PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on February 11, 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, Mr. Swink, Mr. Terando and Mr. Whitsett.

Not Present: Ms. Sterling Lewis

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

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: NEW BUSINESS

AGENDA ITEM # 2(A): COMMITTEE OF THE WHOLE REPORT

Mr. Schuster gave a brief overview of the Committee Of The Whole Meeting regarding the two cases Z-28-13 and CP-1-14 that were reported out to full Planning Commission.

AGENDA ITEM # 2(A) 1: Z-28-13 Ray Road (Falls Lake CAC)

This site is located on west side, north of its intersection with Strickland Road and south of its intersection with Maplefield.

This request is to rezone 2 adjacent properties from R1 with SHOD-1 and WPOD to R2 CU with WPOD.

Planner Brantley stated that the applicant has submitted revised conditions.

Mr. Buxton asked for an explanation of the new conditions.

Mr. Brantley stated that the conditions 5, 6, and 7 were relatively new.

The prior conditions on buffers were revised mainly because one of the conditions was illegal and therefore had to be modified.

There was discussion of whether the City Attorney was aware of the new conditions.

It was stated that the City Attorney had been involved in process.

Mr. Bowers stated that the new condition could not be acted on today. If the case was approved it would be with the current condition listed within the packet.

Jarod Edens representing the applicant gave a brief overview of the case regarding steps taken on this case in 2013. First, in March 2013 attended due diligence meeting with staff for a conventional R-1 Subdivision; April 2013, held neighborhood meeting at Lynn Road Community Center, issues raised; pump stations, saves trees, protect streams and buffering, May 2013, held 2nd neighborhood meeting, addressed issues from 1st meeting, August 2013, filed rezoning to R-2 and 1.48 units per acres, October 2013, conditions revised slightly and 1st Commission Meeting and project deferred to Committee Of The Whole and to date February, 2014 Committee Of The Whole and Planning Commission.

Mr. Edens also responded regarding the case setting a precedence regarding performance standards; commitment to impervious surface and stated that better is better.

Mr. Bob Mulder representing the public spoke in opposition of the case regarding density, water quality effect; obligation to downstream neighbors to provide the best water quality possible and requested this case not be approved.

Mr. Buxton stated that he was convinced that the performance standards will work but not convinced that the City has what it takes to make it happen. He is concerned with density, stress on streams and on schools and believes the City needs time to address the issues.

Mr. Buxton made a motion to deny the case. Mr. Terando seconded with an amendment to take up the issue of policy guidance for development within the watershed in Strategic Planning.

Mr. Bowers clarified that this will still go on to City Council to be scheduled for Public Hearing.

Mr. Lyle would like case to be approved, thinking this would send a stronger message to the City Council.

Mr. Buxton made a recommendation to Public Hearing with a motion for denial. Mr. Terando seconded. Mr. Lyle, Mr. Fluhrer and Mr. Whitsett were opposed. The vote was not unanimous 6-3.

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

The proposed changes would amend the 2030 Comprehensive Plan.

Mack Paul representing the applicant respectfully requested the case be held.

Mr. Braun made a motion to defer for 2 weeks. Mr. Buxton seconded the motion. The vote was unanimous 9-0.

AGENDA ITEM # 2(B): PUBLIC HEARING

AGENDA ITEM # 2(B) 1: SP-55-13/Enterprise Car Sales (Northwest CAC)

The site is located on the north side of Glenwood Avenue between Pleasant Valley Road and Creedmoor Road.

This request is to approve a proposed 3,027 square foot sales building and 540 square foot service bay with associated parking and display area for vehicle sales on two adjacent lots zoned Shopping Center (SC), totaling 2.55 acres. The 1.8 acre tract to the northwest will contain the sales building, service bay, vehicle display area, and all required parking spaces. The smaller 0.75 acre tract will contain additional parking spaces for vehicle display area. The two lots will not be recombined. This plan was submitted after September 1, 2013 but is in a legacy zoning district.

Planner Rametta presented the case.

There was brief discussion regarding; lighting standards and minimum and maximum standards.

Ed Sconfienza representing the applicant gave a brief overview of the case and stated that he had several colleagues and representatives from Enterprise Company with him today.

Jeff Durborough of Enterprise gave a brief overview regarding the companies operational procedures; business practices; employees commitment; hours of operation; sales and protocol and believes they will be a positive addition to the community

There was discussion of whether vehicles would be for rent or sale at this location.

Mr. Durborough stated that they would be selling former fleet vehicles.

Bob Ramseur representing the public commented on concerns of traffic volume and recommended the Commission not approve this case.

Mr. Zimmer spoke regarding Enterprise proposal being the best thing seen yet for this location

Mr. Gold, Mr. Glover Mr. Slain and Ms. Hawkins all representing the neighborhood responded in opposition of this case regarding neighborhood cut through; lighting and noise; entrance to neighborhood and safety concerns and security.

Laura Hudson also representing the public suggested that the case be referred to the Committee Of The Whole which would allow neighbors and any one concern to have the time to get any information if they were unable to attend any prior meetings with developers.

Mr. Terando stated that applicant has done a fine job of working with staff and revising conditions and believe the Planning Commission has to move this case forward.

Mr. Terando moved approval with condition the applicant agree to construct 8 foot privacy fence. Mr. Braun seconded. The vote was 9-0.

AGENDA ITEM # 2(B) 2: SP-62-13/Rex Hospital Parking Deck (Northwest CAC)

The site is located on the Northeast quadrant of Blue Ridge Road and Lake Boone Trail.

This request is for the construction of a 37.5' high, 4-level parking deck, containing 404 parking spaces on an existing 60.4 acre hospital campus. The property is zoned Office & Institutional-1 zoning district within 400' of a residential use.

Planner Bradshaw presented the case.

There was brief discussion regarding effort to approve mobility; connectivity and safety.

Mr. Lyle made a motion to approve the case. Mr. Buxton seconded. The vote was 9-0

AGENDA ITEM # 2(C) PUBLIC HEARING REFERRAL

AGENDA ITEM # 2(C) 1: TC-1-14/Sign Code Alterations (Refer to Text Committee)

Text change meeting is changed from 9 am to 4 pm on February 18, 2014.

AGENDA ITEM # 3: APPROVAL OF MINUTES: January 28, 2014 Planning Commission Minutes and February 04, 2014 Committee Of The Whole Meeting Minutes.

Mr. Terando made a motion to approve the January 28, 2014 Planning Commission Meeting Minutes. Mr. Buxton seconded the motion. The vote was unanimous 9-0.

Mr. Schuster made a motion to approve the February 04, 2014 Committee Of The Whole Meeting Minutes. Mr. Buxton seconded the motion. The vote was unanimous 9-0.

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

Welcome to the Planning Commission to Uel Whitsett. We look forward to working with you.

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

- Z-22-13 recommended Public Hearing March 4
- Z-27-13 – Approved
- CP-1-14 recommended Public Hearing March 4

AGENDA ITEM # 5: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:55 am.

Respectfully,
Ken Bowers, AICP
Deputy Planning Director

Transcribed by: Chenetha Eason