

**PLANNING COMMISSION'S
COMMITTEE OF THE WHOLE AGENDA
May 7, 2009 – 9:00 A.M.
Room 201 – Municipal Building**

The following items will be discussed in the order in which they appear on this agenda, unless otherwise determined by the Chairman.

- **CP-1-09 2030 Comprehensive Plan.** The proposed changes to the Comprehensive Plan update existing System Plans as Plan Elements; add new Elements addressing Land Use, Environmental Protection, Urban Design, Arts and Culture, and Regional and Inter-jurisdictional Coordination; replace the Urban Form Map and related guidelines with a Future Land Use Map; and reduce the number of Area Plans from 67 to 21.

The Committee will be reviewing the Land Use element during this meeting. A number of area-specific future land use designation requests were made at or after the Public Hearing on March 19, 2009. The Committee will discuss the following listed requests; however, due to time constraints, not all requests may be discussed. The following itemized list contains a general location, reference number, draft land use designation for the parcel(s) in question and the requested land use designation. Items noted with an asterisk (*) are the subject of a pending rezoning petition.

1. Continuation of April 21, 2009 Future Land Use Discussion

- A. Proposed simplification of Mixed Use Categories (BC-7) Commenter requests a simplification of the mixed use categories on the Future Land Use Map.
- B. Proposed revisions to Future Land Use category descriptions. Staff proposes revisions and edits to Comprehensive Plan Section A.2: Future Land Uses to enhance clarity and address issues raised during Committee review.
- C. East of Glenwood Ave. along Women's Club Dr. (PH-19.1) Draft designation on the Future Land Use Map is Office/ Research &

Development. Commenter requests a change to Community Retail Mixed Use. ***Deferred at commenter's request until May 19, 2009.***

- D. Buffaloe Rd. south and west of I-540 (PH-19.2) Draft designation on the Future Land Use Map is Moderate Density Residential and Low Density Residential. Commenter requests a change to Medium Density Residential and Neighborhood Retail Mixed Use.
- E. Buffaloe Rd. and Forestville Rd. (PH-19.3) Draft designation on the Future Land Use Map is Neighborhood Retail Mixed Use and Moderate Density Residential. Commenter requests a change to Neighborhood Retail Mixed Use and Medium Density Residential.
- F. Ray Rd. and Howard Rd. (EM-006.1) Draft designation on the Future Land Use Map is Moderate Density Residential. Commenter requests a change to Low Density Residential.
- G. Brentwood Rd. and Stonybrook Rd. (LT-015) Draft designation on the Future Land Use Map is Office Research and Development and Medium Density Residential. Commenter requests a change to Office Residential Mixed Use.

2. Items deferred from March 31, 2009 Committee of the Whole Meeting

- A. Leesville Rd. and Strickland Rd. (LT-010) Draft designation on the Future Land Use Map is Moderate Density Residential. Commenter requests a change to Neighborhood Retail Mixed Use and Office Residential Mixed Use.
- B. S. Saunders St. from Prospect to Hubert St. (LT-012; PD-7; PH-15.2) Draft designation on the Future Land Use Map is Office Residential Mixed Use. At the March 31st meeting, a Commenter requested an examination of the current policy boundary lines.
- C. Millbrook Rd. and Leadmine Rd. (LT-013.2) Draft designation on the Future Land Use Map is Low Density Residential. Commenter requests a change to Medium Density Residential, Office Retail Mixed Use or Neighborhood Retail Mixed Use.

3. Items referred back to the Committee at the April 14, 2009 Planning Commission meeting

- A. Lake Boone Trail and Blue Ridge Rd. (LT-013.1) The Committee recommended that the identified parcels be designated Office/Research and Development. A commenter has requested additional discussion and the possibility of a Neighborhood Retail Mixed Use classification.

4. Items deferred from April 21, 2009 Committee of the Whole Meeting

- A. Hillsborough St. to Morgan St. west of St. Mary's St. (PH-10.2) Draft designation on the Future Land Use Map is High Density Residential. Commenter requests a change to Medium Density Residential.
- B. West of Glenwood Ave., south of Wade Ave. (PH-18.1) Draft designation on the Future Land Use Map is Medium Density Residential. Commenter requests a change to Office Residential Mixed Use.

5. Requests received after the March 19 Public Hearing

- A. Hillsborough St. and Youth Center Dr. (PD-8) Draft designation on the Future Land Use Map is Low Density Residential. Commenter requests a change to Neighborhood Retail Mixed Use.
- B. Southwest corner of Buffaloe Rd. and Forestville Rd. (PD-9) Draft designation on the Future Land Use Map is Neighborhood Retail Mixed Use. Commenter requests a change to Community Retail Mixed Use.
- C. Trawick Rd. and Skycrest Rd. (BC-8) Draft designation on the Future Land Use Map is Low Density Residential. Commenter requests a change to Neighborhood Commercial Mixed Use.
- D. Capital Blvd. and I-540 (PD-10) Draft designation on the Future Land Use Map is Moderate Density Residential. Commenter requests a change to Regional Retail Mixed Use.
- E. Southeast corner of Hillsborough St. and Morgan St. (PD-11) Draft designation on the Future Land Use Map is High Density Residential. Commenter requests a change to Central Business District.
- F. Blount St. between Peace St. and Franklin St. (PD-12) Draft designation on the Future Land Use Map is Neighborhood Retail Mixed Use. Commenter requests a change to Office & Residential Mixed Use.
- G. O'Berry St. north of Wade Ave. (PD-13) Draft designation on the Future Land Use Map is Low Density Residential. Commenter requests a change to Moderate Density Residential.
- H. East of Fayetteville St., west of Wilmington St. (PD-14) Draft designation on the Future Land Use Map is Public Parks and Open Space. Commenter requests a change to Regional Retail Mixed Use.
- I. West of Sandy Forks Rd., north of Six Forks Rd. (PD-15) Draft designation on the Future Land Use Map is Low Density Residential. Commenter requests a change to a Mixed Use category.

6. Deferred/Site of Current Zoning Case

- A. *East of I-440, south of Lake Boone Tr. (PH-18.2) Draft designation on the Future Land Use Map is Moderate Density Residential and Public Parks and Open Space. Commenter requests a change to Office Residential Mixed Use and Public Parks and Open Space.
- B. *Millbrook Rd. and Creedmoor Rd. (LT-011) Draft designation on the Future Land Use Map is Office Residential Mixed Use. Commenter requests a change to Neighborhood Retail Mixed Use.
- C. *World Trade Blvd. south of Globe Rd. (LT-013.5; PH-13) Draft designation on the Future Land Use Map is Business Commercial Services. Commenter requests a change to Office/Research & Development.

Pending Items Not Scheduled for Discussion:

- **Z-43-08 Creedmoor Road and Millbrook Road (SE quadrant).** 7.27 acres is requested to be rezoned from O&I-1 CUD to SC CUD.
- **Z-47-08 Louisburg Road and Spring Forest Road (NW quadrant).** 24.6 acres is requested to be rezoned from R-4 CUD and TD CUD to TD CUD.
- **Z-15-09 Donald Ross Drive,** west side, north of Poole Road. 1.99 acres is requested to be rezoned from Residential-4 with King Charles NCOD to Residential-4 Conditional Use.
- **Z-16-09 New Bern Avenue,** north side, east of Bertie Drive. 0.42 acre is requested to be rezoned from Residential-10 w/ NCOD to O&I-1 CUD w/ NCOD.