

PROPOSED AGENDA
PLANNING AND ZONING COMMISSION
JULY 19, 2005
6:30 PM

- I. INVOCATION – DON BAKER
- II. ROLL CALL
- III. APPROVAL OF MINUTES – JUNE 21, 2005
- VI. OLD BUSINESS

CENTER CITY REDEVELOPMENT PLAN

1. REQUEST BY THE REDEVELOPMENT COMMISSION

- a. Consideration of a Resolution by the Planning and Zoning Commission certifying its recommendation on the Center City Revitalization Plan -
- b. Consideration of a Resolution by the Planning and Zoning Commission certifying its recommendation on the Redevelopment Plan for the West Greenville Certified Redevelopment Area –

VII. NEW BUSINESS

2. REQUEST BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AS RECOMMENDED BY THE TASK FORCE ON PRESERVATION OF NEIGHBORHOODS AND HOUSING

Consideration of an ordinance requested by the Planning and Community Development Department as recommended by the Task Force on Preservation of Neighborhoods and Housing, to rezone 282.36± acres (excluding street rights-of-way) located in the area east of Reade Street, north of East Fifth Street and East Tenth Street, south of the Tar River and west of Greenville Boulevard from R6 (Residential [High Density Multi-family]) and R6N (Residential-Neighborhood Revitalization [High Density Multi-family]) to R6S (Residential-Single Family [Medium Density]) and from R9 (Residential [Medium Density]) to R9S (Residential Single Family [Medium Density]).

3. REQUEST BY BOBBY RAY MILLS

Consideration of an ordinance requested by Bobby Ray Mills to rezone a 4.1949 acres located north of Davenport Farm Road, 785+ feet east of Frog Level Road and east and south of Augusta Trails, Section 3 from RA20 (Residential-Agricultural) to R6S (Residential-Single Family [Medium Density]) and R6A (Residential [Medium Density Multi-family]).

4. REQUEST BY BY-PASS PROPERTIES III, LLC, THOMAS GLENNON, NICHOLAS GLENNON AND JERRY WHITEHURST

Consideration of an ordinance requested by By-Pass Properties, III, LLC, Thomas Glennon, Nicholas Glennon and Jerry Whitehurst to rezone 54.33 acres located south of US Highway 264 and Radio Station Road, 500± feet west of Allen Road and north and

south of Landfill Road from MRS (Medical-Residential Single Family [Low Density]) and MR (Medical-Residential [High Density Multi-family]) to MCH (Medical Heavy Commercial), MR (Medical-Residential [High Density Multi-family]), and MO (Medical Office).

PRELIMINARY PLATS

5. REQUEST BY EMW PROPERTIES

Request by EMW Properties for a preliminary plat entitled “Arlington Acres.” The property is located on the western right-of-way of Arlington Boulevard at its intersection with the Norfolk and Southern Railroad. The proposed development will consist of 3 lots on 8.3772 acres.

ORDINANCE AMENDMENTS

6. REQUEST BY JIMMY W. CARTER

Consideration of an ordinance requested by Jimmy W. Carter to amend the zoning regulations to include a new definition entitled “Home occupation, bed and breakfast inn” and to include same as a special use subject to specific performance standards, on properties that are located both (i) within a R6S zoning districts, and (ii) within a locally designated historic district (HD) overlay zoning district.

7. REQUEST BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Consideration of an ordinance requested by the Planning and Community Development Department as initiated and directed by City Council to amend the zoning regulations to include revised standards and criteria for public or private club special use permits, including annual review reports and rehearing procedures and requirements.

8. REQUEST BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Consideration of an ordinance requested by the Planning and Community Development Department to amend the zoning regulations to include a rear yard street setback modification for detached accessory structures located on double frontage lots containing single family or two family attached (duplex) dwellings.

VI. ADJOURN