

**BEFORE THE TOWN COUNCIL OF THE TOWN OF APEX  
MAJOR SITE PLAN FOR CROSSROADS FORD TRUCK CENTER**

**FINDINGS OF FACT**

Based on the competent and material evidence in the record, the Town Council makes the following findings of fact:

1. Bovestments, LLC., owner/applicant (the "Applicant"), submitted a completed application for a major site plan on the 1<sup>st</sup> day of September, 2020.
2. Pursuant to G.S. §160A-384, and 2.2.11 (E) of the Unified Development Ordinance, the Planning and Community Development Director caused proper notice to be given (by publication and posting), of a public hearing on the major site plan for the Crossroads Ford Truck Center before the Town Council on the 1<sup>st</sup> day of December 2020.
3. The Apex Town Council held a public hearing, including an evidentiary hearing, on the 1<sup>st</sup> day of December 2020.
4. All persons who desired to present evidence relevant to the major site plan for the Crossroads Ford Truck Center were allowed the opportunity to present evidence at the public hearing before the Apex Town Council.
5. The Applicant proposes build a building totaling 16,006 square feet with surface parking for customers, employees, and inventory for vehicle sales and rental.
6. The Applicant established by competent sworn testimony all matters stated in the application and staff report for the proposed major site plan and established that the proposed major site plan complies with the standards provided in the UDO.

**CONCLUSIONS OF LAW**

In light of the findings of fact, the Town Council makes the following conclusions of law:

1. The Applicant submitted a completed application for the major site plan for the Crossroads Ford Truck Center;
2. The matters stated in the application are established by competent and substantial evidence;
3. The development proposed in the site plan and its general location is compatible with the character of surrounding land uses;
4. The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards*;
5. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards*;
6. The site plan does not propose anything that would be inconsistent with the requirements of Sec. 8.1.4 *Slope Protection Standards*;
7. The development proposed in the site plan conforms to the requirements of Sec. 7.4., *Dedication of ROW for Thoroughfare Streets and Highways*;
8. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements*;

**FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR CROSSROADS FORD TRUCK CENTER MAJOR SITE PLAN**

- 9. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance;
- 10. The application and site plan meet the standards for major site plans stated in Sec.2.3.6.E.2;
- 11. The Applicant is entitled in law and in fact to the approval of the major site plan for the Crossroads Ford Truck Center.

**DECISION**

The Apex Town Council hereby unanimously approves the major site plan for the Crossroads Ford Truck Center.

These Findings of Fact, Conclusions of Law and Decision, shall constitute written documentation of Town Council's approval of the major site plan for the Crossroads Ford Truck Center.

**THE TOWN OF APEX**

By: \_\_\_\_\_  
Jacques K. Gilbert  
Mayor

(Corporate Seal)  
ATTEST:

\_\_\_\_\_  
Donna B. Hosch, MMC, NCCMC, Town Clerk

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that Donna B. Hosch, personally came before me this day and acknowledged that she is Town Clerk of the Town of Apex, a North Carolina Municipal Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its Town Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day \_\_\_\_\_, 2020.

\_\_\_\_\_  
[Signature of Notary Public]

My Commission Expires: \_\_\_\_\_