

Wake County Planning Board Land Use Committee
Wednesday, June 17, 2009
11:00 a.m. Wake County Courthouse, Room 700
Raleigh, N.C.

Attendance:

<u>Name</u>	<u>Representing</u>
Richard McCullum	Goldston
David York	Goldston, Smith Moore Leatherwood
Tim Clark	Goldston, Smith Moore Leatherwood
Barry Scott	Lake Fall Subdivision
Brent Artrip	Lake Fall Subdivision
Brian Casto	Lake Fall Subdivision
C. Scott Daughtry	Lake Fall Subdivision
David Doak	Lake Fall Subdivision
Eric Artrip	Lake Fall Subdivision
Kyle Sandy	Lake Fall Subdivision
Mary Johnson	Lake Fall Subdivision
Rob Posgai	Lake Fall Subdivision
Steve Kanelakos	Lake Fall Subdivision
David Bracken	News & Observer
J.D. Goldston, Jr.	Property owner
Bill Turner	Turner Group, Inc.
Bryan Batton	Wake County Attorney's Office
Jamaar Hosier	Wake County Community Services
Tim Maloney	Wake County Community Services
Alan Swanstrom	Wake County Planning Board
Calvin Pippin	Wake County Planning Board
Dale Bouldin	Wake County Planning Board
Graham Cawthorne	Wake County Planning Board
John Miller	Wake County Planning Board
Joseph Springer	Wake County Planning Board
Bryan Coates	Wake County Planning Department
Celena Everette	Wake County Planning Department
Larry Morgan	Wake County Planning Department
Russ O'Melia	Wake County Planning Department
Sharon Peterson	Wake County Planning Department
Sherry Taylor	Wake County Planning Department

Land Use Plan Amendment 05-08: Review the Wake County Land Use Plan Map to expand the existing 33-acre activity center to include the northwest corner (10.38-acre parcel) at Old Creedmoor Road and NC Highway 98 as a Neighborhood Activity Center (NAC)

Mr. Bouldin called the meeting to order.

Mr. Coates presented the staff report.

Mr. York addressed staff finding #6 regarding impervious surface. He said that the regulations indication that you can go up to 30% impervious surface for residential

development or 24% for non-residential development. He said that approval of the Land Use Plan Amendment would not increase what impervious surface could be placed on the property. He added that the code has already removed a lot of the uses that would adversely impact water quality. He said that once you have stormwater measures in place, there will not be an impact to water quality based on use. Mr. York said that they would like to address one of the hurdles of the application by amending the application. He proposed to amend the request by reducing the acreage to be added to the activity center to 2.6 acres. He said that the existing activity center is 32.4 acres, so adding 2.6 acres would bring the activity center to 35 acres. He proposed that the 2.6 acres be located at the intersection of Old Creedmoor Road and NC 98. He also proposed that no portion of the 2.6 acres be closer than 125 feet to the existing lot lines of Lake Falls Subdivision.

Mr. Pippin asked what the total acreage would be located within the 125-foot buffer.

Mr. York said that they have not calculated the acreage of the buffer yet. He said that 2.6 acres is just over 24% of the 10.38-acre parcel.

Mr. Miller made a motion to table this item until the applicant submits the revised application.

Mr. Bouldin asked if staff has reviewed the amendment.

Mr. Coates answered no.

Mr. Pippin seconded the motion.

Mr. Pippin asked if the property would need to be surveyed and separated.

Mr. Coates said that they would need some kind of description of where the 2.6 acres would be, such as a metes and bounds description.

Mr. Cawthorne asked if this amendment would affect this activity center being parcel based.

Ms. Peterson said that as long as a metes and bounds description is provided then that should be ok.

By a vote of 5-0, the motion to table the item passed.

The meeting was adjourned.

Next steps: The Land Use Committee will discuss this item again at a future meeting.