

**Summary of the Planning Commission's
Committee of the Whole Meeting
May 25, 2017, Room 222 W. Hargett Street (RMB), 4:00PM**

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

Excused: Mr. Tomasulo, Ms. Hicks and Mr. Braun

Staff members present: Assistant Planning Director Crane, Senior Planner Walter, Planner Hardin, Planner Anagnos!, and Planner Little

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 presented the case. The site itself has a utility easement that bisects the property. There is currently one existing structure on site. Retail and commercial potential for the site have been prohibited. Several other uses have been prohibited. Only one principal building will be permitted on the west side of the utility easement per conditions. The case is inconsistent with the future land use map, moderate density residential supports up to 14 units per acre. There has not been a CAC vote for the case.

Mr. Lyle inquired how far it is to the nearest transit stop from the site

Mr. Hardin responded that he was not sure of the exact distance to transit stops, but that it was in close proximity to the site.

A resident remarked that there are transit stops at Stowe elementary and Glen Eden Dr.

Mr. Fluhrer asked why the block perimeter standard has not been met.

Mr. Hardin responded that the issue with the block perimeter standard cannot be met because of larger connectivity issues.

Michael Birch presented the request on behalf of the applicant. The applicant is asking for a deferral to the next COW meeting on June 22. They are still working with residents to develop new conditions for buffering and transit amenities.

A resident inquired how far the principal building will be set back from the curb. He also remarked on the height of the structure and its relation to Edwards Mill Rd.

Mr. Braun made a motion to defer the case to the June 22"d COW Meeting. Motion seconded by Mr. Fluhrer. The vote is unanimous 6-0.

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 presented the case. The case is inconsistent with the FLUM and the Comprehensive Plan. Conditions to reduce the block perimeter standard are inconsistent with comprehensive plan policies. There are graves on site, after consultation with Historic Preservation planning staff there is no historic significance that would warrant local preservation of the gravesite.

ChailJlerson Swink further inquired if there are any regulations regarding cemetery disturbance.

Mr. Anagnost responded that there is no historic preservation motive for the city because the site has not been deemed to have historic significance. Any disturbance of the gravesites would be regulated by the state.

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 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.

She stated there will be no stacking of vehicles and will not be seen outside of the facility. An opaque white fence is proposed for screening. Tree conservation areas are proposed on the northern and southern portions of the site. A condition will limit the hours of operation between 8am to 6pm.

An affidavit from Steve Mcglothlin from Gerber Collision and Glass located near the site supports the proposed rezoning

She stated that there will be an extension of the Bullock Farm Road will help to mitigate issues with meeting the block perimeter standard.

ChailJlerson Swink asked about the permissibility of bulk storage of flammable liquids and why that was not conditioned out.

Ms. Kemerait responded that vehicles will have to be drained of flammable liquids and those liquids will be stored and then disposed of according to DEQ regulations.

Chairperson Swink asks for the location of the gravesite from the site plan.

Ms. Kemerait responds that they will preserve the graves and place a fence around them. The owners will give the family members access to the grave site. They are still working on specific details on how that will work so the family has 24/7 access to the site.

Mr. Braun asks about the Moderate Density Residential designation and what the intent behind it is.

Mr. Crane responded that it is mainly reflective of cunentuses that are in the area.

Mr. Fluhrer asked about the CAC meeting

Mr. Anagnost responded that they have gone to one CAC meeting and they are still waiting for a final vote.

Mr. Lyle asks about the 8 foot fence, and required transition yards.

Mr. Crane responds that a fence of that height is permitted by the UDO.

Jefferies inquires that students at the nearby middle school could enter the site and what would prevent access.

Karen responds that the site is fenced and secured and no one under 16 is permitted on site during hours of operation.

Jody braziers-owns a wrecking service on Freedom Dr. He is concerned about traffic impact from customers accessing the site. He has no objections to the facility being built, but inquires about how vehicle stacking will be limited.

Dan an engineer working on the project responds that traffic will see about 200 customers per day and twice that on weekends, and no vehicle stacking will occur.

Mr. Braun states that condition should be refined to limit stacking of vehicles for assurances. He inquired about how vehicles sales on site work

Dan responded that some vehicles are sold on site that are in decent condition and driven from the site.

Chairperson Swink would like to hold the case at the Committee of the Whole to allow applicant work on conditions with staff.

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. Additional comments were heard during the meeting on March 23, 2017.

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 a robust planning and public engagement process which commenced December 2014.

The project report has been revised twice since **it** was first published for public comment in April 2016. The most recent revisions to the report were completed in January 2017 and incorporate input received from City Council as part of their action to refer the item to Planning Commission. **An** earlier set of revisions was completed in October 2016 to incorporate input received during the April 2016 public comment period.

