

STAFF REPORT

Rezoning #20CZ10 109 Holleman Street

October 20, 2020 Town Council Meeting



All property owners and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 109 Holleman Street
Applicant/Owners: Charles Duane Taylor, Jr & Sherry Bailey Taylor

PROJECT DESCRIPTION:

Acreage: ± 0.24 acre
PIN: 0742305576
Current Zoning: Office and Institutional (O&I)/Small Town Character Overlay District
Proposed Zoning: Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ)/Small Town Character Overlay District
2045 Land Use Map: Medium Density Residential/Office Employment
Town Limits: Inside Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Downtown Business (B2)	Holleman St; Apex Baptist Church
South:	Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ)	Vacant
East:	Office and Institutional (O&I)	Vacant building (former bank)
West:	High Density Single-Family (HDSF)	Hudson Ave; Single-Family

EXISTING CONDITIONS:

The property to be rezoned is located on the south side of Holleman Street, west of Hudson Ave. The property contains a historic single-family home with a detached garage. The home is a contributing structure in Apex's National Register Historic District.

BACKGROUND:

Planning staff was asked to analyze the zoning history of the subject property and found that since at least 1963, this property has not been in a residential zone. Prior to the adoption of the Town's Unified Development Ordinance (UDO) in 2000, Apex had pyramidal zoning which allowed for single-family residential uses in business zones, but the UDO does not allow for that same mix of single-family residential use with commercial use in most non-residential zoning districts. Therefore, the existing single-family use is nonconforming.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on September 24, 2020. The neighborhood meeting report is attached.



2045 LAND USE MAP:

The 2045 Land Use Map classifies the subject property as Medium Density Residential/Office Employment. The proposed rezoning to Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ) is consistent with that land use classification.

PROPOSED ZONING CONDITIONS:

Limitation of Uses:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

- | | |
|-------------------------------------|---------------------------------------|
| 1. Single-family | 6. Medical or dental office or clinic |
| 2. Accessory apartment | 7. Book store |
| 3. Bed and breakfast (S) | 8. Floral shop |
| 4. Office, business or professional | 9. Newsstand or gift shop |
| 5. Studio for art | 10. Retail sales, general |

Conditions:

1. All structures listed as “contributing” to the National Register Historic District shall follow the latest edition of the “Secretary of Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings”.
2. In addition to the standards found in UDO Sec. 6.3.1 *Small Town Character Overlay District*, the following architectural standards shall apply to any new construction, exterior renovations, or additions to the front façade, or renovations of 50% or more of the entire façade are subject to this section. New construction, additions, and significant exterior renovations of an existing residential structure must be compatible with the character of quality structures located in the Small Town Character Overlay District.
 - a. Architectural Features. Residential structures shall have three (3) or more of the following features:
 - i. Wraparound porch (entire front façade and part of one or both side façades)
 - ii. Predominant porch (over 75% of front façade)
 - iii. Awnings
 - iv. Columns
 - v. Porticos
 - vi. Balconies
 - vii. Broken roof lines
 - viii. Dormers
 - ix. Arched architectural features
 - x. Brick chimney
 - xi. All brick façade
 - xii. Other architectural features as approved by the Planning Director



- b. Decorative Features. Residential structures shall have four (4) or more of the following features:
 - i. Decorative shake
 - ii. Decorative porch railing/posts
 - iii. Shutters
 - iv. Decorative/functional air vents on roof or foundation
 - v. Trimmed Windows
 - vi. Recessed windows
 - vii. Decorative/period windows
 - viii. Decorative brick/stone
 - ix. Decorative gables
 - x. Decorative cornices
 - xi. Tin/metal roof
 - xii. Other decorative features as approved by the Planning Director

- c. Roofs
 - i. Roof lines shall be varied to reduce the scale of structures and add visual interest.

 - ii. Roof shape (for example: flat, hip, mansard, or gable) and material shall be architecturally compatible with façade elements and the rest of the structure.

