



**Planning and Zoning Board  
June 14, 2018 at 6:30 pm**

**MINUTES**

**Attendance**

Board members present for the meeting were:

Chairman Peter Prichard

Vice Chairwoman Harlean Botha

Member Lee Langston

Member Rob Taylor

Member Tim Toterhi

Member Sanjay Acharya, Alternate

Member Catherine Willis, Alternate (arrived shortly after meeting was called to order)

Board members absent for the meeting:

None

Town Council member present:

Satish Garimella, Councilman

Staff members present for the meeting were:

Martha Paige, Town Manager

Courtney Tanner, Planning Director

Marty Saunders, Secretary to the Board

**1. Call to Order**

*Chairman Peter Prichard* called the meeting to order at 6:30pm.

**2. Invocation**

*Vice Chairwoman Botha* opened the meeting with the invocation.

**3. Adoption of Agenda**

The agenda was adopted as amended to include an item regarding the land use plan.

**4. Adoption of Minutes**

*Vice-Chairwoman Botha* made a motion to approve the May 10, 2018 meeting minutes. *Member Taylor* seconded the motion, which passed unanimously.

**5. Presentations**

None

## 6. Public Address

**Daniel Pope**, 105 Millicent Way, Morrisville, NC, came forward to talk about the Millicent Way connection to Little Drive found in the Draft Comprehensive Transportation Plan Update. He referenced the Planning and Zoning Board recommendation to prepare a study to evaluate whether to build a road or greenway. He would like to see a greenway constructed, instead of a roadway. His concern is safety for the neighborhood children. He added that Parkside Elementary School will be constructed in this vicinity and will connect to Little Drive. There will also be connections to Parkside Valley Drive and the expanded Louis Stephens Road. He would like to discourage cut through or increased traffic from the school site, densely populated neighborhoods and the nearby McCrimmon Corner shopping center. A greenway would be more desirable. It would encourage exercise.

## 7. Old Business with Public Comment

None

## 8. Old Business

### 8a. Draft Comprehensive Transportation Plan (CTP) Update

*Director Tanner* gave a summary of the modifications to the most recent Draft CTP since the February, 2018 version. The more significant changes were made to Chapters 3, 4 and 5 as well as the Appendices. Several chapters were modified to include the addition of the Town Hall Drive Extension.

In Chapter 1, the action item accomplishments were revised; to add *Development Specific Plans* for the redevelopment of Koppers (former Superfund) site, move this description under the McCrimmon Extension Area to the Koppers site, correct the description of McCrimmon Extension Area, rename the Triangle Parkway to Southport Drive and add the NC 54 Study.

Several figures in Chapter 2 were revised to show the Crabtree Hatcher Creek Greenway and connections from the greenway to Morrisville-Carpenter Road as existing greenways.

*Director Tanner* summarized the Planning and Zoning Board recommended modifications in Chapter 3. Specifically, Figure 3-3 was revised to reflect that the alignment of NC 147 in the Draft Plan does not match the preferred NCDOT alignment for the project funded in the STIP. On Page 3-2, the widening of I-40 was clarified to include adding auxiliary lanes and managed lanes under Other Relevant Committed Roadway Projects.

In Chapter 4, revisions were made to a number of figures to show the multiuse paths recently installed at the Lake Crabtree apartment development. The extension of the greenway proposed on the east side of Church Street north to connect to the Church Street and Shiloh Community Parks were added to Figure 4-6.

There were modifications made to the Prioritized Roadway Improvements and Recommended Policies or Programs in Chapter 5. The Prioritized Roadway Improvements list was revised to reflect changes made to Short-Term, Mid-Term, and Long-Term roadway improvements. The following intersections were added to the Short-Term list: NC 54 and Keybridge Drive, and Davis Drive and Parkside Valley Drive. Other revisions made to the roadway prioritization included changing the prioritization of the Airport Boulevard Grade Separation (NC 54 to Church Street) to Short-Term and NC 54 at Morrisville Parkway and Cary Parkway to Mid-Term.

The Recommended Policies or Programs section was revised to add an item to develop an Intersection Safety Improvements Study Program for all intersections.

Lastly, the right-of-way widths for cross-sections in Appendix B were revised. Project sheets for Airport Boulevard, Marcom Drive Extension, Morrisville East Connector, Southport Drive Extension and Town Hall Drive Extension were added to Appendix C.

