

APEX ENVIRONMENTAL ADVISORY BOARD MEETING MINUTES

Meeting Date:
February 17th, 2022
6:00 p.m.



Remote Meeting
Details located on the Town website:
<https://www.apexnc.org/calendar.aspx>

ENVIRONMENTAL ADVISORY BOARD MEMBERS:

Katie Schaaf, Chair
Suzanne Mason, Vice Chair
Patrick Adams
Adam Efird
John Garrison

Bill Jensen
Jason Maynard
Kim Pierson
Greg Reger

Call to Order & Roll Call

The remote Environmental Advisory Board (EAB) meeting was called to order by Vice Chair Suzanne Mason at 6:00p.m. Members present were Vice Chair Suzanne Mason, and Board members Patrick Adams, Adam Efird, John Garrison, and Greg Reger. Chair Katie Schaaf was also present and attended by phone. Board member Kim Pierson was absent. Board member Bill Jensen joined at 6:30p.m. and Jason Maynard at 6:52p.m.

Councilmember Cheryl Stallings joined the meeting at 6:30p.m. Town staff members present were Current Planning Manager Amanda Bunce, Planner II Shelly Mayo, Environmental Engineering Manager Jessica Bolin, Sustainability Specialist Valeria Mera, and non-voting staff secretary Sustainability Coordinator Megan Pendell. Members of the public had access to the meeting through the Town of Apex YouTube livestream page.

Approval of Minutes

Vice Chair Mason asked the Board if there were any comments on the meeting minutes from January 20, 2022. Upon hearing none, Board member Garrison made a motion to approve the minutes, seconded by Board member Reger and the motion passed unanimously.

Announcements

No announcements.

Committee Updates

No updates to report from the Tree Citizens Advisory Panel (CAP) or Bee City Committee.

Pre-Application Meeting: Adams PUD

Staff member Pendell admitted two representatives for the rezoning project, Adams Planned Unit Development (PUD), into the remote meeting access. The project representatives for Adams PUD, were Patrick Kiernan with Jones & Clossen Engineering and Nil Ghosh with Morning Star Law Group. This project serves as the next phase of the previously approved Heelan Project. Adams PUD proposes 65 single-family detached homes, which will have similar or identical floor plans as the Heelan Project.

Items and questions discussed with the Board include:

- Riparian Buffers. The suggested zoning condition to increase riparian buffer widths from surface waters in environmentally sensitive areas is unlikely due to project viability.
- Increase Pervious Surface. Increasing pervious pavements would not be able to implement since they do not plan to exceed parking maximums. Further, the applicant will not be able to modify curb and gutters to provide stormwater infiltration in order to follow the Unified Development Ordinance (UDO) standard. The recommendation to modify curb and gutters was removed by the Board.

- Solar Options Signage. Any signs requested for the project, whether temporary or permanent, are reviewed separately. If committing to this as a zoning condition, the applicant must turn in a sign package that includes advertisement of solar options at that point in the development approval process. The applicant shared they will consider it and review this condition with the developer.
- Roof Protrusion. Suggestion to minimize roof protrusions will be considered, though house plans for this neighborhood have already been created and may be resolute.
- Stormwater Re-use Application. Suggested condition may not be achievable on this site, as it will be difficult to incorporate the Stormwater Control Measure (SCM) into irrigation due to the natural grade of the project.
- Green Building Certification. Standards for such certifications change frequently, and applicant expressed concerns about committing to this as a zoning condition.
- Electric Vehicle (EV) Charging Station. Being a rather small property, there will not be extra parking spaces, and thus, no apt location for an EV parking spot on site. The recommendation was removed by the Board.
- Land Use Map. The 2045 Land Use Map calls for Low Density Residential of this property, which calls for one to three units per acre. This project is under three units per acre.
- Resource Conversation Area (RCA) Requirements. Single family projects require 30% RCA, and an additional 5% would be required if the property is mass-graded. With the environmental features that must already be preserved on the site, an RCA minimum of 30% will be met, though mass grading has not been confirmed yet.
- Tree Study. The required tree study has not been conducted yet. The Board recommended that existing trees greater than 18 inches in diameter that are removed should be replaced by planting a native tree that is 1.5 inches caliber, either on site or at an alternative location. The UDO does not have a requirement for tree replacement, unless planting in unforested areas. This recommendation would change the parameters of the tree survey for the applicants. Staff commented that this recommendation is sometimes difficult for developers due to space, and a separate agreement with a different property owner might be necessary in order to plant replacement trees on an off-site location.

