

May 6, 2019



Kingsley Park

Neighborhood Meeting Minutes

A neighborhood meeting was held at 6 p.m. on May 2, 2019, in City Hall at 433 Hay Street, in the City Council room. A copy of the sign in sheet is enclosed. As the individuals entered the room, a man and woman refused to sign in on the signup sheet. To my knowledge, they never signed in. A Fayetteville Woodpeckers home game was held this same afternoon. As such, the meeting didn't begin until about 6:20 pm to allow for all interested parties to attend. No others entered the room after the meeting began.

Scott Brown started out the meeting by explaining the purpose of the meeting. Scott explained that the meeting was to inform the neighbors about the possible 220 unit town home project. Scott explained that the project had already been recommended for approval to the city council by a 3-2 vote from the planning board. Scott mentioned that city council meeting is scheduled for May 28 at 7 pm and stated that a public hearing will be held for the project at the council meeting.

Scott went on to explain that the project is zoned SF-6 and that a special use permit is required for a multifamily project in this type of zoning. Scott also mentioned that a single family subdivision is allowed by right for a total of 214 lots. Scott stated that the difference was a total of 6 units between what is allowed for lots compared to what is being requested for the townhomes. Scott stated that the two biggest concerns during the planning board meeting were traffic and storm water.

Scott stated that NCDOT would not allow an access connection to Cliffdale Road. As such, the only entrance in and out of the project would be along Lowell Harris Road. NCDOT will require a right turn lane along Cliffdale Road at the Lowell Harris intersection. City of Fayetteville Traffic has not identified any required improvements to Lowell Harris Road. City traffic would make that decision later in the review process. Lorraine Mohler, the developer, volunteered to install a speed hump between Quailmeadow Drive and Pleasant Oak Drive. This is something that the neighborhood had requested but couldn't get enough petition signers according to city traffic. Several neighbors were concerned about the affect the additional traffic would have on wait times to exit on Cliffdale Road. Scott was unable to answer their question as to the change in the wait time based on the new project. Scott did state that he would continue to try and get NCDOT to allow an exit only connection to Cliffdale Road. One individual mentioned that Lowell Harris Road was a narrow two lane road that was not

able to accommodate the additional traffic. Scott restated that improvements to Lowell Harris Road have not been identified at this time by city traffic.

Scott discussed the storm drainage for the property. A storm pond is proposed along the northern end of the property adjacent to the existing creek. Several property owners mentioned the creek throughout the meeting. They mentioned that over the years the creek has continued to rise during storm events and broaden its flow path. The residents stated the biggest change came during the widening of Cliffdale Road. One couple had a video on their phone of the change in the creek during a 15 minute rain event that occurred after the planning board meeting. The same couple mentioned that their house flooded during Hurricane Florence. The couple has contacted multiple agencies to try and have the creek cleaned of debris. The couple had no luck in getting anyone to maintain the creek. They were told that it was the homeowner's responsibility to keep the creek clean. Scott mentioned that the creek along the subject property line would be cleaned of debris and maintained over the life of the project but there was nothing that he could do about the portions upstream and downstream of the property. Scott stated that the project should not have any negative impacts on the creek up through the 10 year storm event. The creek will continue to rise during storm events as it does now. Scott stated that this project will not fix the issue of the creek rising into the yards and damaging fences or flooding houses. Scott stated that the project will be required to follow the current storm water ordinance as well as all local and state regulations. The residents appeared to understand the discussion but would like to see the property remain undeveloped or a city park constructed. Scott stated that the property would more than likely be developed, if not now, then at some point in the future. If the CUP is not approved for the townhomes, then 220 single family lots can still be developed per the current zoning.

One resident asked if an environmental assessment has been completed. He mentioned woodpeckers, turtles, etc. Scott stated that an environmental assessment has not been completed nor has a wetlands delineation been completed. Scott stated that those reports and investigations are a large investment and would not be completed until after the CUP is approved by city council.

One resident asked about the construction schedule. Scott stated that the development would probably be broken up into 5 phases and that each phase would require about 8 months to complete. The residents were concerned about dealing with construction traffic and deliveries for the next four years. They asked about the construction traffic damaging Lowell Harris Road. Scott stated that the city would require a bond be issued for Lowell Harris Road. The city would assess Lowell Harris Road before and after construction is completed. The developer will be responsible for any damage incurred to Lowell Harris Road as a result of the construction for the project.

The meeting was ended at approximately 7:40 pm. Scott restated that the project will go before city council on May 28 for a public hearing. City council will decide at that meeting if the CUP is approved or denied.

