

**TOWN OF APEX  
PLANNING BOARD MEETING MINUTES  
MONDAY, FEBRUARY 10, 2025  
4:30 P.M.**

The Apex Planning Board met on Monday, February 10, 2025 at 4:30 PM in the Council Chambers at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person. The recording of this meeting can be viewed here:

[https://youtube.com/watch?v=k\\_MBPvsnBNs](https://youtube.com/watch?v=k_MBPvsnBNs)

**[ATTENDANCE]**

**Board Members**

**Tina Sherman, Chair**

**Tim Royal, Vice-Chair**

**Absent-Keith Braswell**

**Steven Rhodes**

**Sarah Soh**

**Alyssa Byrd**

**Daniel Khodaparast**

**Preston Mitchell**

**Jeff Hastings (Wake County Representative)**

**Vacant, Apex Historical Society Representative**

**Town Staff**

**Planning Director Dianne Khin**

**Planner I Joshua Killian**

**All other staff members will be identified appropriately below**

**[COMMENCEMENT]**

Chair Sherman called the meeting to order at 4:30p.m., then called for a moment of silence and led the Pledge of Allegiance.

**[ITEMS OF INFORMATION]**

Director Khin highlighted two items of information:

- **Wake Transit Plan - Ben Hall, Wake County Transit Program manager will give a presentation to update the 2035 Wake Transit Plan at the Town Council Meeting February 11<sup>th</sup> at 6:00 p.m.**
- **Apex Mobility Hub Open House - Presentations will be held on February 26<sup>th</sup> from 4:00p to 6:00p at the Senior Center in the Salem Room.**

**[SLIDE 1]**

**Items of Information**

**Wake Transit Plan**  
Ben Howell, Wake Transit Program Manager with the Capital Area Metropolitan Planning Organization (CAMPO), will deliver a presentation about the update to the 2035 Wake Transit Plan that is currently underway. Tune in to the Apex Town Council meeting on February 11<sup>th</sup> to hear the update!

**Reminder - Apex Mobility Hub Open House**  
NCDOT and the Town of Apex are hosting a second public meeting to share concepts for the future mobility hub planned along the S-Line railroad corridor. Please join us!

- February 26<sup>th</sup>
- 4:00 PM – 6:00 PM
- *Note – Presentations will be delivered at 4:15 and 5:15 (attend either)*
- Salem Room, Apex Senior Center, 63 Hunter Street
- Visit: [www.publicinput.com/ApexHub](http://www.publicinput.com/ApexHub)

**[PUBLIC COMMENT]**

**Chair Sherman opened the floor for anyone to speak on non-agenda items and with no sign-ins the public comment time was closed.**

**[CONSENT]**

**Chair Sherman asked for a motion to approve the meeting minutes from January 13, 2025, regular meeting.**

**A motion was made by Member Hastings and seconded by Member Soh to approve the minutes from the January 13, 2025, regular meeting.**

