



DRAFT

Town of Apex Housing Advisory Board

Regular Meeting Minutes
April 7, 2022 @ 5:00 PM
Virtual – Microsoft Teams

Meeting Purpose

The main purpose of this meeting was to: (1) review and approve March 16, 2022 special meeting minutes, (2) review Affordable Housing Incentive Zoning Policy and (3) schedule special meeting for Affordable Housing Incentive Zoning Policy.

Agenda Item #1: Roll Call

Board Member Roll Call:

1. Audra Killingsworth (Non-Voting) – Present
2. Tina Sherman (Non-Voting) – Present
3. Philip J. Welch, Jr., Chair (Voting) – Present
4. Rhett Fussell, Vice-Chair (Voting) – Present
5. Valeria Cesanelli (Voting) – Present
6. Paul Kane (Voting) – Present
7. Seth Freidman (Voting) – Present
8. Jacob Rogers (Voting) – Present
9. Martha L. Rodgers (Voting) - Present

Staff Present:

1. Christopher “C.J.” Valenzuela, Housing Program Manager (Town of Apex Planning)
2. Dianne Khin, Planning Director (Town of Apex Planning)
3. Amanda Bunce, Current Planning Manager (Town of Apex Planning)
4. Shannon Cox, Long Range Planning Manager (Town of Apex Planning)

**Agenda Item #2: Approve Meeting Minutes
(New Business Action Item)**

Agenda Item Summary:

- Christopher “C.J.” Valenzuela, Housing Program Manager (Town of Apex Planning) presented item to the Board.

Recommended Motion: Recommend approval of March 16, 2022 special meeting minutes

- First Motion: Board member Jacob Rogers
- Second Motion: Board member Freidman

Board Member Roll Call Vote:

1. Audra Killingsworth (Non-Voting) – N/A
2. Tina Sherman (Non-Voting) – N/A
3. Philip J. Welch, Jr., Chair (Voting) – Approve



4. Rhett Fussell, Vice-Chair (Voting) – Approve
5. Valeria Cesanelli (Voting) – Approve
6. Paul Kane (Voting) – Approve
7. Seth Freidman (Voting) – Approve
8. Jacob Rogers (Voting) – Approve
9. Martha L. Rodgers (Voting) - Approve

Outcome: March 16, 2022 special meeting minutes was adopted by the Board.

Agenda Item #3: Affordable Housing Incentive Zoning Policy (Old Business Information Item)

Agenda Item Summary:

- Christopher “C.J.” Valenzuela, Housing Program Manager (Town of Apex Planning) presented item to the Board.
- The polling votes of the Board members represented their current position on the policy items discussed and were not for purposes of voting on a formal policy recommendation.
- **Incentive 1 – Higher Density Zoning District Polling Results**
- Board member Cesanelli - Voted Yes
- Board member Kane – Voted question mark
- Board member Freidman – Voted question mark
- Board member Jacob Rogers – Voted question mark
- Board member Martha Rodgers – Voted Yes
- Vice-Chair Fussell - Voted Yes
- Chair Welch, Jr. – Voted Yes
- Board member Sherman - Voted Yes with question mark
- Board member Killingsworth – Voted Yes with question mark
- **Incentive 2 – Density Bonus High Density Multi-Family Residential-Conditional Zoning (HDMF-CZ) Polling Results**
- Board member Killingsworth - Voted Yes
- Board member Sherman - Voted Yes
- Board member Martha Rodgers – Voted Yes
- Board member Jacob Rogers – Voted Yes
- Board member Cesanelli – Voted Yes
- Board member Kane – Voted Yes
- Vice-Chair Fussell – Voted Yes
- Board member Freidman – Did not vote
- Chair Welch, Jr. – Voted Yes
- **Incentive 3 -Increased Maximum Building Height Polling Results**
- Board member Freidman – Voted Yes
- Vice-Chair Fussell – Voted Yes
- Board member Kane – Voted Yes
- Board member Cesanelli – Voted Yes
- Board member Sherman – Voted Yes
- Board member Killingsworth – Voted Yes
- Board member Jacob Rogers – Voted Yes
- Board Member Marth Rodgers - Voted Yes



- Chair Welch, Jr. – Voted Yes
- **Incentive 4 – Reduced Building Setbacks Polling Results**
- Board member Killingsworth – Voted Yes
- Board member Sherman - Voted Yes
- Board member Freidman - Voted Yes
- Board member Jacob Rogers - Voted Yes
- Board member Martha Rodgers - Voted Yes
- Board member Kane - Voted Yes
- Vice-Chair Fussell - Voted Yes
- Board member Cesanelli - Voted Yes
- Chair Welch, Jr. - Voted Yes with a question mark
- **Incentive 5 Reduced Lot Widths Polling Results**
- Board member Freidman - Voted Yes with a question mark
- Board member Killingsworth - Voted Yes
- Board member Sherman - Voted Yes
- Board member Cesanelli - Voted Yes
- Vice-Chair Fussell - Voted Yes
- Board member Jacob Rogers - Voted Yes
- Board member Kane - Voted Yes
- Board member Martha Rodgers- Voted Yes
- Chair Welch, Jr. - Voted Yes
- **Incentive 6 – Resource Conservation Area (RCA) Reduction Polling Results**
- Board member Killingsworth - Voted Yes
- Vice-Chair Fussell - Voted Yes
- Board member Martha Rodgers - Voted Yes
- Board member Jacob Rogers - voted Yes
- Board member Freidman - Voted Yes
- Board member Kane – Voted Yes
- Board member Cesanelli - Voted Yes
- Chair Welch, Jr. - Voted Yes
- Board member Sherman – Did not vote, left meeting early

**Agenda Item #4: Schedule Special Meeting for Affordable Housing Incentive Zoning Policy
Agenda Item
(New Business Action Item)**

Agenda Item Summary:

- Christopher “C.J.” Valenzuela, Housing Program Manager (Town of Apex Planning) presented item to the Board.
- Board came to a consensus to have a virtual Special Meeting on May 5, 2022 at 8:00 a.m.

Recommended Motion: Recommend to schedule virtual Special Meeting on May 5, 2022 at 8:00 a.m. for the Affordable Housing Incentive Zoning Policy Agenda Item.

First Motion: Board member Kane

Second Motion: Board member Martha Rodgers



Board Member Roll Call Vote:

10. Audra Killingsworth (Non-Voting) – N/A
11. Tina Sherman (Non-Voting) – N/A
12. Philip J. Welch, Jr., Chair (Voting) – Approve
13. Rhett Fussell, Vice-Chair (Voting) – Approve
14. Valeria Cesanelli (Voting) – Approve
15. Paul Kane (Voting) – Approve
16. Seth Freidman (Voting) – Approve
17. Jacob Rogers (Voting) – Approve
18. Martha L. Rodgers (Voting) - Approve

Outcome: The Board scheduled a virtual Special Meeting on May 5, 2022 at 8:00 a.m.

Motion to Adjourn Meeting:

First Motion: Vice-Chair Fussell

Second Motion: Board member Kane

End of Meeting

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