



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: August 14, 2023

The Planning Board held their regular meeting on August 14, 2023 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 Reginald Skinner, Vice-Chair Tina Sherman, Board Members, Tim Royal (ETJ Member), Keith Braswell, Jeff Hastings (Historical Society Member), Ryan Akers (Wake County Member), Steven Rhodes, Alyssa Byrd and Daniel Khodaparast. Member absent was Sarah Soh.

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

ITEMS OF INFORMATION

Planning Director Khin thanked everyone who was able to come out to the Western Big Branch area plan meeting on August 9th at Apex Friendship High School. The second meeting will be on August 30, 2023 at the New Hill Community Center. The link to the Public Input Meeting Information is <https://publicinput.com/i5237>.

PUBLIC COMMENT

Chair Skinner opened the floor for citizens to speak on non-agenda items.

Kurt Kuechler, 2721 Silver Stirrup Lane wanted to thank those that attended the first public input meeting. He thinks it benefits the board members to hear directly from the people in the area as to how they feel about the issues in the area.

Chair Skinner closed the Public Comments

CONSENT

Item #1 – Minutes from the July 10, 2023 regular meeting. Chair Skinner called for a motion. Member Sherman motioned to recommend approval. Member Byrd seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Jenna Shouse, Senior Planner presented a possible motion regarding an amendment to the Bicycle and Pedestrian System Plan Map of the Transportation Plan to add a proposed side path along the north side of Old Jenks Road between Davis Drive and Holt Road.

Member Akers asked if the side path fit within the existing right-of-way (ROW) or would new ROW need to be acquired to install a new side path. Planner Shouse said they have not gotten to design stage. Currently there is a sidewalk along the frontage of the school's campus and the park. It would be feasible to upgrade the path when the schools are reconstructed at some point in the future similar to Baucom Elementary.

Chair Skinner says the intersection is shallow and he wonders how a side path would fit in there and be constructed. Planner Shouse said this would likely come as part of a redevelopment in that area. It hasn't come up as a higher priority safe routes to school project. Staff wants to have it on the map in case a redevelopment project comes in.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the rezoning. No one came forward. Chair Skinner closed the public hearing.

Member Royal asked about the portion along N Salem St./Davis Dr. Planner Shouse pointed out that that portion is already on the plan.

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

Item #2

Jenna Shouse, Senior Long Range Planner

Planner Shouse presented a possible motion regarding amendments to the Bicycle and Pedestrian System Plan Map of the Transportation Plan to 1) replace a proposed side path with proposed sidewalk along the east side of Transit Trail between Olive Chapel Road and the entrance to the proposed Weston Subdivision and 2) add a proposed side path along the west side of Transit Trail from Olive Chapel Road to the greenway in the Legacy Planned Unit Development. This purpose of this is to align with Town Council's approval of Rezoning #23CZ09 on June 27, 2023. The Weston developer would still be required to construct the side path north of their entrance along Transit Trail.

Member Akers asked for a review of what zoning conditions were approved.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the rezoning. No one was in attendance to speak on this item.

Chair Skinner closed the public hearing.

Member Akers says it is clear we are making the future plan match the zoning proffer so there is not much we can do at this point.

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

Item #3

Jenna Shouse, Senior Long Range Planner

Planner Shouse presented a possible motion for amendments to the Thoroughfare and Collector Street Plan and the Bicycle and Pedestrian System Plan Map of the Transportation Plan to 1) add a proposed local connector street from the Turner Pines Drive street stub to a proposed north-south residential street stub in the proposed Utley Farms subdivision and 2) add a proposed side path along the east side of the proposed local connector in the proposed Utley Farm subdivision.

She stated that this roadway has been aligned to avoid all existing structures and will only be constructed if redevelopment occurs.

Member Braswell asked if the streets are currently stubbed out in Belterra. Planner Shouse said it has been stubbed out and the developer of the approved Utley Farms development has agreed to construct

and stub out the street on the north side of their development if this amendment to the Transportation Plan is approved.

Member Sherman asked why this was not on the maps originally and why we are adding it now. Planner Shouse said looking at the history of the original rezoning case for Jordan Vistas, now Belterra, it was a staff recommendation for a north-south connection, either side path or greenway. They chose to build a side path. Since that has now been constructed, staff wants to get the possible connection on the plan. Manager Bunce added that at the time the rezoning for Jordan Vistas came in, staff had not had a chance to analyze pedestrian needs in that area.

Planning Director Khin said that often projects come in after Master Plan updates. As you get further away from the adoption date of those plans, changes are going to come up. Staff can't always anticipate every project that comes in. Needs become more obvious as the developments come in. We always try to get zoning conditions when we can, even if it does not match the current plans.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the amendments.

Richard Vitek-2504 Lashlee Way, does not believe there is any need for a road or side path through there. The subdivisions are serviced by other roads in the area. He thinks the value of the properties in the area will be negatively affected by this proposal.

Chair Skinner closed the public hearing.

Member Braswell noted that there would need to be future connectivity if this was redeveloped.

Member Akers asked if we adopt this local connector street and a future developer wants to change the route would they have to come back, what does that process look like. Planner Shouse said there has not been a detailed design so she would anticipate there will be a different alignment when it is constructed.

Traffic Engineering Manager Dalton said that staff is at the planning stage, which is really a best fit analysis. It is hard for us to engineer exactly where that road would go. It may not be just one road. It is all figured out in the development review process.

Manager Bunce said that there is a stream feature that comes from the north, heads south with a riparian buffer, and there is topography that prevents the road from going too far west. We are putting forth the best alignment with the information we have and then when the development plans come in for review we have specific engineering level detail to adjust the path.

Planning Director Khin pointed out that all of the stubbed streets will be required to be extended when development occurs, that is required by the Unified Development Ordinance (UDO). The question is whether we want to require at this time to have the local connector to be shown on the plan so that the side path will be required.

Member Sherman motioned that we ask Planning staff to come back with an alternative to the Thoroughfare Collector and Street Plan Map as requested today. There was no second to the motion. Motion failed.

Member Akers said he is in opposition to using staff time to be more specific on the plans because when a developer brings a project in they will want to put the roads where it makes sense from a developability

stand point. Sending it back now when it is likely to be changed when actual development occurs is not the best use of staff time.

Member Braswell said this is not like a surveyed engineered location. This is just telling the developer that the side path will be going through there. They will know up front that they have to connect either way and provide a side path.

Member Braswell motioned to approve the amendment for the street and side path on the Thoroughfare and Collector Street Plan and the Bicycle and Pedestrian System Plan Map of the Transportation Plan. The motion was seconded by Member Akers. The motion passed 7-1. Member Sherman opposed the motion due to wanting to look at possible realignments considering neighbor concerns.

NEW BUSINESS

There was no new business presented.

For the record-The Wester Big Branch information is on the Town of Apex website www.apexnc.org. The information is on the "Latest Town Highlights". The meeting is on August 30, 2023 and all the information is on that link.

Member Royal motioned to adjourn. Member Byrd seconded. The vote was unanimous.

There being no further business, the meeting adjourned at 5:27 p.m. The foregoing minutes are approved this the 11th day of September, 2023.



Tina Sherman
Vice-Chair



Jeri Pederson
Lead Planning Technician