

STAFF REPORT

Rezoning #19CZ18 113 West Street

November 19, 2019 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 113 West Street
Applicant/Owner: Maureen Hughes

PROJECT DESCRIPTION:

Acreage: ± .19 acre
PIN: 0741295052
Current Zoning: Office & Institutional (O&I)
Proposed Zoning: Medium Density-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: Inside Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Conservation Buffer (CB); High Density Single-Family (HD SF)	West Street; West Street Park; Single-Family
South:	Office & Institutional (O&I)	Single-Family
East:	Office & Institutional (O&I); Neighborhood Business (B1)	Funeral Home; Single-Family
West:	High Density Single-Family (HD SF)	Single-Family

EXISTING CONDITIONS:

The property to be rezoned is located at the southeast intersection of West Street and First Street. The property currently has one single-family home on the property.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on August 22, 2019. The neighborhood meeting report is attached.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject property as Medium Density. The proposed rezoning to Medium Density-Conditional Zoning (MD-CZ) is consistent with that land use classification.

STAFF REPORT

Rezoning #19CZ18 113 West Street

November 19, 2019 Town Council Meeting



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. Accessory Apartment
2. Single Family
3. Utility, minor

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #19CZ18 (113 West Street) as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this item at their November 12, 2019 meeting and unanimously recommended approval of the rezoning with the conditions proposed by the applicant. The Planning Board report to Town Council is attached.

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 Medium Density-Conditional Zoning (MD-CZ) district is consistent with the Medium Density 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 become a conforming use. This will allow the property owner to make significant improvements to the home including the construction of an accessory structure in the back yard, which is currently prohibited due to the nonconforming status of the use.

CONDITIONAL ZONING STANDARDS:

The Town Council shall find the Medium Density-Conditional Zoning (MD-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.

West Street

BAUCOM ST

Rezoning #19CZ18

SECOND ST

S SALEM ST

FIRST ST

WEST ST

White Oak Villas

LYNCH ST

TINGEN RD



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 #: 19CZ18 Submittal Date: 9/3/2019
2045 LUM Amendment: _____ Fee Paid: \$900

Project Information

Project Name: 113 West Street
Address(es): 113 West Street, Apex, NC 27502
PIN(s): 0741295052

Acreage: .19

Current Zoning: O&I Proposed Zoning: MD-CZ

Current 2045 LUM Designation: Medium Density Residential

Proposed 2045 LUM Designation: Medium Density Residential

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: Maureen Hughes

Address: 113 West Street

City: Apex State: NC Zip: 27502

Phone: 919-866-8786 E-mail: maureenhughes28@gmail.com

Owner Information

Name: Maureen Hughes

Address: 113 West Street

City: Apex State: NC Zip: 27502

Phone: 919-866-8786 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 #: 19CZ18 Submittal Date: 9/3/2019

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:

N/A

Current 2045 Land Use Classification: Medium Density Residential

Proposed 2045 Land Use Classification: N/A

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.

N/A

PETITION INFORMATION

Application #: 19CZ18 Submittal Date: 9/3/2019

An application has been duly filed requesting that the property described in this application be rezoned from O&I _____ to MD-CZ _____. 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	Accessory apartment	21	_____
2	Single-family	22	_____
3	Utility, minor	23	_____
4	_____	24	_____
5	_____	25	_____
6	_____	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

PETITION INFORMATION

Application #: 19CZ18 Submittal Date: 9/3/2019

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.

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.

The proposed rezoning will not require a modification to the 2045 Land Use Map and is in keeping with the adopted plans from the Town of Apex.

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 use will be compatible with the surrounding uses and fit within the Town's plans.

PETITION INFORMATION

Application #: 19CZ18 Submittal Date: 9/3/2019

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

The proposed use will meet the required Supplemental Standards for the proposed use(s).

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 design will avoid adverse impacts on the surrounding properties.

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 site minimizes and avoids environmental impacts.

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 site will have no additional impact 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 use will not be detrimental to the health, safety, and welfare of Apex residents.

PETITION INFORMATION

Application #: 19CZ18 Submittal Date: 9/3/2019

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

The use will not be detrimental to the adjacent property owners.

