

**AGENDA
PLANNING AND ZONING BOARD
SEPTEMBER 7, 2010
7:00 P.M.**

**NOTE: ALL ITEMS WILL BE HEARD BY CITY COUNCIL ON
SEPTEMBER 16, 2010 UNLESS OTHERWISE NOTED.**

RULES FOR PERSONS ADDRESSING PLANNING BOARD

1. Each speaker will identify him/herself by giving his or her **name and place of residence**.
2. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
3. Each speaker will be limited to **five (5) minutes** and each group's representative will be limited to a **maximum of ten (10) total minutes**. Each group is encouraged to designate a single spokesperson for their group.
4. Each speaker will confine him/herself to the general question before the Board and avoid irrelevant comments.

APPROVAL OF MINUTES: August 3, 2010

#1: ZONING CHANGE REQUEST (Project #10-270)

REQUESTED ZONE: O&R-1 (Office and Residential - Urban)

PRESENT ZONES: O&R-1 (Office and Residential - Urban) & RA-6 (Multi-Family Residential)

APPLICANT: Wilson Youth United, Inc.

PROPERTY OWNERS: Tabernacle Baptist Church & Johnny Ray Corbett

PROPERTY ADDRESSES: 910 Tarboro Street, 105, 107, 109, 111, & 115 Parkview Street, 909 & 911 Park Avenue, and 106 Forrest Road

PROPERTY SIZE: 5 acres

GENERAL LOCATION: Most of the block occupied by Tabernacle Baptist Church

PRESENT USE OF PROPERTY: Church, accessory buildings, two houses, parking lots

By unanimous vote, the Planning Board recommended approval of this request.

#2: ZONING CHANGE REQUEST (Project #10-271)

REQUESTED ZONE: B-4A (Neighborhood Service)

PRESENT ZONE: I-1 (Industrial I)

APPLICANT: Herring-Sutton & Associates, PA

PROPERTY OWNERS: David W. Woodard & Romaine Bailey Peters

PROPERTY ADDRESSES: 1801 Firestone Parkway & 1721 Herring Avenue

PROPERTY SIZE: 4.85 acres

GENERAL LOCATION: NW corner of intersection of Firestone Pkwy & Herring Ave

PRESENT USE OF PROPERTY: Two communications towers

By unanimous vote, the Planning Board recommended approval of this request.

#3: ZONING CHANGE REQUEST (Project #10-283)

REQUESTED ZONE: B-4 (Intermediate Business)

PRESENT ZONE: RA-8S (Single-Family Residential)

APPLICANT: Bartlett Engineering & Surveying, P.C.

PROPERTY OWNERS: JOBE Properties, LLC

PROPERTY ADDRESSES: TBA

PROPERTY SIZE: 2.51 acres

GENERAL LOCATION: South side of NC HWY 42 W some 350 feet west of Maple Leaf Lane, and directly across the highway from John W. Jones Elementary School

PRESENT USE OF PROPERTY: Vacant farm land

By unanimous vote, the Planning Board recommended approval of this request.

#4: ZONING CHANGE REQUEST (Project #10-291)

REQUESTED ZONE: O-3 (Office)

PRESENT ZONE: RA-8S (Single-Family Residential)

APPLICANT: Bartlett Engineering & Surveying, P.C.

PROPERTY OWNERS: JOBE Properties, LLC

PROPERTY ADDRESSES: TBA

PROPERTY SIZE: 1.56 acres

GENERAL LOCATION: South side of NC HWY 42 W some 125 feet west of Maple Leaf Lane, adjoining Cedar Ridge Subdivision – Section 1, and directly across the highway from John W. Jones Elementary School

PRESENT USE OF PROPERTY: Vacant farm land

By unanimous vote, the Planning Board recommended approval of this request.

#5: ZONING ORDINANCE TEXT CHANGE REQUEST (Project #10-295)

APPLICANTS: Planning staff and Stormwater staff

SECTIONS: 8.35.5.H

PURPOSE: To revise the Special Flood Hazard Conservation Areas (which prohibit new development, fill, or structures) to eliminate a six-year-old exemption applying to previously platted and recorded (prior to mid-2004) lots

By unanimous vote, the Planning Board recommended approval of this request.

#6: ZONING ORDINANCE TEXT CHANGE REQUEST (Project #10-296)

APPLICANT: Planning staff

SECTIONS: 8.3.A

PURPOSE: To return the “side setback on street - rear line adjoins other’s side line” requirement for single-family-detached buildings to its pre-August 2005 status

By unanimous vote, the Planning Board recommended approval of this request.

OTHER BUSINESS

ADJOURNMENT