PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on October 28, 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: Interim Planning Director Bowers, Planning Manager Crane, Senior Planner Barbour, Planner Wingo, Planner Hill, Deputy Attorney Botvinick, and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: NEW BUSINESS

AGENDA ITEM # 2(A): PUBLIC HEARING

AGENDA ITEM # 2(A) 1: S-58-13 / The Saint (HillsboroughCAC)

This site is located on the east side of St Mary's Street, between W Lane Street and W Jones Street.

This request is to approve the subdivision of a 1.25 acre tract into 17 townhouse lots and one open space lot, zoned O&I-2 CUD with NCOD. This requires Planning Commission approval due to the group housing design alternates and alternate setback requested by the applicant.

Planner Wingo presented the case regarding setbacks; offstreet parking; proposed number of parking spaces and alternate means of compliance requested by the applicant.

Mr. Lyle was recused.

There was discussion regarding whether there are sidewalks from units to right of way and the protective yard.

Mr. Wingo responded that the sidewalks were to the driveway, not to the right of way.

Jamie Schwedler representing the applicant spoke in favor of project regarding the 5 site alternates; history of the site; topographical issues between Jones and Lane Streets; 2 unrecorded easements that dissect the site; reason the alternates are necessary because of extreme site constraints and parking requirements for sides of street and walkability from units to Jones Street.

Souheil Al-Awar also representing the applicant spoke regarding the character of the area; challenges relating to an existing sewer line that's cutting thru the property that applicant was unaware of and storm water placement issues.

Mr. Terando asked if applicant would be willing to offer an alternative walkway made of pavers connecting to Jones Street as a condition.

Mr. Al-Awar responded that they would very much like to offer the pavers as a condition.

Mr. Botvinick had questions regarding design of fence and whether the two unrecorded easements will be shown on plans in the future.

Jim Belt with Glenwood Avenue Neighborhood Collaborate believes this is an excellent product for this area and will allow more diversity.

Richard Hall also in favor speaks to new look and very inticing design for this project.

Ron Aycock, Vice-president of Cameron Park Neighborhood Association spoke in support of plan, stating that the applicant has been very open with the neighborhood regarding the project.

Daniel Taylor also in favor of the project responded that the appearance of this development is very appropriate for this area and a great addition to the neighborhood.

Scott Ferguson, resident of the area spoke in favor regarding project being a positive, influence to the area and being very excited about the project.

Crystal Kahns also in favor stated project brings an urban feel to the area.

Mr. Terando made a motion to approve the case with the condition of pavers along the private driveway for units 13-17. Mr. Buxton seconded the motion. The vote was unanimous 9-0.

AGENDA ITEM # 2(B): REQUEST TO BEGIN MASTER PLAN PARTIAL TERMINATION PROCEEDINGS

AGENDA ITEM # 2(B) 1: MP-1-00 / Z-58-00 Alexander Place (Northwest CAC)

The site is located on 7850 Brier Creek Parkway.

This request is to initiate removal of a Planned Development District overlay from a portion of a single parcel. No development has occurred on the property since the PDD zoning was approved (November 21, 2000). The property requested to be removed from the Master Plan area totals approximately 7 acres. This site is located within 400 feet of a residential use or zone.

Planner Hill presented the case.

Michael Birch representing the applicant spoke regarding the site being a vacant lot; request purpose is to file rezoning to a UDO district and 25 acres have been redeveloped.

There was no public comment.

Mr. Swink made a motion to approve the case. Mr. Fleming seconded the motion. The vote was unanimous 10-0.

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

Mr. Fleming made a motion to approve the October 14, 2014 Planning Commission Meeting Minutes. Mr. Buxton seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 4: OTHER BUSINESS

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

Mr. Lyle will be out of town on next week and will not be able to attend the November 4th Committee Of The Whole and Remapping Session Meetings

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

- Z-35-13 – 60- day Time Extension - Approved
- Z-26-14 – November 5th Public Hearing

AGENDA ITEM # 5: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:18 am.
Respectfully,
Ken Bowers, AICP
Interim Planning Director

Transcribed by: Chenetha Eason