- d. Facades
 - i. Recesses and projections
The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.

 - ii. Repeating design patterns
Façades shall incorporate a repeating pattern of change in color, texture, and material modules.

 - iii. Renovations
Façade renovations shall incorporate original building details to the maximum extent practicable.

 - iv. Roof cornices
If roof cornices have been removed or damaged on an existing structure, renovations of that structure must include retaining, repairing, and replacing the roof cornices.

- e. Windows
 - i. Replacement of windows on the façade of an existing structure shall be accomplished by using windows of the same trim size and character as the original.

 - ii. Blank exterior walls are prohibited; windows shall be present on all sides of the home.



- iii. Shutters on windows shall be one half the width of the window to which they are affixed.
- f. Sides Facing Abutting Street. All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described in a. and b. above.
- g. Entryways
 - i. Required features
Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door.
 - ii. Variation
Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.
- h. Materials
 - i. Predominant exterior building materials
Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite. Where an existing home has vinyl siding, the use of vinyl siding is allowed for new additions, exterior renovations, and accessory structures on the same property. Vacant property or newly subdivided lots shall only be allowed to utilize vinyl in the form of shake and trim elements and shall not have vinyl as the siding material on principal or accessory structures.
 - ii. Foundation materials
Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #20CZ10 109 Holleman Street as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this rezoning at their October 12, 2020 meeting and recommended approval by a vote of 7-0.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

Approval of the rezoning is reasonable because the proposed Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ) district is consistent with the Medium Density Residential/Office Employment land use classification on the 2045 Land Use Map.

The proposed rezoning is reasonable and in the public interest because it will allow the existing single-family home to once again be a conforming use while also allowing a limited number of nonresidential uses that could utilize the existing historic structure.



CONDITIONAL ZONING STANDARDS:

The Town Council shall find the Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ) designation demonstrates compliance with the following standards. Sec. 2.3.3.F:

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 Map.* 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 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.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.
- 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.
- 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.
- 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.
- 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.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially 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.
- 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.



Rezoning #20CZ10

Apex Baptist Church

PETITION TO AMEND THE OFFICIAL ZONING MAP & 2045 LAND USE MAP

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 20CZ10 Submittal Date: 9-18-2020
2045 LUM Amendment: _____ Fee Paid: \$900

Project Information

Project Name: _____

Address(es): 109 Holleman ST, Apex N.C 27520

PIN(s): 0742305576

Acreage: .24

Current Zoning: ODI Proposed Zoning: MORR-CZ/STUD

Current 2045 LUM Designation: Medium Density Residential / Office Employment

Proposed 2045 LUM Designation: _____

See next page for LUM Amendment.

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: _____ Acreage: _____

Area proposed as non-residential development: _____ Acreage: _____

Percent of mixed use area proposed as non-residential: _____ Percent: _____

Applicant Information

Name: Charles Duane Taylor Sr Sherry Bailey Taylor

Address: 6521 Whitted Rd,

City: Fuquay Varina State: N.C Zip: 27526

Phone: 919-522-3186 E-mail: CduaneTaylor@yahoo.com

Owner Information

Name: Same as Above

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Agent Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Other contacts: _____

PETITION TO AMEND THE OFFICIAL ZONING MAP & 2045 LAND USE MAP

Application #: _____ Submittal Date: 9-18-2020

2045 LAND USE MAP AMENDMENT (IF APPLICABLE)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

109 Holleman St
Apex NC 27502

Current 2045 Land Use Classification: O&I/STCOD

Proposed 2045 Land Use Classification: MORR/STCOD

What condition(s) justifies the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications. Use additional pages as needed.

Home has always been used as a Primary
Residence and we expect it to remain
that way.

PETITION INFORMATION

Application #: 20CZ10 Submittal Date: 9-18-2020

An application has been duly filed requesting that the property described in this application be rezoned from O+I to MORR. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1	See Attachment #1	21	
2		22	
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PETITION INFORMATION

Application #: 20CZ10 Submittal Date: 9-18-2020

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

See attachment #1

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* 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 Map.

