Rezoning #22CZ14 905 Wimberly Road

August 23, 2022 Town Council Meeting



All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 905 Wimberly Road

Applicant/Owners: Evan Bost, Bost Custom Homes /Brad & Chelsea Hoffman

PROJECT DESCRIPTION:

Acreage: ±7.21 acres **PIN:** 0723229734

Current Zoning: Wake County Residential-80W (R-80W)

Proposed Zoning: Residential Agricultural-Conditional Zoning (RA-CZ)

2045 Land Use Map: Rural Density Residential

Town Limits: Outside ETJ (annexation is required at time of rezoning)

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County Residential-80W (R-80W)	Single-family Residential
South:	Wake County Residential-80W (R-80W)	Vacant
East:	Wake County Residential-80W (R-80W)	American Tobacco Trail; Single-family Residential
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ23)	Single-family Residential (Castleberry Estates); Wimberly Road

Existing Conditions:

The subject property totals ±7.21 acres and is located on the east side of Wimberly Road and west of the American Tobacco Trail. The property is vacant and heavily wooded.

Neighborhood Meeting:

The applicant conducted a neighborhood meeting on May 16, 2022. The neighborhood meeting report is attached.

WCPSS Coordination:

This rezoning does not allow the property to be subdivided to increase the number of homes. Therefore, a Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning.

2045 LAND USE MAP:

The 2045 Land Use Map identifies the subject property as Rural Density Residential. The proposed rezoning to Residential Agricultural-Conditional Zoning (RA-CZ) is consistent with that land use classification.

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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.

Permitted Uses and Limitations:

- 1. Single-family (P)
- 2. Accessory apartment (P)

Conditions:

- 1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- 2. The roof shall be pitched at 5:12 or greater.
- 3. Eaves shall project at least 12 inches from the wall of the structure.
- 4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
- 5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- 6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- 7. Front porches shall be a minimum of 6 feet deep.
- 8. The home shall be sited such that it will preserve as many large specimen trees along the perimeter of the property and the southern third of the property as can reasonably be preserved.
- 9. Evergreen trees shall be planted along the northern side of the property, the species of which shall mature above 15' tall.
- 10. The final landscaping shall include tree, shrub, and perennial blooming species with special attention to providing pollinator friendly and bird food source species.
- 11. The final landscaping shall include a minimum of 50% native plants.
- 12. The final landscaping shall include warm season grasses in order to minimize the need for irrigation and chemical use.
- 13. The building shall be designed to incorporate passive daylighting techniques, including, but not limited to, southern building orientation, skylights, sun tunnels, and large windows in order to reduce electric light demand.
- 14. The home shall at minimum be pre-configured with conduit and wiring for rooftop photo-voltaic solar.
- 15. The minimum front building setback shall be 55 feet from the current right of way.

EAB RECOMMENDATIONS:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on April 21, 2022. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

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August 23, 2022 Town Council Meeting



EAB Suggested Condition	Applicant's Response
 Preserving large specimen tree canopy on property perimeter and in southern third of property. 	Added
 Evergreen trees as windbreak on Northern side of home. 	Added
 Pollinator friendly plantings in final landscaping 	Added
Native flora in final landscaping.	Added
Warm season grass to reduce irrigation use.	Added
On home construction, EcoSelect certification.	Not added
 Natural lighting is included in the home plan – skylights and sun tunnels throughout home to reduce electric light demand. 	Added
 Rooftop solar array of 4-kW to be installed at minimum. 	Not added

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on August 8, 2022 and unanimously recommended approval with conditions as proposed by the applicant.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #22CZ14 with the conditions as offered by the applicant.

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 Residential Agricultural-Conditional Zoning (RA-CZ) district is consistent with the 2045 Land Use Map. The 2045 Land Use Map classifies the subject property as Rural Density Residential which includes the RA-CZ district.

The proposed rezoning is reasonable and in the public interest because it will permit one single-family residential dwelling, consistent and compatible with the surrounding area. In addition, the proposed rezoning will allow the property to connect to Town water and sewer services.

CONDITIONAL ZONING STANDARDS:

The Town Council shall find the RA-CZ designation demonstrates compliance with the following standards. 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 District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

Rezoning #22CZ14 905 Wimberly Road





- 2) Compatibility. The proposed Conditional Zoning 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 District use's compliance with Sec 4.4 Supplemental Standards, if applicable.
- 4) Design minimizes adverse impact. The design of the proposed Conditional Zoning 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 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 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 District use is substantially detrimental to adjacent properties.
- 9) Not constitute nuisance or hazard. Whether the proposed Conditional Zoning 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 District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



PETITION TO AMEND THE OFFICIAL ZONING MAP

third parties. Application #	: <u>22C2</u>	314	10000 GG	Submittal Date: Fee Paid:							
Project Inform	mation						4.0				
Project Name:	905 Wimberly Ro	d.					legation of a				
Address(es):	905 Wimberly Ro	d. Apex, NC 27	523								
PIN(s): 072	23229734										
						Acreage:	7.21				
Current Zoning	g: R-80W		Propose	d Zoning:	RA-CZ	- 11 15 1					
Current 2045 L	LUM Classification(s):	Rural Density	Resider	ntial							
Is the propose	d rezoning consistent v	vith the 2045 LUM	1 Classifica	tion(s)?	Yes	No [1				
	Constitution on the constitution										
If any portion	of the project is show	n as mixed use (3	or more st	ripes on	the 2045 Land L	Jse Map) provi	ide the following				
	lassified as mixed use:				Acreage:						
	roposed as non-reside				Acreage:						
Percen	t of mixed use area pro	posed as non-res	idential:		Percent:						
Applicant Info	rmation										
Name: E	van Bost										
Address: 1	941 Evans Rd.										
City: C	ary		State:	NC	_	Zip:	27513				
Phone: 9	19-460-1983		E-mail:	info@	bosthomes.co	om					
Owner Informa	ation										
Name: Br	radford Cliff Hoffma	n, Chelsea Dan	ielle Hof	fman							
Address: 20	04 Echo Creek Pl	1									
City: Ap	pex		State:	NC		Zip:	27539				
Phone:	480-518-5415		E-mail:	bradfo	rd.hoffman@						
Agent Informat	tion				aglass@yah		Name of the State				
	an Bost										
vanie.	.941 Evans Rd.										
_											
. 7-	Cary		State:	NC		Zip:	27513				
<u> </u>	19-460-1983		E-mail:	Evan@	bosthomes	.com					
Other contacts:											
	-										
				-							

