

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: January 24, 2023

## Item Details

Presenter(s): Amanda Bunce, Current Planning Manager

Department(s): Planning

### Requested Motion

This Public Hearing was continued at the November 29, 2022 Town Council meeting. Public Hearing and possible motion to approve Rezoning Application #22CZ13 2021 N Salem St PUD. The applicant, Brendie Vega, WithersRavenel, seeks to rezone approximately 6 acres from Residential Agriculture (RA) to Planned Unit Development-Conditional Zoning (PUD-CZ).

### Approval Recommended?

The Planning Board held a public hearing on November 14, 2022 and by a vote of 8-0 recommended approval with the additional conditions offered by the applicant.

Planning staff previously recommended approval of Rezoning #22CZ13 2021 N Salem St PUD. Since the Planning Board's recommendation, the applicant has added a condition that would allow the historic house to be removed. Capital Area Preservation has determined that the house is historic and should be preserved and a report has been received stating that the house can be relocated. Therefore, Planning staff's current recommendation is approval only if the applicant removes the following condition:

"In lieu of the requirements of Section 2.3.6.C.2.b, the following shall apply to any historic structures located on the property:

- a. The existing home that is located on the property is not required to be saved. Instead, a payment-in-lieu in the amount of \$100,000 shall be made to the Town to further historic preservation of other historic structures in the Town including, without limitation, the Tunstall House;
- b. The tobacco barn and washhouse that have been identified as contributing structures shall be preserved in accordance with the requirements of Section 2.3.6.C.2.b; and
- c. The stone face on the portico of the existing home shall be saved by the developer and adaptively reused on the property, either to be included as part of the subdivision signage otherwise."

### Item Details

The property to be rezoned is identified as PIN 0742891824.

## Attachments

- Staff Report
- Vicinity Map
- Application
- Planning Board Report to Town Council