What we proposed is consistent for use's appropriateness for its proposed location & consistency with the purposes, goals, objectives, and policies of the 2045 Land use 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.

The proposed rezoning is compatible with the area.

PETITION INFORMATION

Application #: 20CZ10 Submittal Date: 9-18-2020

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

The proposed rezoning is in compliance with supplemental standards.

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.

The proposed rezoning will not have any adverse impact or effect on surrounding land, trash, traffic, parking or any other nuisances.

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.

The proposed Conditional rezoning will not have any changes from current zoning. Will not impact water, air resources, wildlife habitat, scenic resources and other natural resources.

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.

The proposed rezoning will not have an adverse effect on public facilities.

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.

The proposed rezoning will not affect anyone's health, safety or welfare of the residents of the town or its ETJ.

PETITION INFORMATION

Application #: 20CZ10 Submittal Date: 9-18-2020

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

The proposed rezoning is compatible with the area.

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.

The proposed rezoning will not add any hazard or change traffic or noise.

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.

rezoning complies with all standards imposed on it by all other applicable provisions of this ordinance for use, layout, and general development

20CZ10

Attachment #1

109 Holleman Street rezoning

Proposed Uses

1. Single-family
2. Accessory apartment
3. Bed and breakfast (S)
4. Office, business or professional
5. Studio for art
6. Medical or dental office or clinic
7. Book store
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9. Newsstand or gift shop
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Proposed Zoning Conditions:

1. All structures listed as “contributing” to the National Register Historic District shall follow the latest edition of the “Secretary of Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings”.
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g. Entryways

i. Required features

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ii. Foundation materials

Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 20CZ10

Submittal Date: 9-18-2020

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

Owner's Name **PIN**

- 1. Please See Printed sheet - Addendum "A"
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____

I, Charles Duane Taylor Sr, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 9-18-2020

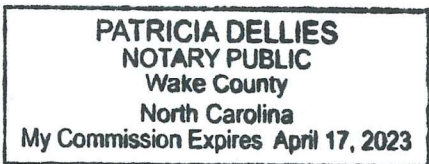
By: Charles Duane Taylor Sr

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, PATRICIA DELLIES, a Notary Public for the above State and County, on this the 18 day of SEPTEMBER, 2020.

Patricia Dellies
 Notary Public
PATRICIA DELLIES
 Print Name

SEAL



My Commission Expires: APRIL 17, 2023

Addendum "A"

PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3
0742314084	209 W CHATHAM STREET LLC	408 GROVE ST	APEX NC 27502-1420	
0742306646	APEX BAPTIST CHURCH INC	110 S SALEM ST	APEX NC 27502-1823	
0742307650	APEX BAPTIST CHURCH INC	110 S SALEM ST	APEX NC 27502-1823	
0742306684	APEX BAPTIST CHURCH INC	110 S SALEM ST	APEX NC 27502-1823	
0742306712	APEX BAPTIST CHURCH INC	110 S SALEM ST	APEX NC 27502-1823	
0742302925	APEX BAPTIST CHURCH INC	110 S SALEM ST	APEX NC 27502-1823	
0742307837	APEX BAPTIST CHURCH INC	110 S SALEM ST	APEX NC 27502-1823	
0742304288	C & D INVESTMENT CO INC	THOMAS DIXON	2950 SANDY FORD RD	NEWTON NC 28658-9201
0742209702	CAREY C JONES MEMORIAL PARK INC	PO BOX 781	APEX NC 27502-0781	
0742309599	CASH, JEAN S STEPHENSON, REBECCA CASH	111 S SALEM ST	APEX NC 27502-1822	
0742304487	COX, PERRY COX, DEBRA	721 HILLSFORD LN	APEX NC 27502-6270	
0742302241	CRETA, ERIC D CRETA, PATRICIA POLLOCK	203 W MOORE ST	APEX NC 27502-1820	
0742304603	EVANS, WILLIAM J JR	PO BOX 1630	APEX NC 27502-3630	
0742303573	FOWLER, ANGELA JONES	4308 OAK HOLLOW DR	HIGH POINT NC 27265-9652	
0742308366	GARRITY, JOHN E GARRITY, LISA	203 S SALEM ST	APEX NC 27502-1824	
0742309552	GOODWIN, JOYCE HERNDON	412 RICHMOND RD	SALISBURY NC 28144-2854	
0742305373	GRIMES, DONALD W GRIMES, LAURA M	210 S SALEM ST	APEX NC 27502-1825	
0742301449	HIPEX PROPERTIES LLC	PO BOX 791	APEX NC 27502-0791	
0742315042	JEREMIAH 29 11 PROPERTIES LLC	207 W CHATHAM ST	APEX NC 27502-1895	
0742303431	JONES, GLENN T JONES, BRENDA R	200 W MOORE ST	APEX NC 27502-1821	
0742307155	LHS HOLDINGS LLC	8124 ROSIERE DR	APEX NC 27539-9319	
0742307292	MICHAEL WILMS TRUST	209 S SALEM ST	APEX NC 27502-1824	
0742309403	PEAK DEVELOPMENTAL SERVICES LLC	201 S SALEM ST	APEX NC 27502-1824	
0742308239	PROCTOR, JUDITH L PROCTOR, JAMES	207 S SALEM ST	APEX NC 27502-1824	
0742302439	RAGAN, CLYDE STONE JONES, BRENDA R	206 W MOORE ST	APEX NC 27502-1821	
0742304127	SEYMOUR, THOMAS E SEYMOUR, ROBIN J	PO BOX 177	APEX NC 27502-0177	
0742306421	SHIRLEY, AUGUSTUS GRAHAM II SHIRLEY, KIMBE	206 S SALEM ST	APEX NC 27502-1825	
0742304369	TALBERT, CYNTHIA D	211 HUDSON AVE	APEX NC 27502-1840	
0742305576	TAYLOR, CHARLES DUANE JR PREDDY, SHERRY B	109 HOLLEMAN ST	APEX NC 27502-1809	
0742306498	WILKINSON PROPERTIES OF NORTH CAROLINA L	104 DOWNING PL	APEX NC 27502-9342	

I Charles Duane Taylor SR, Certify that this is an accurate listing of all Property owners and Property Owners within 300' of the subject property.

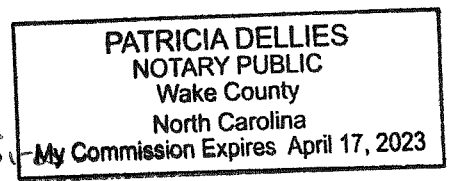
Date: 9-18-2020 By: Charles Duane Taylor SR

Sworn and subscribed before me, PATRICIA DELLIES a Notary Public for the above State and County on this the 18 day of SEPTEMBER 2020

Patricia Dellies
Notary Public

PATRICIA DELLIES
Print Name

APRIL 17, 2023
my Commission expires



AGENT AUTHORIZATION FORM

Application #: 20CZ10

Submittal Date: 9-18-2020

Charles Duane Taylor Jr + Sherry Bailey Taylor

is the owner* of the property for which the attached

application is being submitted:

Land Use Amendment



Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

Site Plan

Subdivision

Variance

Other: _____

The property address is: 109 Holleman St Apex NC 27502

The agent for this project is: _____

I am the owner of the property and will be acting as my own agent

Agent Name: Charles Duane Taylor Jr + Sherry Bailey Taylor

Address: 6521 Whitted Road Fuquay Varina NC 27520

Telephone Number: 919 522-3180 / 919 703-5522

E-Mail Address: cduanetaylor@yahoo.com

Signature(s) of Owner(s)*

Charles Duane Taylor SR
Charles DUANE TAYLOR SR
Type or print name

9-18-2020
Date

Sherry Bailey Taylor
Sherry Bailey Taylor
Type or print name

9/14/20
Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: 20CZ10

Submittal Date: 9-18-2020

The undersigned, Charles Duane Taylor Jr (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 10914 Holleman St Apex NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 4-29-2005 and recorded in the Wake County Register of Deeds Office on 4-29-2005, in Book 011337 Page 01137.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 4-29-2005, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 4-29-2005, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 18 day of Sept, 2020.

