



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: March 12, 2018

The Planning Board held their regular meeting on March 12, 2018 at 4:30 p.m. at the Apex Town Hall Campus, 73 Hunter Street, Apex North Carolina, 2nd Floor Council Chambers, Members present were, Chair Margo Bills, Vice Chair Michael Marks, Board Members Tommy Morgan, David Hooks, Beth Godfrey, Jim Mead and Reginald Skinner. Member absent was Danielle Bedotto.

Chair Bills called the meeting to order at 4:30 p.m.

Member Morgan gave the Invocation and Chair Bills led the Pledge of Allegiance.

PUBLIC FORUM

Chair Bills opened the floor for citizens to speak on non-agenda items; no one came forward.

CONSENT

Item #1 – Minutes from the February 12, 2018 regular meeting. Chair Bills called for a motion. Member Hooks made a motion to recommend approval Add line in minutes amendment #3 had not gone before the environmental committee.. Member Godfrey seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Liz Loftin, Planner II stated in Rezoning Case #18CZ02 Friendship Station PUD Amendment, the applicants, Friendship Station, LLC/ Jones & Cnossen Engineering, PLLC, are seeking to rezone approximately ±203.7 acres from Planned Unit Development-Conditional Zoning (PUD-CZ #17CZ04) to Planned Unit Development-Conditional Zoning (PUD-CZ) located at 0, 3113, 3136, 3148, 3232 Olive Farm Rd; 0, 0, 8004, 8025, 8109, 8105, 8129, 8132, 8021, and 8116 Humie Olive Road; 0, 0, 2804, 2816, 2908, and 2916 Richardson Road; 2705 and 2712 Butterfinger Lane; 0 Macintosh Wood Drive; and parts of 2800 Richardson Road. Planner Loftin oriented those present as to the location of the subject property, existing surrounding uses and zoning designations. The purpose of the amendment is to clarify the timing of the road improvements. A neighborhood meeting was held on Dec 18, 2017; the report on that meeting is included in the agenda packet. Planning staff recommends approval.

Stuart Jones of Jones & Cnossen stated they had not delineated very well the timing of road improvements and this is the reason for the amendment.

Chair Bills opened the public hearing for those to speak in favor of, or opposition of the rezoning. Chair Bills closed the public hearing; no one came forward.

Chair Bills called for the motion. Member Marks made a motion to recommend approval to Town Council. Member Skinner seconded. Motion carried with a unanimous vote.

Item #2

Lauren Staudenmaier, Planner I stated in Rezoning Case #18CZ03 Peakway Village PUD Amendment the applicants, Peakway RES Office LLC, Robert E. Seymour III are seeking to rezone approximately ±1.58 acres from Planned Unit Development-Conditional Use (PUD-CU #03CU17) to Planned Unit Development Conditional Zoning (PUD-CZ) in order to amend a condition located at 1001 Olive Chapel Road. Planner Staudenmaier oriented those present as to the location of the subject property, existing surrounding uses, zoning designations and 2030 land use classifications. A neighborhood meeting was held on January 25, 2018; the report on that meeting is included in the agenda packet. The only changes are the are 50% of the parking shall be located behind or beside the building and the access point on Thistle Top Trail. Staff recommends approval with the condition proposed by the applicant.

The applicant, Robert Seymour stated this is a text amendment to address the parking to allow it to flow better.

Chair Bills opened the public hearing for those to speak in favor of, or opposition of the rezoning. No one came forward. Chair Bills closed the public hearing. Chair Bills called for the motion. Member Godfrey made a motion to recommend approval to Town Council with the condition proposed by the applicant. Member Morgan seconded. Motion carried with a unanimous vote.

Item #3

Shannon Cox, Transportation Planner presented the following seven amendments to the Bicycle, Pedestrian and Equestrian Plan:

1. Remove future multi-use path shown on Hunter Street and Old Raleigh Road.
2. Remove future greenway from Hunter Street to Apex Peakway.
3. Realign greenway north of Salem Middle School; if recommended by the Planning Board and Town Council, town staff will work with WCPSS with the alignment.
4. Realign future Reedy Branch greenway between the American Tobacco Trail and Linden subdivision and it will follow through Linden, Smith Farm and Sweetwater.
5. Provide greenway connection from The Point at Lake Castleberry to the American Tobacco Trail.
6. Add multi-use path from Horton Ridge Boulevard through Jordan Point to the Friendship Station PUD, Old US 1 & Olive Chapel Road.
7. Realign the Charleston Village Greenway through Oak Pointe to shift greenway away from floodplain and become a multi-use path.