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 use does not constitute a nuisance or hazard based upon the anticipated number of persons who will utilize the property based upon the list of uses.

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.

The proposed development will meet the standards within various sections of the Town of Apex UDO.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 19CZ18

Submittal Date: 9/3/2019

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.	206 LYNCH STREET TRUST	741282977
2.	ACEVEDO, MIGDALIA CRUZADO, LUIS	741292272
3.	TOWN OF APEX	741296138, 741297107, 741298308
4.	ATWATER, AMON J ATWATER, GERALDINE J	741296307
5.	ATWATER, CLARICE D	741294209, 741294265
6.	BECKWITH, PENDER C JR BECKWITH, BETTY	741295450, 741295414
7.	BROWN, FLOYA COTTEN	741292008
8.	BULLOCK, THOMAS	741284866
9.	CARMONA, MARIA DEL ROCIO PEREZ	741295250
10.	CHATMAN, PAULETTE R	741294036
11.	COPE, ALEXANDER G. COPE, PAIGE	741295234
12.	GILBERT, BETTY LOU	741285576
13.	GLOVER-SMITH, CYNTHIA A SMITH, STEVEN T	741282929
14.	HERNDON, DORIS	741294151
15.	HOUSING AUTH COUNTY OF WAKE	741281688, 741282793, 741283681

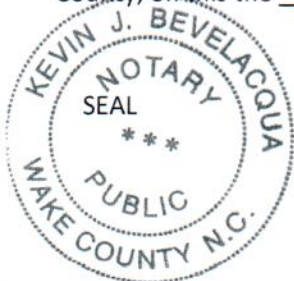
I, Mauseen Hughes, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 8/28/19

By: Mauseen Hughes

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Kevin J. Bevelacqua, a Notary Public for the above State and County, on this the 28 day of August, 2019.



Kevin J. Bevelacqua
Notary Public
Kevin J. Bevelacqua
Print Name

My Commission Expires: 4/27/20

Owner's Name	PIN
16. LAMCO CUSTOM BUILDERS LLC	741296334
17. LEE, ALICE BECKWITH	741293103
18. LIVERPOOL, LUDWIG	741282801
19. MANGUM, RICKY E MANGUM, PAMELA C	741293151
20. MCCLAIN, NELLIE B FORT	741294012
21. MCCLAMB, WALTER J	741286738, 741286941, 741287704
22. MCCLOUD, JACQUELINE W	741299306
23. MCPHAIL, BILLY N	741284916
24. MORING, MARIAN M	741297165, 741298041, 741298086, 741298134, 741299112
25. ORCHID HOMES LLC	741283934
26. QUINONES, SANDRA D	741283889
27. ST MARYS AFRICAN METHODIST	741286626
28. TAYLOR, SEAN M TAYLOR, KIM C	741284555
29. WIGGINS, LUCILLE WIGGINS, JEROME	741293332

AGENT AUTHORIZATION FORM

Application #: 19CZ18

Submittal Date: 9/3/2019

Maureen Hughes is the owner* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 113 West Street

The agent for this project is: Maureen Hughes

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

Agent Name: Maureen Hughes

Address: 113 West Street, Apex, NC, 27502

Telephone Number: 919-866-8786

E-Mail Address: maureenhughes28@gmail.com

Signature(s) of Owner(s)*

Maureen Hughes

Maureen Hughes
Type or print name

8/28/19
Date

Type or print name

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.

NOTICE OF 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.

August 1, 2019

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 113 West Street, Apex, NC 27502 0741295052

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. The Neighborhood Meeting is intended as a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at www.apexnc.org.

A Neighborhood Meeting is required because this project includes (check all that apply):

- Rezoning (including Planned Unit Development);
- Major Site Plan;
- Master Subdivision Plan (excludes minor or exempt subdivision); or
- Special Use Permit

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

Property to be rezoned to MD-CZ (Medium Density - Conditional Zoning)