Charles Duane Taylor Jr (seal)
Charles Duane Taylor Jr
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that CHARLES DUANE TAYLOR JR Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

PATRICIA DELLIES
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires April 17, 2023
[NOTARY SEAL]

Patricia Dellies
Notary Public
State of North Carolina
My Commission Expires: APRIL 17, 2023

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 20CZ10

Submittal Date: 9-18-2020

Insert legal description below.

Addendum "B"

Addendum ^u Bⁿ



[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)

Real Estate ID **0037331**

PIN # **0742305576**

[Account Search](#)

Location Address
109 HOLLEMAN ST

Property Description
1A & 3 RCMB CCB & TRUST CO BM2002-01533

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

Account	Buildings	Land	Deeds	Notes	Sales	Photos	Tax Bill	Map
-------------------------	---------------------------	----------------------	-----------------------	-----------------------	-----------------------	------------------------	--------------------------	---------------------

Property Owner TAYLOR, CHARLES DUANE JR PREDDY, SHERRY BAILEY (Use the Deeds link to view any additional owners)	Owner's Mailing Address 109 HOLLEMAN ST APEX NC 27502-1809	Property Location Address 109 HOLLEMAN ST APEX NC 27502-1809
Administrative Data Old Map # 008-- Map/Scale 0742 18 VCS SWAP001 City APEX Fire District Township WHITE OAK Land Class R-<10-HS ETJ AP Spec Dist(s) Zoning O&I History ID 1 History ID 2 Acreage .24 Permit Date Permit #	Transfer Information Deed Date 4/29/2005 Book & Page 11337 1737 Revenue Stamps 428.00 Pkg Sale Date 4/29/2005 Pkg Sale Price \$214,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,310	Assessed Value Land Value Assessed \$83,632 Bldg. Value Assessed \$224,737 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$308,369

*Wake County assessed building and land values reflect the market value as of January 1, 2020, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2020 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2020 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wakegov.com or call 919-856-5400.

Zoning Districts



September, 2020
Prepared by: Town of Apex Planning Department



agenda

Rezoning of 109 Holleman Street, Apex, North Carolina 27502 from O&I/STCOD to MORR-CZ/STCOD

(Office & Industrial/Small Town Character Overlay District to Mixed Office Residential Retail/Small Town Character Overlay District)

Thursday, September 24th

7:00 PM – 9:00 PM

Meeting called by:

Attendees:

Time	Rezoning from O&I to MORR	Virtual Teams Meeting
7:00 PM	Explanation of all processes for meeting being held for rezoning	
7:30 PM	Explanation of future meetings and timelines	https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDE2MThkYjQtNGRlZC00ZDBmLWI3MMDMtNTcwMmMxMTUzNzRI%40thead.v2/0?context=%7b%22Tid%22%3a%22c5689f2c-8d0b-42f6-8d80-0f9b83c06d0a%22%2c%22Oid%22%3a%22bb79f447-e7e9-4ffd-8698-8d32f3cddae8%22%7d

Time	Summary and Questions
8:00 PM	Questions or Concerns by attendees and responses

agenda

Additional Information:

Attached you will find vicinity and zoning map

Notice of Neighborhood Meeting

Contact Information

Rezoning will appear on the following meetings:

October 6th Town Council Consent agenda item to set the public hearing, attendance is not needed at this meeting as it is a formality

October 12th Planning Board meeting to hold public hearing (virtual). Homeowners will attend meeting

October 20th Town Council meeting to hold public hearing (in person). Homeowners will attend meeting.

