



Thursday, January 24, 2019
Regular Meeting - Fourth Thursday of the month

Raleigh Municipal Building
4 p.m.
Room 305
222 West Hargett Street
Raleigh, North Carolina

The Committee of the Whole is an informal special meeting of the full Planning Commission to have further discussions on specific referral items.

Eric Braun
Rodney Swink - Chair
Veronica Alcine
Bob Geary
Tika Hicks - Vice Chair
Eddie Jeffreys
Joe Lyle
Sara Queen
David Novak
Matt Tomasulo

A. These items will be discussed during the meeting

Subject **1. Rezoning Z-30-18: 3219 Poole Road, at the northwest corner of the intersection of Poole Road and Sunnybrook Road**

Meeting Jan 24, 2019 - Regular Meeting - Fourth Thursday of the month

Category A. These items will be discussed during the meeting

Type

Donald R. Belk, AICP

Z-30-18: 3219 Poole Road, being Wake County PIN 1723364186. Approximately 1.61 acres are requested by Murray C. Greason, Jr., Trustee, Edley W. Wilder Trust to be rezoned from Residential-6 (R-6) to Neighborhood Mixed Use-3 stories-Parkway Limited-Conditional Use (NX-3-PL-CU). Conditions would prohibit certain principal uses such as boarding house, special care facility, outdoor sports or entertainment facilities, bar, nightclub, tavern, lounge, vehicle fuel sales, vehicle sales/rental, detention center, jail, prison, and minor vehicle repair, tobacco or vapor product shops, check cashing or payday loan, amusement center, game arcade, billiard hall, pool hall, bingo parlor, shooting range and more than four (4) amusement machines as an accessory use.

The case was on the agenda for the December 11 Planning Commission meeting to satisfy timing requirements. However, the proposal is inconsistent with both the Future Land Use Map and the Comprehensive Plan. Planning Commission bylaws require that cases that are inconsistent with the Future Land Use Map and the Comprehensive Plan be reviewed by the Committee of the Whole.

The East CAC has not voted on the case, but it is scheduled for January 28. The deadline for Planning Commission action is February 26, 2019.

File Attachments
20190124PLANOldBusinessZ3018.pdf (6,173 KB)

Subject **2. Rezoning Z-21-18: 3027 Rock Quarry Road located directly west of I-40, south of I-440 and about one and a half miles southeast from the I-40/Rock Quarry interchange. (South CAC)**

Meeting Jan 24, 2019 - Regular Meeting - Fourth Thursday of the month

Category A. These items will be discussed during the meeting

Type

Sara Ellis, City Planning

Z-21-18: 3027 Rock Quarry Road, directly west of I-40, south of I-440 and about one and a half miles southeast from the I-40/Rock Quarry interchange, being Wake County PIN [1712985045](#). Approximately 17.66 acres are requested by Don Curry of Curry Engineering to be rezoned from Residential-6 with Special Highway Overlay District (R-6 w/SHOD-1) to Neighborhood Mixed-Use with a three story height limit, conditions and the Special Highway Overlay District (NX-3-CU w/SHOD). Conditions would limit the total square footage of development on site; limit residential maximum of 80 units; provide an easement for a bus shelter; prohibit a number of commercial uses that may have an impact on nearby residential properties; require a build to of 0' - 150' along Rock Quarry Road where 50% of the width of the principal building shall be located inside; provide direct pedestrian access and sidewalks from Rock Quarry Road for any buildings within the build to; and limit parking in front of the building to a maximum of two bays with a single drive aisle.

On November 19, 2018 the South CAC voted to approve the case 35 (Y) - 5 (N), topics discussed at the meeting included traffic, notification and potential non profit uses on the site.

This case first appeared before the Planning Commission at the November 27, 2018 meeting to satisfy UDO timing requirements, and was referred to the Committee of the Whole for further discussion. The case appeared on the December 4, 2018 Committee of the Whole agenda, but was deferred with no discussion to the January 24, 2018 Committee of the Whole meeting due to a scheduling conflict that rendered the applicant unable to provide comment on the case.

New conditions, dated January 9, 2019 amend the rezoning request to address a number of 2030 Comprehensive Plan policies previously determined to be inconsistent. The staff report has been updated to reflect the revised conditions; staff analysis has determined that the revised request, while still inconsistent with the Future Land Use Map, is consistent with the 2030 Comprehensive Plan overall.

The deadline for Planning Commission action is February 25, 2019.

File Attachments

[20190124PLANOldBusinessZ-21-18.pdf \(6,468 KB\)](#)