Submittal Date:
he property described in this application be rezoned from ledged that if the property is rezoned as requested, the property se(s) authorized and subject to such conditions as imposed, unless Unified Development Ordinance (UDO). It is further understood oment to be made pursuant to any such Conditional Zoning shall ired by the UDO. Use additional pages as needed.
es listed immediately below. The permitted uses are subject to y additional limitations or regulations stated below. For referenced; such references do not imply that other sections of
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PETITION INFORMATION	
Application #: 22CZ14 Submittal Date:	RonA
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Application #:	- -
dverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant ad mpacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glan	dverse
polication #:	
ring construction. Clearing will be restricted to the area for the h	
public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire ar	acts or
facility, parks, schools, fire, and EMS facilities.	
	welfar
1 SFH proposed - no impact to health, safety, or welfare of other residents in the town or ETJ	

PETITION IN	FORMATION					
Application	#:	22CZ14		Submittal Date:		
	ntal to adjacent to adjacent prop		ether the pr	oposed Conditional	Zoning (CZ) District use	is substantiall
1 SFH p	_	a large lo	ot. No d	etrimental im	pact to adjacer	nt
9) <i>Not const</i> or hazard du (CZ) District u	e to traffic impa	hazard. Whethe	er the propos cause of the	ed Conditional Zoning number of persons w	g (CZ) District use constitution will be using the Con	utes a nuisance ditional Zoning
1 SFH	proposed	- no signif	ficant i	mpact		
10) Other related all standards characteristic	imposed on it by	of this Ordinance. all other applicat	Whether the	e proposed Condition s of this Ordinance fo	al Zoning (CZ) District user use, layout, and genera	complies with I development
1 SFH	proposed,	will comp	ly with	all standards	3	

AGENT AUTHORIZAT	TION FORM			
Application #:	22CZ14	Submittal Date:	5/24	122
Chelsea and Brad Hof	fman	is the owner* of the p	roperty fo	r which the attached
application is being s	ubmitted:			
✓ Rezoning: F	mendment For Conditional Zoning and Planne authorization includes express cor Agent which will apply if the appli	nsent to zoning conditio		
Site Plan				
☐ Subdivision				
□ Variance				
□ Other:		A		
The property address	sis: 905 Wimberly	Rd. Apex	NC	27523
The agent for this pro	oject is: Evan Bost			
☐ I am the	owner of the property and will be	e acting as my own agen	it	
Agent Name:	Evan Bost - Bost Construction	Co. Inc. dba Bost Custo	m Homes	
Address:	1941 Evans Rd. Cary, NC 275	13		
Telephone Number:	919-460-1983			
E-Mail Address:	info@bosthomes.com			
*	Signature(s) of Owner(s)* Bradford Hoffma	Type or print	name	5.20.22 Date
*	Chelsia Hoffman			5.20.22
		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.

Appli	lication #: 22CZ14	Submittal Date:
	ndersigned, Evan Bosts or affirms as follows:	(the "Affiant") first being duly sworn, hereby
	Affiant is over eighteen (18) years of age a owner, or is the authorized ager 905 winderly 2d., Apex incorporated herein (the "Property").	
	the Town of Apex.	urpose of filing an application for development approval with
3.	If Affiant is the owner of the Property, Affia and recorded in the Wake County Register o	nt acquired ownership by deed, dated, f Deeds Office on, in Book, Page
		wner(s) of the Property, Affiant possesses documentation the Affiant the authority to apply for development approval
	in interest have been in sole and undisturbed ownership. Since taking possession of the Affiant's ownership or right to possession not claim or action has been brought against Affiacting as an authorized agent for owner(s)),	r, from the time Affiant was deeded the Property on e ownership of the Property. Affiant or Affiant's predecessors ed possession and use of the property during the period of Property on, no one has questioned or demanded any rents or profits. To Affiant's knowledge, no iant (if Affiant is the owner), or against owner(s) (if Affiant is which questions title or right to possession of the property, affiant or owner(s) in court regarding possession of the, 20
		///A (seal)
		N/A
COUNTY		Type or print name the County of \underline{WAKE} , hereby certify that own to me or known to me by said Affiant's presentation of
		onally appeared before me this day and acknowledged the
	Notary Public Wake County My Comm. Exp. 04-12-2027 [NOTARY SEAL]	

AFFIDAVIT OF OWNERSHIP

Affidavit of Ownership: Exhibit A - Legal Description

Application #:	22C714	Submittal Date:	сатонавА.
	77/14		

Insert legal description below.

