



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: November 13, 2023

The Planning Board held their regular meeting on November 13, 2023 at 4:30 p.m. at the Apex Town Hall Campus, 73 Hunter Street, Apex North Carolina, 2nd Floor Council Chamber. Members present were, Chair Reginald Skinner, Board Members, Sarah Soh, Tim Royal (ETJ Member), Jeff Hastings (Historical Society Member), Ryan Akers (Wake County Member), Steven Rhodes, Alyssa Byrd and Daniel Khodaparast. Members absent were Vice-Chair Tina Sherman and Keith Braswell.

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

PUBLIC FORUM

Chair Skinner opened the floor for citizens to speak on non-agenda items; no one came forward.

CONSENT

Item #1 – Minutes from the October 9, 2023 regular meeting. Chair Skinner called for a motion. Member Khodaparast motioned to recommend approval. Member Soh seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Shannon Cox, Long Range Planning Manager, presented an amendment to the Apex Thoroughfare and Collector Street Map of the Apex Transportation Plan to realign the future extension of Chantclair Drive between Core Banks Street and Rothwood Way. This segment of Chantclair Drive is designated as a future Major Collector street. The purpose of the realignment is to reduce the need for stream crossings from two crossings to just one.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the amendment. No one came forward. Chair Skinner closed the public hearing.

Chair Skinner called for a motion. Member Byrd motioned to approve. Member Rhodes seconded. The motion carried unanimously.

Item #2

Liz Loftin, Senior Planner presented Rezoning Case #23CZ16, Friendship Station Sec. 3 PUD Amendment- The applicant, Charm City Developers, LLC seeks to rezone approximately ±5.6 acres from Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ02) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0 Humie Olive Road. Planner Loftin shared that the intent of proposed rezoning was to amend building elevations to the previously approved condominium portion of the project. Planning staff recommends approval.

Member Akers asked if there would be a function change in the functionality as far as parking. Planner Loftin said they will follow the townhome section of the UDO for parking calculations to determine the parking requirements.

The applicant, Patrick Kiernan, Jones and Cnossen PLLC, agent for Charm City Developers, spoke briefly about the project. Site plan elements will follow the UDO.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the amendment. No one came forward. Chair Skinner closed the public hearing.

Member Akers motioned to approve, Member Byrd seconded. Motion passed unanimously.

Item #3

Shelly Mayo presented Rezoning Case #23CZ18 Horton Road- The applicant Friendly Capital, LLC seeks to rezone approximately ±19.25 acres from Rural Residential (RR) & Wake County R-80W to Rural Residential-Conditional Zoning (RR-CZ). The proposed rezoning is located at 9551 & 9613 Horton Rd. Planner Mayo gave an overview of the location and some of the unique conditions the applicant is offering. Planning staff recommends approval as proposed.

Member Khodaparast asked about the corner bend along Horton Road. Planner Mayo called out the zoning condition that requires improvements to the radius of the road and indicated that the applicant or Transportation Manager Russell Dalton would be better suited to respond to specific questions about that.

Member Soh asked about the density of the existing Jordan Pointe neighborhood. Staff confirmed it is 1.5 units per acre. Gracewood PUD to the south is 1.9 units per acre.

Member Akers whether there was any input from neighbors received on curb and gutter being installed along Horton Rd versus the current pavement style. The applicant stated it will be ribbon paving and the existing road will be widened at the curve.

Patrick Kiernan, Jones and Cnossen PLLC, agent for Friendly Capital LLC, spoke briefly about the project. Some highlights of the conditions the developer is offering is no mosquito fogging and a pollinator garden planted in the existing footprint of the portion of the farm pond they will not be using for stormwater control. They have accommodated a larger buffer along the property to the west. There will be one point of access to Horton Road along the northwest side of the parcel. The curve to the road will be softened.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the amendment.

Alicia Williamson, 9633 Horton Rd., has been working with the developers and engineers and has found them to be accommodating so she wanted to give them a shout out for hearing and addressing her concerns. She sent an email with her concerns and would like the Town of Apex to contribute to the sidewalk along Horton Rd so that it could be completed to the Jordan Pointe entrance.

Planner Mayo shared that the fee-in-lieu from Jordan Pointe that was paid toward sidewalks was not large and prices have gone up considerably. Staff cannot commit to the construction of that sidewalk at this time. Transportation Manager Dalton reviewed some of the issues that staff sees in sidewalk construction out in these more rural areas.

Chair Skinner closed the public hearing.

Member Soh motioned to approve. Member Rhodes seconded. Motion passed unanimously.

NEW BUSINESS

There was no new business.

Member Royal motioned to adjourn. Member Soh seconded. Motion carried with a unanimous vote. There being no further business, the meeting adjourned at 5:27 p.m. The foregoing minutes are approved this 11th day of December, 2023.



Reginald Skinner
Chair



Jeri Pederson
Lead Planning Technician