Estimated submittal date: September 3, 2019

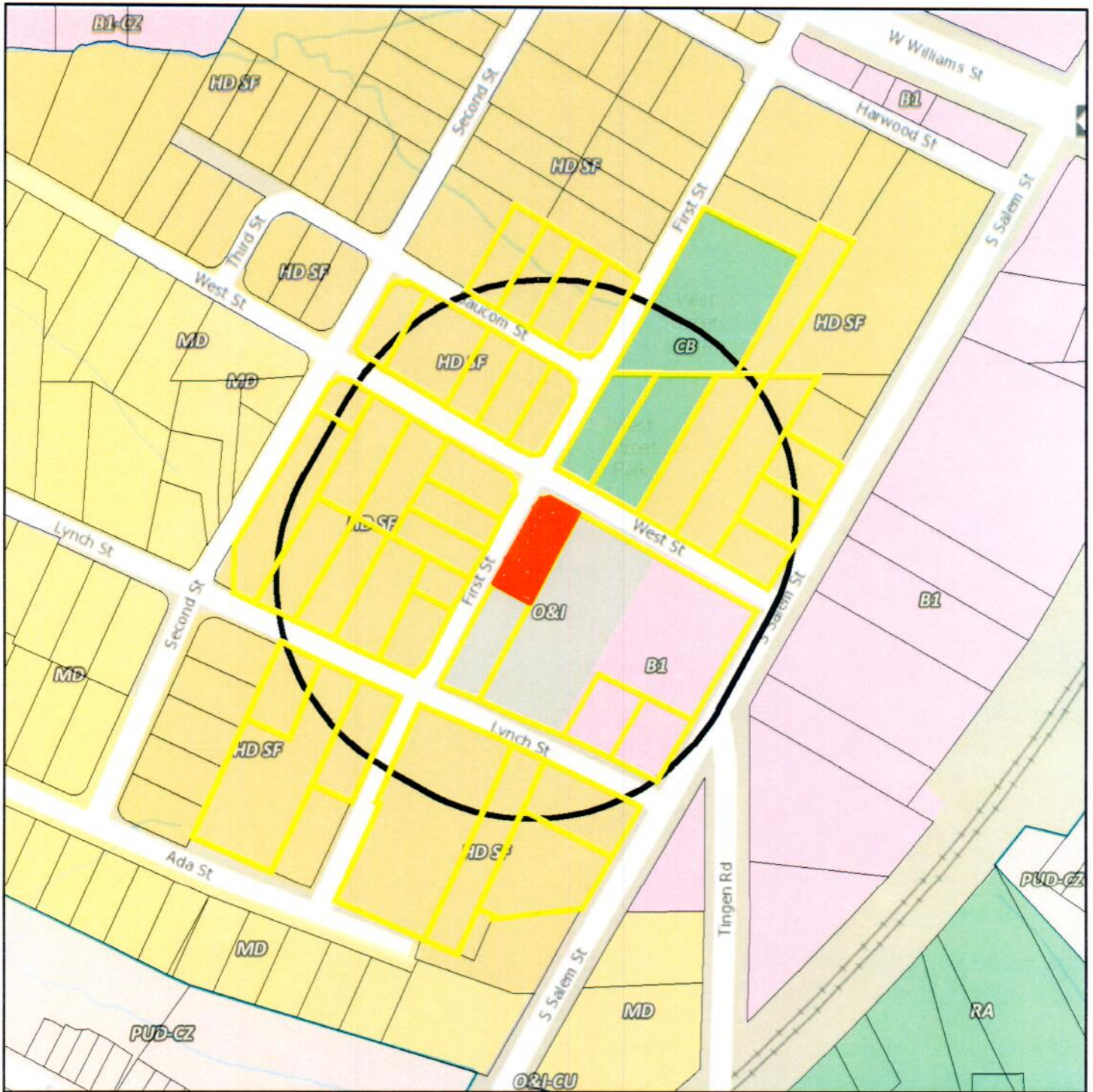
MEETING INFORMATION:

Property Owner(s) name(s):	<u>Maureen Hughes</u>
Applicant(s):	<u>Maureen Hughes</u>
Contact information (email/phone):	<u>maureenhughes28@gmail.com</u>
Meeting Address:	<u>1125 Apex Peakway, Apex, NC 27502</u>
Date of meeting*:	<u>August 22, 2019</u>
Time of meeting*:	<u>5:30 - 7:30 PM</u>

MEETING AGENDA TIMES:

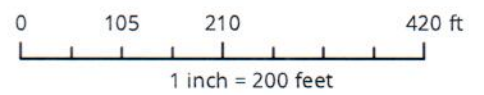
Welcome:	<u>5:30 - 5:40</u>
Project Presentation:	<u>5:40 - 5:50</u>
Question & Answer:	<u>5:50 - 7:30</u>

*Meetings shall occur between 5:00 p.m. - 9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.