Planning staff Parks & Recreation staff as well as the Parks, Recreation and Cultural Resources Advisory Commission recommend approval of the changes.

Chair Bills opened the public hearing for those to speak in favor or opposition of the proposed amendments. No one came forward. Chair Bills closed the public hearing

Chair Bills called for the motion. Member Hooks made a motion to recommend approval to Town Council. Member Skinner seconded. Motion carried with a unanimous vote.

NEW BUSINESS

Item #1

Liz Loftin, Planner II presented Grey's Landing Master Subdivision Plan and stated the applicant, Lake Time Development, LLC proposes 14 single family lots located at 7124 Apex Barbecue Road containing

±6.89 acres. Planner Loftin oriented those present as to the location of the subject property, existing surrounding uses and developments, existing zoning and 2030 land use designations. A neighborhood meeting was held on October 19, 2017; a report on that meeting is included in the agenda packet. Planner Loftin stated the required buffers and that Planning staff recommends approval.

The applicant, Shaun Smith of 1138 Bexley Hills Bend came forward to answer questions, they incorporated some tree save areas and worked out grading issues with the adjacent land owners.

Chair Bills called for the motion. Member Morgan made a motion to recommend approval to Town Council. Member Marks seconded. Motion carried with a unanimous vote.

Item #2

Liz Loftin, Planner II presented the Friendship Station Section 7 Master Subdivision Plan and stated the applicant, Jones & Cossen Engineering, PLLC / Friendship Station, LLC, proposes 82 townhomes located at the northwest quadrant of the intersection of Richardson Road and Humie Olive Road containing ±14.22 acres. Planner Loftin oriented those present as to the location of the subject property, existing zoning, uses and 2030 land use designations. A neighborhood meeting was held on July 31, 2017; the report on that meeting is included in the agenda packet. The developer is working with Parks & Recreation to acquire land prior to the option of paying a fee-in-lieu at first plat. Planning staff recommends approval.

Chair Bills called for the motion. Member Hooks made a motion to recommend approval to Town Council. Member Godfrey seconded. Motion carried with a unanimous vote.

Item #3

Amanda Bunce, Planning Manager presented Holleman Hills Master Subdivision Plan. The applicant, New Hill Development, LLC, proposes 71 single family lots located at 3024 and 3028 New Hill Holleman Road, 5112 Church Road, and 0 Garris Road containing ±23.97 acres. The applicant held a neighborhood meeting on May 16, 2017; the report is included in the packet. Planner Bunce stated the surrounding buffers, the subdivision is consistent with Apex Transportation Plan, UDO and Planning staff recommends approval.

The applicant Mike Foley came forward and stated he thinks they have a great project and will answer any questions from the Board.

Chair Bills called for the motion. Member Marks made a motion to recommend approval to Town Council. Member Hooks seconded. Motion carried with a unanimous vote.

Item #4

Amanda Bunce, Planning Manager stated the following amendments to the UDO as requested by staff:

1. Sec. 2.1.3 *Board of Adjustment* in order to update the subsection on alternate members based on the recent change to increase the number of alternate members on the Board, make changes to document and position titles based on current procedures, and to remove specific wording from a section of State law while keeping the reference to that law in the UDO.

2. Sec. 11.4.4 *Civil Penalties* and Sec. 11.5.3 *Notice of Violation and Correction Order* in order to clarify the due date for the payment of civil penalties assessed for a Notice of Violation.
3. Sec. 12.2 *Terms Defined* in order to add a definition for Public Safety as it relates to the Public Safety Communication Tower use.

Amendment requested by Councilmember Jensen:

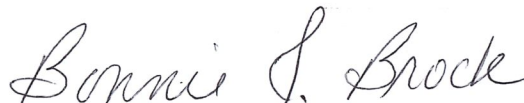
4. An amendment to Sec. 2.3.6.D.2 *Procedures, Major Site Plans* in order to amend the Major Site Plan threshold related to building height from taller than three (3) stories to taller than four (4) stories.

Chair Bills called for the motion. Member Morgan made a motion to recommend approval to Town Council. Member Marks seconded. Motion carried with a unanimous vote.

There being no further business, the meeting adjourned at 5:35 p.m. The foregoing minutes are approved this the 9 day of APRIL, 2018.



Michael Marks
Vice Chair



Bonnie J. Brock, CMC, NCCMC
Deputy Town Clerk