PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on June 24, 2014 at 9:00 A.M., in Room 201 of the Municipal Building.

Planning Commission Members Present: Mr. Buxton, Mr. Fluhrer, Mr. Lyle, Ms. Sterling- Lewis, Mr. Swink, Mr. Terando and Mr. Whitsett.

Members Not Present: Mr. Braun, Mr. Fleming and Mr. Schuster

Staff Members Present: Interim Planning Director Bowers, Planning Manager Crane, Planner Brantley, Planner Hill, Sr. Planner Hodge, Sr. Planner Walter and Administrative Support Staff Eason

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: TEXT CHANGE COMMITTEE REPORT

AGENDA ITEM # 2(A): TC-1(A)-14/ Vehicle Signage

This request amends the Zoning Code and UDO to add regulations to materials posted on vehicles.

Co-Chair Sterling Lewis gave a brief overview of this case regarding vehicle parked adjacent to right of way; ways to restrict and of discussions from the Text Change Meeting.

Sr. Planner Hodge also gave a brief overview of the case regarding normal business usage; fleet vehicles; attention grabbing signage and parking location of the vehicular signage.

Ms. Sterling Lewis stated that it is the recommendation of the Text Change that Planning Commission approve this case.

Mr. Swink made a motion to approve. Mr. Terando seconded. The vote was unanimous 7-0.

AGENDA ITEM # 3: OLD BUSINESS

AGENDA ITEM # 3(A): CP-4-14- Text Amendments to the 2030 Comprehensive Plan

The proposed changes would amend the 2030 Comprehensive Plan. Planning Commission asked that certain amendments be reviewed by the Environmental Advisory Board. The EAB has reviewed these amendments.

Sr. Planner Walter gave a brief overview of the case. The amendments include alterations to language contained within the Plan, removal of completed Action Items, modification of time horizon for Action Items, and departmental responsibility in the action matrix.

There was brief discussion.

Mr. Terando made a motion to approve. Mr. Buxton seconded. The vote was unanimous 7-0.

AGENDA ITEM # 4: NEW BUSINESS

AGENDA ITEM # 4 (A): REZONING

AGENDA ITEM # 4(A) 1: Z-8-14- Century Drive, south and north side, at its intersection with Lead Mine Road (Midtown CAC) (Crabtree)**

This site is located on Century Drive, south and north side, at its intersection with Lead Mine Road.

This request is to rezone property from Office and Institution-1 (O&I-1) & Neighborhood Business (NB) to Commercial Mixed Use-Five Stories-Conditional Use (CX-5-CU).

Planner Hill presented the case.

There was discussion regarding topography; transit use; traffic potential to increase and reduce site trips and convenience of transit and whether a greenway can be required.

Deputy Attorney Botvinick responded that we could not require dedication of non-residential greenway. The applicant can offer an easement as part of zoning conditions but we cannot require it.

Michael Birch representing the applicant gave a brief overview of the case regarding cross walks; greenway easement was dedicated to the City in 1997; site currently built out for 5-story office building and limited everything to ground floor. He stated that the purpose of this rezoning is to permit retail on ground floor of the building holding at margin of 1500 to 2000 square feet for retail uses; trip neutral and provide for some internal uses; meeting with CAC in a couple weeks. Mr. Birch respectfully asked for approval of the case.

There was discussion of floodplain; whether the site was located below flood plain for 100 year storm.

Mr. Birch stated that it was below the 100 year storm levels.

Mr. Terando made a motion to approve. Mr. Buxton seconded. The vote was unanimous 7-0.

AGENDA ITEM # 4(A) 2: Z-14-14- Forestville Road, east side, between its intersections with Buffaloe Road to the north and Old Milburnie Road to the south (Northeast CAC)(Neuse)**

This site is located on Forestville Road, east side, between its intersections with Buffaloe Road to the north and Old Milburnie Road to the south.

This request is to rezone property from R-4 and CM to R-6-CU and CM.

Planner Brantley presented the case.

There was discussion regarding the location being rural and wooded, near 540 and Buffaloe Road; various streams; scattering of single family homes on the site but the vast majority is vacant; minimum dwelling cap of 300 units; location of commercial section and will there be a greenway easement dedicated.

Mr. Botvinick responded that there would be a greenway dedicated.

There was further discussion of how we ended up with 300 unit cap.

Mr. Crane stated that there is a density cap and the maximum does not mean that it will be permitted.

Mr. Lyle stated he would feel more comfortable if this was in writing and believe a traffic analysis is needed.

There was discussion of block link standard; access to Forestville Road and are there park servicing that area.

Mr. Bowers responded they apply to any development and often design adjustment standards would apply. There is one access point per every 150 units with 300 units there would be required to have 2 access points.

David York representing the applicant gave a brief overview of case regarding typography. He stated that the applicants, Mr. and Mrs. Inge are not developers, the children farm the land and that this was not a development driven rezoning. Mr. York responded that he believe the Traffic Impact Analysis would be more appropriate at development stage.

A Valid Statutory Protest Petition (VSPP) has been filed by Mr. and Mrs. Cox. Mr. York stated that they have working with them to address their concerns.

Mr. Botvinick stated that the Planning Commission has 90 days to hear zoning case and act on the case.

Mr. York stated he was not trying to waste the Commission's time, basically trying to get input from the Planning Commission.

There was discussion of whether the site has water and sewer.

Mr. York responded that water and sewer was on Buffaloe Road.

Lane Cox, representing the public, voiced concerns regarding child safety; the pond that backs up to property and the property value.

Mr. Buxton made a motion to defer. Mr. Lyle seconded. The vote was unanimous 7-0.

AGENDA ITEM # 5: APPROVAL OF MINUTES – Approval of June 10, 2014 Planning Commission Meeting Minutes.

Mr. Whitsett made a motion to approve the June 10, 2014 Planning Commission Meeting Minutes. Mr. Buxton seconded. The vote was unanimous 7-0.

AGENDA ITEM # 6: OTHER BUSINESS

AGENDA ITEM # 6(D): REPORT FROM THE MEMBERS

Mr. Swink gave a brief overview of Strategic Planning Meeting regarding affordable housing.

AGENDA ITEM # 6(D): REPORT FROM THE PLANNING DIRECTOR

- Z-33-13 – Western Blvd. –Denied
- Z-12-14 – Tryon Road and Trailwood Hills Drive
- Z-2-14 – Hillsborough Street –Approved 5-3, held for a second vote
- Joint Public Hearing announced for July 1, 2014
- UDO Update – remapping rollout complete – 54,000 post cards in batches; received lots of comments; keeping log and process so far has been surprisingly smooth.
- At the July 10th Planning Commission meeting we will conduct election of new officers.
- A Joint Public Hearing will be conducted with City Council on Tuesday, July 1 at 7pm.
- Staff has not received a volunteer to serve on the Sir Walter Raleigh Awards Jury. The jury will convene on Thursday, July 10th from noon until 4 pm. All jurors will receive a free lunch. Deadline to volunteer is Monday, June 30th.

Upcoming committee meetings were briefly announced.

AGENDA ITEM # 7: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:27 am.

Respectfully,
Ken Bowers
Interim Planning Director
Transcribed by: Chenetha Eason