**VOTE: UNANIMOUS (8-0)**

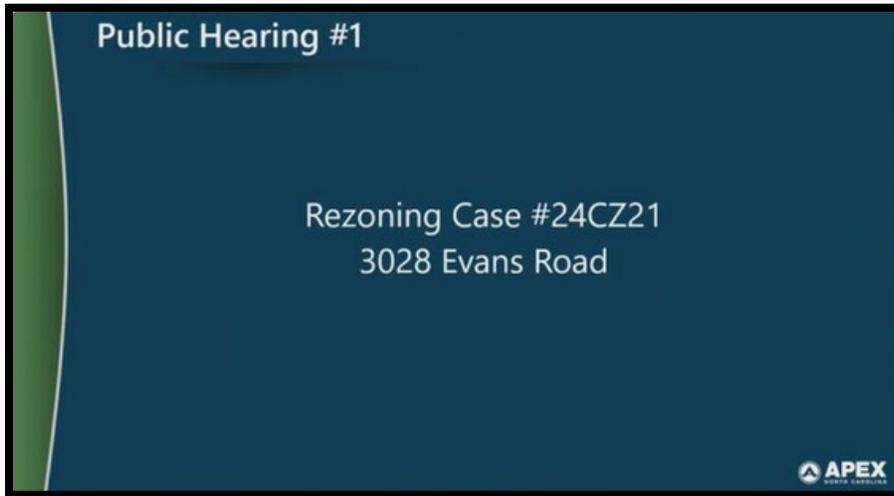
**[PUBLIC HEARINGS]**

**ITEM NO. 1 - REZONING CASE #24CZ21 3028 EVANS ROAD**

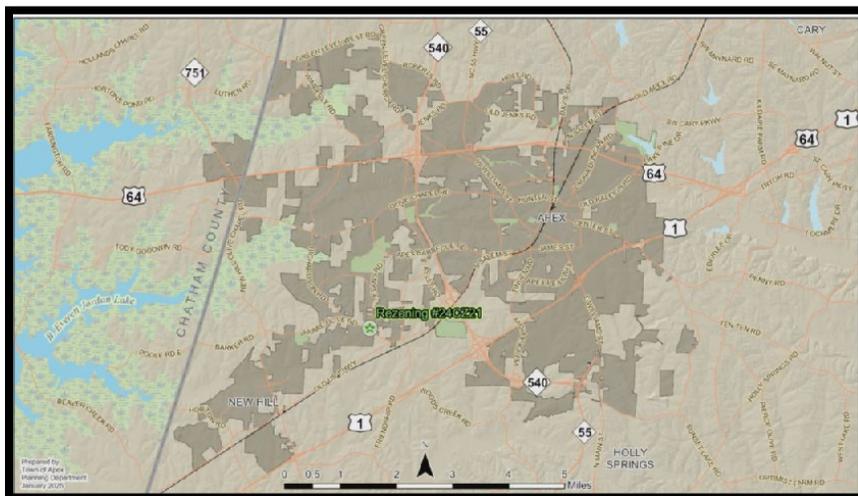
**Joshua Killian, Planner I - presented rezoning case #24CZ21 3028 Evans Rd-The applicant, Alonzo Wilson, ATM Development, LLC seeks to rezone seeks to rezone**

approximately ±.76 acres from Rural Residential (RR) to Medium Density Conditional Zoning (MD-CZ). The property is located at 3028 Evans Road. The rezoning is consistent with the 2045 Land Use Map. Planning Staff recommends approval if the following condition is offered by the applicant: "Applicant/developer shall install or provide a fee in lieu of installation of an additional 5 feet in width to the exiting sidewalk along the parent parcel frontage along Evans Rd prior to plat. The resulting improvement will be consistent with the 10-foot side path that is designated on the Apex Bicycle and Pedestrian System Plan." He gave the following presentation:

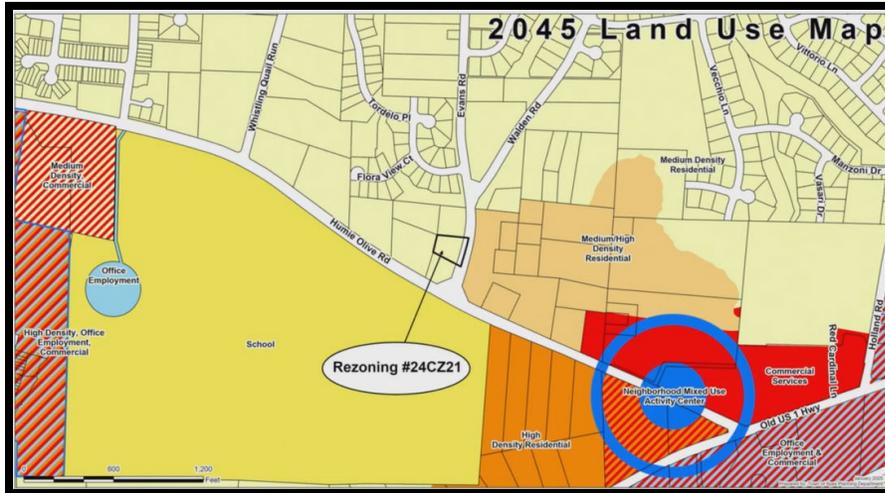
[SLIDE 1]



[SLIDE 2]







[SLIDE 6]



Mr. Killian asked if there were any questions.