Board member Efird made a motion to approve the rezoning recommendations, seconded by Board member Reger. Board members Schaaf, Mason, Garrison, and Reger voted yes. Board member Adams was recused, Board member Jensen voted no, and Board member Maynard abstained. The motion did not pass.

Staff explained that their request for Board members to only recommend zoning conditions that can be enforced because doing otherwise could potentially lead to legal action against the Planning Department. The Board does not have to abide, but Staff will not recommend conditions that are not enforceable to the applicant.

This conversation took place in regards to a recommendation made to wire 220-volt outlets to the garage to provide for EV charging stations, which could not be enforced because State law changes in 2021 mean that the Building Inspections Department cannot legally withhold a building permit or Certificate of Occupancy if the building meets the requirements of the Building Code. The Board instead recommended to wire 220-volt outlets to building exterior to provide for EV charging stations. Due to this discussion, Town Staff will consult Legal on whether providing two lists from the EAB, one with recommendations and one with official zoning conditions, is feasible.

Additionally, the Board recommended that at least 5 of the pre-buyer constructed homes have a solar photovoltaic (PV) system of minimum 4 kilowatts.

Summary of Recommendations:

- Add a zoning condition which minimizes tree clearing, stormwater control measure, or infrastructure in either zone of the riparian buffer, except as necessary for the installation of Town of Apex utilities.
- Existing trees greater than 18" in diameter that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative location.
- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
 - Eliminate fertilizer near SCM drainage areas.
- Increase pervious surface.

- Install pervious pavements where practicable (e.g. when parking maximums are exceeded).
- Install pet waste stations in neighborhoods.
- It is requested that the “solar options” sign (attached below) be added when the temporary construction sign permit is submitted for review.



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- Pre-configure all homes with electrical conduit for solar PV per Town specifications.
- Five of the 62 homes shall be constructed with a solar PV system of minimum 4 kilowatts.
- Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations.
- Minimize roof protrusions on roofs facing along the arc ESW or/and concentrate the protrusions in one location where possible.
- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
 - Eliminate fertilizer near SCM drainage areas.
- Stormwater re-use application.
 - Integrate irrigation from the SCM (wet pond) on site, if possible.
- Increase biodiversity.
 - Plant pollinator-friendly flora.
 - Plant native flora (Refer to the Apex Design & Development Manual for approved native species).
- Implement green infrastructure.
 - Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall.
- Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
- Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard.
- Include International Dark Sky Association compliance standards for amenity areas, signage and other non-residential uses.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.

Chair Schaaf made a motion to approve the new set of recommendations, seconded by Board member Garrison, and the motion passed unanimously.

Pre-Application Meeting: Chapel Ridge North

Staff member Pendell admitted three representatives for the rezoning project, Chapel Ridge North, into the remote meeting access. The project representatives for Chapel Ridge North were Matthew Carpenter on behalf of Parker Poe, Travis Melvin on behalf of Trammell Crow, and Kody Trowbridge, Civil Engineer for the project, on behalf of McAdams.

The applicant has not yet filed a rezoning application with the Town, and is currently developing preliminary plans. The neighborhood meeting for this project took place on February 16th. The applicant plans to continue to work on the rezoning application with the Town, with the goal of filing by March 1st. Staff received a comment letter from a resident on this project and shared it with both the applicant and the Board ahead of the meeting.

The property is comprised of 7 tax parcels off Chapel Ridge Road, totaling to 19.7 acres. To the north of the property is the Beaver Creek Commons Shopping Center. To the east are Hampstead Townhomes, and to the West is Interstate 540. To the South is the business park and Toll Brothers Chapel Ridge Towns Project, as well as several single-family detached homes that will remain along Chapel Ridge. The current zoning of the land is rural residential, which only allows single family detached homes on large lots. The applicant is applying to rezone the property to a PUD, conditional, to allow the

development of apartments. A PUD district would allow the applicant to design the site in a more creative way and develop a high-quality project. The preliminary site layout was presented to provide an idea of where buildings, parking lots, and buffers would be, and shows 350 apartment units spread across 3 buildings. All three will be four stories, with the exception of one building that could be 5 stories on the side facing 540 due to the grade sloping towards 540, in order to have a consistent roof line. The large open area on the left of the site will serve as RCA, stream buffers, and an SCM closer to the building. The large lot on the bottom will remain open space, intended to mitigate effects to residents along Clark Farm Road. A northern extension of Chapel Ridge Road to connect to Beaver Creek Commons Drive requires purchasing of an easement, but will provide a benefit to this area for traffic.

