

ATTACHMENT B

Planning Board discussion and concerns from the November 2, 2021 meeting

The following is a summary of issues and items discussed by **staff**:

1. It was not clear where the 20% required open space is located within the community
2. There is conflicting information on the traffic patterns where a left turn into the site from US 15-501 S is not approved by NCDOT making it a requirement for traffic travelling south to make a U-turn at the intersection of Vickers Rd./Great Ridge Parkway in order to enter the site.
3. Affordable housing wording needed to be agreed upon. (See Condition 16 for proposed wording)
4. Several comments received from the Oak Island residents concerning the WWTP location, use of the private road for access, runoff, and the requirement for the 100 foot viewshed/perimeter buffer.

The following is a summary of issues and items discussed by the **Planning Board**:

1. Waiver for perimeter buffer on the western side of the community doesn't appear to be needed.
2. Legal access to the WWTP via Oak Island Road.
3. Range of life stages for the facility.
4. Traffic generation onto US 15-501. Applicant stated mostly retired persons over 55 and would not generate as much traffic as a contemporary subdivision with families.
5. Concerns over total site grading. Applicant advised not in the buffers, but project needs to be graded for ADA accessibility.
6. Why the 100-foot perimeter buffers can't be met. Applicant stated development is on one side of the road and very compact. Applicant stated they could reduce the total number of units to comply with the 100-foot buffer.
7. Members discussed the on-site visit and commented that it was a difficult property and they were concerned about the buffers, current trees being removed, too many units, cannot support the 50-foot reduction in the buffers, and confusion on the agreements with adjacent property owners.

Motion was made and seconded to postpone further review of the application until the applicant could evaluate all the raised concerns. This passed unanimously.