

**Summary of the Planning Commission's
Committee of the Whole Meeting
June 22, 2017, Room 305 (RMB), 4:00 PM**

Members present: Ms. Alcine, Mr. Braun, Chair Swink, Mr. Fluhrer, Ms. Hicks, Mr. Lyle, Mr. Terando and Mr. Tomasulo

Excused: Ms. Jeffreys and Ms. Queen

Staff members present: Planning Director Bowers, Assistant Planning Director Crane, Senior Planner Walter, Planner Hardin, Planner Anagnost and Administrative Specialist Eason.

Z-9-17 Edwards Mill Road

This is a request to rezone approximately 7.78 acres on the east side of Edwards Mill Road, approximately 700' north of Glen Eden Drive. The request is to rezone two properties from Residential-4 (R-4) to Residential Mixed Use-Four Stories-Conditional Use (RX-4-CU). Conditions would prohibit uses and limit density to 20 units per acre.

Planner Hardin gave a brief overview of the case.

There was discussion regarding maximum build-to in R-10 for apartments; how tree conservation minimums would be met and current versus proposed zoning regarding some existing properties.

Michael Birch representing the applicant spoke regarding transit policy; buffering compatibility issues and addressing concerns regarding transit easement and shelter.

There were numerous public comments.

Barry Engrall spoke regarding density per acre; concern with compatibility to the area. John Timber of English Laurel spoke regarding amount of setbacks and lack of coverage of vegetation to the property; concern with size, placement and stated the proposed use appears disruptive to the area.

Mary Regans of Laurel Hill spoke regarding building along Edwards Mill follows the natural slope of the road and believes this is the wrong kind of building for the area. Doug Alexander believes fire department will be challenged to respond in the area with the added congestion.

Sally Ellerwood spoke in favor stating she like the tree conservation and believes it's an advantage to the area and the building will be less impactful than some other uses.

Jennifer Blackman of 4104 Black Pine spoke regarding concern of grading in the area. Deborah Johnson of Balson dr in Laurel Hills spoke of concerns with traffic adding 150 units will make traffic unbearable.

Mr. Swink made a motion to refer case to July 11, 2017 Planning Commission without recommendation. Mr. Lyle seconded the motion. The vote is unanimous 8-0.

Z-10-17 Freedom Drive

This is a request to rezone 22.22 acres on the west side of Freedom Drive opposite Rhyne Ct from Residential-6 (R-6) and Industrial Mixed Use-3 stories (IX-3) to Heavy Industrial-Conditional Use (IH-CU). Conditions prohibit certain uses, limit the number of buildings, limit building height, limit the amount of square footage, restrict hours of operation, require enclosure of certain activities, require screening of the site, limit the height of stacked vehicles, offer partial construction of new streets or fee-in-lieu, and reduce the block perimeter standard.

The deadline for Planning Commission recommendation is August 21, 2017.

Planner Anagnost gave a brief overview regarding proposed condition inconsistency with comp plan and future land use map.

Karen Kemerait with Smith Moore and Leatherwood presented on behalf of the applicant. She introduced individuals adjacent to the property that are in support of the rezoning case. Current residents on the site have lived at the site since the 1970s. The surrounding area has transitioned from residential to a predominantly industrial land use. They believe that their properties are no longer suitable for residential development.

Ms. Kemerait stated she does not understand how Moderate Density Residential is designated in area that has so much industrial development is in the area. David Joseph does end of life vehicle recycling, and this is the proposed use for the site. She says that the proposed use will be good for sustainability and the environment.

Mr. Braun moved forwarding the case to July 11, 2017 Planning Commission with recommendation of approval. Mr. Fluhner seconded the motions. The vote was not unanimous 7-1. Mr. Terando opposed.

Z-12-17 S. Dawson Street

This is a rezone property from DX-4-SH to DX-12-UG.

Planner Anagnost gave a brief overview of the case.

Andrew Stuart representing the applicant gave a brief overview stating the case was reasonable and in the public interest and request approval.

There was discussion regarding concerns of some specific uses, one being storage facilities.

Steve Schuster, 311 W. Martin Street spoke regarding the National Registry for Historic District, height concerns; 12 story building being inappropriate in the location and is in support of most conditions but not at triple the height of surrounding buildings.

Dillon Briscoe of 611 Cabarrus Street spoke regarding topography; The Dillon and National Historic District.

The case was held at the table.

Meeting Adjourned 6:37 p.m.

Chenetha Eason –