113 West Street - MD-CZ request

Property Notification Boundary. The only property being rezoned is highlighted in red.



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

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: 113 West Street
 Location: 113 West Street, Apex, NC 27502
 Property PIN: 0741295052 Acreage/Square Feet: .19
 Zoning: MD-CZ Subdivision/Development: _____

Property Owner: Maureen Hughes
 Address: 113 West Street
 City: Apex State: NC Zip: 27502
 Phone: 919-866-8786 Email: maureenhughes28@gmail.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: _____

Town of Apex Department Contacts

Planning Department Main Number (Provide development name 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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

Noise & Hours of Construction: **Non-Emergency Police** **919-362-8661**

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours to 7 a.m. – 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic: **Stan Fortier** **919-249-1166**

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control: **Water Resources – Infrastructure Inspections** **919-362-8166**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations: **Non-Emergency Police** **919-362-8661**

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road: **Stan Fortier** **919-249-1166**

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to Stan Fortier. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams: **Stan Fortier** **919-249-1166**
Danny Smith **Danny.Smith@ncdenr.gov**

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to Stan Fortier at 919-249-1166 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust: **Stan Fortier** **919-249-1166**

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to Stan Fortier at 919-249-1166 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash: **Stan Fortier** **919-249-1166**

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to Stan Fortier at 919-249-1166. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins: **Stan Fortier** **919-249-1166**

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to Stan Fortier at 919-249-1166 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures: **Mike Deaton** **919-249-3413**

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation: **Rodney Smith** **919-249-3342**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

August 1, 2019

Dear Neighbors,

My name is Maureen Hughes and I recently purchased the property at 113 West Street, Apex, NC. This home was built in 1948 and has been occupied since that time. At some point in 1986 the zoning for this property was changed to O&I (Office and Institutional). I am submitting a request to rezone my property to MD-CZ (Medium Density Residential-Conditional Zoning). I am currently doing repairs and updates to the home and I will be living there permanently. I am trying to rezone so that I can add a shed to the property. Also, due to the current zoning, if anything were to happen to the home, I would not be able to rebuild as the O&I zoning will not allow a residential home to be rebuilt.

I will be happy to answer any questions you may have regarding the proposed rezoning at the neighborhood meeting, or if it is more convenient for you please feel free to reach out to me at Maureenhughes28@gmail.com or 919-866-8786.

Thank you,

Maureen Hughes

Maureenhughes28@gmail.com

919-866-8786

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: 1125 Apex Parkway Apex, NC 27502
 Date of meeting: 8/22/19 Time of meeting: 5:30 - 7:30
 Property Owner(s) name(s): Maureen Hughes
 Applicant(s): Maureen Hughes

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 Attendees				
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): Maureen Hughes
Applicant(s): Maureen Hughes
Contact information (email/phone): maureenhughes28@gmail.com/919-866-8786
Meeting Address: 1125 Apex Peakway, Apex, NC 27502
Date of meeting: August 22, 2019 Time of meeting: 5:30PM - 7:30PM

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 Attendees

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, Maureen Hughes, 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 1125 Apex Peakway, Apex, NC 27502 (location/address) on August 22, 2019 (date) from 5:30PM (start time) to 7:30PM (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.