Being so early in the site design process, the applicant is evaluating a few different aspects, including environmental conditions, an extension of Chapel Ridge Road, and consideration of the Town's affordable housing goals, which influences what the applicant can commit to.

Items and questions discussed with the Board include:

- **Electric.** The Board asked if the apartments are going to be individually serviced for electricity or if the apartment management company will provide electricity for all buildings. Each building will be separate regarding electrical hookup and every unit will have its own meter.
- **Land Use Map.** The property is currently zoned for Medium-Density on the 2045 Land Use Map, which is 4-6 units per acre. The applicant is proposing to rezone it to high density, multi family, and explained that the intention is to provide additional housing in close proximity to existing shops, retail, and transit. Given the surrounding areas, the project would fulfill the need for different housing types. The planned bus stop is included on the Town's Long-Range Transportation Plan, and the applicant is not opposed to helping with its construction.
- **Previously Identified Bus Stop Locations.** The Town is coordinating with Olive Chapel Professional Park to put in a bus stop turn around at their location, which is the entrance of Chapel Ridge Subdivision, and serves as a logical turnaround for the Town's new transit line. It also puts the stop as close as possible to the Western Wake Crisis Ministry Headquarters.
- **RCA.** The westernmost parcel will be mostly RCA, and southernmost parcel will not have a building. The Board asked if any sort of natural habitat area would be connecting the RCA in the left parcel to the open space in the bottom parcel. There are several stream buffers on the property, including a stream that follows along the western property line. This stream is perennial and has a 100-foot buffer.
- **Site Lines.** The buffer along the northern lot line is a 15-foot type B buffer, which could be reviewed to increase density to limit site lines between the property and the church across the street. The recommendation was added to increase the type B buffer width from 15 feet to 20 feet in order to increase the distance between the site line and adjacent church, if possible.
- **Solar.** The applicant will consider adding 75-kW of solar PV to the site per recommendation from the Board. The 75-kW total may be split across different buildings as needed based on site design.
- **EV Charging Stations.** The Board requested to make the location of proposed charging stations into consideration so as to avoid trip hazards. Running the conduit underground is the standard that the Town has been using to address this.
- **Density.** Concern was expressed from the Board on the overall density of the project, given the number of stories and units, and original land use plan. Roof lines remain the same despite the potential 5-story building because of the grading of the property on the southern side. The Board agreed that density is not the Board's purview.

Summary of Recommendations

- 5% of all required motor vehicle spaces shall be electric vehicle charging spaces.
- A minimum of 3 pet waste stations shall be installed (at least one per building).
- Exterior lighting shall be shielded in a way that focuses lighting to the ground.
- Increase biodiversity.
- Plant pollinator-friendly flora.
- Plant native flora (Refer to the Apex Design & Development Manual for approved native species).
- Implement green infrastructure.

- Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall.
- Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
- If possible, increase the type A buffer width from 15 feet to 20 feet in order to increase the distance between site line and the adjacent church.
- Add 75-kW of solar PV in total over all three buildings on site.
- Locate the EV charging stations such that the charging cables do not cause a trip hazard across the sidewalks.
- Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard.

Board member Garrison made a motion to approve the rezoning recommendations, seconded by Board member Reger and the motion passed unanimously.

Pre-Application Meeting: Yellowbridge

Staff member Pendell admitted three representatives for the rezoning project, Yellowbridge, into the remote meeting access. The project representatives for Yellowbridge were Matthew Carpenter on behalf of Parker Poe, Tucker Ennis on behalf of Lennar Homes, and Jeff Roach, Civil Engineer on behalf of Peak Engineering.

