

**APPROVED MINUTES**

**TOWN OF APEX  
PLANNING BOARD MEETING MINUTES  
MONDAY, MAY 12, 2025  
4:30 P.M.**

The Apex Planning Board met on Monday, May 12, 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 or watch online via the livestream on the Town's YouTube Channel. The recording of this meeting can be viewed here: [Apex Planning Board Meeting 05.12.2025 YouTube](#).

**[ATTENDANCE]**

Board Members

Tina Sherman, Chair

Tim Royal, Vice-Chair

Keith Braswell

Steven Rhodes

Sarah Soh

Alyssa Byrd

Daniel Khodaparast

Jeff Hastings (Wake County Representative)

Vacant, Apex Historical Society Representative

Absent: Preston Mitchell

**Town Staff**

Planning Director Dianne Khin

Assistant Planning Director Amanda Bunce

Long Range Planning Manager Shannon Cox

Senior Planner June Cowles

Planner III Lauren Staudenmaier

Planner II Joshua Killian

Planner II Bruce Venable

All other staff members will be identified appropriately below.

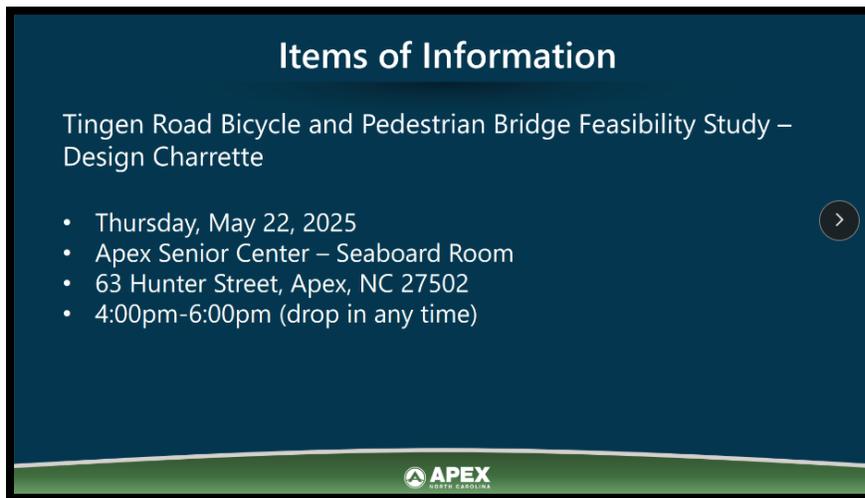
**[COMMENCEMENT]**

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

**[ITEMS OF INFORMATION]**

**Planning Director Khin** gave information on the Tingen Road Bicycle and pedestrian Bridge Feasibility Study that will be held on Thursday, May 22<sup>nd</sup> at Apex Senior Center in the Seaboard Room from 4 p.m. to 6 p.m.

**[SLIDE 1]**



**[PUBLIC COMMENT]**

**Chair Sherman** opened the floor for anyone to speak on non-agenda items and with no one signed up to speak. She closed Public Comment.

**[CONSENT]**

**Chair Sherman** asked for a motion to approve the meeting minutes from the April 14, 2025 Planning Board meeting.

A **motion** was made by **Member Byrd** and seconded by **Member Soh** to approve the minutes from the April 14, 2025 Planning Board meeting.

**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

**[PUBLIC HEARINGS]**

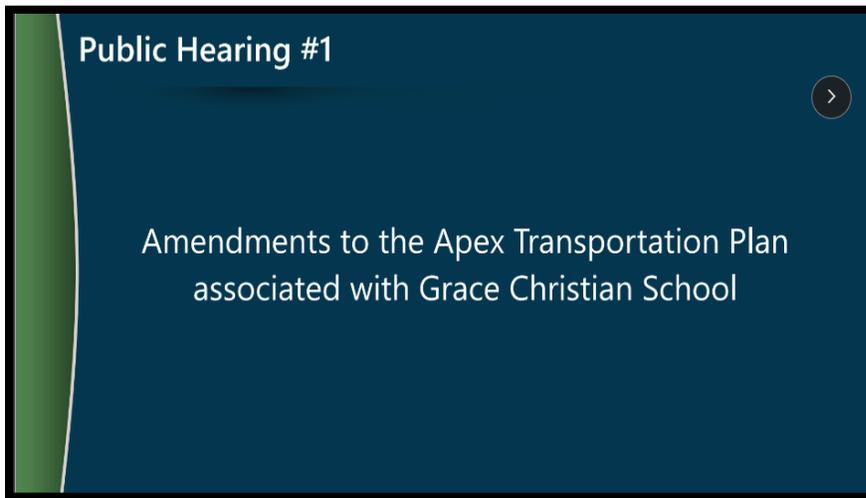
**ITEM NO. 1 - Apex Transportation Plan Amendments - Veridea Parkway**

A **motion** was made by **Member Hastings** and seconded by **Member Braswell** to recuse **Member Byrd**.

