

APEX PLANNING BOARD MEETING AGENDA

Meeting Date:
February 13, 2023
4:30 p.m.



Apex Town Hall
2nd Floor Council Chamber
73 Hunter Street

PLANNING BOARD MEMBERS:

Reginald Skinner, Chair	Ryan Akers (Wake County Member)
Tina Sherman, Vice Chair	Steven Rhodes
Tim Royal (ETJ Member)	Sarah Soh
Keith Braswell	Alyssa Byrd
Jeff Hastings (Historical Society Member)	Daniel Khodaparast

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, Planning Director

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.

CONSENT

Item #1

Minutes from the January 9, 2023 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.

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Item #1

Shelly Mayo, Planner II

Public hearing and possible motion regarding Rezoning Case #22CZ25 Prince Dead End Rd.-The applicant, John Mullis, Town of Apex Public Works Director seeks to rezone ±25.53 acres from Light Industrial (LI) to Light Industrial Conditional Zoning (LI-CZ). The property is located at 0 Prince Dead End Road. **The rezoning petition has been withdrawn by the applicant.**

Item #2

Shelly Mayo, Planner II

Public hearing and possible motion regarding Rezoning Case #22CZ19 The Heights PUD (fka 406 S Salem St)-The applicant Charm City Developers, LLC seeks to rezone ±1.33 acres from High Density Single-Family (HDSF) to Planned Unit Development-Conditional Zoning (PUD-CZ). The property is located at 406 S Salem St., 0 Harwood St., and 0 First St.

Item #3

Shannon Cox, Long Range Planning Manager

Public hearing and possible motion regarding amendments to the Thoroughfare and Collector Street Plan Map, the Bicycle and Pedestrian System Plan Map, and the Transit Plan map of the Transportation Plan in the vicinity of US 1 Highway, East Williams St., and NC 540; within and adjacent to the area known as the East Village of Veridea.

Item #4

Shannon Cox, Long Range Planning Manager

2045 Land Use Map Amendment (LUM) Apex Gateway Ph 2. The purpose of these amendments is to propose the Industrial Employment land use classification on properties in the vicinity of NC 751 north of US 64, and to propose the Commercial Services and Industrial Employment classification on properties in the vicinity of New Hill Road south of US 64. These amendments are associated with a request for rezoning and annexation of the same properties.

Item #5

Amanda Bunce, Current Planning Manager

Public Hearing and possible motion regarding Rezoning Case #22CZ26 Apex Gateway Ph 2-The applicant, Maggie Houston, Beacon Development, seeks to rezone ±243.48 acres from Chatham County Conditional Use-Light Industrial District (CU-IND-L), Chatham County Residential District (R-1), and Chatham County Conditional Use-Office & Institutional District (CU-OI) to Light Industrial-Conditional Zoning (LI-CZ). The properties are located at 314, 450, 482, 472, 546, 610, 696, 527 & 0 NC Hwy 751; 0, 0, 0, & 13406 US 64 E.

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 adoption of the Veridea Environmental Enhancement Plan.

[Item #2](#)

Amanda Bunce, Current Planning Manager

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

ADJOURNMENT