

**PLANNING COMMISSION'S  
COMMITTEE OF THE WHOLE AGENDA  
April 21, 2009 – 9:00 A.M.  
Room 305 – 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. Clark St. – Oberlin to Bellwood (PD-6). Draft designation on the Future Land Use Map is Office Residential Mixed Use. Commenter requests a change to Low Density Residential.
2. Boylan St. to St. Mary's St.; Peace St. to Hillsborough St. (PH-10.1). Draft designation on the Future Land Use Map is Central Business District. Commenter requests a change to Office Residential Mixed Use.
3. 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.

4. West of Morgan St. south of Hillsborough St.(PH-10.3) Draft designation on the Future Land Use Map is Central Business District. Commenter requests a change to Special Study Area.
5. South of Hillsborough St.; Concord St. to Dan Allen Dr. (PH-14) Draft designation on the Future Land Use Map is Neighborhood Retail Mixed Use and Office Residential Mixed Use. Commenter requests a change to Regional Retail Mixed Use.
6. Poole Rd. and Old Poole Rd. (PH-15.3) Draft designation on the Future Land Use Map is Moderate Density Residential. Commenter requests a change to Neighborhood Retail Mixed Use.
7. North of Millbrook Rd., west of Six Forks Rd. (PH-15.4) Draft designation on the Future Land Use Map is Moderate Density Residential. Commenter requests a change to Neighborhood Retail Mixed Use.
8. 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.
9. \*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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Proposed simplification of Mixed Use Categories (BC-7) Commenter requests a simplification of the mixed use categories on the Future Land Use Map.

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

1. 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.
2. \*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.
3. 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 31<sup>st</sup> meeting, a Commenter requested an examination of the current policy boundary lines.
4. \*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.

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

1. 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.

#### Requests received after the March 19 Public Hearing

1. 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.
2. 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.
3. 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.

#### **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.