries on the city's streets, said Lisa Kirby, director of engineering.

The council approved a Vision Zero resolution in 2023 that included two commitments: developing a comprehensive safety action plan and creating a transportation network that encourages safe and accessible walking, biking and driving, she said.

The federal transportation department has two grants that support those goals: a planning and development grant, which the city received, and an implementation grant.

The city must have a safety action plan before it applies for the implementation grant, Kirby said.

Kirby said the safety action plan will be based on a "safe system" approach, which recognizes humans make mistakes, are vulnerable and require multiple layers of protection.

layers of protection.

The city and N.C. Department of Transportation each contributed \$50,000 to match the grant, bringing the total to \$500,000.

The city will spend approximately \$250,000 developing a comprehensive safety action plan and another \$250,000 implementing demonstration projects, Kirby said.

Former City Councilwoman Marion Blackburn urged the council during the public comment period to install demonstration projects to improve safety at the intersections of East 10th Street and Greenville Boulevard and East 10th and Portertown Road.

She also urged the council to fund a greenway between Eastside Park and Green Springs Park to improve bicycle and pedestrian safety in the eastern part of the city. Blackburn also mentioned several other pedestrian and bicycling safety projects the council should undertake.

STREET REHABILITATION

The council also approved three contracts related to the 2026 street rehabilitation and preservation project, inspection services for construction materials testing and construction engineering and inspections.

Crews will make improvements to nearly 40 miles of city-owned roadway on 85 streets during this year's work, said Lynn Raynor, civil engineer.

Included in the total are 11.3 lane miles of city-owned road that will be rehabilitated through milling and resurfacing, base repair, ADA ramp upgrades and pavement marking upgrades.

Another 6.8 miles will undergo micro-surfacing, 14.5 miles will be rejuvenated and nearly 6.8 miles will have cracks sealed, Raynor said.

Staff recommended the council award nearly \$3.5 million to Tripp Brothers Inc. for the rehabilitation and preservation project. GFT Inc. was awarded two contracts for more than \$1.5 million for on-call inspection and engineering services and for construction and materials testing.

Work will begin in the spring.

OTHER BUSINESS

Pam Strickland, founder of N.C. Stop Human Trafficking and facilitator of Pitt County Coalition Against Human Trafficking, thanked the council during the public comments period for recognizing January as Human Trafficking Awareness and Prevention Month.

According to the National Human Trafficking Hotline, North Carolina ranks ninth in the prevalence of sex and labor trafficking in the nation, she said.

Seventy-six percent of trafficking victims are women and 26 percent of reported cases are minors, Strickland said.

Advocates are beginning to understand that family members are trafficking minors more than initially realized, she said.

"You might ask, 'How can this happen?' It all comes down to business," Strickland said. "There's money to be made, and if there is a demand for women or children, then someone is going to supply that. The only way to stop trafficking is to reduce the demand."

The city council also recognized the financial services department for receiving the Government Finance Officers Association's Distinguished Budget Presentation Award for the current fiscal year.

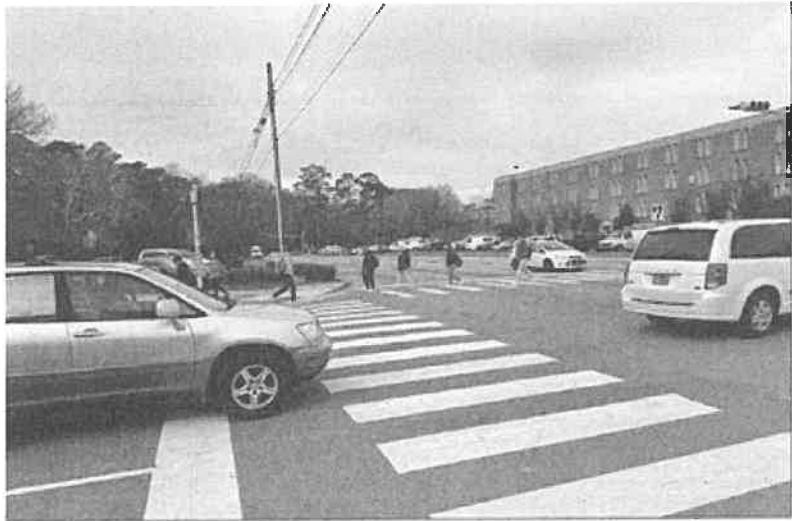
The city met national guidelines for effective budget presentation and how well it serves as a policy document, a financial plan, an operational guide and a communication tool.

The budget is a clear reflection of the council's goals and priorities, City Manager Michael Cowin said.

Ginger Livingston can be contacted at glivingston@apgenc.com and 252-329-9570.

SAFETY

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The Greenville City Council on Monday accepted a \$400,000 federal grant to improve safety on city roadways and intersections like College Hill Drive and 10th Street, pictured above on Dec. 4. East Carolina University students frequently cross the roads while walking between nearby residence halls and facilities on main campus.

PAT GRUNER/THE DAILY REFLECTOR



Traffic travels on East 10th Street past Oakdowne Way about 9 a.m. on March 17 near the new Evolve at the Pines housing development. The Vision Zero safety action plan will be based on a “safe system” approach, which recognizes that motorists and pedestrians make mistakes, are vulnerable and require multiple

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Town Common work on schedule

Bulkhead in place; project completion likely in fall 2026

GINGER LIVINGSTON

Staff Writer

Work to replace the Tar River bulkhead and make other improvements at the Greenville Town Common is on budget and on schedule, and the city may be able to bring additional improvements to the waterfront park if it stays that way, officials said.