8/25/19
Date

By: Maureen Hughes

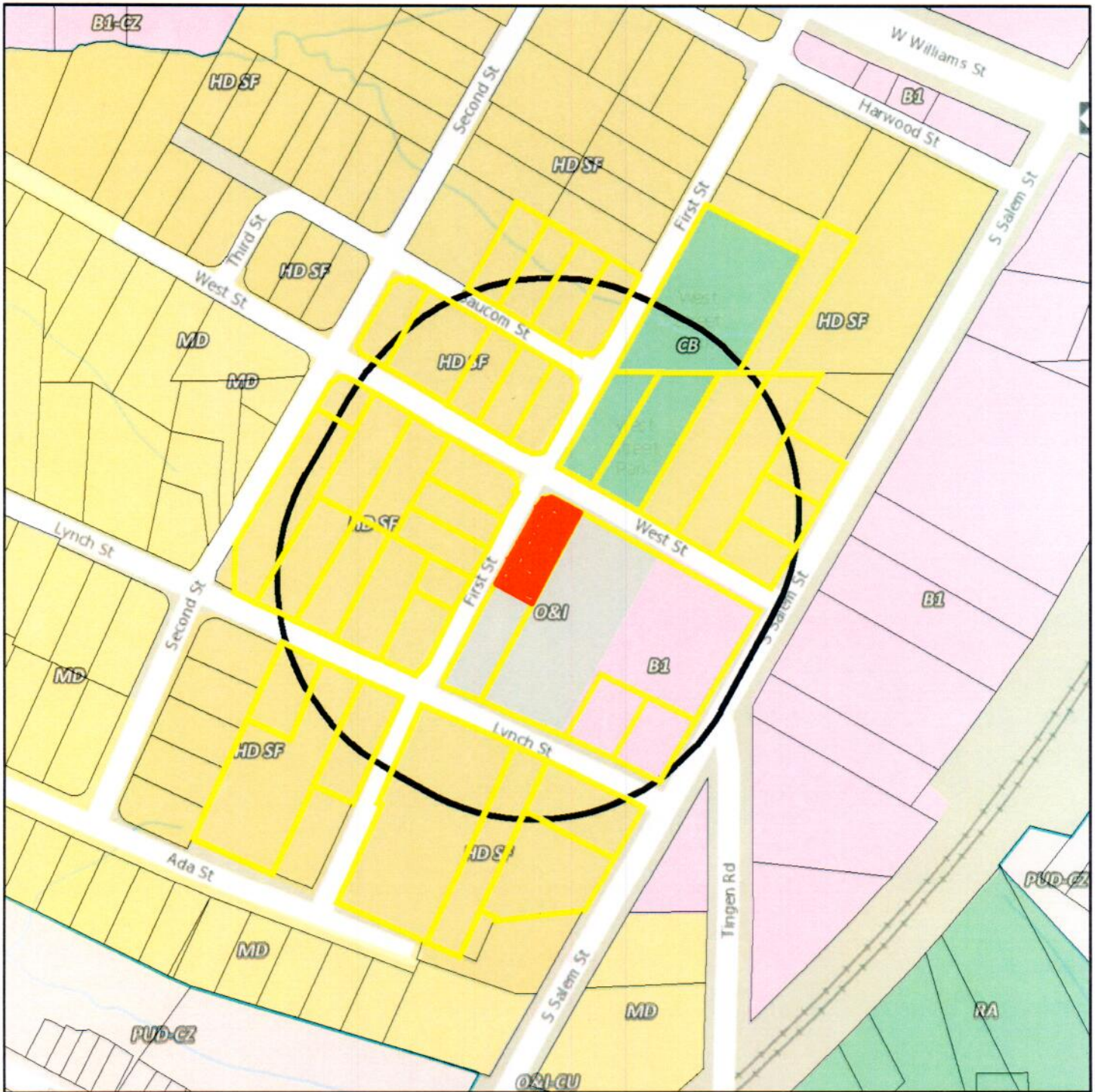
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Kevin J. Bevelacqua, a Notary Public for the above State and County, on this the 28 day of August, 20 19.



Kevin J. Bevelacqua
Notary Public
Kevin J. Bevelacqua
Print Name

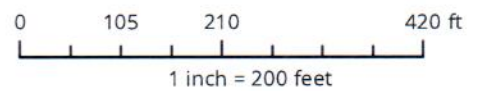
My Commission Expires: 4/27/20



113 West Street - MD-CZ request

Property Notification Boundary. The only property being rezoned is highlighted in red.