The rezoning application is planned to be filed on March 1st. The applicant held an informal meeting with Abington neighbors on February 10th to discuss the rezoning request. The formal pre-filing neighborhood meeting is scheduled for February 23rd. Staff received two comment letters from residents on this project and shared it with both the applicant and the Board ahead of the meeting.

This property is comprised of two tax parcels, which totals approximately 48 acres. It is located along Highway US 64, just west of Interstate 540. To the east of the property is the Windsor Abington neighborhood, made up of single family detached homes. To the south is the Stratford Abington, which connects to Windsor Abington and includes larger single family detached homes. This portion was built later but does connect to the overall Abington neighborhood. To the north is Westford PUD, which is currently under construction. There is a commercial area planned along the Westford/US 64 frontage, but may not be under construction yet. The property is currently zoned as rural residential, which only allows for larger lot single family homes. The applicant is proposing to rezone the property to PUD, conditional, to allow for a mix of single family detached homes, specifically for front loaded and rear loaded townhomes. The 2045 Land Use Designation for this property is Medium Density Residential, which envisions single family detached homes and townhomes with a maximum density of 6 units per acre. The applicant is proposing 156 units total, which comes out to 3.2 units an acre, so the planned density is well within the Land Use Designation.

The applicant presented the preliminary site layout and explained they have made several changes to make it compatible with surrounding development. The 50-foot buffer along the southern property line of this project will separate backyards and maintain privacy for owners in both neighborhoods. The applicant has strategically placed mixed housing types in a way that fits within context of existing neighborhoods, i.e. the townhomes most comparable to Abington are the ones closest to the Abington neighborhood. There is an existing stream that runs through the center of the site, and there will be no development on the riparian buffers on either side of the stream. The applicant plans to handle runoff with stormwater ponds, committing to a 25-year storm standard, which is above the 10-year storm standard required by UDO. There are two existing ponds on the southwest of the site that back up to Abington neighbors, and the applicants are waiting on final determination from the U.S. Army Corps of Engineers (USACE) to confirm whether these ponds are jurisdictional.

Items and questions discussed with the Board include:

- Ponds. The two existing ponds on the property have dams showing signs of failures. The applicant is draining the ponds to determine how homes could be placed on the sight based on how well that area drains. The applicant is waiting on determination from the USACE on whether the ponds are jurisdictional or not, which will dictate how they are handled. To determine if there are wetlands on site, a waiting period of 6-8 months, or a whole growing

season, must be abided after the farm pond is drained. The applicant is working with Staff and an appropriate pond draining plan will be submitted through TRC prior to this effort.

- Streets. The Board commented that four streets end at the western property boundary, which seems to be an environmentally sensitive area. With that in mind, the Board asked why so many stub outs are proposed in this area. The applicant explained that the stubs are consistent with the Town's Long-Range Transportation Plan and based on future road connections. Based on flood plain maps, each of those stubs streets on this property can be added per Town geometric design standards and not impact any floodplains or environmentally sensitive areas.
- Tree Survey. The required tree survey is in progress, still yet to be finalized.
- Preservation. The southern half of property has more open space and farmland, and the land along the stream at this location may be consist of high-quality forest. The applicant is focusing on preserving any vegetation near the ponds in the southwest corner where there is an existing 50-foot buffer adjacent to the property in Abbington.
- Wetlands. There is a major multi-acre area of wetlands on the north side of the property that will be avoided due to environmental concern, and is therefore unusable land.
- Play Lawn. Above and to the east of the wetlands is a play lawn, located behind the Local Bar.
- Lighting. The Board requested 3000K lights for the outside installations, which would affect amenity centers and signage lighting.
- Solar Conditions. The applicant cannot commit to installation of solar yet, because absorbing that cost on a site this small that is already limited by many environmental features may make this project unviable.
- SCMs. Due to the fact that 60% of the site is not being developed, increasing the size of the pond would have a negative impact on the number of units, and every lot counts especially with the price of this land.
- Buffers. Abbington has no buffers along the backside of the Stafford properties, and the applicant is adding 50-foot buffers with Homeowner's Association (HOA) landscaping in the area (the UDO requires a 30-foot buffer).

