



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: December 10, 2018

The Planning Board held their regular meeting on December 10, 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, Danielle Bedotto and Reginald Skinner. Member absent was Jim Mead.

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

Member Hooks 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. Allen Robert Gibson 1425 Holt Road stated a driveway was washed out on Reams Court where NCDOT drained a pond, he asked the town to work with builders to prevent run-off from developments.

CONSENT

Item #1 – Minutes from the November 13, 2018 regular meeting. Chair Bills called for a motion. Member Marks made a motion to recommend approval. Member Bedotto seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Shannon Cox, Senior Transportation Planner presented the Draft Town of Apex Comprehensive Bicycle Plan and gave a brief overview of the process; scope and schedule of the public involvement which included Steering Committee meetings, stakeholder interviews and public workshops. Apex received a Bicycle and Pedestrian Grant in 2017 and Bike Apex recommendations will be integrated into Advance Apex: The 2045 Transportation Plan. There are 5 changes and corrections [addendums] to the plan:

1. Adjust alignment of proposed greenway between Wimberly and Green Level Church Roads
2. Modify recommendation between Reedy Branch Greenway and Olive Chapel Road
3. Show missing proposed greenway north of Termini Drive
4. Correct side path along Apex Barbecue Road
5. Add proposed side path along a future major collector to NC 55 and extend proposed side path along NC 55

Planner Cox also highlighted the chapters within the plan; introduction, current conditions, recommendations and implementation and staff recommends approval of the draft plan.

Chair Bills opened the public hearing for anyone to speak in favor or opposition of the proposed plan.

Robert Gibson 1425 Holt Road stated he did not see docking stations. Planner Cox stated this is an implementation plan and they are looking at where additional bike parking is needed.

Chair Bills closed the public hearing.

Member Skinner made a motion to recommend approval to Town Council with the addendums. Member Bedotto seconded with the addendums. Unanimous.

Item #2

Amanda Bunce, Planning Manager

Amanda Bunce, Planning Manager stated in Rezoning Case #18CZ29 Courtyards on Holt PUD, the applicants, EPCON Communities/Jason Barron, Morningstar Law Group are seeking to rezone approximately ±28.839 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) located at 305 & 313 Catlette Street; 0, 1345, 1313, & 1337 Holt Road. Planner Bunce oriented those present as to the location of the subject property, existing uses, zoning and land use designations. A neighborhood meeting was held on August 22, 2018 and a report on that meeting is included in the agenda packet. Bunce summarized the uses and conditions proposed along with maximum densities, lots widths, buffers and access points. Staff recommends approval with the conditions proposed by the applicant.

The applicant, Jason Barron, Morningstar Law Firm stated this is an age restricted community, 80% must be owned by 55 and older individuals, these communities generate less traffic, have less impacts on schools, is a quieter use and is located within greater proximity to services.

Chair Bills opened the public hearing for anyone to speak in favor or opposition of the rezoning. Dan O'Brian of 1336 Holt Road stated the road is dangerous; he has had many crashes happen on his property, would like the speed limit reduced to 35 mph at the curve. He gets run off from the road during rain events, he did not see any detention ponds and he would like to have one for this area.

Jeff Roach, Peak Engineering and Design stated the road widening will take place on their side of the road, they will improve the site distance with pulling back the buffers. The current speed limit is 45 mph; they can ask NCDOT to evaluate it in this area. The developer is proposing 4 detention ponds for 10-year events. The 30ft buffer is due to the quieter use and would be sufficient. If they go with a 50ft buffer, it pushes the homes forward and creates more density.

Keith Horil of 1128 Twin Creek Road is supportive of the development. The developer proposes a 30ft type buffer but would like to see a 50ft buffer. The lighting will be on all night long and would like the lights to turn off at night. His neighbor does not want the stub street behind their property and he is concerned with the traffic along Holt Road.

Rosa Jackyra of 1417 Holt Road wants a 50ft buffer, this will add about 200 cars, will cause traffic problems and this project might affect her well and septic systems. She asked how much land will remain for the natural habitat.

Chair Bills closed the public hearing and stated most of the concerns will be dealt with when the site plan comes in for review. Chair Bills called for the motion. Member Godfrey made a motion to recommend approval to Town Council with the conditions proposed by the applicant. Member Hooks seconded. Motion carried with a unanimous vote.