*Director Tanner* stated that the recommended schedule included the Planning and Zoning Board discussion and a possible recommendation to the Town Council. She also reviewed the community events that had taken place and noted that Springfest would take place on June 16, 2018. The Public Portal was closed after the May Planning and Zoning Board meeting, and will re-open when the Town Council begins their review.

*Chairman Prichard* then opened the floor to questions or comments from the members of the Board. *Chairman Prichard, Vice Chairwoman Botha, Members Toterhi, Willis and Acharya* stated that additional review time was desired.

In response to the public address comments, *Vice Chairwoman Botha* inquired about the background for the Millicent Way extension. *Director Tanner* described that various connections were discussed at a previous Planning and Zoning Board meeting. This discussion resulted in the recommendation to study the possible roadway or greenway extension for Millicent Way. As part of the Breckenridge subdivision approval, a connection to Little Drive was required. The right-of-way is in place for Millicent Way, but the connection was likely not constructed since Little Drive was built after the Breckenridge development was constructed. RTP was asked if they had a preference of road or greenway. RTP had no preference. They were open to working on a solution, as connectivity to their facilities is desired. The study could indicate road, emergency only access road, greenway or no connection. If a greenway is identified, details on whether or not a greenway on the southside of Little Drive could be installed would be part of the study. This study is important since the decision needs to be based on facts since it was required as part of the Breckenridge approval.

*Member Acharya* asked what kind of timeline would be estimated for the Millicent Way study. *Director Tanner* explained that once the CTP is adopted, the roadway prioritizations will be examined and the budget process would begin in order to request funding. Millicent Way is identified as a long term project, and the study is not funded.

*Member Acharya* said he has fundamental problems with planning; specifically 25+ years out. *Director Tanner* disagreed with the statement, and stated planning for the future was necessary to ensure the Town was able to obtain state and federal funding. *Director Tanner* cited the current adopted Transportation Plan, which identified the McCrimmon Parkway grade separation extension as an example of a long range project. The Plan was adopted in 2009, and the McCrimmon Parkway project is now a funded project. If the Town had not included it in the 2009 Plan because it was a long term project, the Town would not have had the ability to obtain funding.

*Member Acharya* added that the financial benefits should also be a factor in prioritizing a project. *Director Tanner* explained that one traffic fatality ultimately affects all residents in some

way. There are competing interests in establishing the roadway priorities, and the recommendations in the Plan were not based on multiple variables not just financial.

*Member Taylor* said that in the big picture, Millicent Way looks like a really small project. However, the Town owns the right-of-way for the Millicent Way extension. That justifies the need for a study to determine the best use for Millicent Way; build a road, a greenway or neither. It is important to have a vision for the future. He suggested that the Board should advocate for long term projects.

*Member Langston* responded that the Transportation Plan provides a baseline. It can be reviewed and updated every 8-10 years. The Plan provides options. For example, after looking at current data, Crabtree Crossing was added back into the current Draft CTP. Residents did not think that this was an option. This is one of the benefits of keeping projects in the Plan to address potential long range needs.

*Member Langston* then asked about the connection between Parkside Valley Drive and Little Drive so that someone could drive through the school site. *Director Tanner* said that there is an entrance only for carpools on Parkside Valley Drive. Bus traffic and teacher traffic would access the school from Little Drive. The design is parking lots with driveways, not a private road.

*Member Taylor* stated that he feels comfortable with the document (CTP) as it is.

*Member Acharya* had questions regarding Table 3-6 found on Page 3-10. He was referring to the Recommended Roadway Extension Table. He wanted to remove the following sentence “*No funds should be allocated to Crabtree Crossing Parkway Extension before NC 54*” from item 2. He felt this statement was limiting the Town’s options. *Member Langston* agreed that he would take it out. *Director Tanner* reminded the Board that this statement was a result of Planning and Zoning Board discussion, and if changed, extensive public outreach would be required. *Member Taylor* agreed he would take the second sentence out since the Town has no control of funding of NC 54.

*Member Acharya* also wanted to rephrase the last phrase in Table 3-6 item 3 “*and messaging on traffic congestion navigation mobile applications, such as Waze.*” *Members Langston and Taylor* both stated that they had no problem with the phrase, due to public input. *Chairman Prichard* said he understood it as written. *Director Tanner* explained the intent was to look at the potential legal controls.

*Member Toterhi* stated, that in response to item 2, he wanted to know why the Town would want to cut out funding. *Member Taylor* explained that the CTP is not a funding plan, it is a prioritization plan. *Member Langston* said he was a proponent of doing it, with support of data. *Director Tanner* explained that the Comprehensive Plan, of which the CTP is a component, is used as policy guidance that staff uses to make budget requests, on development and the CIP. However, when formal decisions are made by the Town Council, the State does not require Town adherence to this guidance.