Contact Information:
 Maureen Hughes
 919-866-8786
 maureenhughes28@gmail.com



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

PIN	Real Estate I	Map Name	Owner	Mail Address 1	Mail Address 2
741282977	70430	0741 05	206 LYNCH STREET TRUST	206 LYNCH ST	APEX NC 27502-2026
741292272	70715	0741 05	ACEVEDO, MIGDALIA CRUZADO, LUIS	501 2ND ST	APEX NC 27502-2047
741296138	67866	0741 06	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250
741297107	18611	0741 06	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250
741298308	63386	0741 06	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250
741296307	41848	0741 06	ATWATER, AMON J ATWATER, GERALDINE J	412 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9026
741294209	22834	0741 05	ATWATER, CLARICE D	PO BOX 942	APEX NC 27502-0942
741294265	3685	0741 05	ATWATER, CLARICE D	PO BOX 942	APEX NC 27502-0942
741295450	22973	0741 06	BECKWITH, PENDER C JR BECKWITH, BETTY	206 BAUCOM ST	APEX NC 27502-2006
741295414	5464	0741 06	BECKWITH, PENDER J BECKWITH, BETTY	206 BAUCOM ST	APEX NC 27502-2006
741295052	40675	0741 06	BRAGG, ANDREW L	113 WEST ST	APEX NC 27502-2054
741292008	15131	0741 05	BROWN, FLOYA COTTEN	PO BOX 1514	APEX NC 27502-3514
741284866	9907	0741 05	BULLOCK, THOMAS	108 LYNCH ST	APEX NC 27502-2024
741295250	21103	0741 06	CARMONA, MARIA DEL ROCIO PEREZ	200 WEST ST	APEX NC 27502-2057
741294036	27184	0741 05	CHATMAN, PAULETTE R	30 TINC RD	FLANDERS NJ 07836-9610
741295234	21102	0741 06	COPE, ALEXANDER G. COPE, PAIGE	204 WEST ST	APEX NC 27502-2057
741285576	10336	0741 06	GILBERT, BETTY LOU	PO BOX 815	APEX NC 27502-0815
741282929	69872	0741 05	GLOVER-SMITH, CYNTHIA A SMITH, STEVEN T	208 LYNCH ST	APEX NC 27502-2026
741294151	52622	0741 05	HERNDON, DORIS	201 WEST ST	APEX NC 27502-2056
741281688	102924	0741 05	HOUSING AUTH COUNTY OF WAKE	PO BOX 399	ZEBULON NC 27597-0399
741282793	102921	0741 05	HOUSING AUTH COUNTY OF WAKE	PO BOX 399	ZEBULON NC 27597-0399
741283681	102933	0741 05	HOUSING AUTH COUNTY OF WAKE	PO BOX 368	ZEBULON NC 27597-0368
741296334	2617	0741 06	LAMCO CUSTOM BUILDERS LLC	1300 NOWELL RD	RALEIGH NC 27607-5136
741293103	13857	0741 05	LEE, ALICE BECKWITH	209 WEST ST	APEX NC 27502-2056
741282801	77655	0741 05	LIVERPOOL, LUDWIG	301 MILKY WAY DR	APEX NC 27502-6580
741293151	22974	0741 05	MANGUM, RICKY E MANGUM, PAMELA C	1118 JONES FRANKLIN RD	RALEIGH NC 27606-3311
741294012	45419	0741 05	MCCLAIN, NELLIE B FORT	516 1ST ST	APEX NC 27502-2018
741286738	69663	0741 06	MCCLAMB, WALTER J	PO BOX 243	APEX NC 27502-0243
741286941	62960	0741 06	MCCLAMB, WALTER J	PO BOX 243	APEX NC 27502-0243
741287704	188863	0741 06	MCCLAMB, WALTER J	PO BOX 243	APEX NC 27502-0243
741299306	107237	0741 06	MCCLLOUD, JACQUELINE W	111 HARWOOD ST	APEX NC 27502-1803
741284916	18381	0741 05	MCPHAIL, BILLY N	1924 EDWIN DR	RALEIGH NC 27610-5038
741297165	55078	0741 06	MORING, MARIAN M	804 E LANE ST	RALEIGH NC 27601-1232

