

Louisburg Planning Board
Meeting minutes: April 14, 2022

The Louisburg Planning Board met in the Conference Room located at 115 Industrial Drive on the evening of April 14, 2022 at 5:15 PM. Members present were: Ms. Fannie Perry, Mr. Tommy Harris, Ms. Geraldine Manley, Ms. Linda Keith, Ms. Bobbi Jo May, Mr. William Jones and Ms. Martha Davis.

Mr. Philip Slayter, Town Planning Director was present.

Representing the Louisburg Falls Project: *Global Real Estate Strategies, Mr. Kenneth Van Liew, Mr. Scott Murray of Scott Murray Land Planning, Mr. Tommy Twitty, local realtor, Mr. Larry Green and Mr. Alan Maness of Wetherill Engineering.*

Minutes Approval

The Chair requested a motion to approve the minutes of the March 10th minutes. A motion was made by Mr. Harris with a second by Ms. May to approve the minutes. The motion passed without objection.

At this point, Ms. Fannie Perry recused herself from the discussion relating to the rezoning request for Louisburg Falls as she is an adjoining property owner. Mr. Harris assumed the Chair for this purpose.

Business Items

1. Rezoning of Parcel ID 017199 (“Louisburg Falls”) from Special Highway Overlay District (SHOD) to Planned Development District (PDD).

Mr. Slayter asked the Chair to permit the Developer, Mr. Van Liew to make their presentation first to allow the Board to fully understand what was being proposed. At which point, the Chair recognized Mr. Van Liew who introduced himself, and in turn introduced Mr. Patel the property owner. Following the introductions, Mr. Van Liew asked Mr. Tommy Twitty to stand and begin the presentation. He started his remarks with a short history of the property. After his remarks, he introduced Mr. Scott Murray who then began a more detailed explanation of the project. He began his remarks with a general overview of the project reviewing the full scope of the site. He followed that with a review of the proposed land uses, zoning, environmental features, roadway network, buffer yards, building setbacks, signage, open spaces, sidewalks, and utilities. He concluded his presentation with a “walk-thru” of the project describing the experiences an individual would have, and the landscape a person would see, as they moved about the interior of the project.

His remarks were followed by the introduction of Mr. Alan Maness, Wetherill Engineering, who gave a review of the traffic study that was prepared and the impacts forecasted by it. In his comments, he basically noted that the traffic generated by Louisburg Falls can be absorbed by the existing road network with the addition of several turn lanes and access to the signalized

intersection at Retail Way. He concluded his remarks by stating that if NCDOT modified the functionality of NC 401 South to a “superstreet” then the intersection of Fox Park Road and NC 401 S would also need to be signalized.

At the end of the presentation by the Developer, the Chair recognized Mr. Slayter for his remarks. He reviewed his staff report and the issues that the project raised. He indicated that he was in support of the rezoning but there remained one issue that will have to be addressed at some point: the spike strip that separates the project boundary from the intersection at Retail Way. He indicated that while the Developer was in negotiations with the owner of the strip, if those fail, the Town may have to intercede. That decision would be at the discretion of Town Council. However, if that connection cannot be made then the project would have to be re-examined.

As individual Board members expressed their support of the project, a motion was made by Ms. Bobbi Joe May with a second by Ms. Martha Davis to approve the request. The motion passed without objection.

2. Zoning Ordinance Text Amendment to Remove Height Limitation from the Planned Development District (PDD).

Ms. Perry returned as Chair.

Mr. Slayter reviewed the Staff Report on this change highlighting that within the Louisburg Falls project several buildings exceeded the current height standard that was set for the District. He noted that at the time of the text amendment which established the PDD, the height limitation was inserted more as a place holder using existing code standards as a placeholder for the height. He stated that it was more appropriate given the movement toward multi-use projects where density is often a key aspect and allow the project to define the height. He did note that the Board can always recommend reducing it where the need arises since the PDD is a site specific approval.

With no further discussion, a motion was made by Mr. Jones to approve a revised limit of 75 feet. A second by Ms. Keith was made. Motion passed without objection.

3. Subdivision Ordinance Text Amendment to Allow Private Roads in the Planned Development District (PDD).

Mr. Slayter reviewed this request for the Board, again noting that this was based on the experience with the Louisburg Falls submission. He cited that while Louisburg Falls would have two major arterials that would be publicly maintained, the balance of the road system would be private similar to many unified site plans for shopping centers and apartment complexes. He stated that the cost of maintenance would fall to the HOA that will take over ownership of the common areas in Louisburg Falls, and hence save the Town many thousands of dollars in road maintenance costs.

As he concluded his remarks, Mr. Harris made a motion to approve the request with a second by Ms. Davis. The motion passed without objection.

Adjournment

The Chair requested a motion to adjourn as the Board had no further business. A motion was made by Mr. Harris with a second by Ms. Manley to adjourn. With no objection the meeting adjourned.