



# Action Minutes: Planning Commission

**Meeting Date:** March 3, 2015

**Members Present:** Neal Bench (Chair), Travis Crayton, Deborah Fulgheri, Melissa McCullough, Michael Parker, Amy Ryan (Vice-Chair), Buffie Webber, Brian Wittmayer. **Members Absent:** None **Joint Planning Area Member:** Vacant

**Staff Present:** Kay Pearlstein, Gene Poveromo

Agenda Item	Discussion Points	Motion/Votes/Outcome	Action
<b>Opening Items</b>	1. Meeting was called to order at 7:00pm 2. Adoption of February 3 <sup>rd</sup> 2015 Action Minutes.	1. Quorum present 2. Michael Parker moved and Melissa McCullough seconded a motion to approve the February 3 <sup>rd</sup> , 2015 Action Minutes as written.	1. None 2. The motion was unanimously approved.
<b>Consent Agenda</b>	3. Land Use Management Ordinance Text Amendments / Board of Adjustment	3. Michael Parker moved and Travis Clayton seconded a motion to approve the proposed text amendment.	3. The motion was unanimously approved. See attached Summary.
<b>Old Business</b>	No items		
<b>New Business</b>	4. 506 Whitaker St., Unit 100, 200, Northside Neighborhood Conservation District Site Plan Review	4. Amy Ryan moved and Melissa McCullough seconded a motion to approve the Site Plan review with a stipulation to specify that: 1) occupancy shall not exceed 4 unrelated individuals per unit; and 2) maximum of 2 parking spaces per unit.	4. The motion was unanimously approved.

	<p>5. 109 Mason St. Northside Neighborhood Conservation District Site Plan Review</p> <p>6. 523 E Franklin St Zoning Atlas Amendment</p> <p>7.. 523 E Franklin St Special Use Permit</p> <p>8. Discussion of a Development Review Proposal.</p>	<p>5. Melissa McCullough moved and Travis Clayton seconded a motion to approve the Site Plan Review with a stipulation that allows: 1) hardiplank; and 2) a wrap-around porch as a design option.</p> <p>6. Amy Ryan moved and Michael Parker seconded a motion to approve the Resolution of Consistency.</p> <p>Michael Parker moved and Melissa McCullough seconded a motion to approve the Zoning Atlas Amendment.</p> <p>7. Michael Parker moved and Brian Wittmayer seconded a motion to approve the Special Use Permit.</p> <p>8. Brian Wittmayer reported that due to the recent weather, he and Jason were unable to meet. He will provide the Commission with an update at the next Commission meeting.</p>	<p>The motion was approve by a vote of 7 to 1 (Amy Ryan). Ms. Ryan thought there were better design options than the approved plan.</p> <p>The motion was unanimously approved. See attached Summary.</p> <p>The motion was unanimously approved. See attached Summary.</p> <p>The motion was unanimously approved. See attached Summary.</p>
<p><b>Adjournment</b></p>		<p>The Chair announced the meeting adjourned at 9:00 pm.</p>	

## 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 LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENTS BOARD OF ADJUSTMENT

March 3, 2015

**Recommendation:**    **Approved**             **Approval with Conditions**             **Denied**

**Motion:**            Michael Parker moved and Travis Crayton seconded a motion to recommend the text amendments.

**Vote:**                **8-0**

**Ayes:** Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Elizabeth Webber, and Brian Wittmayer

**Nays:** None

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

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**RECOMMENDATION  
UNC ARTS AND SCIENCE FOUNDATION  
ZONING ATLAS AMENDMENT**

**March 3, 2015**

**Recommendation:**    **Approved**             **Approval with Conditions**             **Denied**

**Motion 1:**    Amy Ryan moved and Michael Parker seconded a motion to recommend that council adopt the Resolution of Consistency with the Comprehensive Plan.

**Vote:**            **8-0**

**Ayes:** Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Elizabeth Webber, and Brian Wittmayer

**Nays:** None

**Motion 2:**    Michael Parker moved and Mellissa McCullough seconded a motion to recommend that council enact the Ordinance to rezone the property from Residential-2 to Office/Institutional-1-Conditional.

**Vote:**            **8-0**

**Ayes:** Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Elizabeth Webber, and Brian Wittmayer

**Nays:** None

**Prepared by:**    Neal Bench, Chair, Planning Commission  
Kay Pearlstein, Staff

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**RECOMMENDATION  
UNC ARTS AND SCIENCE FOUNDATION  
SPECIAL USE PERMIT**

**March 3, 20145**

**Recommendation:**    **Approved**             **Approval with Conditions**             **Denied**

**Motion:**            Michael Parker moved and Travis Crayton seconded a motion to recommend the Special Use Permit as submitted.

**Vote:**                **8-0**

**Ayes:** Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Elizabeth Webber, and Brian Wittmayer

**Nays:** None

**Prepared by:**    Neal Bench, Chair, Planning Commission  
Kay Pearlstein, Staff