NOTE: If you would want an email invite sent to you directly, please email us with your email address at: cduanetaylor@yahoo.com.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: _____ Zoning: _____
 Location: _____
 Property PIN(s): _____ Acreage/Square Feet: _____

Property Owner: Charles Duane Taylor Jr + Sherry Bailey Taylor
 Address: 109 Holleman St
 City: Apex State: NC Zip: 27502
 Phone: 919 522-3186 Email: cduanetaylor@yahoo.com

Developer: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Engineer: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Builder (if known): _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Mike Deaton, Stormwater & Utility Engineering Manager Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: Virtual Meeting
 Date of meeting: 9/24/2020 Time of meeting: 7:00 - 9:00 pm
 Property Owner(s) name(s): Charles Duane Taylor Jr & Sherry Bailey Taylor
 Applicant(s): Same

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	NO ONE	Attended			
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): Charles Duane Taylor Jr + Sherry Bailey Taylor

Applicant(s): Same

Contact information (email/phone): ~~Same~~ cdunetaylor@yahoo.com/919522-3180

Meeting Address: Virtual

Date of meeting: 9/24/2020 Time of meeting: 7:00-9:00 pm EST

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

NO ONE Attended

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Charles Duane Taylor SR, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 6521 Whittell Rd, Fuquay Varina (Virtual meeting) (location/address) on 9-24-2020 (date) from 7:00 PM (start time) to 9:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

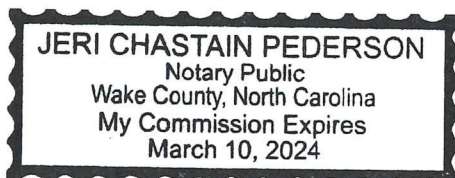
9-25-2020
Date

By: Charles Duane Taylor SR

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, on this the 25 day of September, 2020.

SEAL



Jeri Chastain Pederson
Notary Public
Jeri Chastain Pederson
Print Name

My Commission Expires: 3/10/2024

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #20CZ10 109 Holleman Street

Planning Board Meeting Date: October 12, 2020



Report Requirements:

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment 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: ± 0.24 acre

PIN(s): 0742305576

Current Zoning: Office and Institutional (O&I)/ Small Town Character Overlay District

Proposed Zoning: Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ)/ Small Town Character Overlay Dist.

2045 Land Use Map: Medium Density Residential/Office Employment

Town Limits: Inside Town Limits

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: _____

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

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

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #20CZ10 109 Holleman Street

Planning Board Meeting Date: October 12, 2020



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: _____

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: _____

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: _____

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: _____

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: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #20CZ10 109 Holleman Street

Planning Board Meeting Date: October 12, 2020



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: _____

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: _____

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: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #20CZ10 109 Holleman Street

Planning Board Meeting Date: October 12, 2020



Planning Board Recommendation:

Motion: To recommend approval as proposed by applicant.

Introduced by Planning Board member: Tina Sherman

Seconded by Planning Board member: Ryan Akers

- 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:

As proposed by applicant.

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

With 7 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 12th day of October 2020.

Attest:

Michael Marks Digitally signed by Michael Marks
Date: 2020.10.13 08:12:55 -04'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin
Date: 2020.10.12 17:53:27 -04'00'

Dianne Khin, Planning Director



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #20CZ10 109 Holleman Street

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicants: Charles Duane Taylor, Jr and Sherry Bailey Taylor

Property Address: 109 Holleman Street

Acreage: ±0.24 acre

Property Identification Number (PIN): 0742305576

2045 Land Use Map Designation: Medium Density Residential/Office Employment

Existing Zoning of Properties: Office and Institutional (O&I)

Proposed Zoning of Properties: Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: October 12, 2020 4:30 PM

If you would like to speak during the public hearing, you may sign-in ahead of time by emailing your name and address to bonnie.brock@apexnc.org. You may attend the meeting in person or view the meeting through the Town’s YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide comments no later than noon on Friday, October 9, 2020 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397/>. You must provide your name and address for the record. These comments will be read during the Planning Board meeting.