*Chairman Prichard* stated that the Board has agreed to leave item 3 as it is at this time. *Director Tanner* would look at re-wording item 3 to clarify the intent. Commenting on item 2, *Member Langston* felt the studies prepared supported the data that the traffic on Crabtree Crossing would not be significantly increased. *Member Taylor* believed that there were more constraints placed on consideration of Crabtree Crossing in conjunction with 147 being extended, not NC 54 being

extended. *Chairman Prichard* stated that the hierarchy of need is to keep that right of way there for the future. He felt the point is mute, since this will not happen any time soon. There was no motion made to amend the wording of item 2 of the CTP.

Lastly, *Member Acharya* had a question on the wording of the Southport extension. The wording refers to the extension potentially being built in conjunction with Phase II, and the second part refers to developers constructing the extension. *Director Tanner* indicated that if funds are available for the current McCrimmon Parkway project, the Town would build the Southport extension. If not, private development would pay for that portion of the road extension.

*Member Taylor* had questions regarding alternative or autonomous transportation modes, such as buses or public transportation. *Director Tanner* said that this was addressed in Appendix G.

*Member Acharya* asked if the roadways listed on Page 5-12, Table 5-9 were listed in priority order. *Director Tanner* explained that the multi-paths listed are not in priority order. The ranking of multi-use paths was slightly different from roads, and it is explained in the text.

*Director Tanner* asked that all comments or questions be submitted to the *Ben Howell, Long Range Planning Manager*, by June 29, 2018. This will assure that the CTP is correct.

MOTION: *Vice Chairwoman* made a motion to table the recommendation on the Comprehensive Transportation Plan Update until the July meeting. *Member Toterhi* seconded the motion, which passed unanimously.

**9. New Business – Public Comment**

None

**10. New Business**

None

**11. Staff Comment**

11a. May Planning Newsletter

*Director Tanner* informed the Board that the Morrisville Community Library is currently in review by staff. The Villas at Sunset, the Town's first bungalow court development, preliminary plat and construction plans were approved. She explained that the homes were clustered with a shared driveway.

The Town Council approved the annexation of an existing home located at 234 Aviation Parkway that wants to hook up to municipal services.

The Planning Department hosted the First Annual Developers Forum on May 11, 2018. It was an opportunity for developers to give the Department feedback. The new on-line software was introduced that will eventually make it easier to track all permits and development projects.

11b. Land Use Plan engagement

*Director Tanner* introduced a Land Use Plan public engagement opportunity, Map Social. Map Social can be found on the Town website. An email was sent to each Planning and Zoning Board member to invite their participation in a survey as well as to create individual maps. These maps will identify assets found in the Town. Details, such as pictures, can be uploaded to each map.

Anyone that views the maps, can give feedback to other maps. If you are uncomfortable with the online version, each member has been given a paper copy to create your own map.

*Director Tanner* then assisted the Board with a sample map. A tract of land was selected and identified for a proposed use. This provides the opportunity to identify an idea for re-development. The map does not provide specific information regarding utilities or floodplains. This process is about opportunities, not barriers.

**12. Planning and Zoning Board Comments**

*Member Taylor* asked what the major themes brought up at the Developers Forum. *Director Tanner* replied that “greater flexibility” was a dominant issue. One other issue was parking, such as allowing the use of the garage to count as a required parking space.

*Vice Chairwoman Botha* asked what construction was taking place on the south side of Morrisville-Carpenter Road. *Director Tanner* explained that there are two projects occurring. One is the PSNC gas line replacement project. The second is the greenway connection to Crabtree Hatcher Creek.

She also asked about the land near Evans Road that is being cleared. *Director Tanner* replied that is for the McCrimmon Parkway extension.

*Chairman Prichard* congratulated staff on getting the budget approved.

He also informed the Board that he participated in one of the Land Use Plan sessions. He said that 90% of the responses were about transportation. *Director Tanner* responded that schools and schools are the themes right now.

**13. Upcoming Term Expirations**

None

**14. Upcoming Events**

None

**15. Adjournment**

*Member Langston* made a motion to adjourn the meeting. *Vice Chairwoman Botha* seconded the motion, which was approved unanimously.

The meeting adjourned at 7:50 pm

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Peter Prichard,  
Planning and Zoning Board Chair

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Marty Saunders,  
Secretary to the Board

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Date

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Date