Sr. Planner Walter presented the case,
Comment #7 there should be no new connection between Daniels Stand Oberlin Rd. COW has the option to recommend removing some or all street proposed street connections or not to change the proposed street plan. New connections between Oberlin and Daniels are meant to improve overall connectivity. Street plan shows options at Daniels and Graham, Wade and Oberlin nmth of Mayview Rd, and extending Glover Ln to Sutton Ave. two of these connections would be required by code if new development occurs due to block perimeter standards.

Mr. Lyle asks which connection would be would be a top priority.

Eric Lamb responds that the street that would be most ideal would be at Glover Ln. He also stated there should be clear expectations where streets would provide connections even if some connection would be triggered by block perimeter standards.

Residents are concerned about traffic flowing off Oberlin Road and impacting the neighborhood.

Mr. Swink asks about the possibility for a bike/pedestrian connection off of Glover Lane.

Motion by Ms. Jeffreys not to include connections at Graham St between Oberlin Rd and Daniels St., and the extension of Glover Ln. The neighborhood Street connection between Wade Ave and Oberlin Rd North of Mayview Rd would remain. Additional recommendation for bike and pedestrian connection at Glover Ln would also be included. Motion seconded by Mr. Fluhrer. The vote is unanimous 6-0.

There was discussion of Comment 15 to reconsider policy guidance for Enterprise Street and Maiden Lane. Policy guidance would allow for additional height and intensity in the area. Currently approved site plan for the area will allow for 201 units and 237,654 sq ft.

Mr. Fluhrer excuses himself from the meeting.

The area could support a diversity of uses, and its proximity to Cameron Village would support OX. The area could also support a mix of office, residential and some retail.

A motion by Mr. Lyle to recommend option b policy guidance with no changes. Motion is seconded by Mr. Braun. The vote is unanimous 5-0.

Mr. Lyle Excuses himself from the meeting for a call.

Discussion of comments 17 and 18 for 2500, 2600, and 2700 blocks of Hillsborough Street, north side: Include Hillsborough Street parcels that back up to Vanderbilt Avenue in "Area for Additional Study." Comment 18 is to Lower height recommendation for Hillsborough Street parcels that back up to Vanderbilt Avenue on the 2500, 2600, and 2700 block of Hillsborough St.

Mr. Lyle Returns to the meeting.

Comment that the north side of Hillsborough should remain 4 stories because of its proximity to single family residential. 5 stories is the current recommendation in the draft plan.

Mr. Braun motions for policy option A that the blocks remain in the special study area and to designate these blocks with a height limit of 4-5 stories. Mr. Lyle seconds the Motion, the vote is unanimous 5-0.

Comment #20 2804 Hillsborough Street: Policy guidance should be revised in favor of:

- R-6 for portion of the parcel currently zoned OX-3-CU.
- 3-story height limit for the entirety of the parcel

2804 Hillsborough St. is surface parking for the Credit Union with an out building that is a drive thru. Site is designated Low density residential in the rear and neighborhood mixed use adjacent to Hillsborough to the south. Comment is to change the policy guidance from OX-3-CU to R-6 in the area of the parcel designated Low Density Residential. Plan recommends for up to 4 stories on this parcel.

Mr. Lyle comments as to why there is only one parcel being identified, and if the scope of recommendations should be expanded.

Ms. Walter stated the designation for up to 4 stories on this block should be lowered to three stories to be more consistent with the surrounding area.

Mr. Braun made a motion related to policy guidance for 3 story height limit for option b no change with option c included. Ms. Jeffries Seconds the Motion. The vote is unanimous 5-0.

There was discussion of comment 19:2620 Hillsborough Street: Policy guidance should be revised in favor of R-6 for the northern portion of the parcel with frontage on Gardner and Vanderbilt.

Motion by Mr. Braun for amended guidance that moves "finger" property into the special study area. The Motion is seconded by Mr. Lyle. The vote is unanimous 5-0.

There was discussion of comment 21: 3143,3149, and 3151 Stanhope Avenue: Policy guidance should be revised in favor of 3-story height limit.

Mrs. Jeffrey makes a motion for option A policy guidance for 3 story height limit for three properties. The motion is seconded by Mr. Braun. The vote is unanimous 5-0.

There was discussion of comment 22. Language is "too directive" and should be revised to further clarify that recommendations are policy guidance. Comment 23 Policy guidance is too specific and should be revised in favor of height ranges.

Mr. Braun motions for option A to revise language regarding policy guidance. Mr. Lyle seconds the motion. The vote is unanimous 5-0.

Meeting Adjourned 6:58 P.M.

