

**Summary of the Planning Commission's
Committee of the Whole Meeting
August 24, 2017, Room 305 (RMB), 4:00 PM**

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

Excused: Ms. Alcine and Ms. Queen

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

Z-13-17 Old Milburnie Road

This is a request to rezone 0.18 acres on the southwest corner of S. Dawson Street and W. Davie Street from Downtown Mixed Use-4-stories-shopfront (DX-4-SH) to Downtown Mixed Use-12 stories-Urban General-Conditional Use (DX-12-UG-CU).

Planner Anagnost gave a brief overview of the case.

There was discussion regarding looking at park needs in the area; future level of service; providing pedestrian connectivity; significant growth and resources to invest in already without taking on additional assets.

Eric Stroud, 1832 Old Milburnie Road representing several neighbors spoke regarding limiting density; being ill-suited for the area; existing park infrastructure; lakes flow into Neuse River and believe there is a middle ground but this is not the type of development that deserve small lot sizes.

There was discussion regarding primary objective of limiting density of development and number of people that live in 170 acres or maximize the number.

Mr. Stroud spoke regarding being pro-conservation; the area already unique and needs to be protected in the planning process and conservation development is a compromise, could this be an option.

Mr. Lambert responded regarding the changes in 540; limited density per acre; could make more money at R-10 but promised the neighbors R-6 and character of the area is more suited to single family.

Brian Purdy also representing the applicant spoke regarding 20 year plan; density demand will be intense and instead of 20 % open space; more runoff from farm use than our current project will generate.

There was further discussion regarding downsizing; understanding constraints of the project; neighborhood challenges and whether to allow R-10.

Mr. Terando made a motion to refer case to Planning Commission without recommendation. Mr. Fluhrer seconded the motion. The vote is unanimous 8-0.

Z-12-17- 404 S. & 406 S. Dawson Street

This is a request to rezone 0.18 acres on the southwest corner of S. Dawson Street and W. Davie Street from Downtown Mixed Use-4-stories-shopfront (DX-4-SH) to Downtown Mixed Use-12 stories-Urban General-Conditional Use (DX-12-UG-CU).

The case was held at the table until the September Meeting.

Meeting Adjourned 5:12 p.m.

Chenetha Eason –