



## TOWN OF APEX PLANNING BOARD MEETING MINUTES

Meeting Date: April 10, 2023

The Planning Board held their regular meeting on April, 10 2023 at 4:30 p.m. at the Apex Town Hall Campus, 73 Hunter Street, Apex North Carolina, 2<sup>nd</sup> Floor Council Chamber. Members present were, Chair Reginald Skinner, Board Members, Tim Royal (ETJ Member), Keith Braswell, Jeff Hastings (Historical Society Member), Ryan Akers (Wake County Member), Steven Rhodes, Sarah Soh, Alyssa Byrd and Daniel Khodaparast. Member absent was Vice-Chair Tina Sherman.

Chair Skinner called the meeting to order at 4:30 p.m.  
Chair Skinner gave the Invocation and led the Pledge of Allegiance.

### ITEMS OF INFORMATION

There were no items of information.

### PUBLIC FORUM

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

### CONSENT

Item #1 – Minutes from the March 13, 2023 regular meeting. Chair Skinner called for a motion. Member Royal motioned to recommend approval. Member Khodaparast seconded. Motion carried with a unanimous vote.

### PUBLIC HEARING

#### Item #1

Amanda Bunce, Current Planning Manager presented Rezoning Case #23CZ01 Cash Corporate Center (revised uses)-The applicants, Rockpoint Group LLC & Oppidan, seek to rezone ± 83.03 acres from Light Industrial-Conditional Zoning (LI-CZ #21CZ08) to Light Industrial-Conditional Zoning (LI-CZ). The proposed rezoning is located at 0 & 0 Pristine Water Dr. and 1251 Burma Dr. Planner Bunce described the location of the rezoning, existing land uses and zoning designations as well as uses and conditions proposed by the applicant. The rezoning is consistent with the 2045 Land Use Map and Planning Staff recommends approval of the rezoning as proposed.

The applicant, Ashley Honeycutt Terrazas, Parker Poe, showed the three parcels that are part of the requested rezoning and gave the timeline of previous rezonings. This requested rezoning will broaden the range of businesses that could lease space and will provide consistency with the other developed parcels.

Member Soh, asked for clarification on buffers that a neighbor had asked about at the Neighborhood Meeting. Ms. Terrazas said that was the golf course owners to the east and they had followed up with them and sent them site plans for the project.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the rezoning. No one came forward.

Chair Skinner closed the public hearing.

Chair Skinner called for the motion. Member Byrd motioned to recommend approval to Town Council. Member Soh seconded. Motion carried with a unanimous vote.

Chair Skinner states that there was change in the agenda order. Agenda item #3 will be presented before Item #2.

Member Royal motioned to recuse Member Akers from the next item. Member Byrd seconded. Motion carried with a unanimous vote.

#### Item #2

Amanda Bunce, Current Planning Manager presented Rezoning Case #23CZ03 Veridea Expansion-The applicant, Rebecca D'Eloia, RXR Realty seeks to rezone approximately ±24.92 acres from Residential Agricultural (RA) and Rural Residential (RR) to Sustainable Development-Conditional Zoning (SD-CZ Veridea). The proposed rezoning is located at 0 & 0 E Williams Street and 0 & 0 Veridea Parkway. The parcels are adjacent to the Veridea Sustainable Development Plan (SD-CZ). Veridea is unique in that the ordinance specifies that parcels within the 2000 feet of an existing SD district may be added to the rezoning and adopt and apply the same plan that is already existing to the new parcels. In addition, Town Council must approve the rezoning per the normal rezoning process. In addition, the Environmental Enhancement Plan that was just recently approved for Veridea would also apply to these four parcels. The development thresholds that are approved for Veridea would increase on a pro-rata basis upon the land being added. The developer has indicated that they are not seeking any additional residential units. Residential units would remain at 8000 overall for Veridea but there would be a 2.4% increase in the amount of retail and office/industrial square footage permitted for the overall development. The rezoning is consistent with the 2045 Land Use Map and Planning Staff recommends approval of the rezoning as proposed.

Jason Barron, Morningstar Law Group and Joe Graziosi, RXR Realty spoke about the rezoning. The properties were recently conveyed to RXR Realty but they were not zoned with Veridea when the original zoning took place.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the rezoning. No one came forward.

Chair Skinner closed the public hearing.

Chair Skinner called for the motion. Member Byrd motioned to recommend approval to Town Council. Member Rhodes seconded. Motion carried with a unanimous vote.

Member Braswell motioned to bring Member Akers back to the meeting. Member Royal seconded. Motion passed unanimously.

#### Item #3

Shelly Mayo, Planner II presented Rezoning Case #23CZ02 Triangle Home Services II-The applicant, Peak Engineering and Design seeks to rezone approximately ±4.55 acres from Rural Residential (RR) to Tech/Flex-Conditional Zoning (TF-CZ). The proposed rezoning is located at 0 US Hwy 64 West. Planner Mayo gave an overview of the area and the existing conditions. The 2045 Land Use Map (LUM) designates this this area as mixed use, high density residential and commercial services. Tech/Flex-

Conditional Zoning is consistent with that designation. The applicant is proposing up to 51 uses. The property is intended to be developed with the parcel to the north that has the same owner and was already zoned Tech/Flex (TF). Staff recommends approval.

Member Akers asked Planner Mayo if there would be a higher quality layout of the site since it is located next to more residential development than previous Tech Flex presentations. Planner Mayo said at this time we do not have the topographical data that we would like to have when making those decisions. There is also a riparian buffer through this site and the Legacy property that will affect design of the site.

The applicant, Jeff Roach, Peak Engineering and Design on behalf of Shelton Property Group. The site has about 2 buildable acres. It will generally be a support parcel for the parcel to the North so it will generally have the same uses.

Chair Skinner asked who will maintain the required eight (8) foot fence. Mr. Roach said the fence would be maintained by the development owner.

Chair Skinner opened the public hearing for anyone to speak in favor or opposition of the rezoning. No one came forward.

Chair Skinner closed the public hearing.

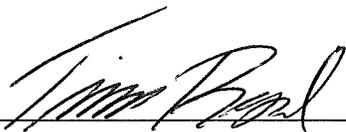
Member Braswell motioned to approve the rezoning. Member Akers seconded. The motion passed unanimously.

#### NEW BUSINESS

There was no new business.

Member Royal motion to adjourn. Member Soh seconded. Motion carried with a unanimous vote.

There being no further business, the meeting adjourned at 5:12 PM. The foregoing minutes are approved the 8<sup>th</sup> day of May, 2023.



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Acting Chair



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Jeri Pederson  
Lead Planning Technician