

# PLANNING AND DEVELOPMENT

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## PLANNING COMMISSION AGENDA

Monday, February 13, 2023  
5:30 p.m.

1. **Call to Order**
2. **Approval of the Minutes:** January 10, 2023
3. **Special Use Permit Request:** Tami Thomas, on behalf of Scott Demichele is requesting a special use permit to allow a group home in the R-20 zoning district at a 2.30-acre parcel located at 1181 Hibbs Road Newport, NC 28570 (PIN#: 633602672653000).
4. **Major Subdivision Preliminary Plat Approval:** Tidewater Associates, Inc. on behalf of South State Development, LLC. is requesting preliminary plat approval for The Bluffs on Broad Creek Phase II, a proposed 18-lot subdivision on a 16.73-acre property located at 610 and 215 Pearson Circle Newport, NC 28570 (PIN: 631502782824000 and 631502794239000).
5. **Letter of Credit Approval:** Salt Creek Holdings, LLC. is requesting approval to use a letter of credit to pursue final plat approval for Ballantine Grove Subdivision Phase II.
6. **Major Subdivision Final Plat Approval:** Salt Creek Holdings, LLC. is requesting final plat approval for Ballantine Grove Phase II, a 36-lot expansion to existing Ballantine Grove Subdivision on a 18.41-acre property located off Highway 24, Newport, NC 28570, PIN: 632603227815000.
7. **Variance Request:** H. Reid Hoke, on behalf of the Reid Hoke Family Trust is requesting a variance from Section 6-5 Minimum Setbacks of the Down East Conservation Ordinance for a 0.44-acre parcel located at 106 Straits Haven Rd Beaufort, NC 28516 (PIN#: 732604946851000).
8. **Rezoning Request:** Joyce Powell and Tony Russell are requesting to rezone a 1.62-acre property located at 105 Beulah Lane Newport, NC 28570 (PIN: 539504731344000) from B-1 (General Business District) to R-15 (Single-Family Residential District).
9. **Rezoning Request:** Richard Collette is requesting to rezone a 1.51-acre property located at 329 Core Creek Rd. Beaufort, NC 28516 (PIN: 639901390858000) from RCP (Recreational Camper Park District) to B-2 (Marine Business District).
10. **Next Scheduled Regular Meeting:** March 8, 2023 at 5:30 PM
11. **Adjournment**