



**Tuesday, August 12, 2025**  
**Regular Meeting**

Raleigh Planning Commission  
09:00 AM

City Council Chamber, Room 201  
222 West Hargett Street

**NOTE TO DEAF AND HARD-OF-HEARING INDIVIDUALS**

Assistive listening devices are available upon request. Interpreters for Deaf and Hard of Hearing persons are available. If needed, please provide a 48-hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

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**A. Call to Order**

**B. Public Comment**

**C. Consent Agenda**

**C.1 Approval of Minutes**

Requesting Approval of June 24, 2025 Draft Planning Commission Meeting Minutes

**D. Report of Committees**

**D.1 Rezoning Z-13-24 S New Hope Road, north of the intersection with Rock Quarry Road**

Erin Klinger, Planning and Development

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Rezoning Z-13-24 S New Hope Road, being Wake County PIN 1722985060 and approximately 7.74 acres.

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Current zoning: Residential-6 (R-6) and Residential-10 (R-10)

Requested zoning: Neighborhood Mixed-Use-4 stories-Parking Limited-Conditional Use (NX-4-PL-CU)

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This item was discussed at the June 26, 2025, Committee of the Whole meeting and reported out with no recommendations. Unsigned revised conditions have been submitted which require

a multi-use path be constructed to connect to the Walnut Creek Greenway trail and prohibit residential dwelling units south of the sewer easement on the property. The deadline for Planning Commission action is August 26, 2025.

## **E. Old Business**

### **E.1 Rezoning Z-51-24 Fairbanks Road, on the north side of Fairbanks Road**

Erin Klinger, Planning and Development

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Rezoning Z-51-24 Fairbanks Road, being Wake County PIN 0788026472 and approximately 2.67 acres.

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Current Zoning: Neighborhood Mixed-Use-3 stories-Conditional Use (NX-3-CU) and Residential-10-Conditional Use (R-10-CU)

Requested Zoning: Neighborhood Mixed-Use-3 stories- Conditional Use (NX-3-CU)

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An extension to Planning Commission review was requested at the June 24, 2025 meeting to allow time for the applicant to address property boundary issues. The requested district has not been amended since the last discussion. The Planning Commission deadline for action is August 28, 2025.

### **E.2 Rezoning Z-10-25 8125 Leesville Rd, north of the intersection with Country Trail**

Metra Sheshbaradaran, Planning & Development

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Rezoning Z-10-25: 8125 Leesville Road, being Wake County PIN 0787582264 and approximately 2.66 acres.

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Current Zoning: Residential-4 (R-4)

Request Zoning: Residential-10-Conditional Use (R-10-CU)

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This item first appeared as New Business on the June 24, 2025, Planning Commission agenda. Since then, the applicant has submitted unsigned conditions. Provided signatures are received by August 8, 2025, the Planning Commission may consider these revisions in making their determination. The deadline for Planning Commission action is August 23, 2025.

## **F. New Business**

### **F.1 Rezoning Z-12-25 Peace and West**

Matthew Klem, Planning and Development

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Rezoning Z-12-25 Peace and West, approximately 2.6 acres located northeast of the intersection of Peace Street and West Street are requested to be rezoned by Raleigh

Development Company II LLC.

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Current Zoning: Industrial Mixed Use-12 stories (IX-12)

Requested Zoning: Downtown Mixed Use-30 stories-Urban General-Conditional Use (DX-30-UG-CU).

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Planning Commission deadline for action is October 11, 2025.

## **G. Other Business**

### **G.1 Report of The Chair**

### **G.2 Report of The Members**

### **G.3 Report of The Assistant Director**

Receive as information

## **H. Adjournment**