



PLANNING COMMISSION

APPROVED MINUTES

August 8, 2023, 5:30 p.m.
City Council Chamber, City Hall

I. Call to Order

Chair Cameron called the meeting to order at 5:30 p.m.

II. Roll Call

Members Present:

Kimberly Cameron, Chair
Sarah Chagaris, Vice Chair
Nathaniel Baker
Garry Cutright
Talib Graves-Manns
Vik Gurram
Scot Maclver
David Morgan
Anthony Sease
Raymond Trapp
Stephen Valentine
Chris Young

Excused Members Absent:

Zuri Williams

Staff Present:

Alexander Cahill, Senior Planning Manager
Scott Whiteman, Planning Manager
Aaron Cain, Principal Planner
Andrew Lester, Senior Planner
Earlene Thomas, Transportation Engineer IV

III. Approval of the Minutes and Consistency Statements for: July 11, 2023, Meeting

MOTION: Approve the Minutes and Consistency Statements for July 11, 2023.
(Trapp, Morgan 2nd)

ACTION: Motion carried, 12-0

IV. Adjustments to the Agenda - None

V. Public Hearing: Zoning Map Change Requests

a. East Club Gateway (Z2200062) – *continued from July 11, 2023*

Zoning Map Change Request: Residential Rural (RR) and Commercial Neighborhood (CN) to Commercial General with a textual development plan (CG(D)).

Staff Report: Aaron Cain presented East Club Gateway (Z2200062).

Public Hearing: Chair Cameron opened the public hearing. The applicants spoke in support. No one spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered the consistency of the proposed zoning with the future place type designation, additional proffers to be in line with the place type and the proposed sewer connection.

MOTION: Recommend approval of Z2200062 (Morgan, Trapp 2nd)

ACTION: Motion carried, 7-5 (Baker, Morgan, Sease, Valentine, Young voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and does recommend approval based on comments received at the public hearing and the information in the staff report.

b. Oaks at Gray (Z2300005)

Zoning Map Change Request: Residential Urban-Multifamily (RU-M) to Residential Urban-Multifamily with a development plan (RU-M(D)).

Staff Report: Aaron Cain presented **Oaks at Gray (Z2300005)**

Public Hearing: Chair Cameron opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on the size and price-points of the units, a clarification of workforce housing, communication with the neighboring church, and the Apartment & Townhouse Neighborhood place type.

MOTION: Recommend approval of Z2300005 (Morgan, Valentine 2nd)

ACTION: Motion carried, 8-4 (Baker, Graves-Manns, Valentine, Young voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and does recommend approval based on comments received at the public hearing and the information in the staff report.

c. Hopson Road Apartments (Z2200058)

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 22.538 (PDR 22.538).

Staff Report: Aaron Cain presented **Hopson Road Apartments (Z2200058)**.

Public Hearing: Chair Cameron opened the public hearing. The applicants spoke in support. No one spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered the proposed tenure of the income restricted units, appreciation of the commitments within the proposal, and timeline of the project.

MOTION: Recommend approval of Z2200058 (Morgan, Sease 2nd)

ACTION: Motion carried, 9-2 (Graves-Manns, Young voting No, Cutright not present)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and does recommend approval based on comments received at the public hearing and the information in the staff report.

d. Wake Olive Apartments (Z2200043)

Zoning Map Change Request: Residential Rural (RR) and Residential Suburban – 20 (RS-20) to Planned Development Residential 17.928 (PDR 17.928).

Staff Report: Alexander Cahill presented **Wake Olive Apartments (Z2200043)**.

Public Hearing: Vice Chair Chagaris opened the public hearing. The applicants spoke in support. Multiple people spoke in opposition. Vice Chair Chagaris closed the public hearing.

Commission Discussion: The discussion centered on traffic, connectivity, lack of affordable housing and minimum environmental commitments, and incompatibility of proposal with the Mixed Use Neighborhood place type.

MOTION: Recommend approval of Z2200043 (Morgan, Baker 2nd)
ACTION: Motion failed, 11-0 (all voting No, Chair Cameron recused)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and is not in the public interest and does not recommend approval based on comments received at the public hearing and the information in the staff report.

VI. Public Hearings: Text Amendment to the Unified Development Ordinance

a. Comprehensive Plan Related Changes (TC2300002)

Text Amendment: This text amendment proposes revisions to the Common Review Procedures (Section 3.2), Comprehensive Plan Adoption/Amendment (Section 3.4), Zoning Districts (Article 4) and Purpose, Applicability and Use Regulations for Design Districts (Section 16.1) within the *Unified Development Ordinance* (UDO) in order to make the procedures and nomenclature in the Ordinance consistent with the new Comprehensive Plan.

Staff Report: Scott Whiteman presented **Comprehensive Plan Related Changes (TC2300002)**.

Public Hearing: Chair Cameron opened the public hearing. Several citizens spoke in support and in opposition. Chair Cameron closed the public hearing.

Commission Discussion: There was no discussion.

MOTION: Recommend approval of TC2300002 (Morgan, Valentine 2nd)
ACTION: Motion carried, 12-0

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and does recommend approval based on comments received at the public hearing and the information in the staff report.

VII. Old Business

VIII. New Business

IX. Adjournment

The meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

Joanne Gordon, Clerk