741298041	45458 0741 06	MORING, MARIAN M	804 E LANE ST	RALEIGH NC 27601-1232
741298086	49103 0741 06	MORING, MARIAN M	804 E LANE ST	RALEIGH NC 27601-1232
741298134	17245 0741 06	MORING, MARIAN M	804 E LANE ST	RALEIGH NC 27601-1232
741299112	1008 0741 06	MORING, MARIAN M	804 E LANE ST	RALEIGH NC 27601-1232
741283934	70429 0741 05	ORCHID HOMES LLC	PO BOX 23	MORRISVILLE NC 27560-0023
741283889	46075 0741 05	QUINONES, SANDRA D	3820 VINCA ST	SUMTER SC 29154-1741
741286626	103121 0741 06	ST MARYS AFRICAN METHODIST	600 S SALEM ST	APEX NC 27502-2042
741284555	31260 0741 05	TAYLOR, SEAN M TAYLOR, KIM C	105 LYNCH ST	APEX NC 27502-2023
741293332	77436 0741 05	WIGGINS, LUCILLE WIGGINS, JEROME	210 WEST ST	APEX NC 27502-2057

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Maureen Hughes (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

- 1. 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 113 West Street, Apex, NC and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- 3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 7/16/2019 and recorded in the Wake County Register of Deeds Office on 7/19/2019, in Book 17510 Page 1495.
- 4. 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).
- 5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 7/19/2019, 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 7/19/2019, 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 19 day of September, 2019.

Maureen Hughes (seal)
Maureen Hughes
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 MAUREEN MARY HUGHES, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL # 0000 3342646, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Divyakant M Gandhi
NOTARY PUBLIC
Wake County, NC
My Commission Expires December 19, 2020

[Signature]
Notary Public
State of North Carolina
My Commission Expires: DEC 19 2020

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

FOLOWING LEGAL DESCRIPTION IS PART OF DEED BOOK 17510 PAGE 1494-1495.

BEGINNING at a stake on the corner of West and First Street (formerly known as Elwood Street), running nearly East, with West Street, 60 feet to a stake on said street; thence nearly South, 150 feet to a stake, Mary Richard on's corner; thence nearly West, with Mary Richardson's line, 60 feet to a stake on First Street; thence North, with First Street, 150 feet to the BEGINNING. This lot is in southern Apex, fronts West Street, 60 feet, and it fronts First Street, 150 feet, containing 9000 square feet, more or less, save for and excepting that 0 .012 acre portion, more or less, conveyed to the Town of Apex by deed of right of way, recorded May 3, 2010 at Deed Book 13929 ,Page 1451, Wake County Registry, and that 0.005 acre portion, more or less, conveyed to the Town of Apex by deed of right of way recorded March 25, 2011. Property conveyed is shown on that deed recorded at Deed Book 13929 , Page 1451, save and excepting those rights of way herein referenced.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00
Parcel No. 0040675
Mail/Box to: Grantee
Prepared By: Brian C. Spence, Attorney at Law
Brief Legal: Metes & Bounds - 113 West Street, Apex
This Deed is made this 16th day of July, 2019, by and between:

GRANTOR: ANDREW L. BRAGG, unmarried

2591 Waterford St. SE
Albany, OR 97322

GRANTEE: MAUREEN HUGHES

113 West St.
Apex, NC 27502-2054

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Apex, White Oak Township, Wake County, North Carolina and more particularly described as follows:

BEGINNING at a stake on the corner of West and First Street (formerly known as Elwood Street), running nearly East, with West Street, 60 feet to a stake on said street; thence nearly South, 150 feet to a stake, Mary Richardson's corner; thence nearly West, with Mary Richardson's line, 60 feet to a stake on First Street; thence North, with First Street, 150 feet to the BEGINNING. This lot is in southern Apex, fronts West Street, 60 feet, and it fronts First Street, 150 feet, containing 9000 square feet, more or less, save for and excepting that 0.012 acre portion, more or less, conveyed to the Town of Apex by deed of right of way, recorded May 3, 2010 at Deed Book 13929, Page 1451, Wake County Registry, and that 0.005 acre portion, more or less, conveyed to the Town of Apex by deed of right of way recorded March 25, 2011. Property conveyed is shown on that deed recorded at Deed Book 13929, Page 1451, save and excepting those rights of way herein referenced.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14262 Page 460

A map showing the above described property is recorded in Plat Book N/A Page N/A

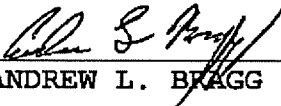
Grantor certifies that the property herein conveyed does not include Grantor's primary residence

