

PROPOSED AGENDA
PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2008
6:30 PM

- I. INVOCATION – PORTER STOKES
- II. ROLL CALL
- III. APPROVAL OF MINUTES – JANUARY 15, 2008
- IV. NEW BUSINESS

REZONINGS

1. REQUEST BY ADAMS BUILDERS, INC. - APPROVED

Rezoning requested by Adams Builders, Incorporated for 1.40 acres located along the northern right-of-way of Old Fire Tower Road, 400± feet east of County Home Road and south of Fire Tower Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

2. REBECCA WINSTEAD GAY, PAUL MARTIN JONES AND BOBBY JONES - APPROVED

Rezoning requested by Rebecca Winstead Gay, Paul Martin Jones and Bobby Jones for 58.2236 acres located along the eastern right-of-way of Davenport Farm Road, north of West Acres Lane, south of US Highway 13 and west of Frog Level Road from RR (Rural Residential-Pitt County's Jurisdiction) to R6S (Residential-Single-family [Medium Density]).

3. REQUEST BY J.T.HARRIS ENTERPRISES, LLC AND MICHAEL J. DEFREES – APPROVED

Rezoning requested by J. T. Harris Enterprises, LLC and Michael J. DeFrees for 4.3725 acres located 250± feet south of Mumford Road and adjacent to the former Quail Village Mobile Home Park from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial).

PRELIMINARY PLATS

4. REQUEST BY DONALD R. HATCHER - APPROVED

Request by Donald R. Hatcher for a preliminary plat entitled “Dana Brooke”. The property is located south of Davenport Farm Road, approximately 1000 feet west of the Frog Level Road. The property is bound by Taberna to the north and Brighton Place, Section 3 to the south. The subject property is further identified as Pitt County Tax Parcel No. 47446. The proposed development consists of 32 lots on 13.78 acres.

5. REQUEST BY HODGE & MORRIS, LLC - APPROVED

Request by Hodge & Morris, LLC for a preliminary plat entitled "Allen Ridge, Sections 3-6". The property is located west of Allen Road. The property is bound by Allen Ridge, Section 1 and 2 to the east, Woodridge Corporate Park to the north and Teakwood to the south. The subject property is further identified as Pitt County Tax Parcel No. 20522. The proposed development consists of 80 lots on 89.15 acres.

AMENDMENTS

REQUEST BY JEREMY SPENGE MAN – CONTINUED TO THE MARCH 18, 2008 MEETING

6. Request by Jeremy Spengeman to amend the definition of "conventional restaurant" to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from fifty (50) percent of total gross receipts to thirty (30) percent of total gross receipts, for purposes of qualifying as a principal use restaurant under the zoning regulations.

REQUEST BY CARLTON TAYLOR - APPROVED

7. Request by Carlton Taylor to amend the CG (general commercial) district table of uses to include the use entitled "Business or trade school" as a permitted use.

APPROVED

V. 8. INFORMATION

City Council Action – January 10, 2008
Planning Commission Journal

VI. ADJOURN

Doc. #745476