

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 6.035 ACRES LOCATED AT 7924 GREEN LEVEL CHURCH ROAD FROM RURAL RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#24CZ15

WHEREAS, Mike Hunter, W&W Partners, Inc., applicant (the “Applicant”), submitted a completed application for a conditional zoning on the 1st day of August 2024 (the “Application”). The proposed conditional zoning is designated #24CZ15;

WHEREAS, 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 #24CZ15 before the Planning Board on the 13th day of January 2025;

WHEREAS, the Apex Planning Board held a public hearing on the 13th day of January 2025, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #24CZ15. A motion was made by the Apex Planning Board to recommend approval; the motion passed by a vote of 6-3 for the application for #24CZ15;

WHEREAS, pursuant to N.C.G.S. §160D-601 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 #24CZ15 before the Apex Town Council on the 28th day of January 2025;

WHEREAS, the Apex Town Council held a public hearing on the 28th day of January 2025. Lauren Staudenmaier, Planner II, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #24CZ15 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that the 2045 Land Use Map designates this area Medium Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development-Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) will allow maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning is generally consistent and compatible with the surrounding single-family subdivisions. The townhouse use has conditions related to front yard setbacks, architectural standards, limiting townhouse buildings to four units, and the townhouse height adjacent to Hillman Bend to two stories. The increased buffers along the southern property boundary if the development designs a subdivision with townhouse or duplex units provide additional separation to the existing single-family lots to preserve the adjacent subdivisions character while providing a cohesive transition in land use types. The rezoning provides a minimum of five percent (5%) of the total residential units on the property as affordable housing units consistent with the 2021 Apex Affordable Housing Plan and the 2023 Affordable Housing Incentive Zoning Policy. The construction of the extension to complete Hillman Bend with sidewalk on both sides, will provide additional vehicular and pedestrian connectivity to the area; and

WHEREAS, the Apex Town Council by a vote of 4 to 1 approved Application #24CZ15 rezoning the subject tract located at 7924 Green Level Church Road from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment “A” – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Ordinance Amending the Official Zoning District Map #24CZ15

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). District, subject to the conditions stated herein.

Section 3: The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Green Level Church PUD which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member _____

Seconded by Council Member _____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the ____ day of _____ 2025.

TOWN OF APEX

Jacques K. Gilbert
Mayor

ATTEST:

Allen Coleman, CMC, NCCCC
Town Clerk

APPROVED AS TO FORM:

Town Attorney