

**STATEMENT OF THE APEX TOWN COUNCIL PURSUANT TO G.S. 160A-383
ADDRESSING ACTION ON ZONING PETITION #19STC14**

Drew Havens, Town of Apex, owner/applicant (the "Applicant"), submitted a completed application for a rezoning on the 20th day of June 2019 (the "Application"). The proposed zoning is designated #19STC14.

The Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #19STC14 before the Planning Board held on the 12th day of August 2019.

Pursuant to G.S. §160A-384 and Sec. 2.2.11(E) of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #19STC14 before the Town Council on the 20th day of August 2019.

The Apex Planning Board held a public hearing on the 12th day of August 2019, gathered facts, received public comments and formulated a recommendation regarding the application for zoning #19STC14. A motion was made at the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #19STC14.

The Apex Town Council held a public hearing on the 20th day of August 2019. Liz Loftin, Senior Planner presented the Planning Board's recommendation at the public hearing.

All persons who desired to present information relevant to the application for #19STC14 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away.

The Town Council by a vote of 5 to 0 approved Application #19STC14 rezoning the subject tract located at 320 and 322 North Mason from Neighborhood Business (B1) to Neighborhood Business (B1) and Small Town Character Overlay District.

The Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Office Employment and Commercial Services. This designation on the 2045 Land Use Map includes the zoning district Neighborhood Business (B1) and Small Town Character Overlay District and the Apex Town Council has further considered that the proposed rezoning to Neighborhood Business (B1) and Small Town Character Overlay District will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

STATEMENT OF THE APEX TOWN COUNCIL ZONING PETITION #19STC14

PAGE 2

The Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that it will ensure that any site development will be required to apply the non-residential standards in Section 6.3 of the Unified Development Ordinance. The rezoning will encourage compatible development of the property and increase the tax base.

Lance Olive
Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC
Town Clerk

Date