

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

December 19, 2019

Case Number 14-2020

A request by Crockett Engineering (agent) on behalf of Christian Fellowship Church (owners) for a 34-lot preliminary plat of their 35-acre property, located on the northeast corner of Chapel Hill Road and Louisville Drive. (Upon revision of the proposed preliminary plat, the advertised design adjustments are no longer necessary).

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the preliminary plat for Chapel Hill Meadows Plat 2.

MS. LOE: Thank you, Mr. Smith. Are there any questions for staff? Before we move on to -- actually, before we move on to --

MS. RUSHING: It talked about --

MS. LOE: Ms. Rushing?

MS. RUSHING: -- preservation --

MS. LOE: Ms. Rushing?

MS. RUSHING: -- of --

MS. LOE: Ms. Rushing? Before we move on --

MS. RUSHING: Oh, okay.

MS. LOE: -- to staff questions, I would like to ask Commissioners if they have had any ex parte on this case to please share that with us so all Commissioners have the same information to consider on behalf of this case in front of us. Seeing none. Ms. Rushing?

MS. RUSHING: It talked about preservation of some of the trees. Do you know which trees are going to survive?

MR. SMITH: The applicant did submit a land analysis map -- and I apologize not having that in front of me here, that identified the proposed areas for the tree preservation areas. And maybe

Mr. Crockett or Mr. Stephens can speak to that when they get up here.

MS. RUSHING: Okay.

MR. SMITH: They probably have a better idea of where exactly that is located. But generally it is in the common lot areas.

MS. RUSHING: And I -- you know, I was assuming it would be up in that corner where you showed us the two new lots -- or the two lots. So I -- I will do that.

MS. LOE: Mr. MacMann?

MR. MACMANN: Thank you, Madam Chair. Mr. Smith, talk to me about this fire department stub that goes on the northeast. Is the fire department totally cool with that private drive split-use type access thing?

MR. SMITH: Yes. So their interest in it is to make sure that they have a fire department approved access drive that meets their requirements so that if there is an emergency call, they can navigate down the roadway, they have enough width to deploy, and they can turn around. So as far as that goes, they have reviewed it and it is acceptable.

MR. MACMANN: So I just -- points of information, I guess, mostly for me, so that would mean there would be no private parking on that street?

MR. SMITH: It generally is going to serve just like a private driveway. And the difference here is that because it is so long, they do have to meet that requirement. I think it is in excess of 150 feet, they have to have those certain specs on their driveway. We wouldn't even necessarily need it on the preliminary, but we felt it was a good illustrative tool to make sure that it was clear what would be required to develop those two lots.

MR. MACMANN: All right. I don't want to get in the arcana. That's my question for the moment. Thank you.

MS. LOE: Thank you, Mr. MacMann. Any additional questions of staff? Seeing none. We will open up the floor for public comment on this case. If you have any public comments,

please come forward to the microphone. Please give your name and address for the record. You will have three minutes to speak. If you're representing a group, you will have six minutes to speak.

MR. CROCKETT: Absolutely. Thank you, Madam Chair, members of the Commission. Tim Crockett, Crockett Engineering, offices at 1000 West Nifong. Again, as Mr. -- Mr. Smith indicated, this is a revised preliminary plat on the original plat that is in area. It is a final plat into two original lots. Again, we are platting two stub streets or two cul-de-sac streets coming off of the existing streets that are in the location. To answer your question, Ms. Rushing, with regards to the significant trees, there are a large number of significant trees or what the City classifies as significant trees, which are 20 inches and larger. A lot of those trees are located on the common lots, common lot C-2 and C-1 along the north property line as well as just to the east or the downstream side of the lake in that location. And so that is one of the reasons why we are seeking to not connect the two streets together because going through that location would require us a substantial amount of grading further down from the lake itself, thus causing the removal of a lot of those trees. And so by this configuration, it allows us to preserve a lot of the larger trees that are on the property and put them in common -- common space. With regards to your question, Mr. MacMann, with regard to the fire access. That fire access, as shown, meets the Appendix D from the Fire Code, and so we do work directly with the Fire Chief and the Fire Marshall to make sure that that is in conformance with those codes. And again, we are looking at single-family residential for the majority of the site -- not the majority, excuse me, but for the peripheral of the site. Those lots are in substantial size and completion of what is adjacent to this property. So we are not looking to differ very much from what's already there in other neighborhoods that's in and around this location. The large lot that is currently being platted is for a church -- for the Christian Fellowship, the new location of their church building. If you have driven to the site, you'll notice that there is construction taking place. It's not construction for this residential neighborhood, but rather the church itself. So whether the preliminary plat moves forward or not, we are still in compliance with the platting regulation and the building regulation so that the church property can proceed. So I don't want any misconception that we are jumping the gun or moving ahead with the construction of this ahead of time because we certainly not. What is taking place is the construction of the church facility itself. And so that lies at the -- closer to the intersection itself. There will be some future expansions on that property if things go well, and so we have kind of allocated and planned for that. But again, this is for the residential portion. When the church purchased these properties

quite a few years ago, they had this in mind. They had the idea that they wanted to come in here and build some residential units in and around their church building. They want their -- their congregation to have the first right to come in here and live close to the church, and what's not sold to the congregation themselves, it will be on the open market. So I'm happy to answer any questions that the Commission may have. I do have Mike Acock, who represents Christian Fellowship tonight, as well as Rob Wolverton, who is a development consultant.

MS. LOE: Thank you, Mr. Crockett. Are there any questions for this speaker? I see none.

MR. CROCKETT: Thank you.

MS. LOE: Thank you. Are there any additional speakers that would like to speak on this case tonight? Seeing none. We will close the public comment period. Commission, discussion? Ms. Russell?

MS. RUSSELL: Well, since there is no discussion, I'm going to move regarding Case 14-2020 to approve the preliminary plat for Chapel Hill Meadows, Plat 2.

MR. STANTON: Second.

MS. LOE: Second by Mr. Stanton. We have a motion on the floor. Is there any discussion on this motion? I see none. Ms. Burns, may we have roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Stanton. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council. That concludes our subdivisions for the evening.