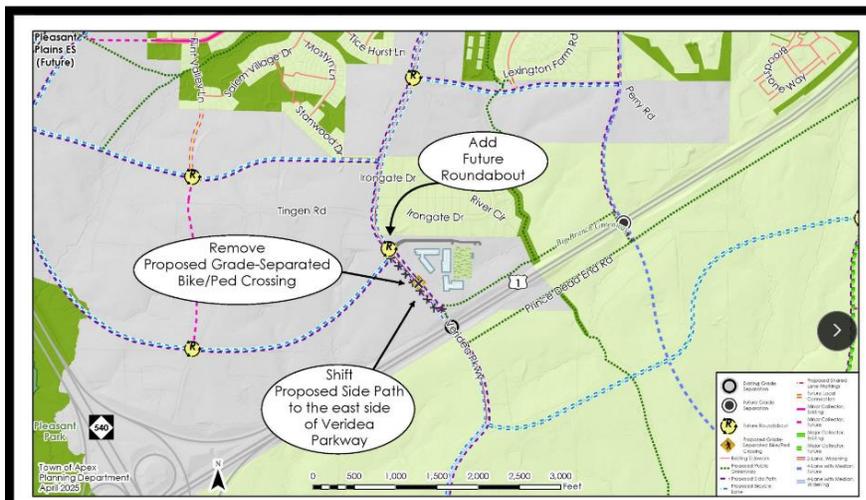
**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent

**Shannon Cox, Long Range Planning Manager**, presented amendments to the Thoroughfare and Collector Street Plan map and the Bicycle and Pedestrian System Plan map of the Apex Transportation Plan. The plan changes involve the area of Grace Christian School and Veridea Parkway. Staff recommended approval of the changes.

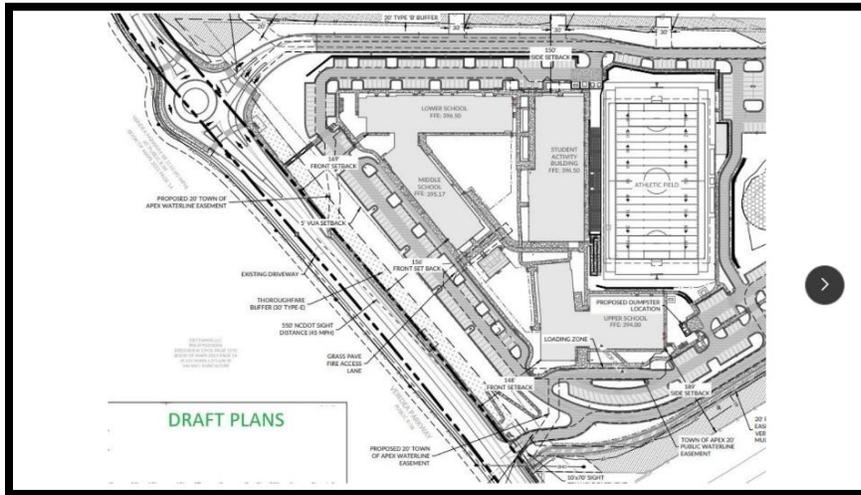
**[SLIDE 1]**



**[SLIDE 2]**



**[SLIDE 3]**



**Chair Sherman** opened the floor for Public Comment and with none she brought the item back to the Board for discussion and possible motion.

A **motion** was made by **Member Hastings** and seconded by **Member Khodaparast** to recommend approval of the Apex Transportation Plan Amendments - Veridea Parkway plan amendments.

**VOTE: UNANIMOUS (7-0)** with **Member Mitchell** absent and **Member Byrd** recused.

A **motion** was made by **Member Braswell** and seconded by **Member Soh** to bring **Member Byrd** back to the meeting.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent

**ITEM NO. 2 - Rezoning Case #24CZ11 Altera Heights PUD**

**Bruce Venable, Planner II**, presented Rezoning Case #24CZ11 Altera Heights PUD. The applicant, Wood Partners and long with their agents Matthew Carpenter and Caitlin Shelby, Parker Poe, seek to rezone ± 13.55 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The properties are located at 8108 Jenks Rd and 1440 & 1508 Wimberly Road. The rezoning is inconsistent with the 2045 Land Use Map and Planning staff recommended denial of the rezoning. He gave the following presentation:

[SLIDE 1]

