PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on January 28, 2013 at 9:00 A.M., in Room 201 of the Municipal Building.

Planning Commission Members Present: Mr. Braun, Mr. Buxton, Mr. Fleming, Mr. Fluhrer, Mr. Schuster, Ms. Sterling Lewis, Mr. Swink and Mr. Terando.

Excused: Mr. Lyle

Staff Members Present: Deputy Planning Director Bowers, Planning Manager Darges, Planner Brantley, Planner Hill, Deputy Attorney Botvinick, and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: NEW BUSINESS

AGENDA ITEM # 2(A): ELECTION OF OFFICERS

Mr. Schuster made a motion nominating Mr. Fleming as Chair of Planning Commission for the remainder of the fiscal year. Mr. Swink seconded the motion. The vote was unanimous 8-0. Mr. Buxton made a motion nominating Mr. Schuster as the Vice Chair of the Planning Commission. Mr. Swink seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(B): REZONING

AGENDA ITEM # 2(B) 1: Z-32-13 North Boylan Avenue (Hillsborough CAC)

This site is located on Southeast quadrant of intersection of North Boylan Avenue and Tucker Street.

This request is to rezone property from O&I-1 w/ PBOD to OX-7-UL-CU.

Planner Hill gave a brief overview of the case.

Shane White representing the applicant gave a brief overview of the case.

There was no Public Comment.

Mr. Terando made a recommendation to Public Hearing with a motion for approval. Mr. Buxton seconded. The vote was unanimous 8-0.

AGENDA ITEM # 2(C): COMPREHENSIVE PLAN AMENDMENTS

AGENDA ITEM # 2(C) 1: CP-1-14 /Amendment to the 2030 Comprehensive Plan/Edwards Mill Road

The proposed changes would amend the 2030 Comprehensive Plan.

Planner Brantley gave a brief overview of the case

There was discussion regarding density to south; designation of site; request of property owner along along Edwards Mill that wanted Future Land Use amendments

Mack Paul representing the applicant gave a brief overview of the case regarding it being appropriate to forward to the Committee Of The Whole

Robin Currin representing her client, spoke in opposition of the case stating that it had been vetting previously in September 2013 and a recommendation had been made from this Planning Commission. Her client is currently engaged in an appeals case against the applicant in NC Court of Appeals and feels that this a ploy on the behalf of the applicant to involve this commission in a way that would negate her clients wishes. She stated that the applicant suggested that if her client would drop the lawsuit the applicant would drop this request. She believes the applicant is deliberately interfering with their case and request this case be denied.

Mr. Buxton made a motion to defer to Committee Of The Whole. Mr. Braun seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(C) 2: CP-2-14 /Amendment to the 2030 Comprehensive Plan/Leesville Road

The proposed changes would amend the 2030 Comprehensive Plan.

Planner Brantley gave a brief overview of the case

Michael Birch representing the applicant gave a brief overview of the case and stated that he would be in favor of deferring to the Committee Of The Whole.

Alan Johnston representing the public stated he would like to speak on the case but if it was going to Committee he would wait to speak there. All concurred.

Mr. Buxton made a motion to defer to Committee Of The Whole. Mr. Terando seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(C) 3: CP-3-14 /Amendment to the 2030 Comprehensive Plan/Bland Road

The proposed changes would amend the 2030 Comprehensive Plan/Future Land Use Map for properties along Bland Road.

Planner Brantley gave a brief overview of the case

There was discussion regarding neighbor's comments regarding connectivity at New Hope; issues being addressed during rezoning process.

Mr. Bowers spoke regarding the process acquiring the right of way would likely acquire entire lots. City would weigh the benefits versus cost.

Mr. Terando hoping the City would provide that cost analysis benefit.

Ms. Roberts representing the public had question regarding traffic impact; impact against her property and buffers.

Mr. Bowers gave a brief overview regarding buffers; Future Land Use Map; that traffic analysis usually is done during the rezoning stages and buffers 50ft and transitional yard and height limits.

Mr. Terando made a motion to recommend for Public Hearing with a motion to approve. Mr. Schuster seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(D) DEPARTMENT REPORT

AGENDA ITEM # 2(D) 1: 2030 Comprehensive Plan 2013 Annual Progress Report

Deputy Planning Director Bowers gave a brief overview of the report regarding: relevant actions and policy alterations; rezoning actions and approved cases found inconsistent.

There was brief discussion regarding land use district; zoning tools and financial allocations; action items status and mid- term and long- term recommendations and how they were determined.

Mr. Bowers stated that this would come back to the Planning Commission for further discussion but at this time this was just for information.

AGENDA ITEM # 3: APPROVAL OF MINUTES: January 14, 2014 Planning Commission Minutes.

Mr. Terando made a motion to approve the January 14, 2014 Planning Commission Meeting Minutes. Mr. Buxton seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 4(A): REPORT FROM THE CHAIR

Mr. Fleming thanked everyone for the vote of confidence. He will do the best job he can.

AGENDA ITEM # 4(D): REPORT FROM THE PLANNING DIRECTOR

- Z-27-13 recommended Public Hearing February 4
- Z-28-13 Time extension - Approved

AGENDA ITEM # 5: ADJOURNMENT

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

Respectfully,
Ken Bowers, AICP
Deputy Planning Director

Transcribed by: Chenetha Eason