



Action Minutes: Planning Commission

Meeting Date: May 5, 2015

Members Present: Neal Bench (Chair), Travis Crayton, Deborah Fulgheri (7:39pm) Melissa McCullough, Michael Parker, Amy Ryan (Vice-Chair), Buffie Webber (7:17pm) Brian Wittmayer

Members Absent: Joint Planning Area Member: Vacant **Council Member:** George Cianciolo

Staff Present: Eric Feld, Judy Johnson, Gene Poveromo,

Agenda Item	Discussion Points	Motion/Votes/Outcome	Action
Opening Items	<ol style="list-style-type: none"> 1. Meeting was called to order at 7:00pm. 2. Adoption of April 21st 2015 Action Minutes. 3. Approving the April 15, 2015 Planning Commission Special meeting. 4. Order of items on the Agenda. 	<ol style="list-style-type: none"> 1. Quorum present 2. Michael Parker moved and Travis Crayton seconded a motion to approve the April 21st, 2015 Action Minutes with the noted corrections. 3. The Commission agreed that the April 15, 2015 minutes be placed on a future agenda for Commission approval. 4. The Planning Commission agreed to: consider the New Business items before Old Business; pull the Consent Item for further discussion; and postpone the Ephesus Fordham to the May 19th 2015 meeting. 	<ol style="list-style-type: none"> 1. None 2. The motion was approved 6-0. 3. The minutes will be placed on a future agenda for approval. 4. The Agenda was amended.
Consent Agenda	Deferred to the main agenda		

<p>New Business</p>	<p>5. 711, 713 N. Columbia St. Minor Subdivision</p> <p>6. 741 E. Franklin St Minor Subdivision</p> <p>7. Grove Park Special Use Permit Modification</p>	<p>5. Amy Ryan moved and Melissa McCullough seconded a motion to approve the subdivision with the deletion of the stipulation requiring street improvements (sidewalk, curb, and gutter) and the payment-in-lieu for such improvements.</p> <p>6. Michael Parker moved and Travis Crayton seconded a motion to approve the subdivision.</p> <p>7. Amy Ryan moved and Michael Parker seconded a motion to recommend that the Commission forward comments on the affordable housing offer to the Council.</p>	<p>5. The motion was approved 5 to 1 (Brian Wittmayer). Brian Wittmayer stated that the applicant should provide some minimum payment-in-lieu for street improvements.</p> <p>6. The motion was approved 7 to 0.</p> <p>7. The motion was approved 8 to 0. See attached Recommendation.</p>
<p>Old Business</p>	<p>8. Obey Creek Development Proposal - Land Use Management Ordinance Text Amendment, Zoning Atlas Amendment, and draft Development Agreement.</p>	<p>8. Travis Crayton moved and Michael Parker seconded a motion to recommend that the Council enact a text amendment creating the Development Agreement-1 zoning district.</p> <p>The Commission agreed to defer action on the Zoning Atlas Amendment to the next meeting.</p> <p>The Commission agreed that Amy Ryan, Deborah Fulgheri and Michael Parker (alternate) meet with Mary Jane Nirdlinger and discuss outstanding questions.</p>	<p>8. The motion was approved 8 to 0.</p>

Reports	9. Planning Commission Appointments – Recommendations to Council.	9. The Commission unanimously agreed to recommend that following individuals be appointed to the Planning Commission: Amy Ryan, Melissa McCullough, Michael Parker, Buffie Weber, and Katherine Roberts (ETJ).	
Adjournment		The Chair announced the meeting adjourned at 10:00 pm.	

DRAFT

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION GROVE PARK (aka RESIDENCES AT GROVE PARK) SPECIAL USE PERMIT MODIFICATION May 5 and April 21, 2015

Recommendation: Approved Approval with Conditions Denied

Motion #1 (May 5, 2015): Amy Ryan made and Michael Parker seconded a motion to forward the following comments to the Council:

Affordable Housing: We think that the affordable housing offered does not meet town needs, given that it's a student-housing project and the affordable units would all be limited to 1 bedroom and occupied by students. Given the substantial density bonus that the project received in the earlier SUP, and the large size of the initial payment in lieu, we think the applicant should provide a larger payment in lieu.

Vote: **8-0**

Ayes: Neal Bench, Travis Crayton, Deborah Fulgheri, Melissa McCullough, Michael Parker, Amy Ryan, Buffie Webber and Brian Wittmayer

Nays: None

Motion #2 (April 21, 2015): Amy Ryan moved and Brian Wittmayer seconded to recommend approval of Resolution A with the following changes:

Recommendation: The Planning Commission voted 7-0 for Resolution A recommending that Council approve the Edge special use permit, with the following revisions to existing stipulations (new text underlined, deleted text ~~strikeout~~):

10. Traffic Calming at North Street and Hillsborough Street: That the applicant provide a ~~payment in lieu of \$60,000 to the Town to install~~ traffic calming devices (e.g. overhead flashing lights) along Hillsborough Street or similar traffic calming measures as determined by the Town Manager prior to issuance of a ~~Zoning Compliance Permit~~ Certificate of Occupancy. ~~If the devices are not installed within in five years of the issuance of a Certificate of Occupancy, upon request by the property owner, the payment in lieu will be returned.~~

17. Cross-Access Easement: That the applicant shall provide an access easement to the southern property line for potential future pedestrian ~~and vehicular~~ cross access. That the easement corresponds to the approved LUX cross access easement. The shared path

between Grove Park and Lux shall be bike- and pedestrian-only and 10 feet wide as per AASHTO standards. That the easement shall be recorded and approved by the Town Manager and recorded at Orange County Register of Deeds prior to issuance of a Zoning Compliance Permit.

The Recommendation also included adding the following new stipulations:

Pedestrian Crossing(s) on Hillsborough Street: That, prior to the issuance of the first Certificate of Occupancy, the applicant either improve the existing pedestrian crossing on Hillsborough Street at North Street, and, or install an additional pedestrian crossing, at a location to be reviewed and approved by town staff. As determined appropriate by town staff, the improvements may include high visibility crosswalk striping, signage, and pedestrian activated flashing lights.

Motorcycle and Moped Parking Spaces: That a portion of the proposed automobile parking spaces shall be allocated to motorcycle and moped parking.

Bicycle and Pedestrian Signage: That signage should be provided at the MLK Jr. Blvd. driveway alerting motorists to bicycle and pedestrian crossing.

Electrical charging stations: That a portion of the proposed parking spaces shall provide electric infrastructure for electric vehicle charging stations. Such stations shall be clearly designated with signage.

Vote: 6-0

Ayes: Neal Bench, Travis Crayton, Melissa McCullough, Michael Parker, Amy Ryan, and Brian Wittmayer

Nays: None

Prepared by: Neal Bench, Chair, Planning Commission
Gene Poveromo, Staff