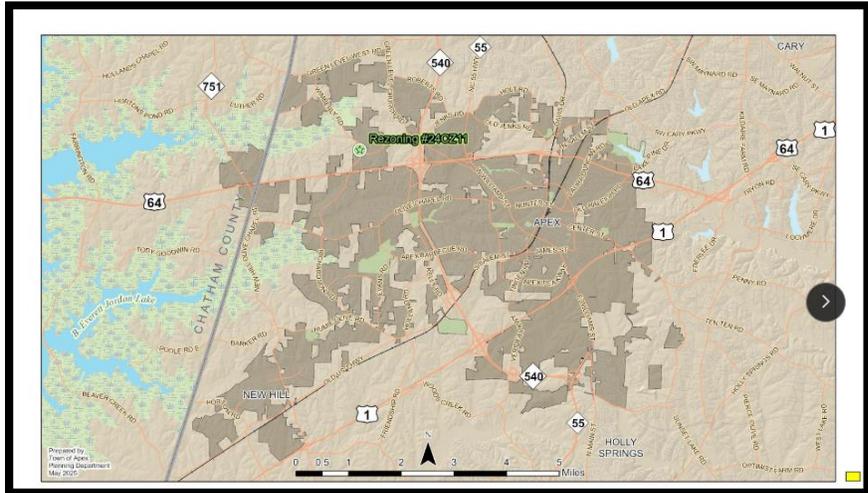
# Public Hearing #2

## Rezoning Case #24CZ11 Altera Heights PUD



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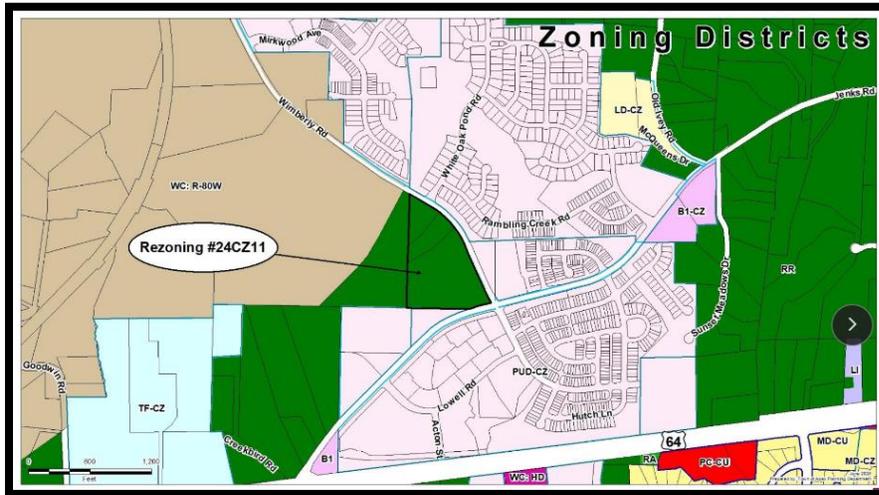
[SLIDE 2]



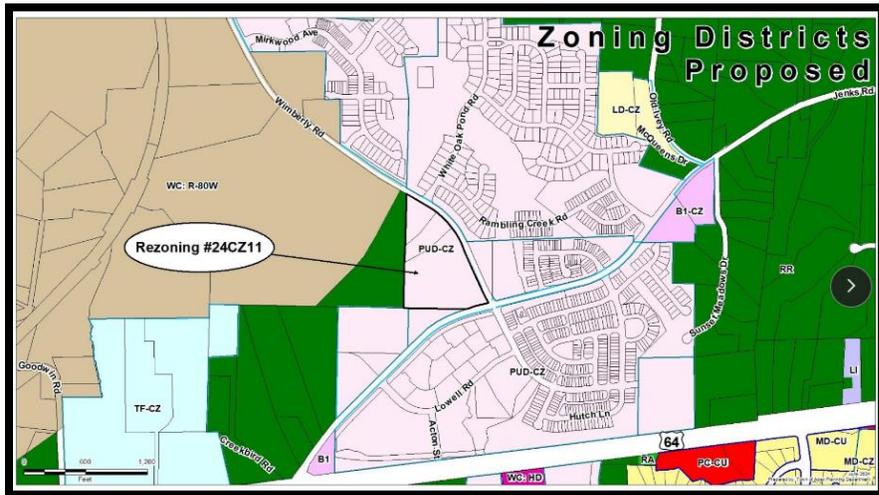
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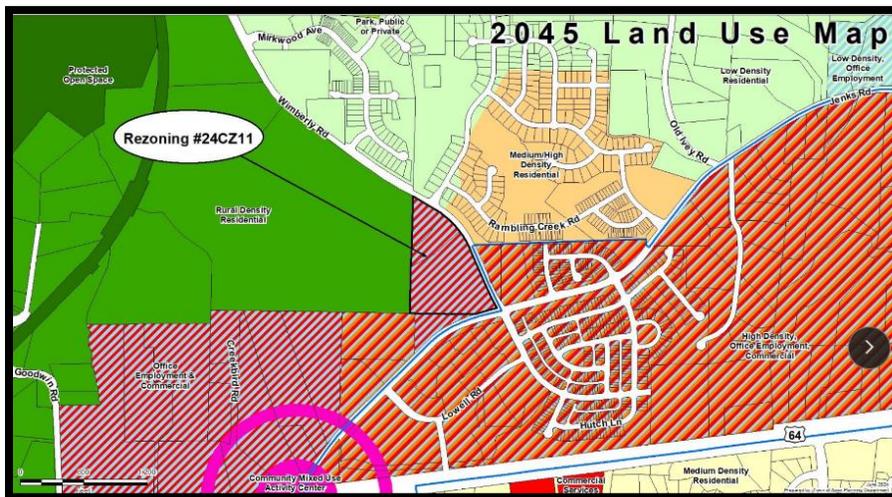
[SLIDE 4]