LOT TRACT 1, BM 1993/ PAGE 1623

ANNEXATION PROPERTY DESCRIPTION 905 Wimberly Road

Being that certain parcel of land located in White Oak Township, Wake County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing ½" iron pipe with a cap and tack, said iron pipe having North Carolina state plane coordinates of North: 732,331.74 and East 2,023,012.20; thence from said beginning point, S 88°36'55" W a distance of 42.21' to a point in the approximate center of Wimberly Road; thence with said center of Wimberly Road, the following five (5) calls:

- 1) N 41°30'42" W a distance of 34.32' to a point;
- 2) N 39°48'36" W a distance of 128.73' to a point;
- 3) A curve turning to the right with an arc length of 285.97', with a radius of 2181.41', with a chord bearing of N 31°28'26" W, with a chord length of 285.76', to a point;
- 4) N 27°43'06" W a distance of 253.03' to a point;
- 5) A curve turning to the right with an arc length of 136.86', with a radius of 2433.91', with a chord bearing of N 26°06'26" W, with a chord length of 136.84', to a point;

Thence leaving said approximate center of Wimberly Road, S 88°39'20" E a distance of 577.73' to an existing $\frac{1}{2}$ " iron pipe (passing through a disturbed $\frac{3}{4}$ " iron pipe at a distance of 86.69'); thence S 09°38'01" E a distance of 488.36' to an existing $\frac{1}{2}$ " iron pipe; thence N 80°12'30" E a distance of 10.12' to an existing $\frac{1}{2}$ " iron pipe; thence S 09°49'00" E a distance of 218.44' to a new $\frac{3}{4}$ " iron pipe; thence S 88°36'55" W a distance of 232.13' to the original point of BEGINNING.

Said parcel containing an area of 7.21 acres (314,206 square feet).



Wake County Residential Development Notification

	Developer Company Information	submit with your
Company Name	BOST CUSTOM HOMES	
Company Phone Number	(919) 460 - 1983	application.
Developer Representative Name	EVAN BOST	Town of Annual staff will
Developer Representative Phone Number	(919) 460-1983	Town of Apex staff will
Developer Representative Email	EVAN@ BOSTHOMES. COM	enter this information
		into the online WCPSS
Nev	w Residential Subdivision <i>Information</i>	form.
Date of Application for Subdivision	NA	Please send any questions
City, Town or Wake County Jurisdiction		about this form to:
Name of Subdivision		studentassignment-gis-
Address of Subdivision (if unknown enter near	rest cross streets)	group@wcpss.net
REID(s)		Branch and
PIN(s)		

	Projected Dates Information	
Subdivision Completion Date	N/A	
Subdivision Projected First Occupancy Date	1.7/	

						Lot by L	ot Deve	lopment	Informati	on									
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot				Price Range		,	Anticipate	ed Comp	letion Uni	ts & Dat	es
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units		
Single Family												2023	1						
Townhomes																			
Condos																			
Apartments																			
Other																			

Revised 08/10/2018

Please complete each section of this form and

905 Wimberly Rd. Rezoning - #22CZ14

Proposed Zoning Conditions

Architectural:

- 1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- 2. The roof shall be pitched at 5:12 or greater
- 3. Eaves shall project at least 12 inches from the wall of the structure.
- 4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
- 5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- 6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- 7. Front porches shall be a minimum of 6 feet deep.

Environmental:

- 1. The home shall be sited such that it will preserve as many large specimen trees along the perimeter of the property and the southern third of the property as can reasonably be preserved.
- 2. Evergreen trees shall be planted along the northern side of the property, the species of which shall mature above 15' tall.
- 3. The final landscaping shall include tree, shrub, and perennial blooming species with special attention to providing pollinator friendly and bird food source species.
- 4. The final landscaping shall include a minimum of 50% native plants.
- 5. The final landscaping shall include warm season grasses in order to minimize the need for irrigation and chemical use.
- 6. The building shall be designed to incorporate passive daylighting techniques, including, but not limited to, southern building orientation, skylights, sun tunnels, and large windows in order to reduce electric light demand.
- 7. The home shall at minimum be pre-configured with conduit and wiring for rooftop photo-voltaic solar.

Transportation:

1. The minimum front building setback shall be 55 feet from the current right of way.

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BEGINNING at an existing ½" iron pipe with a cap and tack, said iron pipe having North Carolina state plane coordinates of North: 732,331.74 and East 2,023,012.20; thence from said beginning point, S 88°36'55" W a distance of 42.21' to a point in the approximate center of Wimberly Road; thence with said center of Wimberly Road, the following five (5) calls:

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- 3) A curve turning to the right with an arc length of 285.97', with a radius of 2181.41', with a chord bearing of N 31°28'26" W, with a chord length of 285.76', to a point;
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Thence leaving said approximate center of Wimberly Road, S 88°39'20" E a distance of 577.73' to an existing $\frac{1}{2}$ " iron pipe (passing through a disturbed $\frac{3}{4}$ " iron pipe at a distance of 86.69'); thence S 09°38'01" E a distance of 488.36' to an existing $\frac{1}{2}$ " iron pipe; thence N 80°12'30" E a distance of 10.12' to an existing $\frac{1}{2}$ " iron pipe; thence S 09°49'00" E a distance of 218.44' to a new $\frac{3}{4}$ " iron pipe; thence S 88°36'55" W a distance of 232.13' to the original point of BEGINNING.

Said parcel containing an area of 7.21 acres (314,206 square feet).

