



Agenda Abstract PLANNING BOARD

Meeting Date: July 18, 2024
Department: Planning and Economic Development Division
Agenda Section: 5A
Public hearing: Yes
Date of public hearings: April 18, 2024 and May 16, 2024

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II
Tom King, Senior Planner
Shannan Campbell, Planning and Economic Development Manager

ITEM TO BE CONSIDERED

Subject: Annexation and rezoning request for "Waterstone South"

Attachments:

1. Submitted application forms
2. Master Plan set
3. Annexation map
4. Project narrative & "findings of fact"
5. Draft conditions of approval
6. Staff analysis
7. Traffic impact analysis – summary & NCDOT review letter
8. Fiscal benefits & economic impacts
9. Net fiscal impact analysis
10. Neighborhood Information Meeting summary
11. Draft Planning Board consistency statement

Proposal:

The applicants, Capkov Ventures, Inc. and Woodsedge Properties, LLC, are requesting to:

- Annex 97.02 acres of the project area (remaining 2.12 is already within town limits); and
- Rezone approximately 99.14 acres from R1 (County), EDH-2 (County), and ESU (Town) to a Planned Development (PD) district for apartments, townhomes, and various non-residential uses, including medical, office, and neighborhood commercial.

Please see the enclosed Staff Analysis for a more detailed summary of the proposal (**Attachment 6**).

Joint public hearings:

The public hearing was opened on April 18, 2024, and continued to May 16, 2024. The approved minutes for the April 18th hearing are available online at <https://mccmeetings.blob.core.usgovcloudapi.net/hillsbrnc-pubu/MEET-Minutes-149f3b7cd6f542f3a6bf8dbc6ac55f01.pdf>. The draft minutes for May 16th are included in this agenda packet under Item 3.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1:
Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.
- Strategy:
Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.

Financial impacts:

See the attached Fiscal Benefits and Economic Impacts Assessment (**Attachment 8**) and the Net Fiscal Impact Analysis (**Attachment 9**).

Staff comment and recommendation:

Staff recommends approval of the annexation and rezoning requests. Staff's recommendation is based on technical compliance (*i.e.*, compliance with the town's Unified Development Ordinance and other development regulations). Staff does not have the discretionary authority to consider public comment in its recommendations.

Action requested:

Make a recommendation on the rezoning request to the Board of Commissioners (the Planning Board does not offer comment/recommendations on annexation requests).