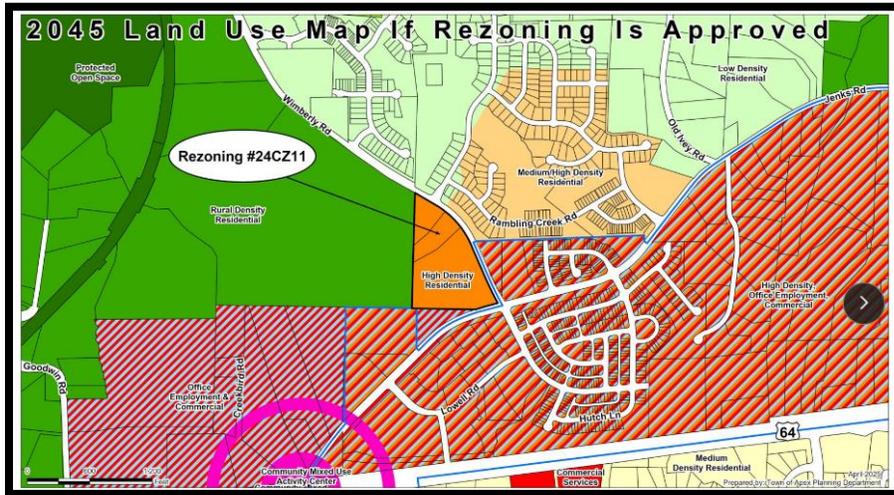
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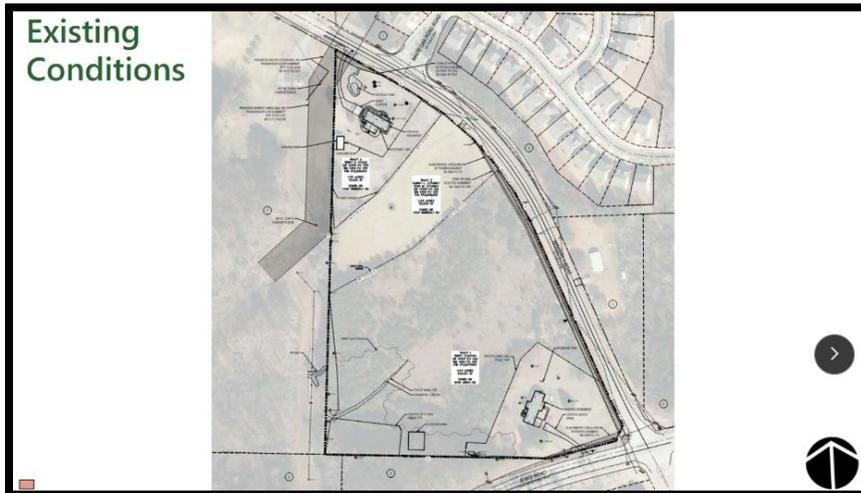
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[SLIDE 7]



[SLIDE 8]

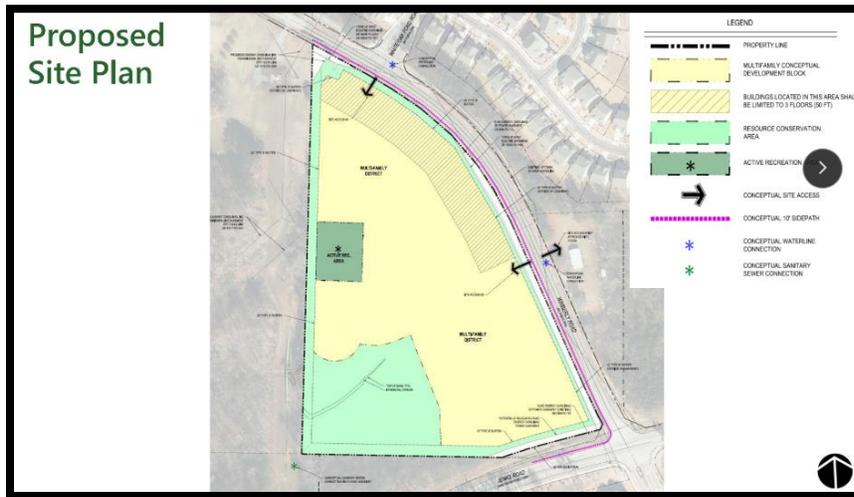


[SLIDE 9]





