

**Summary of Planning Commission
April 14, 2015**

Hopson Road Self-Storage Center (Z1400038)

Meeting Summary:

Plan Amendment Request: Commercial to Office

Zoning Map Change Request: Residential Rural, Commercial Neighborhood to Commercial General with a development plan

Staff Report: Ms. Rosenberg and Ms. Wolff presented the staff reports.

Public Hearing: Chair Harris opened the public hearing. One person spoke in support and no one spoke in opposition. Chair Harris closed the public hearing.

Commission Discussion: Discussion centered on appreciation for comments submitted in a text commitment and desire for a more comprehensive plan.

Motion: To approve A1400010. (Buzby, Gibbs 2nd)

Action: Motion carried, 7-3 (Miller, Huff, Freeman voting no)

Motion: To approve Z1400038 (Whitley, Buzby 2nd)

Action: Motion carried, 10-0

Findings: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

Planning Commissioner's Comments:

BUZBY – I vote to approve. I appreciate that the BPAC's comments were addressed in a text commitment.

FREEMAN – Per Ron Horvath – end of year; compact tier will be established within the next year.

What is the impact of this? Question for staff: When/Where are we on tiers/compact transit plan. Commuter rail line for Durham trip.

GIBBS – Approved.

HARRIS – Voted for.

HUFF – I voted against the amendment because a self-storage at this particular location in the Compact Neighborhood Tier is a bad fit. The location is close to a large residential development and this type of establishment is industrial (it is after-all a warehouse) and is auto-oriented. It does nothing to enhance bicycle or pedestrian use. No one goes to a

self-storage unit on foot or by bike unless they are living in the storage unit or they are that Gambian woman who just did the Paris marathon with a 20 kg water container on her head. So I believe it to be in violation of the Comprehensive Plan. There is a reason why this kind of establishment is not allowed in Commercial Neighborhood zoning. It is not neighborly.

HYMAN – Approve.

WHITLEY – I voted to approve.