NOTICE OF NEIGHBORHOOD MEETING

	ocument is a public record under the I losed to third parties.			
Date				
You a	Neighbor: re invited to a neighborhood mee /imberly Rd. Apex, NC 27523	ting to review and di	scuss the development 0723229734	proposal at
	ins permit a mask to here as		rac k hadaa isalaa	<u> </u>
for the neight opposition submathe approximation.	Address(es) ordance with the Town of Apex None applicant to discuss the proborhood organizations before the rtunity to raise questions and discitted. If you are unable to attend, poplicant. Notified neighbors may ronce an application has been appeared to the Apex Downward Map or the Apex Downward Map or the Apex Downward Map application has been appeared to the Apex Downward Map or the Apex Downward Map appeared Map Apex Downward Map appeared Map Apex Downward Map Apex Downwa	ject and review the submittal of an appuss any concerns about the Property of the Property of the apple submitted to the evelopment Report	g procedures. This meeting proposed plans with polication to the Town. To but the impacts of the project Contact Information icant provide updates a Town, it may be trackly	adjacent neighbors and his provides neighbors and roject before it is officially on page for ways to contact and send plans via email or ked using the Interactive
A Nei	ghborhood Meeting is required be	ecause this project in	cludes (check all that ap	
App	plication Type			Approving Authority
Ø	Rezoning (including Planned Uni	t Development)		Town Council
	Major Site Plan			Technical Review Committee (staff)
	Special Use Permit			Board of Adjustment (QJPH*)
	Residential Master Subdivision P	lan (excludes exemp	t subdivisions)	Technical Review Committee (staff)
The f	-Judicial Public Hearing: The Board ollowing is a description of the pro rezoning is required for the property to be Wake Co. to Town of Apex for a Single	oposal (also see attace annexed into the town	ched map(s) and/or plan of Apex. The goal is to chan	n sheet(s)): ge the property jurisdiction
Estir	nated submittal date: 6/1/22			
ME	ETING INFORMATION:			
Pro	perty Owner(s) name(s):	HOFFMAN, BRADFO	RD CLIFF; HOFFMAN, CHE	LSEA DANIELLE
App	olicant(s):	Evan Bost - Bost Custo	om Homes	
Cor	ntact information (email/phone):	info@bosthomes.com	(919) 460-1983	
Me	eting Address:	Zoom Meeting ID: 959	8352 8416 Passcode: unh6	6J7 ; Dial in #: 1-646-568-7788
	te/Time of meeting**:	Monday, May 16th	2022 5 pm - 7pm	
**Me	elcome: 5pm Project retings shall occur between 5:00 p. ays). If you have questions about the gopment Department at 919-249-3426	eneral process for this	onday through Thursday application, please contact	the Planning and Communit

Last Updated: December 21, 2021

going planning efforts at $\underline{\text{http://www.apexnc.org/180/Planning-Community-Development}}.$

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: 905 Wimberly Rd		Zoning: R-80W
Location: 905 Wimberly Rd., Apo	ex, NC 27523	
Property PIN(s): 0723229734	Acreage/Square Fee	t: 7.61
Property Owner: HOFFMAN, BRA	ADFORD CLIFF; HOFFMAN, CHELS	SEA DANIELLE
Address: 204 Echo Creek PI		
City: Apex	State: NC	Zip: 27539
Phone: 480-518-5415	Email: bradford.hoffman(@gmail.com chelseaglass@yahoo.com
Developer: N/A		
Addross		
City:		Zip:
Phone:		Email:
Engineer: N/A		
Address:		
City:		Zip:
Phone:		Email:
Builder (if known): Bost Custom H	lomes	
Address: 1941 Evans Rd.		
City: Cary	State: NC	Zip: 27513
Phone: (919) 460-1983	Fax: 919-460-1986	Email: info@bosthomes.com

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Planning and Community Development Department Main Number	
(Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department	
Angela Reincke, Parks and Greenways Planner	(919) 249-7468
Public Works - Transportation	
Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department	
Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division	
Rodney Smith, Electric Technical Services Manager	(919) 249-3342

905 Wimberly Rd. - Town of Apex Rezoning Petition Neighborhood Meeting #1 Minutes May 16th, 5:00 PM – 7:00 PM

Location: ZOOM - Meeting ID: 959 8352 8416 Passcode: unh6J7

Host: Evan Bost, Dir. of Sales and Marketing, Bost Custom Homes

Attendance:

1. Evan Bost

2. Sylvia Monaco, 805 Wimberly Rd.

Minutes:

Meeting began at 5:00 PM. No participants jointed until 6:20 PM. Sylvia Monaco of 805 Wimberly Rd. joined the call, and the scope of the proposed project was explained, including a reference to existing zoning through Wake Co. and what the proposed zoning is in Apex jurisdiction. Once the proposed project scope was identified, Sylvia understood that the main goal is to achieve annexation and access to town utilities. There were no follow up questions or concerns from there. Sylvia left the call at around 6:30 PM. No other neighbors joined the call, and the meeting was adjourned at 7:05 PM.

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: 200M.	ID: 959	8352	8416	PASSODE: unhle	577
Date of meeting: 5/16/22		Time of mee		00 - 7:00 PM	
Property Owner(s) name(s): BRAD	FORD & C	HELSEA	HOFFM	AN	
Applicant(s): EVAN BOST	BOST CO	ONSTRUCT	ION CO.	dba ROST CUST	om Homes

Please <u>print</u> 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. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Evan Bost	BOST CUSTOM HOMES	Ho	ST	
2.	SYLVIA MONACO	BOST CUSTOM HOMES 805 WIMBERLY RD.	NA	N/A	NA
3.		e man			
4.					T I
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11.			, X		
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): BRAD 3 CHELSEA HOFFMAN
Applicant(s): EVAN BOST
Contact information (email/phone):
Meeting Address: 200M
Date of meeting: $5/16/22$ Time of meeting: $5:00-7:00$ AM
Please summarize the questions/comments and your responses from the Neighborhood Meeting of emails/phone calls received 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: What Is the Rezoning for?
Applicant's Response: Property owner is seeking annexation to access town utilities. Zoning is considered with current wake co. Zoning. Proposed project is (I) SFH
Question/Concern #2: NO FURTHER CONCERNS
Applicant's Response:
Question/Concern #3:
Applicant's Response:
Waky
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.