[SLIDE 13]



**Chair Sherman** opened Public Hearing.

First to speak was **Mark Frederick** with Parker Poe at 301 Fayetteville Street, Raleigh NC:

"I'm joined tonight by Caitlyn Shelby with Wood Partners and Bob Zumwalt and Kevin Dean with Kimley Horn and Ryan Fischer with BGE. We handed out some sheets to help guide you as we walk through this brief presentation. But again, the purpose of this rezoning is to allow an attainable apartment community. This is a specific product that Wood Partners is proposing for their first project in Apex. Wood Partners has delivered several other projects in the Triangle that have an affordable housing component. So, this project does include a commitment to double what the Town of Apex's current housing affordability policy does recommend, and I'll let Bob and Caitlyn speak to this in a little more detail, but I did want to highlight a few details about the case that staff did not cover."

**Chair Sherman** explained the process of speaking for a group and the amount of time between speaking for a group and as an individual.

"We do recognize that planning staff's evaluation of this case is based on the town's current comprehensive plan. So we understand that a proposal that is inconsistent with the land use map is going to be deemed, it is going to be recommended for denial by default. However, there are several aspects of this proposal that make the non-residential uses on this specific site just not viable, and there are also several reasons why residential uses are more reasonable and in the public interest. So, on the first sheet of the handout you have, you can see that there's a very limited amount of frontage on Jenks Road. This limits the site's visibility and ability to provide direct access to the site from Jenks Road, which has the higher volume of trips on that street. So, any non-residential use will also have to compete with the uses along Highway 64 as well as other sites along Jenks Road that do have direct access, just like

the property across Wimberly Road that does have that direct access. So, the most likely outcome for this site is, if non-residential uses are placed on this site, is that it would most likely just remain vacant or you get a use that is just not desirable or compatible with the surrounding area and the residential character of that area, and if you look at the second page of that handout, to that point on compatibility with the surrounding area, which was a point of discussion with staff throughout the process, this project does include a three-story height restriction along Wimberly Road that addresses that transition from the single-family homes to this site, and then the remainder of the site going up to four stories. I did want to touch briefly on the proposed density, which is consistent with the project to the southwest. So, while it may be more dense than the projects across Wimberly, it is in fitting with the character of the area in general, but also that height transition and the form of buildings—that form of building transition, there's another piece to that, which is a transition in uses. We do think this is a better transition of uses to the more rural character to the north and this site, versus if commercial uses were placed on this site. You'll also see the height designations with any non-residential district could be significantly higher as well. So, while we do recognize the competing interest for the town in wanting more commercial space on this site, there also is an adopted policy for wanting more affordable housing units. Based on the challenges with this specific site that face commercial uses, we do think the highest and best use of this site is to contribute to the affordable housing stock in Apex. So, with that, I'll turn it over to Bob Zumwalt.”

**Chair Sherman** clarified that Mr. Frederick is the speaker for the nine minutes and said that this would be opened to residents for questions.

“I can walk you through the rest of the slides here. So, the third slide has an overall layout of the surrounding area as well as that future land use map, which as you can see, there is a substantial amount of non-residential designations in this area surrounding this site. We really wanted to provide a frame of reference for how this site compares to the large area of non-residential designation. So, this site is about 13 acres, but in the surrounding area, based on the future land use map, you've got about 1.2 million square feet of non-residential designation. That doesn't take into account 1.9 million square feet. Then that does take into account the requirement for 33% of each of these sites to be designated as commercial with those three land use map designations. And again, for frame of reference, Beaver Creek is about 935,000 square feet of non-residential. So, there's a substantial amount of non-residential space left over even if this site is amended to residential. Turning to the next slide, this does cover that affordable housing commitment. This project proposes a maximum of 300 units, again, this is for an attainable housing project, but in terms of zoning restrictions, we've included 10% of those units to be restricted, half at 80% and half at 100% AMI. This is double what the town's affordable housing incentive policy recommends. So, we've doubled that, and we are requesting, based on that incentive, to amend that land use map to allow this project. And finally, the last slide—this is some more information on what Wood Partners would be proposing here or building here. This is their attainable housing example. It's really

geared at providing a product that is more affordable, but not necessarily restricted affordable, which we believe is a really good product for this area just based on the other offerings in the area that aren't so attainable. So, with that, we're happy to answer any questions, and we do have our full team here to answer any of those questions. Thank you."

**Chair Sherman** said there were no other speakers and asked if there were any other questions from anyone. With no other questions or speakers, she closed Public Hearing and brought the item back to the Board for further discussion and possible motion.

