

PROPOSED AGENDA
PLANNING AND ZONING COMMISSION
MAY 20, 2008
6:30 PM

- I. INVOCATION – James Wilson
- II. ROLL CALL
- III. APPROVAL OF MINUTES – April 15, 2008
- IV. OLD BUSINESS

REZONING

- 1. REQUEST BY WATERFORD COMMONS, LLC (Continued from April 15, 2008 meeting)

Rezoning ordinance requested by Waterford Commons, LLC for 6.79 acres located at the north-east corner of the intersection of B's Barbeque Road and Stantonsburg Road from MO (Medical-Office) to CG (General Commercial).

- V. NEW BUSINESS

TEXT AMENDMENT

- 2. REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Request by the Community Development Department to amend the MCH (medical heavy commercial) district table of uses to include the use entitled "mini-storage warehouse, household; excluding outside storage" as a permitted use.

LAND USE INTENSITY

- 3. REQUEST FOR A SPECIAL USE PERMIT BY V-SLEW, LLC, REUBEN P. TURNER AND CENTURY FINANCIAL SERVICES GROUP, LLC

Request for a special use permit by V-Slew, LLC, Rueben P. Turner and Century Financial Services Group, LLC to construct 72 two (2) bedroom units, 120 three (3) bedroom units and 192 four (4) bedroom units (384 total units) on property totaling 23.03 acres using the Land Use Intensity Standards. The property is zoned OR (office-residential) and is located along the northern right-of-way of NC Hwy 33 (E. 10th Street) approximately 1,085 feet east of Portertown Road (NCSR 1726) and along the eastern right-of-way of proposed River Bend Road, being identified as a portion of Tax Parcel Numbers 10412, 30723 and 17290.

REZONINGS

4. REQUEST BY ALLEN LYLE

Rezoning ordinance requested by Allen Lyle to rezone 1.979 acres located at the north-east corner of the intersection of Dickinson Avenue and Allen Road from RA-20 (Residential-Agricultural) to CG (General Commercial).

PRELIMINARY PLATS

5. REQUEST BY KMRJ DEVELOPMENT, LLC

Request by KMRJ Development, LLC for a preliminary plat entitled "Falling Creek". The property is located north of NC Highway 43, south of Oak Hill East and Oak Hill Farm, east of Summers Walk, Section 2 and west of Sandalwood Farms. The property is further identified as Pitt County Tax Parcel Nos. 23109, 02123 and 02124. The proposed development consists of 166 lots on 72.475 acres.

6. REQUEST BY FIRETOWER COMMERCIAL VILLAGE

Request by Craig Goess for a preliminary plat entitled "Firetower Commercial Village". The property is located at the northeastern corner of Memorial drive and West Firetower Road. The property is further identified as Pitt County Tax Parcel No. 47134. The proposed development consists of 5 lots on 7.2641 acres.

7. REQUEST BY SYNERGY PROPERTIES, LLC.

Request by Synergy Properties, LLC for a preliminary plat entitled "Bent Creek (revised)". The property is located north of Gordon Drive and Morton Lane, south of Spring Forest Road, east of Medford Pointe and west of Lake Ellsworth. The subject property is further identified as Pitt County Tax Parcel No. 06544. The proposed development consists of 73 lots on 44.08 acres.

8. REQUEST BY ROCKY RUSSELL

Request by Rocky Russell for a preliminary plat entitled "Grove Pointe (revised)". The property is located east of Allen Road approximately 490 feet south of Briarcliff Road. The subject property is further identified as Pitt County Tax Parcel No. 00332. The proposed development consists of 1 lot on 21.952 acres.

VI. INFORMATION

City Council Action – April 10, 2008

VII. ADJOURN