

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: WORK SESSION  
Meeting Date: September 24, 2024

## Item Details

Presenter(s): Dianne Khin, Director

Department(s): Planning Department

### Requested Motion

Receive as information a presentation on Zoning Condition Recommendations for Rural Areas and provide direction to staff as appropriate.

### Approval Recommended?

N/A

### Item Details

At the March 7, 2024 Planning Committee meeting, committee members and Planning staff discussed conservation subdivision attributes. The Committee asked Planning staff to come up with a set of zoning conditions to recommend to applicants who propose to rezone and amend the 2045 Land Use Map from Rural Density Residential to Rural Transition Residential or to Low Density Residential, or from Rural Transition Residential to Low Density Residential. These zoning conditions would be the standard list developers would consider proffering for any rezoning to Rural Residential - Conditional Zoning (RR-CZ), Low Density Residential - Conditional Zoning (LD-CZ), or Planned Unit Development - Conditional Zoning (PUD-CZ) within existing Rural Density Residential and Rural Transition Residential areas.

Concurrent with the Planning Committee meeting, Planning staff held three workshops for the Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities (WBBAP) on March 6, 18, and 20, 2024. Public input included the "Friendship and New Hill Community Land Use Map & Neighborhood Conservation Overlay District Proposal" (see Attachment #1). Planning staff had concerns about the logistics of an overlay district (see Attachment #2), but heard the public's interest in having more guidelines and restrictions for development in or near rural areas.

Further, Wake County is seeking a memorandum of understanding with the Town of Apex to allow Voluntary Agricultural Districts (VAD) and Enhanced Voluntary Agricultural Districts (EVAD) in the Town's

extraterritorial jurisdiction (ETJ) and corporate limits. Wake Soil and Water Conservation District staff have asked for wider buffers adjacent to properties designated as VAD or EVAD.

Given the various related initiatives and requests, Planning staff recommend utilizing the conditional zoning process to accomplish the goals of the Planning Committee, WBBAP neighbors, and Wake County to ensure more compatible development in rural areas. This work session item is the first step in preparing a set of zoning conditions that will provide guidance to developers seeking rezonings in areas currently shown as Rural Density Residential or Rural Transition Residential on the 2045 Land Use Map.

#### Attachments

- WS1-A1: Staff Report – Rural Area Zoning Condition Recommendations
- WS1-A2: PowerPoint – Rural Area Zoning Condition Recommendations
- WS1-A3: Attachment No. 1 – Rural Area Zoning Condition Recommendations
- WS1-A4: Attachment No. 2 – Rural Area Zoning Condition Recommendations
- WS1-A5: Attachment No. 3 – Rural Area Zoning Condition Recommendations
- WS1-A6: Attachment No. 4 – Rural Area Zoning Condition Recommendations