١, _		Evan Bost	_, do hereby declare as follows:
		Print Name	
	1.		ng for the proposed Rezoning, Major Site Plan, Residential Permit in accordance with UDO Sec. 2.2.7 Neighborhood
		all property owners and tenants abuttin neighborhood association that represents	Apex Department of Planning and Community Development, and any within 300 feet of the subject property and any citizens in the notification area via first class mail a minimum Meeting.
	3.	The meeting was conducted at $ZDDM$:	959 8352 8416 (location/address)
		on $\frac{5/16/22}{}$ (date)	Meeting. $\frac{95983528416}{\text{(location/address)}}$ (start time) to $\frac{7.05PM}{\text{(end time)}}$.
	4.		vitation, sign-in sheet, issue/response summary, and zoning
	5.	I have prepared these materials in good fa	ith and to the best of my ability.
-	5/	/18/22 By	: Evan Bost
		OF NORTH CAROLINA TY OF WAKE	
Sw	orn	seal Notary Public Wake County My Comm. Exp. 04-12-2027 My CAROLLING WARD ON CAROLLING WARD WARD ON CAROLLING WARD WARD ON CAROLLING WARD WARD WARD WARD WAR	Bost, a Notary Public for the above State and, 20_22. Notary Public
		· · · · · · · · · · · · · · · · · · ·	

Rezoning Case: 22CZ14 905 Wimberly Road

Planning Board Meeting Date: August 8, 2022



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action 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.

Acre	JECT DESCRIPTION	±7.21 acres					
PIN	(s):	0723229734					
Curi	rent Zoning:	Wake County	Reside	ential-80W (R-80V			
Pro	oosed Zoning:	Residential A	gricultu	ural-Conditional Zo	oning (RA-CZ)		
204	5 Land Use Map	Rural Density	Reside	ential			
Tow	n Limits:	Outside ETJ (a	annexa				
	olicable Official						l
						following officially adopted pl	lans,
іт ар	plicable. Applica	bie plans nave	a cnec	k mark next to the	em.		
-	to the territories and the second second						
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Rezoning Case: 22CZ14 905 Wimberly Road

Planning Board Meeting Date: August 8, 2022



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 Plan. 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 Plan.
	Consistent Inconsistent Reason:
	PROPERTY OF CONTROLS.
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 Reason:
	Proposition in the control of the co
	AND LandUlse Miss. Land Operation Committee Co
3.	Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 Supplemental Standards, if applicable. Consistent Reason:
TI.	The Programment of the four of the first of the contract of th
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)	Tobles 1 121
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 Reason:

Rezoning Case: 22CZ14 905 Wimberly Road

Planning Board Meeting Date: August 8, 2022



6.							District use's avoidance of having adverse water and wastewater facilities, parks,
	-	ls, police, fire					, , , , , , , , , , , , , , , , , , , ,
	V (Consistent			Inconsistent	Reason	Introduced by Planning Board mg :
					elssi	Den Marg	Seconders by Planning Board meni
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7.	or we	lfare of the r	esidents of	the To	wn or its ETJ.	ect is not co	District use's effect on the health, safety,
							se incuded in the project in order
8.	substa		-		. Whether the properties. Inconsistent	e proposed Reason	Conditional Zoning (CZ) District use is
	n ejajo o	is en North	and transport		appessed offic	the right stags	
-						.evode	egislative considerations as note.
9.	a nuis		rd due to tr	affic in	pact or noise, o		cional Zoning (CZ) District use constitutes the number of persons who will be using
				and a second			i na rentifor Jissenting entrist
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10.	comp layou	lies with all t, and genera	standards i	mpose	d on it by all of aracteristics.	ther applicab	osed Conditional Zoning (CZ) District use alle provisions of this Ordinance for use,
	V	Consistent			Inconsistent	Reason	n:
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Rezoning Case: 22CZ14 905 Wimberly Road

Planning Board Meeting Date: August 8, 2022



Planning Board Recommendation:

	Motion: To recommend approval as presented.	
	Introduced by Planning Board member: Sarah Soh	
	Seconded by Planning Board member: Mark Steele	_
~	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:	
	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 Planning Board Member(s) voting "no"	
	Reasons for dissenting votes:	
This	report reflects the recommendation of the Planning Board, this the8 day of August 2022.	
Atte	st:	
	Dianne Khin Digitally signed by Dianne Date: 2022,08,08 18:13:05	Khir
Mar	Steele, Planning Board Vice-Chair Dianne Khin, Director of Planning and Community Development	



PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #22CZ14 905 Wimberly Road

Pursuant to the provisions of North Carolina General Statutes §160D-602 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 of the Town of Apex. The purpose of these hearings is to consider the following:

Owner/Applicant: Bradford & Chelsea Hoffman Authorized Agent: Evan Bost, Bost Custom Homes

Property Address: 905 Wimberly Road

Acreage: ±7.21 acres

Property Identification Number (PIN): 0723229734 **2045 Land Use Map Designation:** Rural Density Residential

Existing Zoning of Property: Wake County Residential-80W (R-80W)

Proposed Zoning of Property: Residential Agricultural-Conditional Zoning (RA-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: August 8, 2022 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at https://www.youtube.com/c/townofapexgov.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

