

**STATEMENT OF THE APEX TOWN COUNCIL PURSUANT TO G.S. 160D-605
ADDRESSING ACTION ON ZONING PETITION #25CZ11**

William Norton, Jones & Cnossen Engineering, PLLC (the "Applicant"), submitted a completed application for a conditional zoning on the 31st day of July 2025 (the "Application"). The proposed conditional zoning is designated #25CZ11.

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 #25CZ11 before the Apex Planning Board on the 8th day of December 2025.

The Apex Planning Board held a public hearing on the 8th day of December 2025, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #25CZ11. A motion was made by the Apex Planning Board to recommend denial; the motion passed with a vote of 8-0 for the application for #25CZ11.

Pursuant to G.S. §160D-601 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 #25CZ11 before the Town Council on the 13th day of January 2026.

The Apex Town Council held a public hearing on the 13th day of January 2026. June Cowles, Senior Planner, presented the Planning Board's recommendation at the public hearing.

All persons who desired to present information relevant to the application for #25CZ11 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away.

The Apex Town Council by a vote of ___ to ___ denied Application #25CZ11 to rezone the subject tracts located at 8905 Castleberry Road and 0 Castleberry Road from Wake County Residential-80W (R-80W) to Low Density Residential-Conditional Zoning (LD-CZ).

The 2045 Land Use Map designates the site as Rural Density Residential classification. The applicant proposes a rezoning to Low Density Residential-Conditional Zoning (LD-CZ) district with a maximum density of 1.4 which is not a supported district within the Rural Density Residential Land Use Map classification. Therefore, the proposed project is not consistent with the 2045 Land Use Map classification.

The proposed rezoning is not reasonable and is not in the public interest because the proposed rezoning is not consistent with the surrounding neighborhood character, as it includes a higher density and significantly smaller lot size.

ATTEST:

Jacques K. Gilbert
Mayor

Allen Coleman, CMC, NCCCC
Town Clerk

Date