Town Council Public Hearing Date and Time: October 20, 2020 6:00 PM

You may attend the meeting in person or view the meeting through the Town’s YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide comments no later than noon on Monday, October 19, 2020 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397/>. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

If the Council meeting is held with at least one member attending virtually, written comments on the subject of the public hearing may be submitted between publication of any required notice and 24 hours after the public hearing and the Council’s vote will occur at the Council’s next regularly scheduled meeting.

Vicinity Map:



Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may appear at the public hearing and be heard with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the [2045 Land Use Map](#) can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development, for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/33401>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #20CZ10**
109 Holleman Street

Pursuant to the provisions of North Carolina General Statutes §160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.1.1, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicants: Charles Duane Taylor, Jr and Sherry Bailey Taylor

Property Address: 109 Holleman Street

Acreage: ±0.24 acre

Property Identification Number (PIN): 0742305576

2045 Land Use Map Designation: Medium Density Residential/Office Employment

Existing Zoning of Properties: Office and Institutional (O&I)

Proposed Zoning of Properties: Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ)

Public Hearing Location: Apex Town Hall
Council Chambers, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: October 12, 2020 4:30 PM

If you would like to speak during the public hearing, you may sign-in ahead of time by emailing your name and address to townclerk@apexnc.org or voicemail 919-242-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31357>. You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/t/townofapexnc>.

If you are unable to attend, you may provide comments no later than noon on Friday, October 9, 2020 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-242-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31357>. You must provide your name and address for the record. These comments will be read during the Planning Board meeting.

Town Council Public Hearing Date and Time: October 20, 2020 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/t/townofapexnc>.

If you are unable to attend, you may provide comments no later than noon on Monday, October 19, 2020 by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-242-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31357>. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

If the Council meeting is held with at least one member attending virtually, written comments on the subject of the public hearing and the Council's vote will occur at the Council's next regularly scheduled meeting.

Vicinity Map:



Property owners within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may appear at the public hearing and be heard with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the [2045 Land Use Map](http://www.apexnc.org/DocumentCenter/View/31357) can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development, for further information. To view the petition and related documents on-line: <http://www.apexnc.org/DocumentCenter/View/72423>.

Dianne F. Kish, AICP
Director of Planning and Community Development

Published Dates: September 28-October 20, 2020



TOWN OF APEX
 POST OFFICE BOX 250
 APEX, NORTH CAROLINA 27502
 PHONE 919-249-3426

**AFFIDAVIT CERTIFYING
 Public Notification – Written (Mailed) Notice**

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Rezoning #20CZ10 109 Holleman Street
 Project Location: 109 Holleman Street
 Applicant or Authorized Agent: Charles Duane Taylor, Jr and Sherry Bailey Taylor
 Firm: N/A

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on **September 28, 2020** a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

10/5/2020
 Date

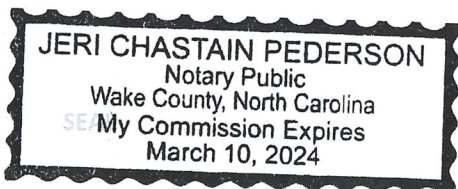
Jianne Fkhen
 Director of Planning and Community Development

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

Sworn and subscribed before me, *Jeri Chastain Pederson* Notary Public for the above

State and County, this the 5 day of October, 2020.

Jeri Chastain Pederson
 Notary Public



My Commission Expires: 03 / 10 / 2024



Rezoning #20CZ10

Apex Baptist Church

109

September, 2020
June 2020 Aerial Photography
Prepared by: Town of Apex Planning Department

0 150 300
Feet

Public Hearing Sign Posted By

[Signature]
Signature

9/21/2020
Date