



A. Call to Order

Chair Otwell called meeting to order.

Members Present: Chair Otwell, Vice-Chair Cochran, Mr. Burnett, Mr. Neptune, Mr. O'Haver, Ms. Omokaiye, Ms. Sanchez, Mr. Shelburne, and Mr. Walters

Excused: Ms. Fox

Staff Present: Sr. Planner Marziano, Sr. Planner Sheshbaradaran, Planning Supervisor Klem, Assistant Planning Director Walter, Associate City Attorney Ashton, Administrative Specialist Eason and Administrative Specialist Huiel

B. Public Comment

There was no public comment.

C. Consent Agenda

C.1 Approval of Minutes

Mr. Walters made a motion to approve the March 25, 2026 Draft Planning Commission Meeting Minutes.

Vice-Chair Cochran seconded the motion.

The vote was unanimous, 7-0.

Ms. Omokaiye stated there were comments she made at the end of the March 24, 2026 Planning Commission Meeting that were not included in the minutes.

Ms. Omokaiye made a motion to add the comments and Mr. Neptune seconded the motion.

Ms. Omokaiye re-stated her comments saying she believes this commission can do well with some implicit bias training and that she did not like how the Text Change Committee Chair was considered nor was there a discussion about there being a need of a new Text Committee Chair.

Associate City Attorney Ashton stated that the clerk will go back and review the March 24, 2026 meeting minutes and whatever was stated publicly will be added to those minutes.

D. Old Business

Sr. Planner

D.1 Rezoning Z-43-25 6309 Litchford Road, West Side of Litchford Road, 800 feet north of Atlantic Avenue Intersection (District A)

Sr. Planner Marziano gave a brief overview of the updates to the rezoning request.

Chair Otwell stated, without opposition, each side is granted an additional 3 minutes to speak.

Toby Coleman, Smith Anderson representing the applicant gave a brief overview of the reason for the case being held was to address neighbors concern regarding traffic, R-6 vs. R-10, and vehicular access to Johnsdale Road. Mr. Coleman stated they were cautioned against this by the NCDOT stating the only out that would be allowed would be a right out.

Philip Brown representing neighbors of Johnsdale Road, spoke in opposition, stating this should remain a low density area, and this request does not support this, safety concerns, traffic concerns and the negative impacts to the neighborhood community.

There was discussion regarding the impact of the potential 52 units.

Transportation Planner Roberson spoke regarding the difference of the trip generation, that this would be 158 per day with the addition of this project and stated this is not supported by the UDO, stating there is no curb and gutter, and is narrower than what the City would require for a new street.

There was further discussion regarding this not being up to UDO standards, possibility of waste flowing into neighbors yards which could cause environmental health concerns, stating R-6 is more appropriate, will support better quality of life, a better transition from across the street to the side of the street where the residents are.

There was discussion whether storm water had done any testing to see what neighbors were referring to regarding the run off from the septic system pertaining or other peoples waste.

Sally Hoyt representing Stormwater stated the they had not been involved, that this a county

issue but could speak to that there is sewer available and would be provided for this site.

Sr. Planner Marziano stated he had reached out to the county and they did say they had done any extensive testing in this area but stated they would come out when there is an issue if notified.

Public Hearing is closed.

There was further discussion that the transportation issues outweigh the public interest of additional housing.

Mr. Shelburne stated he didn't think it makes sense to talk about traffic safety in the context of increasing density and doesn't believe the solution to traffic safety is saying no to density.

Ms. Omokaiye addressed the public, stating that a lot of issues going on in the city does not just impact where you live, but some of the same concerns are shared by others and is asking for the same show of support and solidarity for all communities, for other citizen's and their neighborhoods as well.

Mr. Neptune recommended denial of rezoning case Z-43-25.

Ms. Omokaiye seconded the motion.

Mr. Shelburne was opposed.

The vote was not unanimous, 8-1.

E. New Business

E.1 Rezoning Z-5-26 New Bern Avenue Assemblage, Along the New Bern Avenue BRT Corridor from Downtown to North Raleigh Boulevard (District C)

Mr. Shelburne was excused from meeting discussion at 9:48 am.

Planning Supervisor Klem gave a brief of the project history, from 2016 to present, and new law.

Sr. Planner Marziano presented the rezoning request.

Molly Stuart, Morningstar Law Group and resident of Historic Oakwood gave a brief overview of history of Oakwood and the thought of it being considered dwellings versus mixed-use.

Matthew Brown also resident of Historic Oakwood opposes the up-zoning of the parcels in this rezoning request and also stated that it is correct that businesses were allowed but people stayed in there homes running their businesses out of the home.

There was discussion regarding removal of several properties -

Public Hearing is held open.

There was discussion regarding impact, and what we would like to achieve for the area, policy that comes with the BRT

Octavia Rainey speaking in opposition, stated that Wake County has said they do not want the library rezoned, she stated that this rezoning will change the character of the community.

Esther Hall, president of Preservation Raleigh also spoke in opposition, stating they object to the rezoning of the 5 properties in Historic Oakwood, and that retaining the rezoning will still allow for renovations for the properties to support the city's focus on missing middle housing., also there is objection to the rezoning at 203 South Tarboro.

There was discussion regarding the reason for the property at 203 Tarboro and the Library being on the request and why are there no affordability components and how did the rezoning come about.

Sr. Planner Marziano responded that he reached out to neighbors, development potential, greater options, trying to incentivize growth.

There was discussion regarding demographic impact and whether this was an all or nothing rezoning or can each be addressed separately.

Chair Otwell responded that there were several ways to handle a rezoning request such as this and that yes, addresses can be added or removed, moved forward together or separately.

Vice-chair Cochran stated for the record, she lives close enough to the rezoning to have received the notice.

Without objection, this rezoning is held to the April 28, 2026 Planning Commission

E.2 Text Change to Zoning Conditions: TCZ-02-26 4601 Creedmoor Road, at the intersection of Glenwood Avenue and Creedmoor Road (District E)

Sr. Planner Sheshbaradaran presented the rezoning request.

Colin McGrath, Poyner Spruill representing the applicant gave a brief overview of the rezoning request.

Mr. O'Haver made a motion to recommend approval of rezoning request TCZ-02-26.

Ms. Omokaiye seconded the motion.

The vote was unanimous, 8-0.

E.3 Rezoning Z-44-25: Jones Ridge Trail, north of the intersection of Louisburg Road and Lillie Liles Road (District B upon annexation)

Sr. Planner Hunt presented the rezoning request.

Michael Birch, Longleaf Law Partners representing the applicant gave a brief overview.

There was no public comment.

There was discussion regarding neighborhood meetings from neighbors on the north side.

Mr. Birch responded regarding the transition conditions that came as response from concern of neighbors from those meetings.

Mr. O'Haver recommended approval of rezoning request Z-44-26.

Ms. Omokaiye seconded the motion.

The vote was unanimous, 8-0.

F. Other Business

F.1 Report of the Chair

Thank you

Commissioner Fox will oversee the April 23 COW Meeting

No Text Change Committee Meeting in April

F.2 Report of the Members

Commissioner Fox will oversee the April 23 COW Meeting as Vice-chair Cochran will be out of town.

No Text Change Committee Meeting for the month of April.

Mr. O'Haver will not be available for 4/23 Committee of The Whole Meeting, work conflict.

Ms. Omokaiye asked if there was any way to obtain a map or list of pending requests of upcoming rezonings.

F.3 Report of the Assistant Director

F.3.a Report of the Assistant Director

No additional comment.

G. Adjournment

Meeting adjourned at 11:39 am