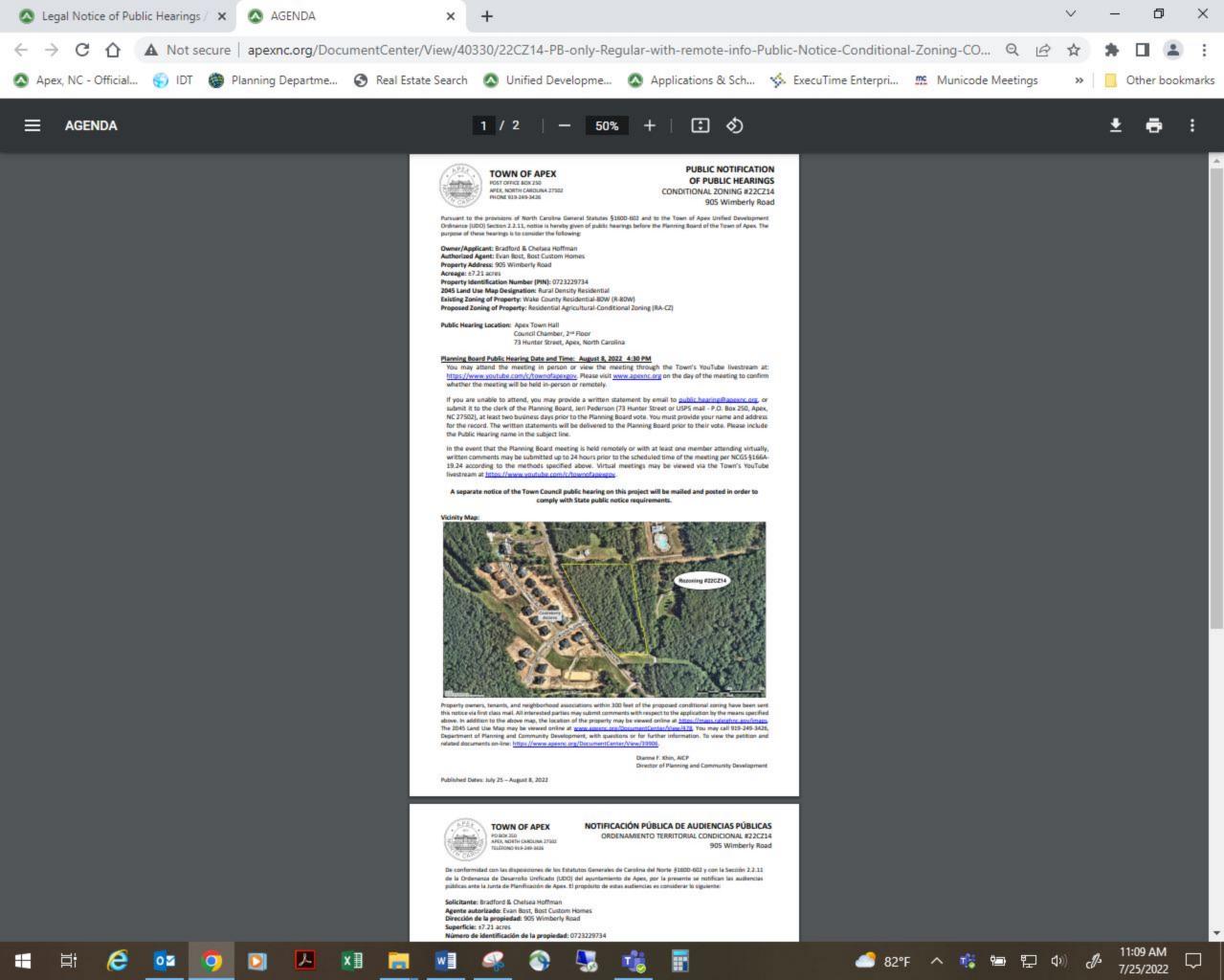
Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at https://www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/39906.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 25 - August 8, 2022



NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS



ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ14
905 Wimberly Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Bradford & Chelsea Hoffman

Agente autorizado: Evan Bost, Bost Custom Homes **Dirección de la propiedad:** 905 Wimberly Road

Superficie: ±7.21 acres

Número de identificación de la propiedad: 0723229734

Designación actual en el Mapa de Uso Territorial para 2045: Rural Density Residential Ordenamiento territorial existente de la propiedad: Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para la propiedad: Residential Agricultural-Conditional Zoning (RA-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de agosto de 2022 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a <u>public.hearing@apexnc.org</u>, o presentarla a la secretaría de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

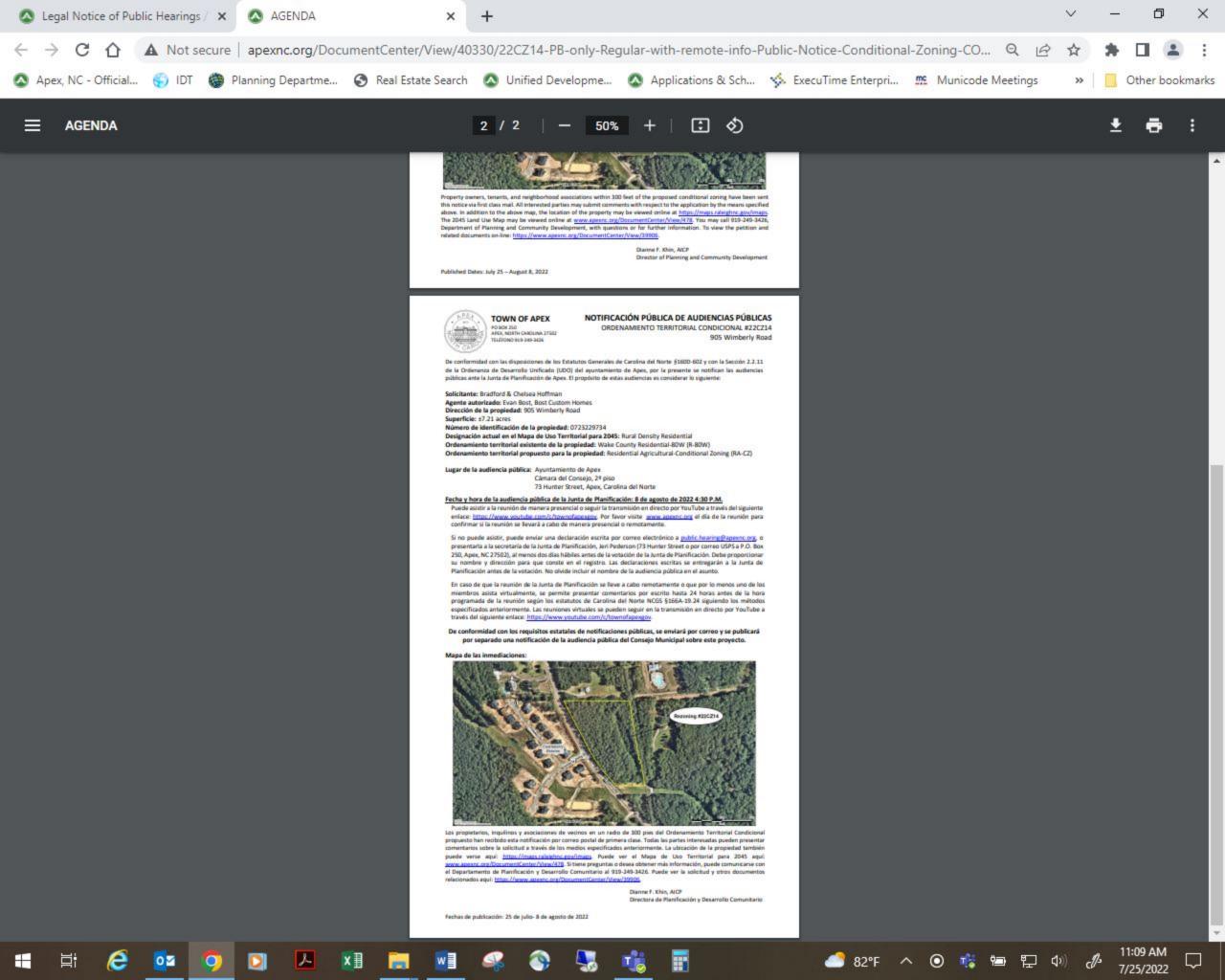
Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/39906.

