

PROPOSED AGENDA
PLANNING AND ZONING COMMISSION
April 15, 2008
6:30 PM

- I. INVOCATION – Jim Moye
- II. ROLL CALL
- III. APPROVAL OF MINUTES – March 18, 2008
- IV. OLD BUSINESS

AMENDMENTS (Continued from March 18, 2008)

- 1. **REQUEST BY JEREMY SPENGEMAN (as amended by the applicant) - DENIED**
Request by Jeremy Spengeman to amend the definition of “conventional restaurant”, for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready to consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready to consume state in the definitions for conventional restaurant and fast food restaurant.

REZONINGS

- 2. **REQUEST BY MAXINE A. SPEIGHT - APPROVED**
Rezoning ordinance requested by Maxine A. Speight for 0.3445 acres located along the western right-of-way of S.E Greenville Boulevard and 360± feet south of Mosley Drive from R9S (Residential-Single-family [Medium Density]) to O (Office).
- 3. **REQUEST BY WATERFORD COMMONS, LLC – CONTINUED TO MAY 20, 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 MCG (Medical-General Commercial).
- 4. **REQUEST BY HOOKERTON SQUARE APARTMENTS, LLC – WITHDRAWN BY APPLICANT**
Rezoning ordinance requested by Hookerton Square Apartments c/o Rodney P. Holloman for 2.0676 acres located along the western right-of-way of Hooker Road and 150± feet south of Fairlane Road from R15S (Residential-Single-family [Low Density]) to R6A (Residential [Medium Density Multi-family]).

PRELIMINARY PLATS

5. REQUEST BY ALBERT L. MORRIS, III, KENNETH N. MORRIS AND WILLIAM F. HARRINGTON, JR. - APPROVED
Request by Albert L. Morris, III, Kenneth N. Morris and William F. Harrington, Jr. for a preliminary plat entitled “Gateway West”. The property is located south of US 264, west of Stantonsburg Road and east of the Park West subdivision. The subject property is further identified as Pitt County Tax Parcel No. 62730. The proposed development consists of 10 lots on 18.236 acres.
6. REQUEST BY GREENVILLE PROPERTIES OF NC, LLC - APPROVED
Request by Greenville Properties of NC, LLC for a preliminary plat entitled “Westhaven South, Section 5 Cluster”. The property is located west of the Seaboard Coastline Railroad, west of Shamrock subdivision and south of Westhaven subdivision. The subject property is further identified as Pitt County Tax Parcel Nos. 74010, 74011, 74012 and 74329. The proposed development consists of 165 lots on 41.616 acres.
7. REQUEST BY KMRJ DEVELOPMENT, LLC – APPROVED WITH CONDITIONS
Request by KMRJ, Development, LLC for a preliminary plat entitled “Porters Pointe”. The property is located north of Portertown Road at its intersection with Herman Garris Road. The property is bound by Forest Glen to the east. The subject property is further identified as Pitt County Tax Parcel No. 11123. The proposed development consists of 94 lots on 33.849 acres.

V. INFORMATION

City Council Action – March 13, 2008

VI. ADJOURN

Doc. #754673