Crews with Trader Construction recently completed installation of pilings and steel sheeting that make up the 1,570-foot bulkhead, officials told the Greenville City Council at its Monday workshop. Completing the crucial job before environmental regulations shut down water work will allow contractors to proceed without delay on other aspects of the \$20 million project.

“The upgrades will safeguard our park against flooding while creating a more vibrant and accessible space for our community,” said Don Octigan, executive director of city projects and recreation services.

The project will make the popular park more accessible, create a multi-use path connecting to the South Tar River Greenway, place seating areas closer to the river and add a floating dock to the kayak and boat launches and fishing pier already in place, he said. A boardwalk of composite decking will be installed along the bulkhead.

The new wall is deeper than the previous wall, going 25-29 feet below the normal water level, Mark Nottingham, Greenville’s city projects and development manager, said. The previous wall went 18 feet below the normal water level.

During the installation, workers had to drive sheet piles and pilings through a hard layer of materials that required additional equipment, Nottingham said, but the unexpected challenge did not prevent them from completing the work or installing pilings for the floating dock.

Environmental regulations prevent work in the river between now and early August to protect fish spawning and other wildlife activities. The deck of the floating dock will be installed in the summer.

“So far we’ve been very successful in not having to dive too much into the contingency of this project, which I think stands at about \$3.1 million,” City Manager Michael Cowin said.

Water-based work involves the vast majority of unknown financial risk, such as having to bring in a second driver to install the bulkhead sheets, Cowin said.

If the remaining work remains on budget, the city may be able to afford other projects at the park.

The improvements will likely focus on upgraded lighting in the park and improved interior sidewalks, Octigan said.

Along with replacing the bulkhead, the project will add a second walking path in the west end of the park, near the Green Street bridge, and an elevated overlook that extends over the river, Nottingham said.

Between the west end and the Toyota Amphitheater, workers will create two plazas with seating facing both the river and First Street.

Improvements to the amphitheater's loading dock area will make it easier for larger musical groups to bring in equipment.

On the east end of the Town Common, the park's elevation will be graded toward terraced seating that will lead to the water near the floating dock. Shaded seating in the form of swings will be installed along the composite boardwalk.

Cowin said discussions about new uses for the eastern end of the Town Common led to the bulkhead rehabilitation project.

The majority of the Town Common must remain a public park because the land is a former neighborhood the city acquired through an urban renewal project in the 1960s.

However, a parcel on the eastern side once housed the former WOOW radio tower. When the city took ownership of the land and the radio tower came down, it was available for development.

The city council in 2019 voted to rezone the property so a restaurant/event space could be built, which was suggested in the Town Common master plan.

"This area right here has all kinds of future uses that were included in the Town Common master plan," Cowin said.

While seeking requests for qualifications to find a company to design a building there, city officials were alerted that the existing bulkhead would not support the load of a building, Cowin said.

The city began looking at ways to replace the bulkhead once it was determined replacement would be less expensive than repairing the structure.

The city budgeted \$1.1 million from American Rescue Plan Act funding to pay for the project's design, \$5 million in state allocations for construction and \$14 million from the city's capital debt service fund for construction.

The project should be completed in late fall 2026.

UPDATE

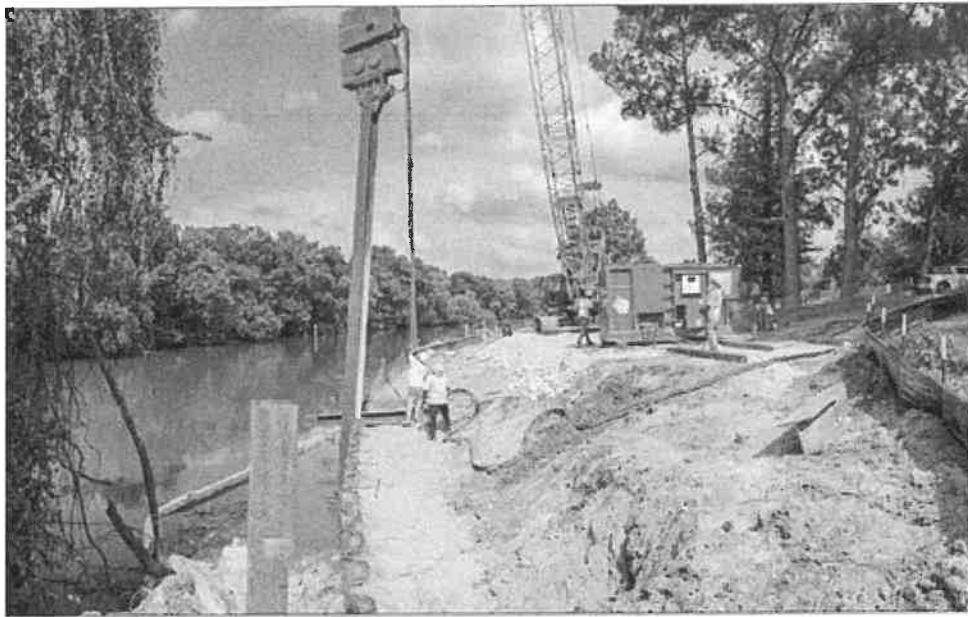
from page A1 to A6

More online

Visit this story on reflector.com for a link to a PowerPoint presentation of the Town Common upgrades.



A rendering shows the design of improvements to the east side of the Town Common. CITY OF GREENVILLE



Workers with Trader Construction install an I-beam in August to align steel sheet pile for the Tar River bulkhead near the Greene Street bridge, part of \$20 million in improvements at the Town Common. City officials said the majority of the project's water work has been completed. AARON HINES/THE DAILY REFLECTOR



A rendering shows the design for the new composite boardwalk that will be installed atop the new bulkhead at the Greenville Town Common. CITY OF GREENVILLE

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