

# APEX PLANNING BOARD MEETING AGENDA

Meeting Date:  
**March 13, 2023**  
4:30 p.m.



Apex Town Hall  
2<sup>nd</sup> 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.**

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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](mailto: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 February 13, 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**

**Lauren Staudenmaier, Planner II**

Public hearing and possible motion regarding Rezoning Case #22CZ21 Apex Light Industrial-The applicant, Drew Thigpen, Greenberg Gibbons Properties seeks to rezone approximately ±55.68 acres from Rural Residential (RR), Tech/Flex-Conditional Zoning (TF-CZ #14CZ09), Wake County Residential 80-W (R-80W) to Tech/Flex-Conditional Zoning (TF-CZ). The properties are located at 3212, 3208, 3228, and 3232 US 64 Highway West, 0 and 7529 Creekbird Road.

**Item #2**

**Shannon Cox, Long Range Planning Manager**

Public hearing and possible motion regarding Amendments to the Transportation Plan associated with Rezoning Case #22CZ22 Elevate 64 West PUD.

**Item #3**

**Shelly Mayo, Planner II**

Public hearing and possible motion regarding Rezoning Case #22CZ22 Elevate 64 West PUD-The applicant, FA Develop, LLC seeks to rezone approximately ± 35.15 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The property is located at 3805 & 3809 US Hwy 64 W.

**Item #4**

**Lauren Staudenmaier, Planner II**

Public hearing and possible motion regarding Rezoning Case #22CZ27 Center City Townhomes-The applicant, Jason Barron, Morningstar Law Group, seeks to rezone approximately ±3.92 acres from High Density Single-Family Residential (HDSF), Residential Agricultural (RA), Office and Institutional-Conditional Use (O&I-CU #04CU04 & #04CU10), Light Industrial-Conditional Use (LI-CU #97CU22B) to High Density Multi-Family Residential-Conditional Zoning (HDMF-CZ). The properties are located at 1316, 1314, 0, 1320, 0, 1332, and 1400 Center Street.

**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**