Chair Sherman opened Public Hearing.

First to speak was Brandy Vega with Withers Ranel representing Reverend Alonzo Wilson of ATM Development.

“As you heard from staff, the reason for this request is to rezone to medium density. A little bit about the Reverend, Mr. Wilson is a lifelong member of Apex. He is also a founding member of the White Oak Foundation, which started in 1998 and serves as their Development and Construction Manager. For those of you who are not familiar with the White Oak Foundation, the organization provides housing to low- to moderate-income families and individuals. Reverend Wilson has also taken it upon himself to help others in the community navigate through the complex development

process through his LLC, ATM Development. Through the White Oak Foundation and ATM Development, housing units have been built around the Cary and Apex community, mostly to serve low- and moderate-income families. As some of you may know, this parcel is in the heart of the Friendship Community, where many lifelong residents and landowners reside among those they have welcomed into the community. The parcel in front of you today is not just helping to provide two new homes in the Friendship Community but also assisting the original property owner to build a home. Reverend Wilson's skills and experience are valuable to the residents who cannot navigate this process themselves. To address the question of the conditions requested by staff to pay a fee in lieu of a sidewalk, we are considering that request and the cost that it may add to the homes. Thank you for your time, and we appreciate your consideration of this rezoning request and are available to answer any of your questions."

Chair Sherman closed the Public Hearing and brought it back to the Board for discussion.

Member Mitchell said that there is water that is extended on Evans Street from the school and there is water and sewer on Madison Street but that there was no sewer for this lot. He said that if the lot was going to be subdivided then they would be too small to meet the requirements for a septic field. He asked if there would be septic provided for this property and if there is an annexation policy.

Mr. Killian said that Apex does not have any standards for septic and that is handled through Wake County. He said that Ms. Vega would speak on the design.

Ms. Vega said that there was a manhole in the corner and the intent is to connect to utilities.

Member Mitchell asked if there was a policy for water and sewer extensions and how the policy would relate to the annexation.

Ms. Vega said they would be annexing to connect to utilities.

Mr. Killian said that the annexation would not typically happen until the construction plans are signed and this would be an exempt subdivision, and it would be a plat that they would submit for the annexation.

Vice-Chair Royal asked if the driveway served the property behind the rezoned property and if it would be a shared driveway.

Ms. Vega said that they were looking at this and there is a limit of one driveway that they have been asked to put it as far north as possible. She said that the property owner is going to allow an access easement to serve the parcel. She said that it had been talked about being rear loaded through access but that they would have to talk with staff.

Vice-Chair Royal asked if the property in the northwest quadrant being subdivided as a future annexation.

Ms. Vega said the property owner is interested in one home on that parcel. She said the intent is for one.

**A motion was made by Member Mitchell and seconded by Vice-Chair Royal to approve Rezoning Case #24CZ21 3028 Evans Road with the additional condition as recommended by staff.**

**VOTE: UNANIMOUS (8-0)**

**[NEW BUSINESS]**

**There was no new business.**

**[ADJOURNMENT]**

**A motion was made by Vice-Chair Royal and seconded by Member Hastings to adjourn the Planning Board meeting at 4:48 PM.**

**VOTE: UNANIMOUS (8-0)**

**Tina Sherman  
Planning Board Chair**

**Jeri Pederson**

Lead Planning Technician

**Submitted for approval by Jeri Pederson and approved on 03/10/2025.**