

**Summary of the Planning Commission's
Committee of the Whole Meeting
January 3, 2017, City Council Chambers (RMB), 9:00 AM**

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

Excused: Mr. Lyle,

Staff members present: Assistant Planning Director Crane, Planner Hardin, Sr. Planner Sandeep, Planner Tully, Planning Manager Mitchell and Administrative Support Staff Eason.

Z-22-16/ Six Forks Road

This site is located on Six Forks Road, east side, north of Farrington Drive.

This is a request to rezone 2.6 acres on the east side of Six Forks Road, approximately 830' south of Featherstone Drive. The request would rezone the property from Residential-4 (R-4) to Commercial Mixed Use-3 stories-Conditional Use- Parking Limited (CX-3-CI-PL).

Planner Hardin presented the case. There was discussion regarding traffic crash reports and how crash pointers are addressed regarding improvements that cannot be mandated; meeting block perimeter requirements.

Michael Birch representing the applicant gave a brief overview of the case regarding addition of conditions – limiting height of pole lighting; limiting hours of operations; building equipment; minimum height of 2 stories; capped height to 40 ft.; prohibited parking between building to address urban form component; added transit easement and transit amenities; low traffic impacts and believes the case is reasonable and in the public interest.

There was discussion regarding the reason for the 4 notes votes at the CAC meeting; how will hours of operation be enforced.

Mr. Birch responded that access cards will be time restricted to the work only during hours of operation.

There was further discussion regarding transit easement – what stops are being consolidated and the 60% façade.

Mason Ellerbee representing Lincoln Property Company believes the development will be detrimental to his company and the area is intended for office and mixed use and doesn't believe self-storage use doesn't fit corridor.

There further public comments regarding this use not fitting the area and could potentially devalue the land.

Mr. Birch spoke regarding limited impact beyond what office use would limit; lighting impact; buffer and protective use and has addressed from the compatibility stand point.

Mr. Fluhrer thinks this use will fit in well regarding building materials; buffers; transit easement and lighting and would be in favor of this case.

Mr. Fluhrer made a motion to move case forward to the full Planning Commission with a recommendation of approval. Mr. Braun seconded the motion. The vote was unanimous

Z-39-16 – Green Acres Lane.

This site is located on Green Acres Lane, east side, approximately 630' north of N. New Hope Road.

This is a request to rezone approximately 2.5 acres on the east side of Green Acres Lane, approximately 620' north of N. Hew Hope Road. The request would rezone the property from Residential-10 (R-10) to Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU).

Planner Hardin presented the case. Mr. Hardin introduced a written comment letter from Mr. and Mrs. Bill Coupe. This letter states they are in favor of the case but have suggestions of conditions regarding addition of barbed wire atop the proposed 8-foot fences.

Mr. Crane responds that barbed wire is only allowed in Heavy Industrial Use.

There was further discussion regarding stormwater impacts; buffering inconsistency and what it would take to make it consistent.

Mr. Hardin spoke regarding the lighting being the primary concern that could make this case consistent.

Lacy Reaves representing the applicant gave a brief overview of the case regarding being a non-conforming lot; prohibited uses; height limitation; Northeast CAC meeting- residents believe the proposed use is in their best interest and voted unanimously in favor of the case.

Mr. Terando responded that he is not convinced this is the best zoning and asked that the Park Department look at the parcel a report back to full Planning Commission with suggested uses or ideas.

Mr. Terando made a motion to forward to full Planning Commission with no recommendation. Ms. Alcine seconded the motion. The vote was not unanimous

8-1. Mr. Braun was opposed.

TC-1-17 – Adopted Manuals

Design Guidelines for Raleigh Historic Districts

Review and recommendation to Council regarding the RHDC- approved update to the Design Guidelines for Raleigh Historic Districts and Landmarks.

Text Change proposal associated with the change in name of the Design Guidelines. The document is Design Guidelines for Raleigh Historic Districts and Landmarks.

Planning Manager Mitchell gave a brief overview of the case.

Planner Tully gave a brief overview of the case regarding the changes to the guidelines; new text; text updates; document title; public process and RHDC recommendation.

Mr. Schuster made a motion to move case forward to the full Planning Commission with a recommendation of approval. Ms. Jeffreys seconded the motion. The vote was unanimous 9-0

CP-4-16 - Southern Gateway Corridor Study

On December 6, 2016 City Council referred the project report and associated comprehensive plan amendments for Planning Commission review and recommendation. The report and amendments are the outcome of an 18-month planning and public engagement process which commenced spring 2015.

Sr. Planner Sandeep presented the case regarding the reason for corridor study; length of the study and the dedication of study to the late Councilman Crowder who was very instrumental in getting this project kicked off.

Larry Zucchini with JDavis spoke regarding the vision of the study; taken broad look at this corridor; idea behind the study broad contour of things that happen in the next 10-15 years.

There was discussion regarding a review regarding neighborhood park search; park locations; questions about maximum and minimum intensity for BRT; critical minimum range; thoughts about park and ride in the area and policy questions and public investment.

Mr. Braun made a motion to move case forward to the full Planning Commission with a recommendation of approval and add implementation methods. Ms. Alcine seconded the motion. The vote was unanimous 9-0

Meeting Adjourned 10:59 a.m.

Chenetha Eason –

