PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on April 8, 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. Lyle,

Mr. Schuster, Ms. Sterling- Lewis, Mr. Swink, Mr. Terando and Mr. Whitsett.

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

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: NEW BUSINESS

AGENDA ITEM # 2(A): REZONING

AGENDA ITEM # 2(A) 1: Z-4-14/Hillsborough Street, west of Myra Drive (Walnut) (West CAC)**

The site is located south of Hillsborough Street, at the west end of Myra Road.

This request is to rezone property from O&I-2 CUD w/ SHOD-1& CM CUD to RX-4-CU w/ SHOD-1.

Planner Hill presented the case.

There was discussion regarding street connection and access points and clarification of number of units.

Planner Hill responded that the property has Hillsborough Street address.

Mr. Terando asked if this property was located within a transit oriented area as shown in the Comprehensive Plan, and further asked about any future connection to a transit stop on Hillsborough Street.

Mr. Hill responded regarding the property could be served by two access points: one through the adjacent property to the south and one from the Myra Street stub on the eastern property line. Tom Worth representing the applicant gave a brief overview of the case regarding speaking with the West CAC with final analysis being a no vote, no motion; conditions cap reduction of units; cap of height; coming as close to conditions as in the 1996 zoning case; case being consistent with Comprehensive Plan and Future Land Use Map; utilities and access being very important; fair number developed lots with some being undeveloped and applicant will be seeking annexation.

Tommy Craven also representing the applicant responded regarding: subdivision process; dedication of right of way and sensitivity to connection at Myra Lane.

There was further discussion regarding access easement agreement with the church to the north and possibility of sidewalk easement.

Mr. Craven responded that no real discussion with church has occurred; and that the church might not be eager to allow a portion of their property to be used for residential traffic; would be glad to set up for future sidewalk easement for access and the extension of Farm Gate Road.

Bradley Boling responded regarding the utility situation; extending utilities 8 feet and providing stub; potential as developed there will be a public street; stub and public water main to give ability to tap onto City of Raleigh water.

There was further discussion regarding site access, which would depend upon the number of units and likely some kind of access through Myra Lane.

Mr. Lyle made a motion to approve. Mr. Buxton seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 2(A) 2: Z-9-14 – Friendly Drive, east side, to the southeast of its intersection with Hillsborough Street (Rocky Branch) (Wade CAC)**

The site is located on Friendly Drive, east side, to the southeast of its intersection with Hillsborough Street.

This request is to rezone property from O&I-2 w/SRPOD and BC w/SRPOD and PBOD to NX-5-UG w/SRPOD.

Planner Brantley presented the case.

Ted Van Dyk representing the applicant gave a brief overview of the case regarding zoning to NX-5; plan for mixed use; new sidewalk along Hillsborough Street all the way to this property and 14 foot public way.

Mr. Braun made a motion to recommend approval. Mr. Whitsett seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 3: APPROVAL OF MINUTES: March 25, 2014 Planning Commission Meeting Minutes and April 1, 2014 Committee Of The Whole Meeting Minutes.

Mr. Braun stated he would like to amend the March 25, 2014 Planning Commission Meeting Minutes regarding clarifying the motion to TC-1(B)-14/Signage and then making a motion to approve with the amendments. Mr. Buxton seconded the motion. The vote was unanimous 10-0.

Mr. Terando clarifying the motion in Committee Of The Whole Meeting Minutes that Z-2-14 was referred back to the full Planning Commission then made a motion to approve the April 01, 2014 Committee Of The Whole Meeting Minutes. Mr. Swink seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 4: PRESENTATION OF CAMPO Northeast Area Study

This presentation will be made to the City Council first and then will be presented to the Planning Commission.

AGENDA ITEM # 5: OTHER BUSINESS

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

Mr. Terando gave a brief Strategic Planning update.

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

- CP-3-14 – Approved at P.H.
- Z-28-13 Ray Road – denied
- Z-33-13 – Western Blvd. – Held at City Council for 2 weeks
- TC-1-14 has received a time extension; City Council will discuss nominees for the signage task force

AGENDA ITEM # 5(E): Committee Agenda Items

Upcoming committee meetings were briefly announced.

AGENDA ITEM # 6: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:52 am.

Respectfully,
Ken Bowers, AICP
Deputy Planning Director
Transcribed by: Chenetha Eason