



PLANNING BOARD RECOMMENDATION

PROJECT#: 26-14-CZD

MEETING DATE: March 12, 2026

PETITION REQUEST: Laurel Meadows LIHTC (26-14-CZD)

APPLICANT/PETITIONER: Woda Cooper (applicant) /

PLANNING BOARD ACTION SUMMARY:

Staff gave a 26-minute presentation on the requested Conditional Zoning District related to the conditions of the site and the proposed development plans, guidance from the Gen H Comprehensive Plan and a review of the criteria for considering a rezoning. Following the presentation the Planning Board asked questions about the following:

- What are the options related to requiring a Transportation Impact Analysis? Is it warranted? When can it be done? How might findings impact the project?
- What are blue line streams? When is a blue line stream actually a stream and when is it not? Who makes determinations on Perennial Streams, Intermittent Streams & Ephemeral Streams?
- Where will people go if they need additional parking?

In total, staff concluded their presentation time after 37 minutes.

The Applicant gave their presentation and question/answer time for 35 minutes.

APPLICANT:

The applicant was present and spoke in detail about the proposed project, their evaluation and efforts to limit negative impacts, the NCHFA's LIHTC standards, the project's estimated rents, and how an affordable housing tax credit project is funded.

PUBLIC COMMENT:

Crystal Schroeder, adjacent neighbor at Schroeder's Honda – described existing traffic concerns in this area and that she thinks the project's parking will be insufficient.

Jack Levine, adjacent neighbor at Camp Pinewood – brought up concerns related to preservation of the springhead which feeds the creek which feeds the lake on the camp property.

Ken Fitch, 1046 Patton St – Echoed comments from neighbors related to traffic, parking and perceived impacts on the adjacent camp.

Glenn Lange, 623 Ferncliff Ln – Brought up concerns related to tree preservation and the condition to find the existing canopy is under the 30,000 threshold for triggering tree canopy preservation standards.

Public Comment was closed after 19 minutes.

DELIBERATION:

Additional questions by the Planning Board were about clarifications on the existing width of the private street (cul de sac), the requirement that, if approved, the apartments would only be for income-qualifying tenants, amount of traffic generated by the existing uses on Mitchell Dr, and maintenance responsibilities for Mitchell Dr.

The Planning Board focused their deliberations on the proposed Conditions; going item by item in order to craft a complete motion.

In total, Planning Board considered this item for 1 hour & 52 minutes.

MOTION:

Tamara Peacock moved that the Planning Board recommend approval as presented with the exception that the List of Conditions be modified to remove the request to allow 1) encroachment into the 20' Transition Zone (adjacent to stream buffer) and 2) waiving the Tree Canopy Preservation Standards. The Planning Board went on to support two staff-initiated conditions to: 1) provide additional recreation facilities on the site and 2) study feasibility of providing a 25-year stormwater system. Lastly, the Planning Board initiated their own Condition that the developer work with the Camp owner to install a fence:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of 'Mixed Use – Commercial', Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed development is compatible with surrounding residential & non-residential land uses
2. The proposed development allows for a mix of uses within a 'focused intensity node'
3. The proposed development serves to address the City's need for additional subsidized affordable housing.

BOARD ACTION:

- **Motion/Second:** Peacock / Rippy
- **Yeas:** Peacock, Rippy, Waters, Johnson, Russell, McKinley, Zafra, Flores Robertson (Chair)
- **Nays:** N/A
- **Absent:** Gilgis