**Member Khodaparast** asked if the offsite sidewalk connection wasn't being done because of technical challenges or because of the cost.

**Mr. Frederick** said that it is partially cost and challenges from the Town with delivering affordable housing.

**Member Khodaparast** said that it was understandable.

**Mr. Frederick** said that it was something that could be evaluated again.

**Member Hastings** asked about the reduction in parking and how that was determined.

**Ms. Shelby** said that the reduced parking satisfies the parking needs that is seen across the Triangle today.

**Vice-Chair Royal** asked if the 10% set aside was a 15-year term and if the ½ at 80% and ½ at 100% was termed.

**Ms. Shelby** said that they are 15-year terms as well.

**Chair Sherman** said that the desire to meet the competing interests in affordable housing and the requirements from the UDO's and it misses the mark in many of the ways that the staff has recommended from the transition. She said that the lack of parking and the challenges around the school and meeting those needs and that it is inconsistent with the 2045 Land Use map. She said that she would stand with staff with this. She said that it is hopeful that there is space for this to come together.

**Vice-Chair Royal** asked about connectivity on Jenks Road.

**Mr. Dalton** said that it was not recommended to access directly to Jenks Road but did recommend side path extension to fill the gap.

**Vice-Chair Royal** asked how much distance is needed from Wimberly Road if part of the Apex parcel was available to make it work.

**Mr. Dalton** said that typically it would be 1,000' of space for a full movement intersection and with this being a right in and right out that it would be 300'. He said there may be possibilities for subdivision recombination, but he is not aware of any discussions at this time.

**Vice-Chair Royal** asked about the site layout that the southside apartment buildings are not hatched and so they can be the full four stories.

**Mr. Frederick** said that it is four stories everywhere except the hatch area which is 3 stories.

**Vice-Chair Royal** asked if Jenks Road fronts at the intersection of Wimberly Road and Jenks Road it would be the full 4 story height.

**Mr. Frederick** said that it could be 4 stories.

**Member Byrd** asked about the building elevations not complying with the UDO.

**Ms. Shelby** said that there had been some modifications in the initial application process, but they could not be made 100% in compliance with this project. She said that there were limitations in making the exterior of the building extremely articulate or intricate and they are working on having a balance creating new apartments with nice finishes and still affordable and it is a balancing act.

**Member Khodaparast** said that the inside of these apartments looks beautiful inside, but the outside should address the concerns of the UDO. He said that he is not for this.

**Member Braswell** said that he likes the project, and aside from it not being compliant with the 2045 Land Use Map, it is a better use of the property. He said that biting off 13 acres of office-commercial is a lot. He asked if it would be fair to approve this when others have been denied for not being able to do residential projects and would it be fair to the neighbors down the street. He asked when the comprehensive plan for the update will start.

**Ms. Shelby** said the comp plan has started but it is an 18-month process.

**Member Byrd** said that it is beautiful work but giving the density she is split.

**Ms. Khin** asked if staff can clarify something that staff presented.

**Chair Sherman** said that would be fine. She said that the Board can make a recommendation to the Council with any concerns that they would like to be addressed.

**Ms. Bunce** said that on page 3 in the packet from the applicant said that nearly all of the tan and red areas are labeled non-residential and nearly all of the tan areas are designated on the 2045 Land Use Map as mixed use with the potential for high-density residential. She gave other pertinent information showing that the area is not all non-residential and there are several approved residential developments already in those areas. She said she wanted to give clarification on the land use that was presented.

**Mr. Zumwalt** went through how he came up with the numbers for non-residential.

**Chair Sherman** asked if there were any other comments or a motion.

**Vice-Chair Royal** said that the location of the project and the traffic flow was not desirable.

A **motion** was made by **Member Royal**, seconded by **Member Khodaparast** to recommend denial of Rezoning Case #24CZ11 Altera Heights PUD.

**Ms. Khin** went through the list of reasons for denial for the Council.

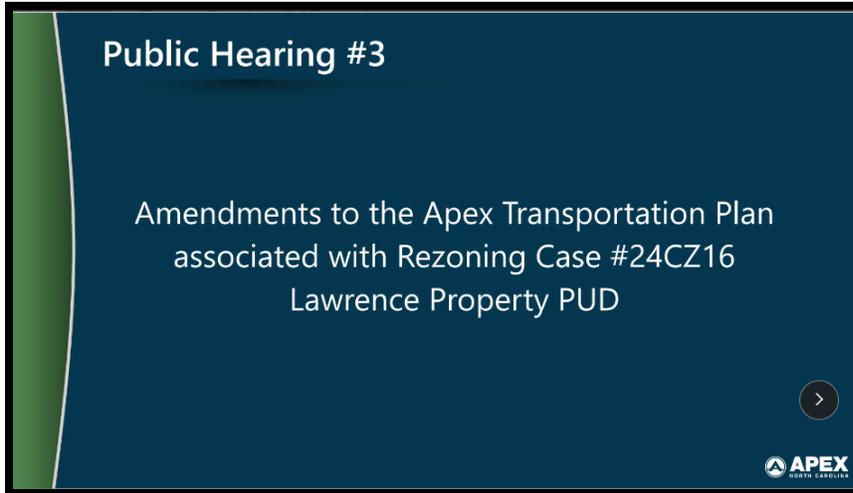
**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

