

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 FOR LIMITED SCOPE SPECIAL USE PERMIT MODIFICATION FOR CARRAWAY VILLAGE, 3000 EUBANKS DRIVE

September 15, 2020

Individual actions were taken for each modification proposed in Resolution A, as follows:

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Whit Rummel seconded a motion to recommend that the Council approve modification of the Special Use Permit to allow Conditioned Self-Storage.

Vote: 7 – 1

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

- Reasons cited for Yea votes:
 - Conditioned self-storage is suitable for this particular site, even if not suitable for other mixed-use developments

Nays: Michael Everhart

- Reasons cited for Nay votes:
 - Conditioned self-storage is not appropriate for mixed-use land development
 - Other locations in Town would be more suitable for this use

Recommendation: Approval Approval with Conditions Denial

Motion: Michael Everhart moved and Louie Rivers seconded a motion to recommend that the Council deny modification of the Special Use Permit to allow gas stations as a primary use on blocks A, B, or C.

Vote: 6 – 2

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel,

Nays: Buffie Webber, Stephen Whitlow

- Reasons cited for Nay votes:
 - Environmental impacts of gas stations and necessary clean-up
 - Change to driver behavior with construction of a gas station, and recent changes in retail where gas stations make more profit from selling items rather than gasoline
 - Gas stations are a more suburban use-type

Recommendation: Approval Approval with Conditions Denial

Motion: Melissa McCullough moved and Whit Rummel seconded a motion to recommend that the Council approve modification of the Special Use Permit to adjust allowed location and display size of signs.

Vote: 8 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Whit Rummel moved and Melissa McCullough seconded a motion to recommend that the Council approve modification of the Special Use Permit to reduce threshold for signage to a cumulative total 20,000 SF of commercial space.

Vote: 7 – 1

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays: Neal Bench

- Reasons cited for Nay votes:
 - By reducing the required commercial space, the required green space should be increased

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Whit Rummel seconded a motion to recommend that the Council approve modification of the Special Use Permit to adjust the location of the termination

of Road A, with a friendly amendment from Stephen Whitlow that a pedestrian easement be provided in the general location of the termination of Road A, extending to the Western property line of Block G.

Vote: 8 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays:

Prepared by: Michael Sudol, Planner II

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR SPECIAL USE PERMIT MODIFICATION AT 3000 EUBANKS RD – CARRAWAY VILLAGE

August 27, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: John Weis moved and Megan Patnaik seconded a motion to recommend that a gas station be an allowed principal use for Blocks A, B, and C of the development, with the condition that only one gas station establishment (whether as a principal or accessory use) be allowed for the entire Carraway Village site.

Vote: 5 – 1

Yeas: Susana Dancy
Susan Lyons
Megan Patnaik
Polly van de Velde
John Weis

Nays: Christine Berndt

Recommendation: Approval Approval with Conditions Denial

Motion: John Weis moved and Polly van de Velde seconded a motion to recommend approval of all other modifications to the Special Use Permit, as presented by the applicant.

Vote: 5 – 1

Yeas: Susana Dancy
Susan Lyons
Megan Patnaik
Polly van de Velde
John Weis

Nays: Christine Berndt

Prepared by: Corey Liles, Principal Planner