

**STATEMENT OF THE APEX TOWN COUNCIL PURSUANT TO G.S. 160A-383  
ADDRESSING ACTION ON ZONING PETITION #20CZ08**

Wake County Public School System, owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 31<sup>st</sup> day of July 2020 (the "Application"). The proposed conditional zoning is designated #20CZ08.

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 #20CZ08 before the Planning Board held on the 14<sup>th</sup> day of September 2020.

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 #20CZ08 before the Town Council on the 6<sup>th</sup> day of October 2020.

The Apex Planning Board held a public hearing on the 14<sup>th</sup> day of September 2020, gathered facts, received public comments and, following a 24 hour public comment period, on the 16<sup>th</sup> day of September 2020 formulated a recommendation regarding the application for conditional zoning #20CZ08. A motion was made at the Apex Planning Board to recommend approval; the motion passed by a vote of 6-0 with 1 abstention due to technical difficulties for the application for #20CZ08.

The Apex Town Council held a public hearing on the 6<sup>th</sup> day of October 2020. Amanda Bunce, Current Planning Manager, presented the Planning Board's recommendation at the public hearing.

All persons who desired to present information relevant to the application for #20CZ08 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional 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 #20CZ08 rezoning the subject tract located at 7901 Humie Olive Road from Planned Unit Development - Conditional Zoning (PUD-CZ) to Rural Residential - Conditional Zoning (RR-CZ).

The Apex Town Council finds that the approval of the rezoning is generally consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Mixed Use: High Density Residential/Office Employment/Commercial Services, and the proposed zoning district is generally consistent given the list of permitted uses. The Apex Town Council has further considered that the proposed rezoning to Rural Residential - Conditional Zoning (RR-CZ) 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 #20CZ08**

The Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: it will permit greater flexibility in planning and building schools to support the new residential development in the area. The rezoning will encourage compatible development of the property and increase the tax base.

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Jacques K. Gilbert  
Mayor

**ATTEST:**

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Donna B. Hosch, MMC, NCCMC  
Town Clerk

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Date