

PROPOSED AGENDA
PLANNING AND ZONING COMMISSION
DECEMBER 19, 2006
6:30 PM

- I. INVOCATION – DON BAKER
- II. ROLL CALL
- III. APPROVAL OF MINUTES - NOVEMBER 21, 2006
- IV. NEW BUSINESS

LAND USE INTENSITY

- 1. REQUEST FOR A SPECIAL USE PERMIT BY ROSEWOOD FARMS, LLC AND TROY KITTRELL

Request for a special use permit by Rosewood Farms, LLC and Troy Kittrell to construct 88 two (2) bedroom units and 220 four (4) bedroom units (308 total units) on property totaling 22.74 acres using the Land Use Intensity Standards. The property is zoned R6 (residential) and OR (office-residential) and is located along the eastern right-of-way of Bells Chapel Road (NCSR 1898), along the western right-of-way of Signature Drive, and immediately northeast of the intersection of Bells Chapel Road (NCSR 1898) and County Home Road (NCSR 1725), being identified as Tax Parcel Number 70964 and a portion of Tax Parcel Number 13106.

- 2. REQUEST FOR A SPECIAL USE PERMIT BY COPPER BEECH TOWNHOME COMMUNITY, LLP

Request for a special use permit by Copper Beech Townhome Communities, LLP, a Pennsylvania Limited Liability Partnership, agent, for owner, Birdneck Point, LLC and Hyman J. Brody to construct 80 one (1) bedroom units, 80 two (2) bedroom units, 126 three (3) bedroom units and 154 four (4) bedroom units (440 total units) on property totaling 53.66 acres using the Land Use Intensity Standards. The property is zoned R6A (residential) and R6A-CA (residential conservation district overlay) and is located along the southern right-of-way of NC Hwy 33 (E. 10th Street) approximately 1,800 feet east of Greenville Boulevard and 550 feet west of Oxford Drive, being identified as Tax Parcel Numbers 03449, 02466, 47381 and 47382.

LAND USE PLAN AMENDMENT

3. REQUEST BY WARD, LLC

Ordinance, requested by Ward, LLC, to amend the Future Land Use Plan Map for the area described as located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± west of Memorial Drive, and east of Providence Place Subdivision containing approximately twenty-seven (27) acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

REZONINGS

4. REQUEST BY WARD, LLC

Ordinance, requested by Ward, LLC, to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-Family]) to CG (General Commercial).

5. REQUEST BY BARTLETT ENGINEERING & SURVEYING

Ordinance, requested by Bartlett Engineering and Surveying, PC, to rezone 32.0 acres located 700± feet south of the Pitt County Landfill, west of the Allen Ridge Subdivision, and north of the Teakwood Subdivision from OR (Office-Residential [High Density Multi-Family]) to R9S (Residential-Single-Family [Medium Density]).

6. REQUEST BY DVML, LLC

Ordinance, requested by DVML, LLC, to rezone 23.588 acres located 1,845± feet south of Greenville Boulevard, 2,560± feet west of Memorial Drive, 205± feet north of Thomas Langston Road, and east of the Providence Place Subdivision from R6A (Residential [Medium Density Multi-Family]) to R6 (Residential [High Density Multi-Family]).

7. REQUEST BY COLLICE C. MOORE, ETAL

Ordinance, requested by Collice C. Moore, ETAL, to rezone 0.9756 acres located 1,225± feet south of the Northwoods Subdivision, 1,430± feet north of Whichard Road, and east of Greenville Boulevard (U.S. Highway 264 By-pass) from RR (Rural Residential-County’s Jurisdiction) to IU (Unoffensive Industry).

PRELIMINARY PLATS

8. REQUEST BY THM PROPERTIES, LLC

Request by THM Properties, LLC for a preliminary plat entitled “Providence Place, Section 3”. The property is located North of Langston Townhomes, and east of Providence Place, Sections 1 and 2. The preliminary plat consists of 67 lots on 17.658 acres.

9. REQUEST BY MAXINE SPEIGHT

Request by Maxine Speight for a sketch plan entitled “Langston Farms, Phase 9”. The property is located Approximately 600 foot west of Thomas Langston Road, north of Savannah Place, east of Forest Pines and West Star Industrial Park and west of Langston Farms and Langston West. The sketch plan consists of 305 lots on 164.536 acres.

10. REQUEST BY PITT COUNTY BOARD OF EDUCATION

Request by the Pitt County Board of Education for a preliminary plat entitled “Pitt County Board of Education- Southwest Elementary School site”. The property is located Approximately 600 foot west of Thomas Langston Road, north of Savannah Place, east of Forest Pines and West Star Industrial Park and west of Langston Farms and Langston West. The preliminary plat consists of 1 lot on 28.622 acres.

AMENDMENTS

11. REQUEST BY BROOK VALLEY COUNTRY CLUB

Request by Brook Valley Country Club to amend the zoning ordinance to permit an accessory public restaurant as an ancillary use to a regulation golf course.

VI. INFORMATION

12. City of Greenville – GEM

13. Prayer List

VII. ADJOURN

Doc. #663828