

PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission Meeting held on May 13, 2025, at 9:00 A.M.

Planning Commission Members Present: Ms. Cochran, Ms. Fox, Chair Miller, Mr. O'Haver, Mr. Otwell, and Mr. Peeler.

Excused: Vice-Chair Bennett, Mr. Burnett, Ms. Omokaiye.

Staff Members Present: Planning Supervisor Reckhow, Assistant Director Walter, City Attorney Bachl, Administrative Specialist Eason.

AGENDA ITEM A: INVOCATION:

AGENDA ITEM B: PUBLIC COMMENT

There were no public comments.

AGENDA ITEM (C): NEW BUSINESS

AGENDA ITEM (C) 1: TCZ-51-24: 9308 Fairbanks Drive

The case is located 9308 Fairbanks Drive.

Approximately 2.67 acres are requested for text change to zoning conditions. This request would amend existing zoning conditions (adopted October 2000). Proposed conditions would prohibit several undesirable uses, such as public or private school, telecommunication tower, outdoor sports or entertainment facility, vehicle fuel sales, vehicle sales/rental, detention center, and minor vehicle repair; limit the number of dwelling units on the property to 60; and limit both office and retail uses to a maximum of 65,000 square feet each. The request removes zoning conditions regarding stormwater controls, height maximum, site lighting, right-of-way reimbursement, protective yards, screening of mechanical equipment, and tree preservation.

The request is consistent with the Future Land Use Map.
The request is consistent with the 2030 Comprehensive Plan.

The Planning Commission deadline for action is July 14, 2025.

Chair Miller made opening statements regarding their being concern of boundary lines on this parcel, stating that the presentation would be heard but the case would most likely be deferred until the concerns regarding the boundary lines were satisfied.

Planning Supervisor Reckhow presented the case.

Amy Crout representing the applicant gave a brief overview of the case. Ms. Crout stated the applicant has identified some issues/concerns with GIS and boundaries and therefore will be requesting deferral today until the June 10, 2025, Planning Commission Meeting.

Ms. Fox spoke regarding bicycle facilities and sidewalks being required if this were a Tier 3 plan during the development process. Ms. Fox also expressed concern that there is no crosswalk and wondered if the applicant considered providing any offsite improvements.

Ms. Crout responded that the applicant had not considered crosswalk, stating there is no connectivity to any sidewalk near the church lot or along Fairbanks either.

Mr. Peeler asked why the condition regarding limiting dwelling units down to 60 and previous conditions 5 & 6, 7 regarding public view and tree protection and the reasoning for striking that.

Ms. Crout responded that it was to address neighborhood concern about density in this area to keep it consistent. As far as condition #5 was just to kind of bring it up to what the current UDO code is in terms of buffers and natural yard, #6 same thing, just wanting to modernize the condition, since there's already screening requirements in the code for commercial development condition #7, the existing tree is surrounded by asphalt and not in the healthiest condition. A 7% TCA has to be done so they will be preserving trees on the site.

Jason Meadows also representing the applicant spoke regarding sidewalks that were installed as part of the single-family project along Fairbanks.

Chair Miller made a motion to defer case TCZ-51-24 to the June 10, 2025, Planning Commission Meeting. Ms. Fox seconded the motion.

Fox (Aye), Cochran (Aye), Miller (Aye), O'Haver (Aye), and Otwell (Aye) and Peeler (Aye).

The motion was unanimous. The vote was 6-0.

AGENDA ITEM (D) 1: APPROVAL OF MINUTES

Approval of April 22, 2025, Draft Planning Commission Meeting Minutes.

Chair Miller made a motion to approve April 22, 2025, Draft Planning Commission Meeting Minutes with clarifying change to case Z-14-24. Mr. Otwell seconded the motion.

Fox (Aye), Cochran (Aye), Miller (Aye), O'Haver (Aye), and Otwell (Aye) and Peeler (Aye).

The motion was unanimous. The vote was 6-0.

AGENDA ITEM (E): OTHER BUSINESS

There were no other items to discuss.

AGENDA ITEM (E) 1: REPORT FROM THE CHAIR

Chair Miller stated there will be 3 additional meetings in this fiscal year. There will be officer elections coming up in the second meeting of June, on the 24th. There will be a Text Change meeting, Mr. Otwell is chair, other committee members are O'Haver, Cochran and Reeves with Chair Miller appointing and adding Ms. Omokaiye to round membership to 5 for quorum purposes.

AGENDA ITEM (E) 2: REPORT FROM THE MEMBERS

Text Change Committee will meet May 21, 2025. There will be no May Strategic Planning, Committee of The Whole or Infrastructure and Mobility Committees. Mr. Peeler will not be returning to Planning Commission. He made a brief statement regarding his goals while serving and asked the commission to continue to challenge the City Council regarding the vision of the collective Planning Commission.

AGENDA ITEM (E) 3: REPORT FROM PLANNING DEPARTMENT

AGENDA ITEM (F): ADJOURNMENT

The meeting was adjourned at approximately 9:38 AM

Respectfully,

Transcribed by: Chenetha Eason