



PLANNING BOARD RECOMMENDATION

PROJECT #: P23-70-RZO

MEETING DATE: April 11, 2024

PETITION REQUEST: Osceola Inn Adaptive Reuse (R-15 to R-15 CZD)

APPLICANT/PETITIONER: Fiona McColley, BL Corp of NC

PLANNING BOARD ACTION SUMMARY:

Staff gave a 15-minute presentation on the request - reviewing the site plan submitted by the applicant, the guidance from the Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining to the provision of sewer utility and annexation, the tenure of the multi-family units and affordable housing.

In total Planning Board considered this item for 37 minutes.

PUBLIC COMMENT:

Public comments include the following:

Ken Fitch, 1046 Patton St - Comments were supportive of the project and focused on the restoration of the historic asset.

DELIBERATION:

One additional question about the tennis court area was asked.

MOTION:

Ms. Waters moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

We find the petition to be consistent with the 2030 Comprehensive Plan based on the following:

The adaptive reuse of an historic structure aligns with strategies in the 2030 Comprehensive Plan including Strategy CR-1.5.

We find the petition to be inconsistent with the 2030 Future Land Use Map based on the following:

The Medium Intensity Neighborhood Future Land Use designation does not recommend any commercial uses or multi-family uses on local streets.

Therefore, we recommend designating the Future Land Use of the parcel as:

Neighborhood Activity Center where multi-family residential, pedestrian amenities (plazas, outdoor seating, etc.) and mixed uses are secondary recommended land uses.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed use satisfies the Supplementary Standards for 'Adaptive Reuse'.
2. The proposed use as a hotel aligns with the original use of the property.
3. The historic structure and its use as an inn predate the surrounding single-family land uses.
4. The scale of the proposed reuse will not negatively impact the surrounding neighborhood.
5. The proposed rezoning will allow for preservation of the historic structure, into which reinvestment is greatly needed.

BOARD ACTION

- **Motion/Second:** Waters / Y. Robinson
- **Yeas:** J. Robertson (Chair), Hanley, Flores, Waters, Cromar, Y. Robinson, Whiting
- **Nays:** N/A
- **Absent:** B. Robertson, Peacock
- **Recused:** N/A