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad valorem taxes for tax year 2019 and subsequent tax years.
2. Utility easements and unviolated covenants, conditions or restrictions of record that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 _____ (SEAL)
 ANDREW L. BRAGG

STATE OF OREGON

COUNTY OF Benton

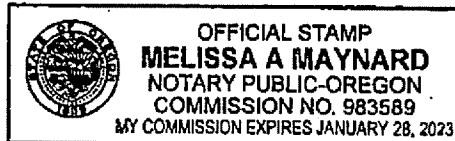
I, Melissa A Maynard, a Notary Public in and for the County of Benton, State of Oregon, do hereby certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed:
 -----ANDREW L. BRAGG-----

Witness my hand and official seal this 16th day of July, 2019.



 Notary Public

My Commission Expires: 1/28/23



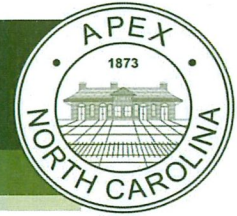
(Notary Seal)

PLANNING BOARD REPORT TO TOWN COUNCIL

Conditional Rezoning #19CZ18

113 West Street

November 12, 2019 Planning Board Meeting



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: +/- .19 acres
PINs: 0741295052
Current Zoning: Office & Institutional
Proposed Zoning: Medium Density-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: Inside

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: _____

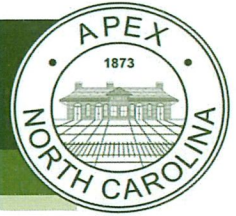
Parks, Recreation, Open Space, and Greenways Plan
 Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Conditional Rezoning #19CZ18

113 West Street

November 12, 2019 Planning Board Meeting



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.

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

Conditional Rezoning #19CZ18

113 West Street

November 12, 2019 Planning Board Meeting



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

Conditional Rezoning #19CZ18

113 West Street

November 12, 2019 Planning Board Meeting



Planning Board Recommendation:

Motion: To recommend approval as proposed.

Introduced by Planning Board member: Michael Marts

Seconded by Planning Board member: Reginald Skinner

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 6 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 November 2019.

Attest:
Margo J. Bills
Margo Bills, Planning Board Chair

Dianne F. Khin
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 #19CZ18
 113 WEST STREET**

Pursuant to the provisions of North Carolina General Statutes Section 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:

- Owner/Authorized Agent:** Maureen Hughes
- Property Address:** 113 West Street
- Acreage:** ±.19 Acres
- Property Identification Number (PIN):** 0741295052
- 2045 Land Use Map Designation:** Medium Density Residential
- Current Zoning of Property:** Office & Institutional (O&I)
- Proposed Zoning of Property:** Medium Density-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: November 12, 2019 4:30 P.M.
Town Council Public Hearing Date and Time: November 19, 2019 7:00 P.M.

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/28980>

Dianne F. Khin, AICP
 Planning Director



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 Number and/or Name: Conditional Zoning #19CZ18
 Project Location: 113 West Street
 Applicant or Authorized Agent: Maureen Hughes
 Firm: Maureen Hughes

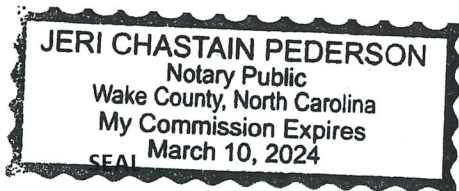
This is to certify that I as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on October 25, 2019, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity 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.

10/28/19
 Date

Jeanne F. Klein
 Planning Director

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 28 day of October, 2019.



Jeri Chastain Pederson
 Notary Public

My Commission Expires: 03 / 10 / 2024



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**

**CONDITIONAL ZONING #19CZ18
113 WEST STREET**

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Dianne F. Khin, AICP
Planning Director

Published D

Navigation toolbar with icons for save, print, zoom in, zoom out, and other document controls.



Rezoning #19CZ18

113

Public Hearing Sign Posted By

Sean J. [Signature]
Signature

9/9/19
Date

September, 2019
May 2019 Aerial Photography
Prepared by: Town Of Apex Planning Department

0 100 200
Feet