

PLANNING & ZONING BOARD WORKSHOP MINUTES
April 21, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member (absent)
Aileen Trivedi, Board Member

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Ray Bagshaw, Mayor
Bea Meeks, City Clerk
Officer Chris Meade
Sandra Repp, Deputy City Clerk

Chairwoman Dunay opened the workshop at 9:03 a.m. and dispensed with the formalities. A quorum was announced with Board Member Rayburn absent.

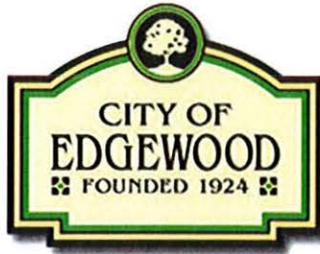
DISCUSSION – ORANGE AVENUE/EDGEWOOD DISTRICT

Planner Hardgrove explained that this workshop is for the discussion and sharing of ideas.

Mayor Bagshaw spoke to the P&Z Board expressed his respect for the Planning and Zoning Board and appreciation for their work that includes tough issues and that this is critical work with the development that is coming in. Mayor Bagshaw also discussed potential development along the corridor and the importance of these meetings to determine permanent land use rather than a moratorium. Mayor Bagshaw left the meeting.

The following comments/discussions are noted:

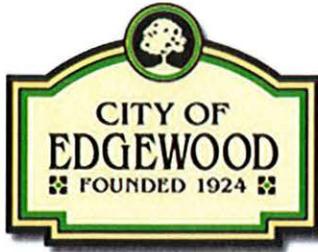
- Planner Hardgrove explained the purpose of the workshop which is to work on intent and purpose of the Edgewood District. The Board agreed on the intent and purpose of the proposed Edgewood District as shown.
- Discussion of Basic Site Standards, including front yard and rear yard
 - The Board discussed the purpose of the front yard with the components of safety, storefront, pedestrian path, landscaping/tree furnishing zone, and Right-of-Way (ROW).



- Discussed establishment of easements with maintenance requirements and acquisition from the businesses in that area. Agreed to maintain two cross sections on east and west sides of Orange Avenue.
- Discussion about design features with walkability and creating interest and adding mixed-use applications, encouraging Planned Developments (PDs) with financial incentives that encourage a high quality design.

City Clerk Meeks left the meeting.

- Per Planner Hardgrove, The Department of Transportation (DOT) and Duke Energy want understory trees but they are not substitutes for shade trees. Chairwoman Dunay provided input regarding tree varieties. Shade trees will be required on both sides of the street with consideration for leaf drop and utilities for stormwater and palms as a decorative element.
- The Board discussed bringing utilities underground, which per Attorney Smith may be impractical as parcels redevelop one by one. Board Members Gragg and Trivedi questioned if they want to focus on this while there is an opportunity and get new options; not just for underground. Board Member Gragg asked what a municipality does to get this in the budget.
- The purpose of the side yard is to continue the interest of walking along. Also discussed if the City wants parking on the side lots. Board Member Rader stated concerns about having to walk from lot to lot.
- The rear yard would create cross access for the parcels. Discussed if there are concerns in the rear if the purpose is to beautify Orange Avenue.
- Discussion of how much of Orange Avenue should be auto-oriented or if it should have the look of a pedestrian corridor all the way. Board Member Gragg suggested the south part be more auto-oriented and discussed tying the area together at Holden Avenue and Ft. Gatlin Center to do away with Holden emptying onto Orange Avenue.
- Discussed density and whether to allow standard or mixed-use residential and considered the sustainability of over a mile of commercial property. Planner Hardgrove suggested having flex space that can be converted, such as retail and services. Discussed standalone residential as a Special Exception or as a PD, which encourages development to be held to design standards and keeping walkability.
- Decided to limit building height to 3 stories along the corridor by right with the ability to build to 4 stories with a special exception. Anything higher than 20 feet is considered to be 2 stories from a design perspective such as seen with supermarkets, gyms, or movie theatre.
- Decided that parking should be allowed behind the buildings rather than the side yards for walkability. In response to Board Member Gragg questioning about if there would be a disadvantage in pushing the parking to the rear with respect to crime, Officer Meade said that it would depend on the situation, but that the police department is proactive.
- Attorney Smith said that he can be working on an ordinance while P&Z is still working on the vision. The two steps in the process are to create the district and then rezone. The moratorium may not be in place while rezoning is in progress.
- Planner Hardgrove said the goal is to rezone the entire corridor and all new development shall fully comply. If a footprint is changed, the use must comply with design standards.

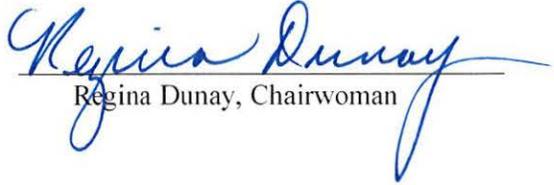


- Three meetings will be needed to accomplish the creation of the district with recommendation from P&Z. P&Z will meet in June to make a recommendation to Council and then Council will have the 1st reading in June and the 2nd reading will be in the July Council meeting. Attorney Smith said that he and Planner Hardgrove can get the mechanisms in place for meeting. Planner Hardgrove said the design standards are the most important thing for discussion. Particularly for the larger meetings.
 - The next workshop is scheduled for Wednesday May 2nd at 6 pm.
 - The Board recommended that the name of the district be called Edgewood Central District for code purposes.

There were no comments from the public.

ADJOURNMENT:

With no further business or discussion, the meeting adjourned at 12:14 p.m.


Regina Dunay, Chairwoman


Sandra Repp, Deputy City Clerk