

APEX PLANNING BOARD MEETING AGENDA

Meeting Date:
August 8, 2022
4:30 p.m.



Apex Town Hall
2nd Floor Council Chamber
73 Hunter Street

PLANNING BOARD MEMBERS:

Reginald Skinner, Chair
Mark Steele, Vice-Chair
Tina Sherman
Tim Royal (ETJ Member)
Keith Braswell

Jeff Hastings (Historical Society Member)
Ryan Akers (Wake County Member)
Elaine Boyle
Steven Rhodes
Sarah Soh

Watch and listen to the Town's YouTube livestream here: <https://www.youtube.com/c/townofapexgov>

Please sign in with the Planning Board secretary prior to the start of the meeting for all Public Hearings and Public Comment.

Call to Order | Invocation | Pledge of Allegiance

Items of Information – Dianne Khin, Director of Planning and Community Development

PUBLIC COMMENT

The purpose of Public Comment is to allow the public to speak on items that do not appear in this agenda under "Public Hearings". Any member of the public wishing to comment on Public Hearing items will be called at the appropriate time later in the agenda. **Please sign in with the Planning Board secretary prior to the start of the meeting for Public Comment.**

This Public Comment period is an opportunity for the public to express concerns or opinions, but is not intended to be a question and answer session. During Public Comment, the public may comment on any non-public hearing item including New Business items that appear in this agenda. Comments from the public on New Business items will not be taken later in the agenda so if you wish to speak on a New Business item, Public Comment is the time to do so. All comments must be limited to 3 minutes; when the 3 minutes is up, the speaker will be asked by the Chair to wrap up their comments.

If there are a large number of speakers for one particular item, the Planning Board chair may ask that a representative could be selected to speak for the entire group and limit the comments to 9 minutes. If not, comments on a single topic should not be repetitive in nature; if comments were already made by another speaker, please state agreement with the prior speaker(s) and do not repeat what has already been stated.

Message to Public Attendees who will be Viewing Remotely

You may view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>. If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

CONSENT

Item #1

Minutes from the July 11, 2022 regular meeting.

PUBLIC HEARINGS

Please sign in with the Planning Board secretary prior to the start of the meeting for all Public Hearings. Persons wishing to speak on public hearing items must sign up prior to the meeting starting. Individuals will be called at the appropriate time; the Chair will open the public hearing for each item. All comments must be limited to 3 minutes; when the 3 minutes is up, the speaker will be asked by the Chair to wrap up their comments.

If there are a number of speakers for one public hearing item, the Planning Board chair may ask if a representative could be selected to speak for the entire group and limit the comments to 9 minutes. If not, comments on a single public hearing should not be repetitive in nature; if comments were already made by another speaker, please state agreement with the prior speaker(s) and do not repeat what has already been stated.

Message to Public Attendees who will be Viewing Remotely

You may view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>. If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

Item #1

Russell Dalton, Traffic Engineering Manager

Public hearing and possible motion regarding potential adoption of the Town of Apex Vision Zero Action Plan.

Item #2

Liz Loftin, Senior Planner

Public hearing and possible rezoning regarding Rezoning Case #22CZ08 Adams Property PUD- The applicant M/I Homes of Raleigh seeks to rezone ±23.92 acres from Wake County Residential-40W (R-40W) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0, 0, 8820 New Hope Farm Road; 8841 & 8833 Twin Ponds Lane.

Item #3

Sarah Van Every, Senior Planner

Public hearing and possible motion regarding Rezoning Case #22CZ13 2021 N Salem Street PUD- The applicant, Brendie Vega, WithersRavenel, seeks to rezone approximately ±6 acres from Residential Agricultural (RA) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 2021 N Salem Street. **The applicant has requested that this item be continued to the September 12, 2022 meeting.**

Item #4

Liz Loftin, Senior Planner

Public hearing and possible motion regarding Rezoning Case #22CZ10 Calyx Senior Living PUD- The applicant, TMTLA Associates seeks to rezone approximately ±5.738 acres from Planned Unit Development-Conditional Zoning (PUD-CZ #20CZ04) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 7501 Jenks Road.

Item #5

Lauren Staudenmaier, Planner II

Public hearing and possible motion regarding Rezoning Case #22CZ14 905 Wimberly Road- The applicants, Bradford and Chelsea Hoffman, seek to rezone approximately ±7.21 acres from Wake County Residential-80W (R-80W) to Residential Agricultural-Conditional Zoning (RA-CZ). The proposed rezoning is located at 905 Wimberly Road.

[Item #6](#)

Amanda Bunce, Current Planning Manager

Public hearing and possible rezoning regarding Rezoning Case #22CZ15 CarSpace Apex- The applicant, Chris Rurkowski, TMTLA Associates, seeks to rezone approximately ±6.92 acres from Tech/Flex-Conditional Zoning (TF-CZ #14CZ30) to Light Industrial-Conditional Zoning (LI-CZ) the proposed rezoning is located at 1720 & 1740 Pinnacle Center Drive.

NEW BUSINESS

Items under New Business are not open for public comment because they are not public hearings. The public may comment on New Business items during Public Comment at the beginning of the meeting (after the Call to Order and Items of Information).

[Item #1](#)

Amanda Bunce, Current Planning Manager

Possible motion regarding various amendments to the Unified Development Ordinance (UDO).

ADJOURNMENT