

PLANNING COMMISSION AGENDA

May 24, 2016

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: April 26, 2016

I. PUBLIC HEARINGS

1. IREDELL SUBDIVISION PHASE 3
2. McMULLEN COVE –ABBY GLEN PHASE 2 AT MCMULLEN COVE
3. NATURE’S COVE PHASE 5; R/S OF NATURE’S COVE EAST
4. RETREAT AT GOOSE CREEK
5. STONEGATE SUBDIVISION PHASE 3
6. **ZONING**
 - (a) WEBSTER REZONING (1607)
 - (b) LOPEZ ZONING (1608)

II. SUBDIVISIONS

1. THE COVE 2nd ADDITION; R/S OF LOTS 9F & 9E OF A R/S OF LOT 9D OF R/S OF LOT 9B OF A R/S OF LOT 9 OF THE COVE AND R/S OF LOT 10 OF THE COVE

Final (8 lots)

Developer: J. Watson

Engineer: Mullins LLC

Located: Southeast City; west of Little Cove Road and north of Ripple Lane

2. IREDELL SUBDIVISION PHASE 3; R/S OF TRACT 1 AND COMMON AREA A OF IREDELL SUBDIVISION

Repreliminary (27 lots)

Developer: Concord Development, Inc.

Engineer: Smith Engineering

Located: Northwest City; north of Highway 72 West and east of Nance Road

3. McMULLEN COVE –ABBY GLEN PHASE 2 AT MCMULLEN COVE

Preliminary (15 lots)

Developer: The Hays Farm Trust

Engineer: Smith Engineering

Located: Southeast City, north of Little Cove Road and west of McMullen Lane

4. MODERNE AT PROVIDENCE (APARTMENTS)

Layout (300 units)

Developer: Providence Realty Partners, LLC

Preliminary (300 units)

Engineer: Goodwyn, Mills, & Cawood, Inc.

Boundary Plat (300 units)

Located: Northwest City; north of U.S. Highway 72 West and west of Hillcrest Avenue

5. NATURE’S COVE PHASE 5; R/S OF NATURE’S COVE EAST

Preliminary (138 lots)

Developer: Smart Living, LLC

Engineer: Mullins, LLC

Located: Southeast City; south of Caldwell Lane and east of Nature’s Trail

6. OAK GROVE AT FARLEY FARM PHASE 5
 Final (24 lots) Developer: Farley Farm, Inc.
Engineer: Smith Engineering

Located: Southwest City, west of South Memorial Parkway and north of Green Cove Road
7. OVERTON SUBDIVISION
 Final (30 lots) Developer: Concord Development
Engineer: D. Nash, Hill Land Survey

Located: Southeast City, south of Terry Drake Road and west of Old Big Cove Road
8. RETREAT AT GOOSE CREEK
 Preliminary (53 lots) Developer: Wright Homes, LLC
Engineer: Mullins, LLC

Located: Southeast City; east of Old Highway 431 and south of Berkley Road
9. STONEGATE SUBDIVISION PHASE 3; R/S OF PART OF LOT 1 VILLAGE OF STONEGATE
 Re-preliminary (46 lots) Developer: Stoneridge Homes, Inc.
Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Harbin Road and east of Wall Triana Highway

III. ZONING

1. WEBSTER REZONING (1607)
Located: East side of 1st Avenue and on the north side of Freeman Road
Rezoning Request: From Heavy Industry District to Residence 2 District (3.92 acres)
2. LOPEZ ZONING (1608)
Located: On the east side of Weatherford Drive and north of Harbin Road
Proposed Zoning: Residence 1-A District (0.48 acres)
3. WYNN REZONING (1609)
Located: East side of Wynn Drive and on the north side of Old Madison Pike
Rezoning Request: From Research Park District to Research Park Commercial District (3.92 acres)
4. ZONING ORDINANCE AMENDMENT: PD-SHOPPING CENTER AND HIGHWAY BUSINESS DELETION: Deletes Zoning Ordinance ARTICLE 32 – PLANNED DEVELOPMENT-SHOPPING CENTER DISTRICT REGULATIONS, ARTICLE 33 – PLANNED DEVELOPMENT- HIGHWAY COMMERCIAL DISTRICT REGULATIONS, and amends ARTICLE 70 – OFF-STREET PARKING AND LOADING REQUIREMENTS, Subsection 70.1.3, Minimum Parking Space Requirements to remove language concerning planned shopping centers.

5. ZONING ORDINANCE AMENDMENT: UNDEVELOPED LOT
Amend ARTICLE 3 – DEFINITIONS, Section 3.1 – Interpretation, to add a new definition for undeveloped lots.

IV. INVOCATION/EXTENSION OF BONDS

1. Pebble Creek Phase II @ River Landing
2. Iredell Phase 2; R/S
3. Southgate Phase 3