### **ITEM NO. 3 - Apex Transportation Plan Amendments - Lawrence PUD**

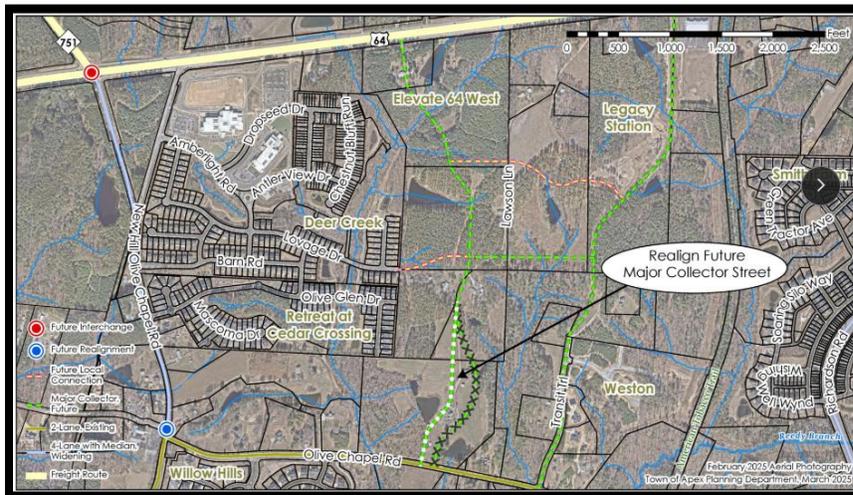
**Shannon Cox, Long Range Planning Manager**, presented amendments to the Thoroughfare and Collector Street Plan map and Bicycle and Pedestrian System Plan map of

the Apex Transportation Plan. Plan changes involve the area of the Lawrence Property PUD. Planning staff recommended approval of the changes. She gave the following presentation:

**[SLIDE 1]**



**[SLIDE 2]**



Vote was held until after Item 4 was presented.

A **motion** was made by **Vice-Chair Royal**, seconded by **Member Braswell** to recuse Member Byrd from Items No. 3 and 4.

**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

**Chair Sherman** opened Public Hearing.

First to speak was **Laticia Shapiro** with Moring Star Law Group:

"I'm just hear on behalf of the applicant and just want to let you know that we're here to answer any question with regard to that Transportation Plan Amendment, but we can move on to four."

**Chair Sherman** closed Public Hearing and held the vote on Item No 3.

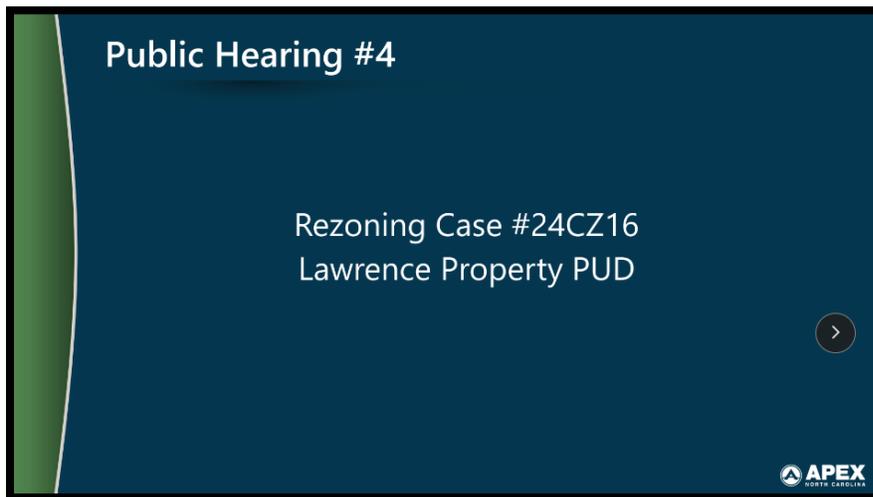
**Member Hastings** said that he had talked with the Town Attorney and explained that he had no financial gain but that it would be up to the Board to decide if he was recused.

