



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: August 13, 2018

The Planning Board held their regular meeting on August 13, 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, Beth Godfrey, Jim Mead, Danielle Bedotto and Reginald Skinner. Member absent was David Hooks.

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 July 9, 2018 regular meeting. Chair Bills called for a motion. Mead commented there were conditions added to the UDO amendment regarding service bays and revisions to the wording on bicycle stations at schools. Member Mead made a motion to recommend approval with the clarification to the minutes. Member Godfrey seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Shelly Mayo, Planner II stated in Rezoning Case #18CZ20, the applicants, Lufkin Leased Fee, LLC, are seeking to amend the 2030 Land Use Map for approximately ±3.33 acres from Commercial Services to Industrial Employment and rezone said property from Planned Commercial – Conditional Use (98CU14) to Tech/Flex – Conditional Zoning (TF-CZ) located at 3050 Lufkin Road. Planner Mayo oriented those present as to the location of the subject property, existing and surrounding uses, zoning and land use map designations. A neighborhood meeting was held on May 1, 2018; the report on that meeting is included in the agenda packet. Planner Mayo mentioned a few of the forty five uses proposed in the rezoning petition and that the applicant proposes seven conditions with the last four being specific to this property. Planning staff is recommending denial because the proposal is not in keeping with the existing and Planned Commercial properties in this location along Lufkin Road and Ten-Ten Road. The intersection acts a commercial node between US1 and residential properties to the north and east and industrial properties to the south and west. Staff wants this area to have small scale commercial services that are important in making quick daily trips. The purpose of the Tech/Flex zoning district is to provide a wide range of employment opportunities for office, institutional, research and development and light industrial uses. The district provides for flex space where different combination of uses on a site may occur over time as the market changes and adjusts to new or different conditions. This proposal could change the character of this area.

The applicant, Bill Marlowe stated they wanted tech/flex uses. This property was rezoned a number of years ago with an intention of building a grocery store and retail center but with the reconfiguration of the roadway, it has made it difficult to attract a retail tenant for this property. All the properties in the surrounding area are industrial uses. A software development company is interested in this area and are looking for office space with some warehousing. This use would blend in this area and there is a need for it. There would be sporadic traffic throughout the day with employees and trucks with this use. The applicant offered they wanted to put as many uses as possible with as much flexibility as possible rather than to negotiate against themselves.

Chair Bills opened and closed the public hearing. No one came forward to speak.

Mead stated fifteen of the forty five uses proposed that are allowed under Tech/Flex and would not be available under Planned Commercial. Member Bedotto stated there are a number of uses she is not happy with such as a radio broadcast station and day care. After commentary from the Board, the applicant stated he would remove uses 14, 15, 26 & 27 [day care facility, drop-in or short-term day care, broadcasting station and radio and television recording studio].

Chair Bills called for the motion. Member Mead made a motion to recommend approval to Town Council with the four uses removed from the rezoning conditions. Member Bedotto seconded. Motion carried with a vote 6:1; Member Skinner voted Nay.

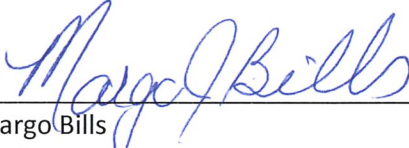
Item #2

Shannon Cox, Senior Transportation Planner presented the following Transportation Plan amendments:

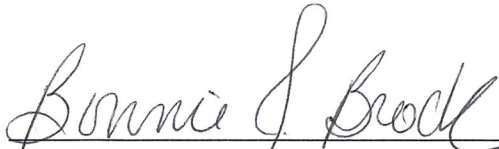
1. Apex Peakway southeast connector. Shift the alignment of the Apex Peakway, realignment of James Street and Schieffelin Road and extend Energy Drive to Markham Street. Realign Walden Road to improve a section of the intersection
2. Kelder Lane – Extend Kelder Lane to Davis Drive along Forget Me Not a private road, to provide future connectivity.

Chair Bills opened the public hearing for anyone to speak in favor or opposition of the amendments. Chair Bills closed the public hearing. No one came forward to speak on this item. Chair Bills called for the motion. Member Morgan made a motion to recommend approval to Town Council. Member Skinner seconded. Motion carried with a unanimous vote.

There being no further business, the meeting adjourned at 5:20 p.m. The foregoing minutes are approved this the 10th day of September, 2018.



Margo Bills
Chair



Bonnie J. Brock, CMC, NCCMC
Deputy Town Clerk