

**Summary of the Planning Commission's
Committee of the Whole Meeting
March 23, 2017, City Council Chambers (RMB), 9:00 AM**

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

Excused: Ms. Jeffreys and Mr. Terando

Staff members present: Assistant Planning Director Crane, Senior Planner Walter, Planner Hill, Planner Huemer, Transportation Planner Lamb and Administrative Support Staff Eason.

Z-33-16 The Lakes

The request is to rezone property from Residential-10 and Conservation Management (R-10 and CM) to Planned Development (PD).

Planner Huemer presented the case.

There was discussion regarding whether there are any timelines for completion and where residents will live while renovations are going on.

The applicants responded regarding not displacing tenants while renovating; possible rent increase between amounts of 100.00 to 150.00 and not accepting Section 8 vouchers.

Ms. Alcine made a motion to move the case to the March 28, 2017 Planning Commission. Mr. Fluhrer seconded the motion. The vote was unanimous 8-0.

Z-3-17 Glenwood Avenue.

This request is to rezone property from Residential-4 with Neighborhood Conservation Overlay District (R-4 w/NCOD) to Office Mixed Use-3 stories-Conditional Use with Neighborhood Conservation Overlay District (OX-3-CU w/NCOD).

Planner Hill presented the case regarding the difference between Parking Limited and Parkway Frontage; conditions prohibiting certain uses; inconsistency with Comprehensive Plan and the Northwest CAC having reviewed the case but has not voted.

Cliff Center and Ty Armstrong the applicants spoke regarding the concerns of the neighbors. The neighbors want the parcel to stay residential but the applicant doesn't believe that is the correct use and believes commercial zoning is best.

Mr. Braun responded regarding being able to support the case if it were zoned Office and also regarding the need for buffers in the area.

Mr. Armstrong responded regarding offering low density office use.

There was discussion regarding conditions and placement of driveways.

Mr. Lamb spoke regarding NCDOT likely not allowing driveway off Glenwood Avenue.

Frances Selema representing several neighbors in opposition of the request regarding preferring the area remains residential; not being consistent versus inconsistent policies and location of the lot actually being on Rembert Drive not on Glenwood Avenue.

Mack Watson of 5206 Rembert Drive located directly across from 5209 Rembert Drive spoke regarding the NCOD protecting the neighborhood; Section 5.4.3 not allowing for removal of NCOD Overlay; impervious surfaces; stormwater runoff; soil erosion and flooding on Glenwood Avenue.

David Weischedel of 5205 Rembert spoke regarding this request affecting livability, transportation and safety; there being no way to access if the address is on Glenwood Avenue and is opposed to the request.

John Boone of 5417 Parkwood Drive spoke against this request and believes it should remain NCOD and R-4.

Susan Klemmer of 5208 Rembert Drive spoke in opposition of the request regarding the possibility of affecting property value.

Jean Swain spoke in opposition

Barbara Quimbly also spoke in opposition.

The co-chair of the Northwest CAC spoke regarding there being no one that she's heard from in all of Brookhaven that's in favor of this case.

There was discussion regarding concerns of there being no conditions; needing further clarification of the request and encouraging further dialogue between the applicant and the neighbors.

Mr. Lyle made a motion to move case forward to full Planning Commission without action. Mr. Tomasulo seconded. The vote was not unanimous 7-1. In favor were Ms. Alcine, Mr. Fluhrer, Mr. Lyle, Ms. Queen, Mr. Swink and Mr. Tomasulo.

Mr. Braun was opposed.

Cameron Village and Hillsborough Street Small Area Plans and CP-3-16

Review of this item began on Tuesday, February 7, 2017. The Committee heard a staff presentation and public comment from 22 individuals.

Sr. Planner Walter presented the case regarding the comments and whether to make changes to the proposal; make no changes and if there are changes which option would be best.

There was discussion regarding comment #5 and option A (recommendation that parcel be designated for future public open space); #7 (/distribute and calm traffic) and option B no change.

There was further discussion regarding possible detriment of having no change; comment #8 and options for Smallwood Drive; comment #10 – Wade Avenue; resident of 1827 Bellwood Drive asking for greater height and density; comment 14 – 105 Oberlin Rd./ 1920 Hillsborough Street; Enterprise Street – comment 15; 2500, 260, 2700 Hillsborough Streets and Vanderbilt Avenue – comment 16; 105 & 11 Brooks Avenue, 3143, 3149, 3151 Stanhope Avenue – comment 21 and comments #22 regarding language and height being too directive and asked staff to add clarity .

Michael Birch spoke regarding working with the city staff and council level regarding a roundabout at VanDyke and proposing 2 roundabouts at 114 Brooks Avenue.

Beverly Clark of 719 Graham Street spoke regarding being a 30 year Raleigh resident and asking city to respect and find ways to preserve residential neighborhoods.

This item was Held.

TC-2-17 Transit Amenities.

This request amends Article 8 of the Raleigh Unified Development Ordinance to insert regulations related to transit amenities, which would be required at development plan review.

Transportation Planner Lamb gave a brief overview of the case.

Mr. Braun made suggestions regarding the belief that every bus stop should be the same, having shelters with seating and the standard to be 500 riders to trigger action.

Mr. Braun made a motion to forward to full Planning Commission. Ms. Queen seconded the motion. The vote was unanimous 8-0.

Meeting Adjourned 7:10 p.m.

Chenetha Eason –