Summary of Recommendations:

- Solar conduit shall be included in building designs.
- Pet waste stations shall be installed.
- Include landscaping that requires less irrigation and chemical use.
 - Plant warm season grasses for drought-resistance.
- Increase the number of native hardwood species planted to 3.
- Increase design storm pre- and post-attenuation requirement to include the 25-year storm.
- Install solar PV systems to 50 homes with a minimum 4 kilowatts DC power rating (approximately 12 panels).
- Install signage near environmental sensitive areas in order to:
 - Reduce pet waste near SCM drainage areas.
 - Eliminate fertilizer near SCM drainage areas.
- Increase biodiversity.
 - Plant pollinator-friendly flora.
 - Plant native flora (Refer to the Apex Design & Development Manual for approved native species).
- Implement green infrastructure.
 - Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall.
 - Plant warm season grasses to reduce irrigation.
- Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
- Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or Green Guard.
- Include International Dark Sky Association compliance standards.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations in non-residential use cases.

- Add a zoning condition which minimizes tree clearing, installation of an SCM, or infrastructure in any zone of the riparian buffer, except as necessary for the installation of Town of Apex utilities.
- Add a zoning condition that indicates that species native to the eastern US shall be used to meet the landscaping requirements for Section 8.2 of the UDO up to 75-80%.

Board member Garrison made a motion to approve the rezoning recommendations, seconded by Board member Efirid. Board member Jensen abstained, and the motion passed.

Pre-Application Meeting: Taywood Way Subdivision

Staff member Pendell admitted one representative for the rezoning project, Taywood Way Subdivision, into the remote meeting access. The project representative for Taywood Way Subdivision was Stephen Ballentine.

The applicant explained that this property is six acres and has an existing pond on site. The developer originally wanted to build single family residential with 7 houses on large lots. The applicant learned at the pre-submittal meeting with the Town that the cost of the project would be significantly increased due to road infrastructure construction they would require. The 2045 Land Use Plan calls for higher density than the applicant is proposing, and now the developer is considering the construction of 30 apartments in order for the higher density to support higher infrastructure costs.

Items and questions discussed with the Board include:

- **Parcels.** Two parcels were discussed with staff, with the potential for more parcels to be added. The Board would only review the project again if it were proposed to be rezoned again.
- **Stream Determination.** Stream determination has been conducted with findings of an intermittent feature between the two ponds. There will likely not be units constructed north of the stream due to space.
- **RCA.** An RCA of 20% is required. There appears to be fairly mature forest on this property.
- **Land Use.** The 2045 Land Use Plan calls for 5-6 units per acre on this property. No official decisions have been made, but the developer is considering single-family, multi-family, or apartment units. Staff clarified that the Land Use Plan supports single family units or townhomes, but does not support apartments (unless a land use amendment is proposed).
- **Infrastructure.** The applicant is not proposing access to Highway 64 from this project and is unlikely that such an access would not be approved by NCDOT. Infrastructure for this project would improve traffic and access to emergency services in this area.
- **Adjacent Property Owners.** The applicant has reached out to the property owner to the west because a sewer main would have to be built through his property and the feasibility of this depends on cost. Further, this property owner's house sits directly in front of where Carolina Bells Road would be extended. The property owner to southeast has not yet been contacted about the sewer main.
- **SCM.** With higher density, there would be an increase of impervious surface expected. At the Technical Review Committee (TRC) meeting, the option to retrofit the existing pond to use as the SCM was discussed, thought it is not clear if this would be allowed by the NC Department of Environmental Quality (DEQ). Adding an SCM on a small property would be difficult given the multi-family use and required infrastructure. Seven lots on this property may still be possible, but the layout would need to be revised since the Town does not allow lots to encroach into the riparian buffer.

Summary of Recommendations:

- Preserve tree canopy and prioritize medium to large, healthy, desirable species.
- Preserve the existing pond.
- Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
- Include solar conduit in building design. Preconfigure all homes for solar PV installations per Town requirements.
- If possible, add a minimum of 3-kW solar PV systems (about 10 panels) on 10% of the homes, whether they be single-family or townhomes.
- Where possible, orient major roofs toward the south.

