



TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: July 8, 2019

The Planning Board held their regular meeting on July 8, 2019 at 4:30 p.m. at the Apex Town Hall Campus, 73 Hunter Street, Apex North Carolina, 2nd Floor Council Chambers, Members present were, Chair Margo Bills, Vice Chair Michael Marks, Board Members, Beth Godfrey, Reginald Skinner, Mark Steele, Tina Sherman and Tommy Pate. Member absent was Steve Tyburski.

Chair Bills called the meeting to order at 4:30 p.m.

Vice Chair Marks gave the Invocation and Chair Bills led the Pledge of Allegiance.

PUBLIC FORUM

Chair Bills opened the floor for citizens to speak on non-agenda items; no one came forward.

CONSENT

Item #1 – Minutes from the June 10, 2019 regular meeting. Chair Bills called for a motion. Member Marks motioned to recommend approval. Member Steele seconded. Motion carried with a unanimous vote.

PUBLIC HEARING

Item #1

Public hearing and possible motion regarding Rezoning Case #19CZ02 Morris Acres – The applicants, Kaplan Residential/Edith S. Morris are seeking to amend the 2045 Land Use Map for approximately ±17.4376 acres from Medium Density Residential to High Density Residential and rezone said property from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) located at 0, 7208, 7208B Morris Acres Road. The applicant requested this item to be continued to the next meeting. Member Godfrey motioned to continue this public hearing to the August 12, 2019 regular Planning Board meeting. Member Skinner seconded. Motion carried with a unanimous vote.

NEW BUSINESS

Item #1

Amanda Bunce, Current Planning Manager presented amendments to the Unified Development Ordinance:

Requested by the Planning Committee:

1. Sec. 8.2.6.C.4 *No Development within the Required Buffer* in order to increase the minimum planting width for certain Streetfront Buffers and Thoroughfare Buffers when a public utility easement is located within such buffers.
2. Sec. 7.2.5.B *Single-Family Residential Subdivision Mass Grading* in order to increase the amount of additional Resource Conservation Area (RCA) required in mass graded subdivisions from 2% to 5%.

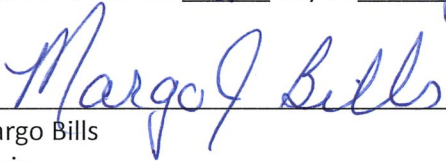
3. Sec. 6.1.7.A.3 *Stormwater Control Measures (SCMs)* in order to require peak flow attenuation for the 25-year, 24-hour storm event and provide volume control for the 10-year, 24-hour storm event in the Upper Beaver Creek Basin (as shown on the Watershed Protection Overlay District Map).

Requested by Planning staff:

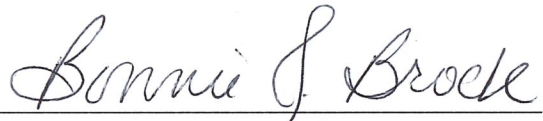
4. Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* in order to remove the minimum side yard setback for single-family dwellings and detached townhouses and replace it with a reference to Sec. 2.3.4 to be consistent with the other setback dimensions.
5. Sec. 8.2.5.B *Vehicle Use Area Screening* in order to allow the planting area along non-residential vehicle use areas adjacent to side and rear property lines to be a combined 10 foot total width when the adjacent properties are developed in conjunction with one another.
6. Sec. 8.7.6.B *Sign Illumination* in order to clarify that externally illuminated signs shall also comply with Sec. 8.6.4.F *Building, Ground Mounted Fixtures and Accent Lighting*.
7. Sec. 2.1.4 *Reserved for Future Use* in order to change the section name to Transit Advisory Committee and to include provisions for the Transit Advisory Committee in the UDO.
8. Sec. 2.3.11.B *Temporary Use, Procedure* in order to correct reference to another section.

Chair Bills called for the motion. Member Godfrey motioned to recommend approval to Town Council. Member Steele seconded. Motion carried with a unanimous vote.

There being no further business, the meeting adjourned at 4:40 p.m. The foregoing minutes are approved this the 12 day of August, 2019.



Margo Bills
Chair



Bonnie J. Brock, CMC, NCCMC
Deputy Town Clerk