

APEX ENVIRONMENTAL ADVISORY BOARD

MEETING MINUTES

Meeting Date:
August 19, 2021
6:00 p.m.



Hybrid Meeting
Details located on the Town website:
<https://www.apexnc.org/calendar.aspx>

ENVIRONMENTAL ADVISORY BOARD MEMBERS:

Katie Schaaf, Chair
Suzanne Mason, Vice Chair
Patrick Adams
John Garrison
Bill Jensen

Kim Pierson
Mike Rusher
Marilee Szczerbala

Call to Order & Roll Call

The remote Environmental Advisory Board (EAB) meeting was called to order by Chair Katie Schaaf at 6:10p.m. Members present in person at Town Hall Room 3A were Vice Chair Suzanne Mason, and Board members Patrick Adams, John Garrison, and Bill Jensen. Members present remotely on Microsoft Teams were Kim Pierson and Marilee Szczerbala. Board member Mike Rusher was absent. Pranathi Sana had since resigned from the Board and no longer serves on the EAB.

Councilmember Brett Gantt was in attendance and Town staff members present were Planner II Shelly Mayo, Senior Engineer Stan Fortier, and non-voting staff secretary Sustainability Coordinator Megan Pendell. Members of the public had access to the meeting through the Town of Apex YouTube livestream page and in-person at Town Hall.

Approval of Minutes

Chair Schaaf asked the Board if there were any comments on the meeting minutes from July 15, 2021. Board member Garrison made a motion to approve the minutes, seconded by Board member Adams, and the motion passed unanimously.

Announcements

None.

Committee Updates

The Tree Citizens Advisory Panel (CAP) last met on August 5th. The Bee City Committee hosted a movie screening on August 19th. Additionally, the Special Committee meeting, a collaborative meeting with members from the EAB, Tree CAP, and Bee City, was held on August 17th.

Pre-Application Meeting: Tingen Road Residential

Staff member Pendell admitted two representatives for the rezoning project, Tingen Road Residential, into the remote meeting access. The Representatives for Tingen Road Residential were Jeff Roach and Jason Barron. Project representative Roach explained that the property is 2.27 acres and located south of Apex Elementary on Tingen Road. The property owner is reaching out to surrounding property owners to determine potential road connections. The rezoning is proposed to be a townhome development for workforce housing with an entry level price point and surface parking with no garages. The applicant did not include conditions related to lighting because the only anticipated lighting would be public street lighting, which will be installed by Town of Apex staff. The project team is considering

solar conduit in the building design, yet ultimately aiming to limit project costs to maintain affordability for future tenants. Items and questions discussed with the Board include:

- Pet Waste Stations. These will be installed due to a request from the Board.
- Trees. Hardwoods, pines, and poplar trees are planned to be cut down in different locations, and there is a commitment to save large trees if possible. The site will be mass graded, going beyond the right of way (ROW) for construction of the lot and stormwater control measure (SCM).
- Buffers. The site design will be modified to avoid any stream buffers that are identified as a result of stream delineation survey results.
- Topography. The environmental report includes historical sites and did not identify grave site locations.
- Solar. The project team expressed that it is too early in the application process to commit to solar, yet will discuss and negotiate solar with Town Council later on in the process.

Summary of Recommendations:

- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
- Plant trees as designed for efficiency.
 - Plant deciduous shade trees on southern side of buildings.
 - Plant evergreen trees as a windbreak on northern side of buildings.
- Increase biodiversity.
 - Plant pollinator-friendly flora.
 - Plant native flora.
- Include landscaping that requires less irrigation and chemical use.
 - Plant warm season grasses for drought resistance.
- Include solar conduit in building design.
- Install pet waste station.
- Include eight townhomes to have a minimum 4-kW rooftop solar PV system.

Board member Szczerbala made a motion to approve the zoning recommendations, seconded by Board member Garrison, and passed unanimously.

