

Frank Cope

From: Samantha Smith <ssmith@fuquay-varina.org>
Sent: Wednesday, May 2, 2018 4:18 PM
To: Jason Horton
Cc: Frank Cope; Chris Snow; Eric Staehle; Mark Matthews
Subject: Re: Crooked Creek - Interim Park Uses

Good afternoon Jason,

The Town certainly does not want or intend to prevent the County from maintaining this property should the County become the property owner, to include maintenance of both the grounds and the structures therein.

As it relates to zoning and property use, we must consider use of the property, and do not have a provision for what you've referred to as "interim" use. To that end, we've got to classify and apply regulations based on the proposed use under consideration. Use of the property as a public park will require compliance with our developments, as would any use of the property. I believe the major point of consideration by the County is the requirement for ROW dedication and improvements. Any parcels of the overall property to be available for public access that are adjacent to Hilltop Needmore Road will need to be developed in consideration of our CTP requirements. Hilltop Needmore Road is identified as a 4-lane, median divided road within a 110 foot ROW. Development will require dedication and construction of the half of the ROW were adjacent to the parcel being developed. Additionally, a traffic impact analysis (TIA) may be required based on anticipated traffic demand. If a TIA is required, improvements warranted in addition to compliance with our CTP will also be required. I mention transportation specifically because this is likely the most significant cost but, more importantly it is a primary point of interest for our public, elected officials and staff. Transportation improvements are required with all development in order to ensure that we're building and contributing to the network, not deteriorating it. For that reason, the Town has taken a strong position not to waiver from transportation requirements.

There are additional requirements commonly included with development, such as landscaping (likely already provided for the most part), lighting, utility connection, parking, etc.. If the County wishes to purchase the property and maintain it, without opening for public use, the Town will want to ensure that there's no opportunity for public use. To that end, the parking lot and any other areas or structures will need to be secured to prevent use.

All of that said, the Town will certainly be amenable to considering transitioning into use of the proeprty while improvements are underway. This may create an opportunity to get use of the property sooner rather than later, and while progress on development is underway.

Please feel free to contact me with any questions or concerns.

Thanks,



Samantha Smith | Planning Director
Town of Fuquay-Varina
401 Old Honeycutt Road
Fuquay-Varina, NC 27526

ssmith@fuquay-varina.org

919-552-1421

www.fuquay-varina.org

From: Samantha Smith <ssmith@fuquay-varina.org>

Sent: Tuesday, April 24, 2018 8:00 PM

Subject: Re: Crooked Creek - Interim Park Uses

To: Jason Horton <jason.horton@wakegov.com>

Cc: Frank Cope <fcope@wakegov.com>, Chris Snow <csnow@wakegov.com>, Eric Staehle <eric.staehle@wakegov.com>

Good evening Jason,

I just wanted to confirm receipt of this message. We will be in touch soon with an adequate response for you.

Thanks,

On Mon, Apr 23, 2018 at 12:09 PM -0400, "Jason Horton" <Jason.Horton@wakegov.com> wrote:

Samantha,

As you know, Wake County is considering the purchase of the former Crooked Creek Golf Course from The Conservation Fund. Assuming a purchase decision is made, the County will begin a master planning process to determine long-term uses which may be a combination of County parks, not-for-profit leaseholders (e.g. Three Irish Jewels), affordable housing, and any other uses pursued by the Board of Commissioners.

Residents near the former Crooked Creek Golf Course have used the golf cart path as a walking trail for a number of years. We believe that residents will desire continued access to the cart paths should the County purchase and begin master planning the property. Staff is considering "opening" the property for interim uses (being from the time of purchase to the construction of long-term uses). Uses could be limited to continued use of the cart paths as walking trails, periodic mowing of high-visible open areas near Hilltop-Needmore Road, the installation of gates and bollards, and preventative structural maintenance (e.g. clubhouse). Attached is a map of the property detailing the cart paths, mowing areas, and gate/bollard locations.

County staff is requesting clarity from Fuquay-Varina on which development requirements would be required at the start of the interim use. Once the master planning process is complete and staff has certainty on long-term uses, we would approach the Town again to determine future development requirements.

If you have any questions or need more information, let me know. Staff is available to meet with the Town as needed.

Thank you,

Jason B. Horton

Deputy Director

Wake County Community Services

jason.horton@wakegov.com

919.857.3905office | 919.280.8841mobile

336 Fayetteville St, Raleigh, NC 27601 | P.O. Box 550, Raleigh, NC 27602

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