



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: April 12, 2021

The Planning Board held their regular meeting on April 12, 2021 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 Michael Marks, Vice Chair Reginald Skinner, Board Members, Mark Steele, Tim Royal (ETJ Member), Keith Braswell, Jeff Hastings (Historical Society Member) and Ryan Akers (Wake County Member). Members absent were Tina Sherman, Tommy Pate and Elaine Boyle.

Chair Marks called the meeting to order at 4:30 p.m. Chair Marks gave the Invocation led the Pledge of Allegiance.

Planning and Community Development Director Dianne Khin introduced new Planning Department employee Allyson Coltrane, Long Range Transit Planner.

PUBLIC FORUM

Chair Marks opened the floor for citizens to speak on non-public hearing items; no one came forward.

CONSENT

Item #1 – Minutes from the March 8, 2021 regular meeting. Chair Marks called for a motion. Member Steele motioned to recommend approval. Member Braswell seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Sarah Van Every, Senior Planner stated in Rezoning Case #21CZ08 Cash Corporate Center, the applicants, Town of Apex/Jack 1, LLC, are seeking to rezone approximately ±121.30 acres from Light Industrial-Conditional Zoning (LI-CZ #18CZ19) to Light Industrial-Conditional Zoning (LI-CZ) located at 0 & 2100 Production Drive. Planner Van Every oriented those present as to the location of the subject property, existing uses, zoning and land use designations. A neighborhood meeting was held on March 1, 2021; the report on that meeting is included in the agenda packet. Planner Van Every stated one proposed new use and a few revised and new proposed zoning conditions. Planning staff recommends approval. The rezoning is consistent with the 2045 Land Use Map and is in the public interest in that it will provide flexibility to ensure cohesive development plans for future Economic Development Projects.

Chair Marks opened the public hearing for anyone to speak in favor or opposition of the rezoning. Sarah Van Every read into the record, public comments and are hereby incorporated by reference as Attachment "A".

Chair Marks closed the public hearing.

Some questions from the Board were:

- At what point in the process will primary access be determined? Planner Van Every stated it would be done at site plan. Planner Bunce stated the site plan will dictate if a traffic study is warranted and any road improvement that would be required.

- Is Pristine Water Drive a possibility with being connected? Planner Cox stated Burma, Production and Pristine Water are on our long-range transportation plan as is Lufkin and all are intended to handle high volumes of traffic.

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

Item #2

Jenna Shouse, Long Range Planner II presented amendments to Advance Apex: The 2045 Transportation Plan and Bike Apex: The Comprehensive Bicycle Plan. Planner Shouse stated the recommendations of Bike Apex are intended to clarify street-side greenways are recreational facilities located outside of the public right-of-way and within an easement and a minimum width of 20 feet. This will guide private and public development of street-side greenways. Planning and Parks and Recreation staff recommend approval of the amendments.

Chair Marks opened and closed the public hearing; no one came forward to speak in favor or opposition of the amendments.

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

Item #3

Allyson Coltrane, Long Range Transit Planner II presented amendments to the Transit Plan Map of Advance Apex: The 2045 Transportation Plan related to GoApex Route 1. The amendment is related to the Beaver Creek Crossing section of the route. Staff proposes to remove the outbound stop in the interior of Beaver Creek Crossings which requires permission from the property manager who is unable to enter into an agreement at this time. This section would be removed and the bus would instead travel inbound and outbound on Beaver Creek Commons Drive. The shopping centers would still be served by two exterior stops along Beaver Creek Commons Drive.

Chair Marks opened and closed the public hearing; no one came forward to speak in favor or opposition of the amendments.

Chair Marks called for the motion. Member Steele motioned to recommend approval to Town Council. Member Braswell seconded. Motion carried with a unanimous vote.

NEW BUSINESS

Item #1

Amanda Bunce, Current Planning Manager presented the following amendments to the Unified Development Ordinance (UDO):

Requested by Planning and Economic Development Staff:

1. Sec. 4.2.2 *Use Table* and 4.4.5.D *Supplemental Standards, Office and Research* in order to add the use "Medical or dental laboratory" as a permitted use in the Planned Commercial (PC) zoning district, non-storefront locations in the Downtown Business (B2) zoning districts, and the Small Town Character Overlay District and to provide supplemental standards for such use.

Requested by Planning Staff:

2. Sec. 8.2.7.B *Fence/Wall Height* in order to correct a typographical error in a reference to another subsection.

Chair Marks called for the motion. Member Royal motioned to recommend approval to Town Council. Member Braswell seconded. Motion carried with a unanimous vote.

Member Steele motioned to adjourn. Vice Chair Skinner seconded. Motion carried with a unanimous vote.

There being no further business, the meeting adjourned at 4:59 p.m. The foregoing minutes are approved this the 10 day of MAY, 2021.



Michael Marks
Chair



Bonnie J. Brock
Development Specialist

Attachment "A"

Regarding Rezoning Application #21CZ08 (Cash Corporate Center):

Cousins Investments I, does not have an issue with the proposed rezoning for the Cash Corporate Center. However, we are concerned with the traffic load with the potential access to the land parcels through Burma Drive and Lufkin Road due to the location of a middle school and businesses along these streets. A distribution center with over 220 employees entering and exiting daily in addition to the related distribution traffic and vehicles will have a significant impact on the safety and welfare of our tenant and its employees as they enter and leave our property, as well as the students, parents and staff at Lufkin Middle School. We request that the primary access for the Cash Corporate Center not be Burma and Lufkin Road. The most direct route to Highway 1 and 55 is Pristine Water Drive. We request that this route be implemented early in the planning process in order to eliminate both construction traffic and permanent distribution traffic on Burma Drive and Lufkin Road.

Thank you for hearing and considering our concerns about this project.

Sincerely,

William T. Crowder, Jr.

Manager, Cousins Investments I, owner of 1111 Burma Drive Apex, NC 27539

Vice President, Crowder Construction Company, Tenant of 1111 Burma Drive Apex NC 27539