Pre-Application Meeting: Scotts Ridge Office

Staff member Pendell admitted two representatives for the rezoning project, Scotts Ridge Office, into the remote meeting access. The representatives for Scotts Ridge Office were Jeff Roach and Jason Barron. Project representative Roach explained that two parcels were excluded in the purchase of the property on Apex Barbecue Road intended to build an elementary school. Total property assemblage of these two parcels is 1.22 acres, and based on an agreement from the school purchase, an off-site pond on the property would serve as the SCM for the site. The property is less than 1 acre with significant tree canopy, and the layout presented is subject to change. The applicant is proposing to rezone to B1 conditional zoning on the property to allow for a veterinary hospital, restricted to neighborhood business type establishments that would be appropriate in front of an elementary school. Items and questions discussed with the Board include:

- Proposed use. There is a high chance that a vet hospital will be built, because the wife of the property owner is a veterinarian.
- Historic house. There is a house included on the historic preservation survey, but the property owner has a letter that determines the house to be nonhistorical.
- Solar. The project team will determine commitment level on solar prior to the Town Council meeting. One consideration is the shading from large trees around the property. Board member Jensen recommended to include solar, subject to shading conditions.

- Trees. Project applicants do not anticipate to plant back trees, as the UDO outlines restrictions on plantings near the resource conservation area (RCA). The project team will work with staff as the site plan is finalized, which will change once the Oak trees on site are evaluated.

Summary of Recommendations:

- Preserve tree canopy and prioritize medium to large, healthy, desirable species.
 - Preserve existing trees (percentage-based).
- Plant trees as designed for efficiency.
- Increase biodiversity.
 - Plant native flora.
- Include landscaping that requires less irrigation and chemical use.
 - Plant warm season grasses for drought resistance.
- Install pet waste stations.
- Include solar conduit in building design.
- Include International Dark Sky Association compliance standards.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations.
- Install a minimum of 14-kW rooftop solar PV system on the office building, subject to shading requirements.

Vice Chair Mason made a motion to approve the zoning recommendations, seconded by Board member Adams, and passed unanimously.

Pre-Application Meeting: Humie Olive Commercial

Staff member Pendell admitted three representatives for the rezoning project, Humie Olive Commercial, into the remote meeting access. The Representatives for Humie Olive Commercial were Jeff Roach, Jason Barron, and Mike Patel. Project representative Roach explained that the applicant is proposing to rezone two parcels on the west corner of Humie Olive Road and Old US 1, totaling 7.69 acres, for B12 non-residential rezoning, all commercial in nature. The timing to rezoning this corner is right due to the Holland Road Mixed Use Development across the street and the utility access this would provide, specifically to sewer easements. The corner parcel is 1.77-acres, owned by David Ray Powell, with a plan of constructing a convenience store. The back parcel is 5.92-acres, owned by JVI buildings and Joey Iannone, with a plan of constructing for non-residential, which could include a number of B1 uses. The layout is preliminary, and the four buildings are subject to change. The buildings will share a stormwater pond. Items and questions discussed with the Board include:

- Electric vehicle (EV) charging station. In line with the new UDO amendment, the project will likely exceed 50 parking spots and a minimum of 1 EV charging station will be required.
- Greenway access. The project applicant is working with Apex Parks Planning Project Manager Angela Reincke to determine greenway and sidewalk connections, abiding with the Master Transportation Plan. Chair Schaaf recommended to preserve future greenway connection(s).
- Buffers. There are no existing creeks, streams, wetlands or buffers that the greenway would impact, according to environmental surveys. No jurisdictional wetlands form at the bottom of the property, and additional verifications will be identified by Staff later in the application process.
- RCA. The onsite buffers and SCM count towards the RCA. Residual parcels within another property owned by Joey Iannone could serve as offsite RCA, as well.
- Parking. Until the uses for the property are identified, the location of parking is subject to change. Each parking space is required to be 40 feet from large trees or 20 feet from small trees, and not adjacent to the SCM.
- Stormwater. Location of the stormwater pond needs to be near the western boundary.

Summary of Recommendations:

- Add a permit condition which does not allow for tree clearing, SCM, or infrastructure in either zone of the riparian buffer.
- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
 - Eliminate fertilizer near SCM drainage areas.
- Plant trees as designed for efficiency.
 - Plant deciduous shade trees on southern side of buildings.
 - Plant evergreen trees as a windbreak on northern side of buildings.
- Increase biodiversity.
 - Plant native flora.
- Include landscaping that requires less irrigation and chemical use.
 - Plant warm season grasses for drought-resistance.
- Include solar conduit in building design.
- Install convenient electric vehicle charging station.
- Install timers or light sensors or smart lighting technology.
- Include International Dark Sky Association compliance standards.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations.
- Recommendation of a minimum of 20-kW rooftop solar PV system on each of the larger buildings.
- Include a minimum of a 10-kW rooftop solar PV system for the smaller building.
- Preserve future greenway connection(s).

