#### PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on November 28, 2017 at 9:00 A.M., in Room 201 of theMunicipal Building.

Planning Commission Members Present: Ms. Alcine, Chair Braun, Mr. Fluhrer, Ms. Hicks, Ms. Jeffreys, Ms. Queen, Mr. Swink and Mr. Terando

Excused: Mr. Lyle and Mr. Tomasulo

Staff Members Present: Assistant Planning Director Crane, Planner Anagnost, Planner Klem and Administrative Support Staff Eason.

# **AGENDA ITEM A: INVOCATION**

#### AGENDA ITEM B: PUBLIC COMMENT

None.

# **AGENDA ITEM (D): OLD BUSINESS**

### AGENDA ITEM (D) 1: Z-21-17 - Louisburg Road

This site is located on Louisburg Road, southeast corner of its intersection with James Road.

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

Planner Anagnost gave a brief overview of the case.

Mac McIntyre representing the applicant gave a brief overview of the case.

Danny Eason the applicant spoke regarding ownership of the property and having so many conditions that if any more are applied they will not have any land to build on and ask that the commission allow them to use the property with the proposed request.

# Mr. Fluhrer made a motion to approve. Ms. Alcine seconded the motion. The vote was unanimous 7-0.

## **AGENDA ITEM (C): NEW BUSINESS**

# AGENDA ITEM (C) 1: Z-29-17 Jones Franklin Road

The site is located at 152 Jones Franklin Road, northwest of the Jones Franklin and Vann Street intersection on the west side.

This request is to rezone property from R-6 to R-10.

Planner Klem presented the case.

Aneta Paval the applicant gave a brief overview of the request regarding height; understorage facility and whether two properties can exist on the same lot.

Ms. Jeffreys spoke regarding concern of the driveway connection and whether there is any interest of providing an easement as a condition.

There was discussion regarding the applicant going back to the West CAC with the new condition to give the community a chance to address the proposal with the additional conditions.

Richard Kruger owner of the property across from the proposed site spoke regarding concerns with easement that services the other two houses; condition causing vehicular traffic problem and creating problems for the neighborhood and is against the proposal.

The applicant spoke regarding all the work she has done to the property to improve and easement claims have to be filed with Wake County and believes it improper to bring that claim up at this rezoning request.

There was discussion regarding the allowable impervious service and would the sidewalk have to be

upgraded to meet the City's requirement.

Mr. Klem clarified the intent of the condition regarding no additions added to the existing structure.

Ms. Jeffreys made a motion to defer the case. Mr. Alcine seconded the motion. The vote was unanimous 7-0.

Mr. Terando made a motion for a 60-Day Time Extension. Ms. Alcine seconded the motion. The vote was unanimous 7-0.

## AGENDA ITEM (C) 2: Z-30-17 – Oberlin Road

This site is located along Oberlin Road from Wade Avenue to Bedford Avenue. This is a request to Rezone property from: R-10, R-6, R-6-CU, RX-3-CU, OX-3, OX-3-PL, OX-3-PL-CU & OX-3-UL with partial NCOD and SRPOD to R-10, R-6, R-6-CU, RX-3-CU, OX-3, OX-3-PL, OX-3-PL-CU & OX-3-UL with HOD-G and partial NCOD and SRPOD.

Planner Klem presented the case.

Ms. Queen arrives.

There was further discussion regarding sidewalk connection.

Donna Bailey Chair of Wade CAC spoke regarding this being on the agenda but has been delayed because of the holiday season and meeting is to be held on next week.

Ruth Little 2312 Bedford Avenue, representing the Friends of Oberlin Village regarding preserving historic district.

Don Davis spoke regarding this being a good project.

Michael Jones, owner of commercial property at 720 Oberlin Road spoke in opposition and wants to be exempt from being apart of the historic district.

Jim Anthony spoke regarding owning a lot real estate in this area spoke in support of historic overlay districts but in opposition of execution and that some lots are included and some excluded and not delighted with being told what they can and cannot do with properties. Michael Birch spoke on behalf of two properties, Kimberly Development group and Greenway Properties regarding the properties are not contributing structures; new condos already under construction and believes this will be a burden to have to comply with COA and RHDC processes and asks that these properties be excluded from this process.

Tania Tully spoke regarding drawn boundaries for the preservation review process and numerous properties were kept in for numerous reasons.

There was discussion regarding contributing and non-contributing; what happens if a property is removed and the effect it would have on contiguous area and adding properties to the proposal just to get to the cemetery and expandion of the boundaries and alternatives to the process.

Ms. Jeffreys made a motion to defer. Ms. Alcine seconded the motion. The vote was unanimous 8-0.

# AGENDA ITEM (F): APPROVAL OF MINUTES - Approval of November 14, 2017, Planning Commission Meeting Minutes.

Mr. Terando made a motion to approve the November 14, 2017 Planning Commission Meeting Minutes. Ms. Jeffreys seconded the motion. The vote was unanimous, 8-0.

### AGENDA ITEM (G): OTHER BUSINESS

# AGENDA ITEM (G) 1: REPORT FROM CHAIR

Chair Braun spoke regarding the December 8, 2017 and December 19, 2017 Committee Of The Whole Meeting to end the year. Transportation, Strategic Planning and Text Change Committee Meetings will be cancelled for the month of December. The date for the PC Retreat still needs to be scheduled.

# AGENDA ITEM (G) 3: REPORT FROM THE PLANNING DIRECTOR

Assistant Planning Director Crane gave brief update of recent City Council actions.

- 4115 Buffaloe Rd- Approved at Public Hearing PH
- 2517 Prince Drive-Approved at Public Hearing PH
- 1021 Corporate Center Drive- Approved on consent- Public Hearing set for January 2, 2018
- 3304 Pine Grove Road- Approved on consent- Public Hearing set for December 5, 2017

### **AGENDA ITEM (H): ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 10:32 a.m. Respectfully,

Travis Crane

**Assistant Planning Director** 

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Transcribed by: Chenetha Eason