



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: February 11, 2019

The Planning Board held their regular meeting on February 11, 2019 at 4:30 p.m. at the Apex Town Hall Campus, 73 Hunter Street, Apex North Carolina, 2nd Floor Council Chambers, Members present were, Chair Margo Bills, Vice Chair Michael Marks, Board Members, Beth Godfrey, Reginald Skinner and Steve Tyburski. Members absent were Mark Steele and Tina Sherman.

Chair Bills called the meeting to order at 4:30 p.m. Member Tyburski gave the Invocation and Chair Bills led the Pledge of Allegiance.

PUBLIC FORUM

Chair Bills opened the floor for citizens to speak on non-agenda item. Peter Kaplan, 2524 Walden Woods Drive spoke on behalf of his neighborhood (Walden Creek) regarding Rezoning Case# 19CZ02 Morris Acres PUD.

- They agree with the newly adopted 2045 Plan for this area which calls for medium density residential.
- They do not want the developer to amend the 2045 which was approved just last week.
- Oppose apartments adjacent to their single family community and the urbanization in their suburban community.
- They do not want the increase in traffic which this area cannot handle high-density development.
- They tried to find common ground with the developer at the neighborhood meeting.
- Walden Creek says no to 5-story apartment buildings; the developer is changing the fabric of their community and flooding that will occur with this development.

CONSENT

Item #1

Minutes from the January 14, 2019 regular meeting. Chair Bills called for a motion. Member Marks made a motion to recommend approval. Member Godfrey seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Sarah Rayfield, Senior Planner

Public hearing and possible motion regarding Rezoning Case #18CZ30 – The applicant, Cozy Homes, LLC, is seeking to rezone approximately ±4.12 acres from Rural Residential (RR) to Medium Density Residential-Conditional Zoning (MD-CZ) located on 7808 and 7824 Stephenson Road. Planner Rayfield oriented those present as to the location of the subject property, existing uses, zoning and 2030 and 2045 land use designations. Neighborhood meetings were held on September 24, 2018 and November 20, 2018; the reports on those meetings are included in the agenda packet. Planner Rayfield summarized the conditions offered by the applicant and stated the rezoning is consistent with the land use map and staff recommends approval.

The applicant agent, Neva Andrews of Morningstar Law Firm stated Cozy Homes are new to this area; they are developing a 33 unit subdivision in Raleigh and they typically invest in smaller properties such as this one.

Chair Bills opened the public hearing for anyone to speak in favor or opposition of the rezoning. Chair Bills closed the public hearing; no one came forward to speak.

Chair Bills called for the motion. Member Marks made a motion to recommend approval to Town Council with the conditions offered by the applicant. Member Skinner seconded. Motion carried with a unanimous vote.

NEW BUSINESS

Item #1

Amanda Bunce, Current Planning Manager presented the following amendments to the UDO:

1. Sec. 4.4.1.J *Supplemental Standards; Residential Uses; Townhouse, detached* in order to remove an architectural standard no longer permitted by State law.
2. Sec. 4.5.6 *Accessory Apartment* in order to update standards related to size and building materials, remove the one bedroom restriction, and add missing references to the MORR zoning district.
3. Sec. 6.1.11.D.4 *Exemption Based on On-Site Determination* in order to update the NC DEQ website address for the Division publication, *Methodology for Identification of Intermittent and Perennial Streams and Their Origins* and the name of a State office.

Planner Bunce stated staff recommends approval.

Chair Bills called for the motion. Member Godfrey made a motion to recommend approval to Town Council. Member Tyburski seconded. Motion carried with a unanimous vote.

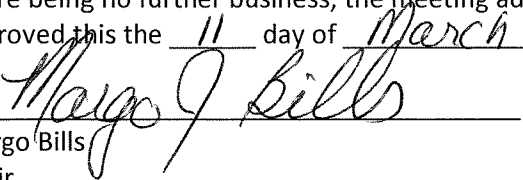
Item #2

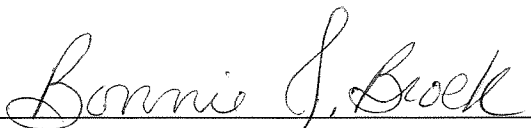
Amanda Bunce, Current Planning Manager

Amanda Bunce, Current Planning Manager presented amendments to the UDO change all "2030 Land Use Map" references to "2045 Land Use Map" due to the recent approval of the Advance Apex: The 2045 Land Use Map Update and amendments to Sections 2.1.2B2e and 2.1.3B2f to clarify that all members of the Planning Board and Board of Adjustment have voting power on all matters of business before the respective boards.

Chair Bills called for the motion. Member Skinner made a motion to recommend approval to Town Council. Member Godfrey seconded. Motion carried with a unanimous vote.

There being no further business, the meeting adjourned at 4:55 p.m. The foregoing minutes are approved this the 11 day of March, 2019.


Margo Bills
Chair


Bonnie J. Brock, CMC, NECMC
Deputy Town Clerk