# PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on February 25, 2014 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, Mr. Terando and Mr. Whitsett.

Not present: Mr. Lyle

Staff Members Present: Deputy Planning Director Bowers, Planning Manager Darges, Planner Bradshaw, Planner Wingo and Administrative Support Staff Eason.

**AGENDA ITEM #1: INVOCATION**

**AGENDA ITEM # 2: OLD BUSINESS**

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

The proposed changes would amend the 2030 Comprehensive Plan.

A letter was received from the applicant requesting withdrawal of CP-1-14 Edwards Mill Road currently pending before the Planning Commission. As the item had not been heard at public hearing, no action was necessary.

**AGENDA ITEM # 3: NEW BUSINESS**

**AGENDA ITEM # 3(A): ZONING CASE**

**AGENDA ITEM # 3(A) 1: Z-2-14 Hillsborough Street (Hillsborough CAC)(Referred to Committee Of The Whole) (Will not be heard)**

**AGENDA ITEM # 4: APPROVAL OF MINUTES: February 11, 2014 Planning Commission Minutes.**

**Mr. Swink suggested a correction to a motion on page 2 of the minutes. Mr. Terando made a motion to approve the February 11, 2014 Planning Commission Meeting Minutes with the correction. Mr. Buxton seconded the motion. The vote was unanimous 9-0.**

**AGENDA ITEM # 5: OTHER BUSINESS**

**AGENDA ITEM # 5(B): REPORT FROM THE MEMBERS**

Mr. Schuster informed everyone that Thursday night, February 27th the next public information presentation of the Raleigh Union Station will be held. All are invited, 6-8 pm.

Mr. Swink gave a brief overview of last the Strategic Planning meeting. They spoke with staff regarding the development policies in the watershed and raised a series of questions to which staff has agreed to find answers to and keep the Committee informed. Chair Fleming asked if Mr. Swink would provide a list of the questions to the rest of the Commission to keep them informed.

Ms. Sterling Lewis gave an overview of the last Text Change Committee Meeting regarding a very vibrant discussion in regards to proposed Sign Code Alterations to address window signs, The Committee decided to table the matter while staff gathers more information and researches ordinances in other municipalities.

**AGENDA ITEM # 5(D): REPORT FROM THE PLANNING DIRECTOR**

- Z-28-13 – Council accepted the recommendation, butdue to the recent snow event, the Public Hearing will be held on April 1, 2014 rather than March 4.

- Comprehensive Plan Progress Report – presented to City Council and was accepted as information, with the recommended amendments referred back to the Planning Commission for review and recommendation. Item should appear on the March 18, 2014 Strategic Planning Agenda.
- Presentation given by office of Transportation Planning in regard to pending bridge replacements on Capital Blvd at Peace Street and Wade Avenue.

**AGENDA ITEM # 5(E): Committee Agenda Items**

Chair Fleming briefly announced the upcoming committee meetings.

**AGENDA ITEM # 3(B): PUBLIC HEARING**

**AGENDA ITEM # 3(B) 1: GH-9-13/Meridian at Sutton Square (North CAC)**

The site is located northwest of Spring Forest Road west of its intersection with Falls of Neuse Road.

This request is to approve construction of two multifamily buildings totaling 188 dwelling units on a 5.44 acre site zoned Office and Institution-1 Conditional Use and Office and Institution-2 Conditional Use. The development as proposed would be greater than 15 units per acre, therefore requiring Planning Commission approval. The proposed multifamily buildings are entirely located in the Office and Institution-2 Conditional Use district. This site is proposed lot 2 of subdivision case S-44-13 which has been administratively approved and shall be recorded prior to building permit issuance.

Planner Wingo presented the case.

There was brief discussion regarding the appropriatness of the proposed use; suggestions of the Appearance Commission; front setback for Building A and Building B; connectivity between buildings and pedestrian connections to Spring Forest Rd; and the applicant's response to the suggestions and building elevations.

Mark Barker representing the applicant gave a brief overview of the case regarding walkability; shared parking to reduce amount of impervious surface; underground stormwater; flat roof and mason material utilization and integrated clubhouse making for more active and vibrant community.

Chair Fleming responded regarding the circulation around Building B in regard to existing parking.

There was no public comment.

Mr. Botvinick responded to clarify the code requirements for offsite parking. He suggested adding a condition similar to the Condition 10 in the next case SP-38-12.

**Mr. Schuster moved approval with condition of language approval by the City Attorney. Mr. Buxton seconded. Mr. Terando was opposed. The vote was not unanimous 8-1.**

**AGENDA ITEM # 3(B) 2: SP-38-12/Hayes Barton Family Life Center Addition (Five Points CAC)**

The site is located on the southeast quadrant of Fairview Road and Stone Street.

This request is to approve a 2-story 59,536 square foot addition to an existing 56,600 square foot church facility on 2.64 acres, zoned Residential-4.

Planner Bradshaw presented the case.

Brad Farlow representing the applicant gave a brief presentation regarding the construction history of Hayes Barton Church; neighborhood concerns; meetings with neighborhood group and meeting with the neighbors; sprinklers; dumpster pick up and maintaining communication with neighbors through e-mail, letters and the September presentation to the CAC.

There was discussion regarding replacement of Youth Fellowship Hall; inclusion of bike rack; Preschool and time of operation; protective yard on eastern property line; clarifying attention paid to root zone to protect trees and addition of U-style bike rack.

Keith Downing also representing the applicant responded regarding special attention to the root zone and other sensitive areas to protect trees; space limitation issues and additional planting along with what's already in place and the applicant would be willing to add bike rack.

Mr. Joe Webb representing the public responded that he lives next to the parking lot where the buffer in question is located and stated that trees were planted before and after a couple years the plantings died and since he didn't know who's responsibility it was to replant he did so himself. He is concerned that if the same thing happens what should he do.

Mr. Downing stated that the applicant would be responsible because this is a required buffer.

Deputy Attorney Botvinick responded regarding the buffer and stated that any violation of the approved site plan would be a violation to the code.

Mr. Buxton made a motion to approve with the addition of the bike rack. Mr. Swink seconded. The vote was unanimous 9-0.

**AGENDA ITEM # 6: ADJOURNMENT**

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

Respectfully,
Ken Bowers, AICP
Deputy Planning Director

Transcribed by: Chenetha Eason