Dianne F. Khin, AICP Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 25 de julio- 8 de agosto de 2022





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 Name:

Conditional Zoning #22CZ14

905 Wimberly Road

Project Location:

905 Wimberly Road

Applicant or Authorized Agent:

Evan Bost

Firm:

Bost Custom Homes

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 25, 2022, 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 and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

7/25/2022

STATE OF NORTH CAROLINA **COUNTY OF WAKE**

Sworn and subscribed before me,

Joshua Killian, a Notary Public for the above day of July, 202 2.

State and County, this the

Notary Public Wake County
My Comm. Ex

My CAROL

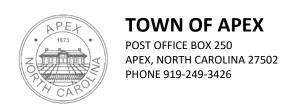
MARIE MARININA

My CAROL

MARININA

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My Commission Expires: 6/19/2027



PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #22CZ14 905 Wimberly Road

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Owner/Applicant: Bradford & Chelsea Hoffman Authorized Agent: Evan Bost, Bost Custom Homes

Property Address: 905 Wimberly Road

Acreage: ±7.21 acres

Property Identification Number (PIN): 0723229734 **2045 Land Use Map Designation:** Rural Density Residential

Existing Zoning of Property: Wake County Residential-80W (R-80W)

Proposed Zoning of Property: Residential Agricultural-Conditional Zoning (RA-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 23, 2022 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk, (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at https://www.youtube.com/c/townofapexgov.

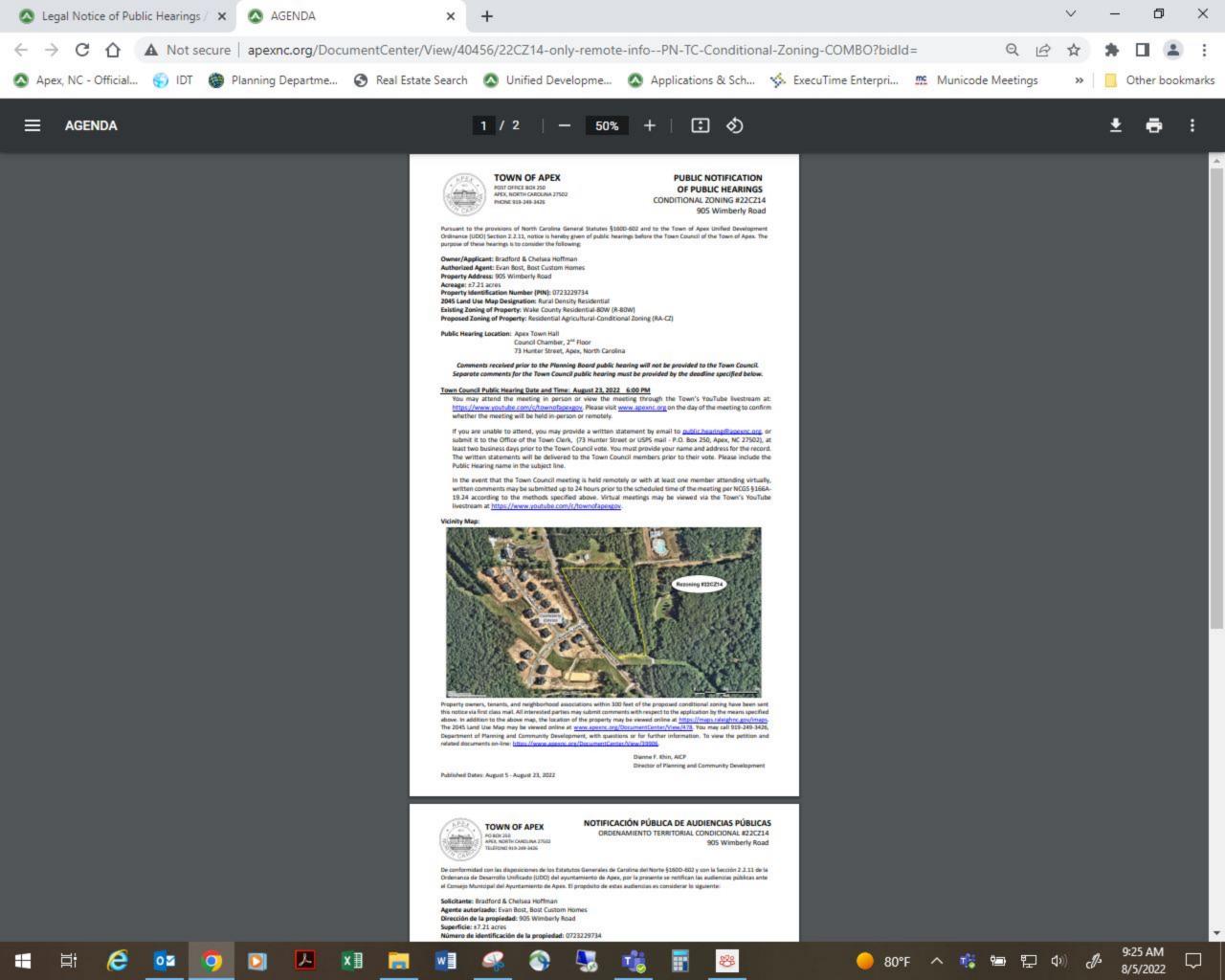
Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at https://www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/39906.

Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: August 5 - August 23, 2022



NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS



ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ14
905 Wimberly Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Bradford & Chelsea Hoffman

Agente autorizado: Evan Bost, Bost Custom Homes **Dirección de la propiedad:** 905 Wimberly Road

Superficie: ±7.21 acres

Número de identificación de la propiedad: 0723229734

Designación actual en el Mapa de Uso Territorial para 2045: Rural Density Residential Ordenamiento territorial existente de la propiedad: Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para la propiedad: Residential Agricultural-Conditional Zoning (RA-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de agosto, 2022 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

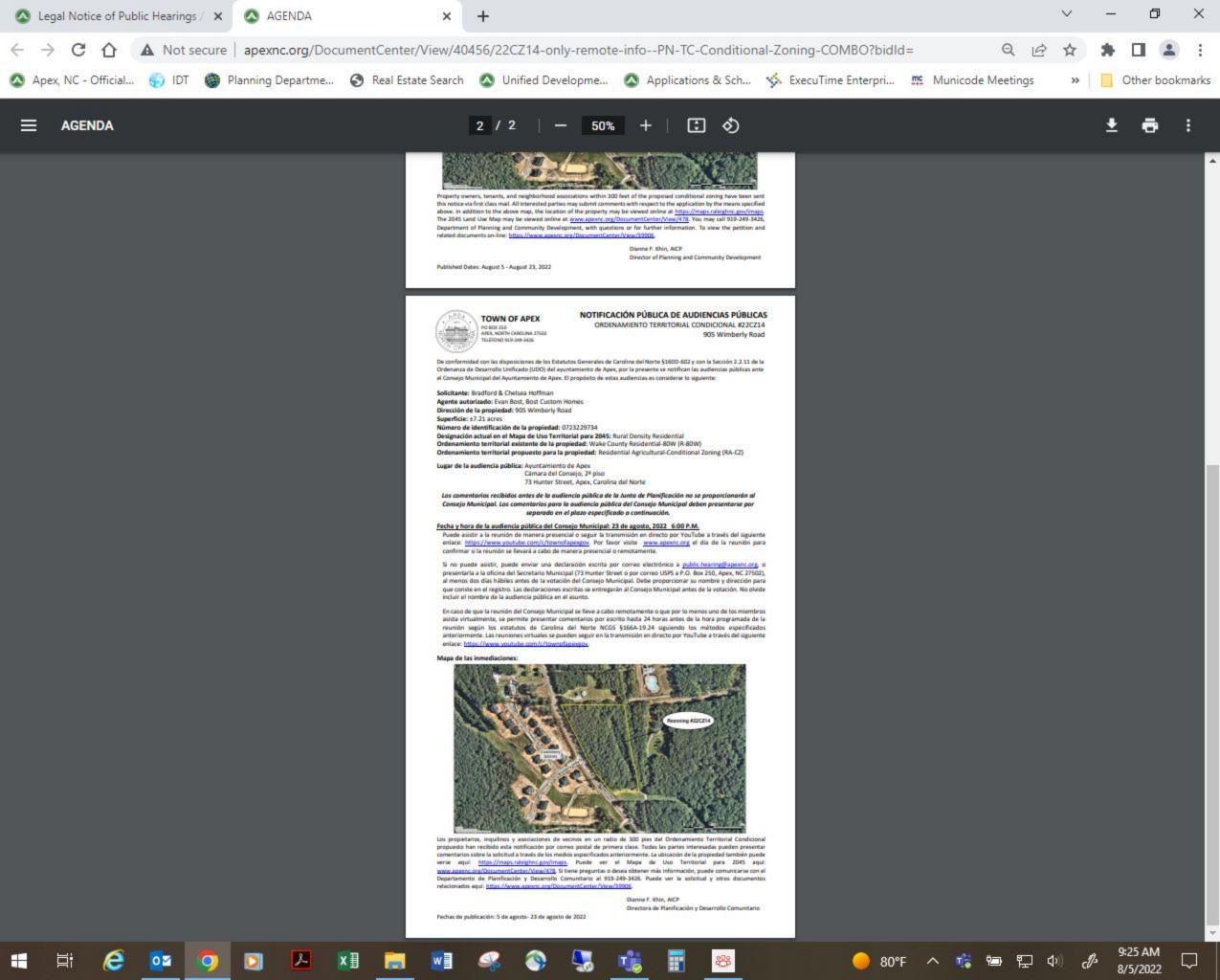
Mapa de las inmediaciones:



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Dianne F. Khin, AICP Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 5 de agosto- 23 de agosto de 2022





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 Name:

Conditional Zoning #22CZ14

905 Wimberly Road

Project Location:

905 Wimberly Road

Applicant or Authorized Agent:

Evan Bost

Firm:

Bost Custom Homes

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on August 5, 2022, 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 and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

8 8 2000

STATE OF NORTH CAROLINA COUNTY OF WAKE

Sworn and subscribed before me,

Jeri Chastain Aderson, a Notary Public for the above

8 day of August, 202 2.

State and County, this the

Ju Chartain Rederson
Notary Public

JERI CHASTAIN PEDERSON Notary Public Wake County, North Carolina My Commission Expires March 10, 2024

My Commission Expires: 3 1 10 1 2024

