

STAFF REPORT
2045 Land Use Map Amendments

February 28, 2023 Town Council Meeting



The 2045 Land Use Map (2045 LUM) establishes the Town’s long range vision for land use. It is not regulatory, but serves as guidance as the Town considers new development. The 2045 LUM was adopted in February 2019 and last amended on January 10, 2023. The 2045 LUM is available for viewing online at: www.apexnc.org/DocumentCenter/View/478. The Town Council will consider the proposed amendments to the 2045 LUM, hear comments from the public, and formulate a decision regarding potential adoption of the amendments.

The proposed amendments are in the vicinity of the NC 751, New Hill Road, and US 64 intersection. The amendments would revise the vision for land use as shown in Figure 1.

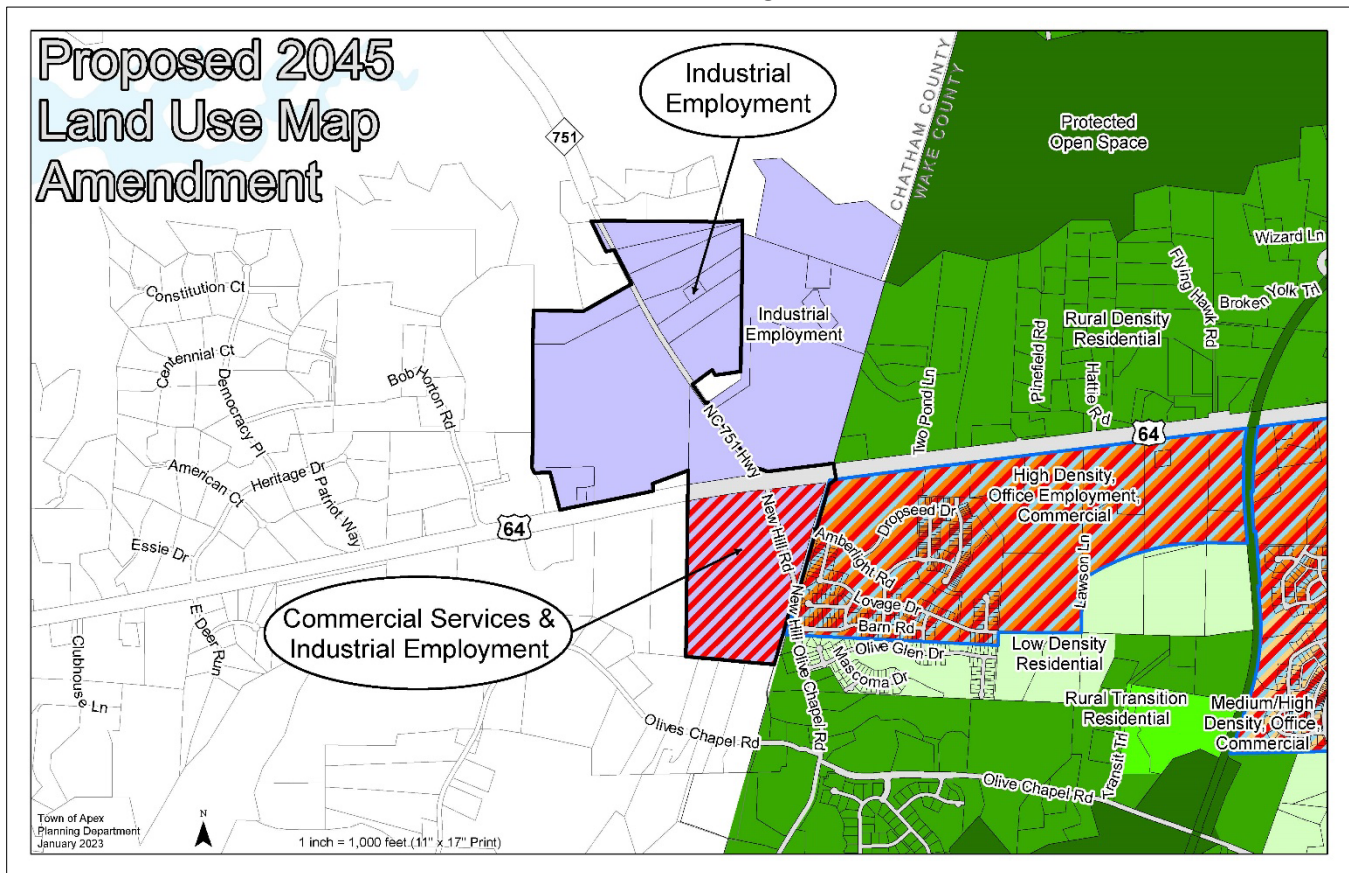


Figure 1. Proposed amendments to the 2045 Land Use Map

The purpose of these amendments is to propose the Industrial Employment land use classification on properties in the vicinity of NC 751 north of US 64, and to propose the Commercial Services and Industrial Employment classification on properties in the vicinity of New Hill Road south of US 64. The proposed amendments correspond with the Employment Center currently shown on the Chatham County Future Land Use and Conservation Plan that can be viewed here: <https://www.chathamcountync.gov/home/showpublisheddocument/31151/636583471293570000>. These amendments are associated with a request for rezoning and annexation of the same properties.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends adoption of the proposed amendments to the 2045 Land Use Map.

PLANNING BOARD RECOMMENDATION:

The Planning Board considered the proposed amendments to the 2045 Land Use Map during a public hearing held at their February 13, 2023 meeting and unanimously recommended adoption.