Item #3

Amanda Bunce, Senior Planner stated in Rezoning Case #18CZ31 Westford PUD Amendment, the applicant, Jones & Cnossen Engineering, PLLC, is seeking to rezone approximately ±98.65 acres from Planned Unit Development-Conditional Zoning (PUD-CZ #12CZ10) to Planned Unit Development-Conditional Zoning (PUD-CZ) to amend sign requirements located at 0 & 8101 Jenks Road and 2812,

2900 & 3300 US Hwy 64 West. The amendment is to allow for an increase in the sign height. When Westford PUD was previously approved, the developer did not have the option to submit a customized master sign plan that deviated from the UDO. In 2017, the UDO was amended to allow PUD's to include this type of sign plan. The owner requests two principal ground signs at the entrance of US 64 Hwy West with a maximum height of twelve feet. The two signs will provide visibility to eastbound and westbound lanes and staff recommends approval as submitted.

The applicant, Peter Clossen, Jones Clossen Engineering, PLLC, stated the sign is going to sit 100 feet off the road, they need more visibility and it will sit at curb grade and have ground lighting.

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

NEW BUSINESS

Item #1

Sarah Rayfield, Senior Planner presented Ellsworth Master Subdivision Plan. The applicant, Branston, LLC/Nelson Nai-Cheng Liu and Anderson Trustee, proposes 36 lots located at 8209 and 8299 Green Level Church Road containing ±33.58 acres. Planner Rayfield oriented those present as to the location of the subject property, existing uses, zoning districts and 2030 Land Use Map designation. A neighborhood meeting was held on August 9, 2017 and the report on that meeting is included in agenda packet. The applicant proposes 33% RCA equivalent to 11 acres. The subdivision plan is consistent with the Apex Transportation Plan and the standards provided in the UDO., the applicant has agreed make necessary roadway and signal improvements to accommodate the Roberts Road extension and will complete the gap in sidewalk along Green Level Church Road. Planning staff recommends approval as proposed by the applicant.

Glen Futrell of 150 Towerview Court Cary NC stated the connection to Roberts Road will be finished by the end of 2019, and he hopes to build a nice subdivision.

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

Item #2

Olive Glen Master Subdivision Plan. The applicant, McAdams & Co. /Virginia Goodwin Heirs, proposes 90 lots located at 433 New Hill Olive Chapel Road containing ±36.46 acres. The applicant pulled this item and it will be heard at a future date.

Item #3

Amanda Bunce, Planning Manager presented The Townes at Westford Revised Master Subdivision Plan. The applicant, Ryan Akers, PE, McAdams & Co./Taylor Morrison of Carolinas, Inc., proposes 315 lots located at 2812, 2900 and 3300 US 64 Hwy W containing ±55.73 acres. Planner Bunce stated the original plan was approved November 21, 2017. The builder decided to change the architecture, there were significant grade changes and the addition of retaining walls across the front of the lots which require approval by Town Council. The revised plan meets the UDO and staff recommends approval.

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 #4

Amanda Bunce, Planning Manager presented the following amendments to the Unified Development Ordinance (UDO) as requested by the Planning Committee:

1. Amendments to Sec. 8.7 *Signs* in order to prohibit temporary signs within Town rights-of-way abutting Town-owned properties.
2. Amendments to Sec. 2.3 *Development Approvals* in order to require that all Town development projects be reviewed as Exempt Site Plans or Minor Site Plans as specified in the UDO. The amendments also require that all Town projects shall meet the UDO to the maximum extent reasonable and practicable.

Planner Bunce stated staff recommends approval

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

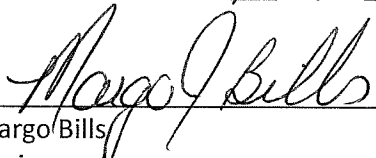
Item #5

Possible motion to set the November 2019 meeting date due to the meeting date falls on Veteran's Day; Town Hall is closed. Staff proposes setting the date for Tuesday, November 12, 2019. Chair Bills called for the motion. Member Marks made a motion to recommend approval to set the date for November 12, 2019. Member Skinner seconded. Motion carried with a unanimous vote.

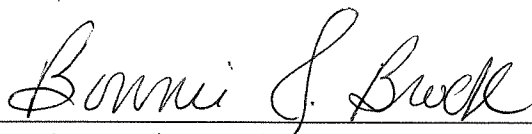
Item #6

Special Presentation by Planning Director Dianne Khin. Service recognition awards for out-going members David Hooks, Tommy Morgan and Jim Mead.

There being no further business, the meeting adjourned at 6:15 p.m. The foregoing minutes are approved this the 14 day of January 2019.



Margo Bills
Chair



Bonnie J. Brock, CMC, NECCMC
Deputy Town Clerk