- Minimize roof protrusions on southern facing roofs or concentrate the protrusions in one location where possible.
- Increase design storm pre- and post-attenuation requirement to the 25-year storm.
- Implement green infrastructure.
 - Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall.
- Install convenient electric vehicle charging stations if the development will be a multi-family development rather than single family.
- Add a zoning condition that indicates that species native to the eastern US shall be used to meet the landscaping requirements for Section 8.2 of the UDO up to 75-80%.
- Include International Dark Sky Association compliance standards.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground in nonresidential or multifamily areas.

Board member Maynard made a motion to approve the rezoning recommendations, seconded by Board member Jensen and the motion passed unanimously.

Pre-Application Meeting: 1522 Salem Church

Staff member Pendell admitted two representatives for the rezoning project, 1522 Salem Church, into the remote meeting access. The project representatives were Philip Blackley and Joshua Blackely. Applicant J. Blackley explained the intention of the rezoning and reviewed the proposed rezoning conditions.

The property is 1.22 acres with one single family home, and is zoned as Medium Density in the 2045 Land Use Map. The applicant would essentially be continuing New Derby Lane and extending the townhomes adjacent to it, with the potential to build 6-9 new townhomes. Water and sewer would tie into the existing neighborhood. The applicant is scheduled to meet with the TRC on March 3rd.

Items and questions discussed with the Board include:

- Stormwater. In order to use the existing stormwater pond for the adjacent townhomes, the Town would need confirmation from the applicant that the existing stormwater pond was sized appropriately for this additional impervious surface.
- RCA. An RCA of 20% is required, and the 30-foot buffer along Salem Church Road will contribute to it.
- Solar. The applicant is unsure of how solar panels would fit on the roofs and cannot commit to the recommendation but can discuss this with the builder. The Board recommended that the developer install solar conduits and install solar on rooftops as possible
- HOA. There will be an HOA of some kind, but it may operate minimally. Perimeter buffers and RCA are not allowed to be held in individual lots and must be held in a common area.
- Bike Rack. The applicant stated they would not realistically have space for a bike rack. Proposing to install a bike rack capable of storing 4 bicycles in the future development was removed by the Board.

Summary of Recommendations:

- Increase design storm pre- and post-attenuation requirement to include the 25-year storm.
- Proposing to install at least 1 pet waste station in the future development.
- Include solar conduit in building design.
- If possible, install a minimum of a 3-kilowatt solar PV system (about 10 panels) to the rooftops of two homes.
- Where possible, orient the major roof toward the south.
- Minimize roof protrusions on roofs facing toward a southern direction or group the protrusions to the extent possible.
- Include International Dark Sky Association compliance standards.
 - Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
 - Lighting that minimizes the emission of blue light to reduce glare shall be used.
 - Lighting with a color temperature of 3000K or less shall be used for outside installations in nonresidential or multifamily areas.

Board member Jensen made a motion to approve the rezoning recommendations, seconded by Board member Efird and the motion passed unanimously.

Presentation: Habitat for Humanity of Wake County

This presentation was rescheduled from the January EAB meeting, intended to follow the presentation on the Apex Affordable Housing Program. Staff member Pendell admitted Maria Anderson, Director of Homeowner Services at Habitat for Humanity of Wake County (HFHWC), and Tamara Hussein, to present an overview on what environmental measures are incorporated into their homebuilding projects.

Initiatives presented to the Board include:

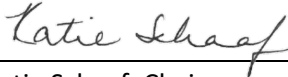
- SystemVision Program. HFHWC partnered with Advanced Energy, a third-party energy rating standard program run by a nonprofit that operates out of NC State University. HFHWC builds all homes according to their SystemVision standard, which are stricter standards than what are in typical building codes and provides 50% more efficiency in buildings.
- Donated Items. HFHWC operates on a circular business model, run by Habitat Restore locations and supports homeowners with donations.
- Recycled Denim Insulation. HFHWC partnered with Cotton Inc., a local organization that is current going out of business, to provide recycled denim for home insulation.
- Vinyl Siding. HFHWC uses recycled siding when possible
- Paint. HFHWC uses low Volatile Organic Compound (VOC) paint.
- Landscaping. HFHWC uses drought resistance plants in landscaping.

Open Discussion

None.

Adjourn

Board member Garrison made a motion to adjourn the meeting, seconded by Board member Reger. The motion was approved unanimously and the meeting adjourned at 9:16p.m.



Katie Schaaf, Chair

ATTEST:



Megan Pendell, non-voting staff secretary