Vice Chair Mason made a motion to approve the zoning recommendations, seconded by Board member Garrison, and passed unanimously.

Pre-Application Meeting: Old Ivey Road Residential

Staff member Pendell admitted two representatives for the rezoning project, Old Ivey Road Residential, into the remote meeting access. The Representatives for Old Ivey Road Residential were Jeff Roach and Jason Barron. Project representative Roach explained that the applicant is proposing 8.82 acres for rezoning to low density conditional zoning with a plan for single family detached homes in addition to accessory greenway and parks. The property is included on the 2045 Land Use Map as low density residential and is located west of Old Ivey Road, north of Jenks Road and east of Vine Pond Court and the Preserve at White Oak Creek. Items and questions discussed with the Board include:

- Density. For low density zoning, the project is capped at 3 units per acre, and therefore 22-24 units are anticipated to be built.
- RCA. The project will follow the UDO requirement of an additional 5% mass grade penalty, and anticipate that the RCA will be located on the northern side of the property, north of Vining Branch Way. Landscaping along Old Ivey Road will remain in place.
- Streets. At the pre-application meeting with TRC, the project applicants were directed to provide a roadway connection to Old Ivey Road.
- Streams. A creek was identified by the Board, found 180 feet north of the northern boundary of the property. The layout will be revised as the connection to Old Ivey Road is reevaluated, although the majority of the site is flat due to clearing and mulching.
- Retention ponds. In residential developments, the project team prefers to build constructed wetlands over wet ponds due to higher plant diversity, more efficiency for water quality, and because this type of SCM sits with about 12-18 inches of water full time. There is a possibility of committing to the 25-year storm for that site with this type of retention pond.

- Trees. Project applicants will consider tree preservation. The Board recommended that the number of hardwood trees species planted is increased to 3 to 4. The size of trees being planted would follow the UDO. There is a public perception issue when planting small trees and Staff can investigate amending the UDO requirement at the request of the Board.

Summary of Recommendations:

- Increase design storm for retention basins in flood-prone areas.
 - Increase design storm pre- and post- attenuation requirement to the 25-year storm.
- Add a permit condition which does not allow for tree clearing, SCM, or infrastructure in either zone of the riparian buffer.
- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
 - Eliminate fertilizer near SCM drainage areas.
- Increase biodiversity.
 - Plant native flora.
- Include landscaping that requires less irrigation and chemical use.
 - Plant warm season grasses for drought-resistance.
- Install pet waste stations in neighborhoods.
- Include solar conduit in building design.
- Include International Dark Sky Association compliance standards.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations.
- Maximize RCA in the northern area of the site in consideration of the nearby creek.
- Increase the number of native hardwood tree species planted to 3, preferably 4.
- Recommendation of eight homes to have a minimum 4-kW rooftop solar PV system.

Board member Szczerbala made a motion to approve the zoning recommendations, seconded by Board member Garrison, and passed unanimously.

Pre-Application Meeting: Apex Multi Family

Staff member Pendell admitted two representatives for the rezoning project, Apex Multi Family, into the remote meeting access. The representatives for Apex Multi Family were Ana Wadsworth and Jeff Shifflett. Project representative Wadsworth explained that the applicant is proposing to rezone 9 parcels to a PUD high density residential land use. The plan is very preliminary and the project team anticipates a total of 204 apartment units on 7 parcels, with two outparcels designated for stormwater, RCA, or mixed-use development. The layout presented was created prior to discovering a grade elevation change and adjustments will be applied to the building layout. Items and questions discussed with the Board include:

