

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 26CZ01 8905 Castleberry Road -Tracts 10 & 11

Planning Board Meeting Date: April 13, 2026



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage: 3.0

PIN(s): 0713719698 & 0713719580

Current Zoning: Wake County Residential-80W (R-80W)

Proposed Zoning: Rural Residential-Conditional Zoning (RR-CZ)

Current 2045 Land Use Map: Rural Density Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential

Town Limits: Outside - annexation is required at the time of rezoning

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

2045 Land Use Map
 Consistent Inconsistent Reason: _____

Rezoning would result in an amendment to the map.

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

Parks, Recreation, Open Space, and Greenways Plan
 Consistent Inconsistent Reason: _____

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Legislative Considerations:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1. *Consistency with 2045 Land Use Plan.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.

Consistent Inconsistent Reason: _____

Rezoning would result in an amendment to the map.

2. *Compatibility.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and compatibility with the character of surrounding land uses.

Consistent Inconsistent Reason: _____

Doesn't match the character of the community.

3. *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use’s compliance with Sec. 4.4 *Supplemental Standards*, if applicable.

Consistent Inconsistent Reason: _____

N/A

4. *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

Consistent Inconsistent Reason: _____

Concerns about lighting from the single-family homes.

5. *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

Consistent Inconsistent Reason: _____

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6. *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use’s avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

Consistent Inconsistent Reason: _____

7. *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use’s effect on the health, safety, or welfare of the residents of the Town or its ETJ.

Consistent Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

Consistent Inconsistent Reason: _____

Improvements to the road would be detrimental to adjacent properties.

9. *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

Consistent Inconsistent Reason: _____

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10. *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

Consistent Inconsistent Reason: _____

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Planning Board Recommendation:

Motion: Recommend denial of the rezoning.

Introduced by Planning Board member: Jeff Hastings

Seconded by Planning Board member: Sarah Soh

Approval: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

Approval with conditions: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Denial: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 2 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

Keith Braswell and Alyssa Byrd voted no on the recommendation. See attached.

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce

Digitally signed by Amanda Bunce
Date: 2026.04.13 17:35:29 -04'00'

Amanda Bunce, Assistant Planning Director

PLANNING BOARD REPORT TO TOWN COUNCIL
Dissenting Member Comments



Planning Board Member Name: Alyssa Byrd

Meeting Date: 04/13/2026

Rezoning # 26CZ01

Long Range Plan amendment(s) _____

Other _____

Reason(s) for dissenting vote:

I voted no to the motion to deny Rezoning Case #26CZ01. It is my opinion that the updated rezoning request addresses concerns raised at the December 8, 2025 planning board meeting. I think that the road improvements and proposed cul de sac will be an overall benefit to residents and the visitor traffic generated by the adjacent agritourism use.

Overall, this looks like a challenging site to develop. I would be in favor of allowing the development to proceed if the applicant addresses lighting concerns as staff sees fit. I do not think the concerns raised in opposition of the proposal were adequate for outright denial of the request.



Planning Board Member Name: Keith Braswell

Meeting Date: April 13 2024

Rezoning # 26CZ01

Long Range Plan amendment(s) _____

Other _____

Reason(s) for dissenting vote:

I voted in favor because the proposal provides a thoughtful transition from 2 to 3 lots, includes appropriate buffering for adjacent properties, and incorporates public infrastructure improvements, including road extension, sidewalk, and drainage. The limited lot count supports a reasonable well planned project.