PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on January 14, 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. Lyle, Ms. Mattox, Mr. Schuster, Ms. Sterling Lewis, Mr. Swink and Mr. Terando.

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

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: COMMITTEE OF THE WHOLE REPORT

AGENDA ITEM # 2(A): Z-27-13 Bland Road (Atlantic CAC)

This site is located on Bland Road between its intersections with Wake Forest Road to the west and Trently Court to the south.

This request is to rezone property from R-6 to OX-3 CU.

Mr. Fleming gave a brief overview of the Committee Of The Whole's report regarding this case.

Mr. Braun made a motion for approval. The request is inconsistent with the Comprehensive plan; however, it is reasonable and in the public interest. The request is in character with the immediate area and there is a good bit of office space in the area. The property and immediate area is mostly rental; the rezoning may encourage reinvestment in surrounding properties and will complement the area. He noted the impending staff suggested future land use map amendment for the area, and stated that would be appropriate. Mr. Fluhrer seconded. The vote was unanimous 10-0.

AGENDA ITEM # 2(B): Z-28-13 Ray Road (Northwest CAC)

This site is located on Ray Road, 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 FWPOD to R2 CU with FFWPOD.

Planner Brantley gave a brief overview of the case regarding the request for a Time Extension.

Ms. Mattox made a motion to approve the request for a time extension. Mr. Buxton seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 3: APPROVAL OF MINUTES: December 3, 2013 and January 7, 2014 Committee Of The Whole Meeting Minutes.

Mr. Fleming made a motion to approve the December 3, 2013 and January 7, 2014 Committee Of The Whole Meeting Minutes. Ms. Mattox seconded the motion. The vote was unanimous 10-0.

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

Ms. Mattox reported that this would be her last Planning Commission Meeting. She has enjoyed working with the member of the Planning Commission and the Staff members and will miss it greatly.

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

Deputy Planning Director Bowers gave brief presentation regarding the "Remapping Raleigh" process.

He stated that the review team would consist of himself, Planning Director Silver and two Planning Management Staff members. The purpose the process is to provide updates to the CACs, an overall refresher and Legacy District (districts which appear in the old development code but not in the new UDO);

rezoning project to remove all legacy districts from zoning maps and until this is remapped we will still run parallel codes.

The City of Raleigh will process the zoning map. Planning Commission will review and make a recommendation to City Council, who will adopt the map.

The order of the Process is as follows

- Staff Prepare initial draft
- Notices Mailed out and public review
- Revise maps brought to Planning Commission with outstanding issues
- Planning Commission Recommendation
- 2nd Mailed Notice and public hearing
- City Council review and adoption

There was discussion regarding public input; radius of mailed notices; whether all districts were being remapped; timing of project and estimation of finalized project.

Bowers stated that a best estimate of time would be 3rd quarter 2014 with final time Spring 2015.

There was discussion of work load if major request of remapping were to come from citizens while this process was in progress.

Ms. Mattox suggested that policy be put in place to have a those requests heard a later at Planning Commission.

Mr. Botvinick concurred. He stated we have to act in good faith and that was the advantage to the having the new UDO.

AGENDA ITEM # 4(B): REPORT FROM THE MEMBERS

Mr. Fleming, Mr. Terando, Mr. Buxton, Mr. Swink, Ms. Sterling Lewis and Mr. Schuster expressed their appreciation of Ms. Mattox's service on the Planning Commission. Everyone will miss her. Mr. Terando stated that the Transportation Committee meeting last week discussed the linkage between Cameron Village and Crabtree Valley. Linking transit to those areas is very encouraging and he also welcomed everyone to come out and support The Transportation Committee.

Deputy Director Bowers also extends thanks to Ms. Mattox for her service on the Planning Commission and stated that the 1st item of business on the next Planning Commission Agenda will be Election of Officers.

AGENDA ITEM # 5: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:53 am.

Respectfully,
Ken Bowers, AICP
Deputy Planning Director

Transcribed by: Chenetha Eason