- Lighting. The 3000K shielded lighting is a standard the project team follows.
- Solar PV systems. There is potential to include solar energy on this project due to density. The project team will consider solar for amenity spaces at a minimum.
- Required landscape buffers. Accurate dimensions are not represented in the current conceptual plan and a final plan will include all required buffers.
- Stormwater. The Board expressed concern over stormwater runoff for adjacent properties, because this site would be very dense with impervious surfacing. Stormwater will be a challenge and is not fully designed yet, and the intent is to apply a combination of measures. The project team will attempt to include bioretention and landscaping beds, as well as NCDEQ-approved devices that filter water and reduce nitrogen and phosphorus runoff.
- RCA. The intent is to maintain a 20 percent RCA requirement. The project team will use adjacent lots on the south side of North Salem Street for RCA and potential SCM.
- Transportation. A boundary file with required buffer footprint and increased right of way needs to be obtained. Project applicants are reviewing apartment layouts for site plan revision.

- Grass. The Board recommended for the project team to reserve grassy areas for residents with pets.

Summary of Recommendations:

- Project shall apply for sustainable building certification.
- Pet waste stations shall be installed throughout the neighborhood.
- Site shall include electric vehicle charging stations.
- Include International Dark Sky Association compliance standards:
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations.
- Reserve pervious surfacing areas for residents with pets.
- Recommendation of decreasing housing density to accommodate the following:
 - Double the set-back from Old Raleigh to accommodate a minimum 30-foot-wide “A” type buffer.
 - Provide an “A” type buffer around the remainder of the development.
 - Add a retention pond that will serve a “25-year storm” with a maximum residual volume allowed for the pond surface area.
 - Use canopy trees in the parking lot and add six trees internal to the lot.
 - Install solar PV systems on the south facing rooftops of a minimum size that will support the common electrical energy requirements. This includes the recreational room and pool. If there is additional rooftop available, install solar energy PV systems that provide electricity to individual apartments.

Vice Chair Mason made a motion to approve the zoning recommendations, seconded by Board member Szczerbala. Board member Jensen abstained, the motion passed.

Pre-Application Meeting: 3075 Lufkin Road Self Storage

Staff member Pendell admitted two representatives for the rezoning project, 3075 Lufkin Road Self Storage, into the remote meeting access. The representatives for 3075 Lufkin Road Self Storage were Jamie Loyack and Sharron Scroggin. Project representative Loyack explained that the applicant is proposing to rezone 3-acres that are currently zoned for planned commercial to light industrial, which would allow a self-storage facility. When originally approved for Sheetz, these 3 acres were a leftover site, so there is some shared RCA associated with that development. Self-storage facilities are fairly low impact as it relates to energy use, water, and other utilities, generate minor traffic, and have very low parking needs. Items and questions discussed with the Board include:

- Buffers. Preserve the existing tree canopy near rear of the property, 50-foot undisturbed type A buffer. The significant buffer to Hwy US 1 from the property will be kept intact. The project team is negotiating the design on Ten Ten Road with the NC Department of Transportation.
- RCA. Due to the project size, including a 60k square foot building, it is required to maintain 1.54 acres of RCA in addition to that which is included from Sheetz, aside from required ROW.

Summary of Recommendations:

- Interior lighting of the building will be on motion sensors.
- The project will utilize LED lighting in the parking lot and will have cutoff fixtures to reduce glare.
- Low flow plumbing fixtures for all plumbing fixtures.
- Limit parking to 15 spaces maximum to minimize stormwater impacts.
- Solar panel on the roof to heat hot water heater, in addition to a minimum of 10-kW rooftop solar PV system.
- Preserve existing tree canopy in rear property as part of the 50’ Type A buffer and RCA requirement.

- Landscape to be drought tolerant planting native to the region. Warm season turf. No irrigation.
- Include International Dark Sky Association compliance standards:
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature to 3500K or less shall be used for outside installations.

Board member Adams made a motion to approve the zoning recommendations, seconded by Board member Garrison, and passed unanimously.

Peakfest Plan

Staff member Pendell will send a reminder email with PeakFest volunteer information.

Open Discussion

None.

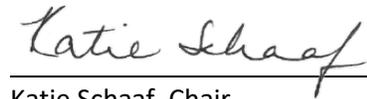
Adjourn

Vice Chair Mason made a motion to adjourn the meeting, seconded by Board member Adams. The motion was approved unanimously and the meeting adjourned at 8:05p.m.



Megan Pendell, non-voting staff secretary

ATTEST:



Katie Schaaf, Chair