**Chair Sherman** asked how the Board would like to move forward, and the Board chose not to recuse Member Hastings.

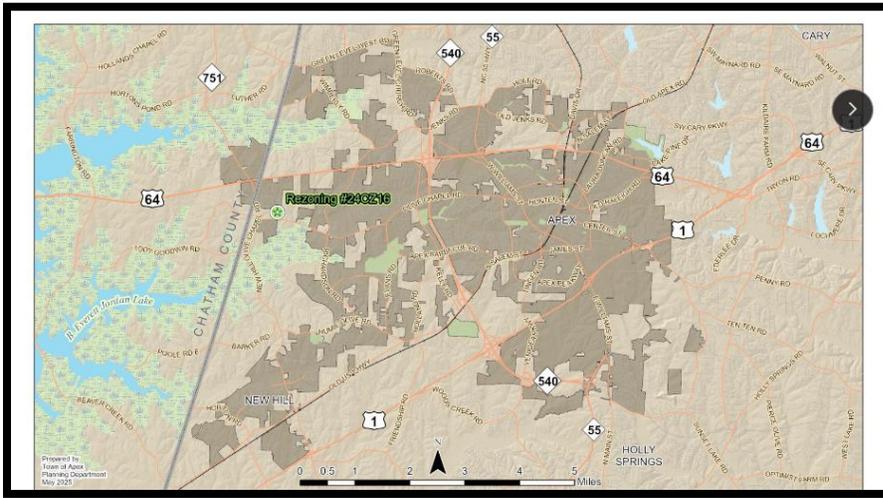
#### **ITEM NO. 4 - Rezoning Case #24CZ16 Lawrence Property PUD**

**June Cowles, Senior Planner**, presented Rezoning Case #24CZ16 Lawrence Property PUD-The applicant, Mark Bowles along with their agent Jason Barron, Morningstar Law Group seek to rezone ±41.02 acres from Wake County Residential-80W (R-80W) to Planned Unit Development-Conditional Zoning (PUD-CZ). The property is located at 3228 Olive Chapel Road. Planning staff recommend approval of the rezoning with the additional condition as suggested by staff. She gave the following presentation:

**[SLIDE 1]**



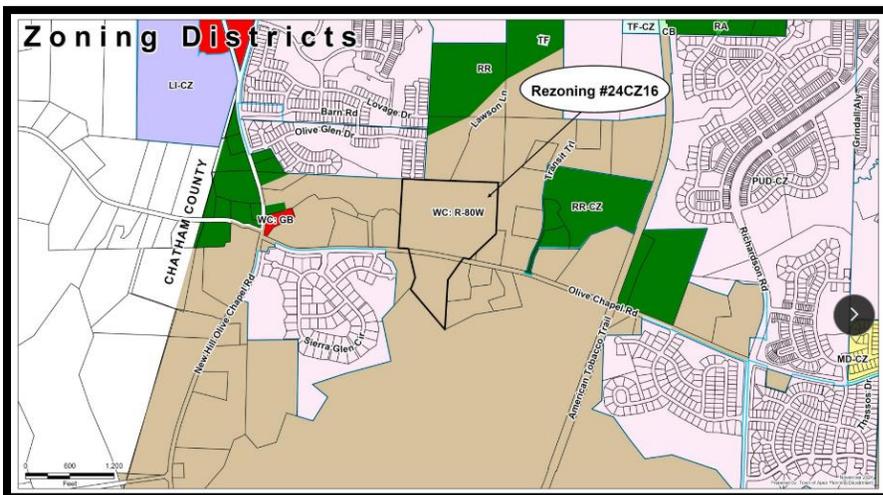
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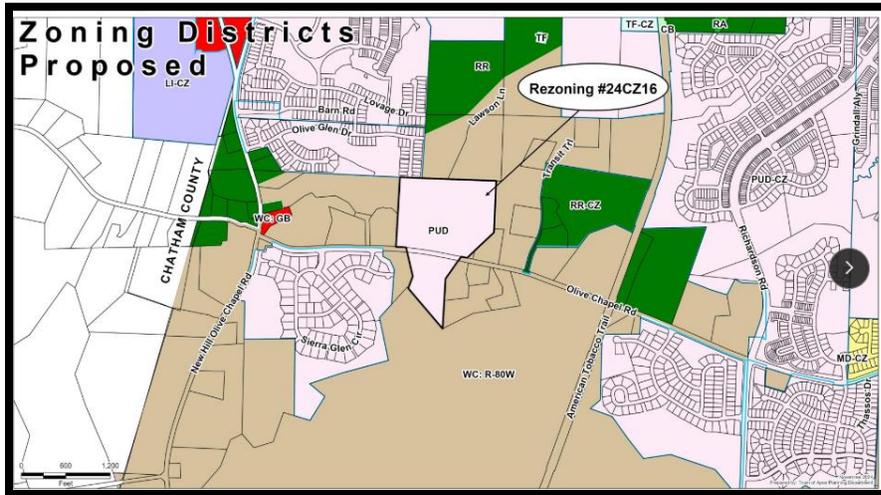
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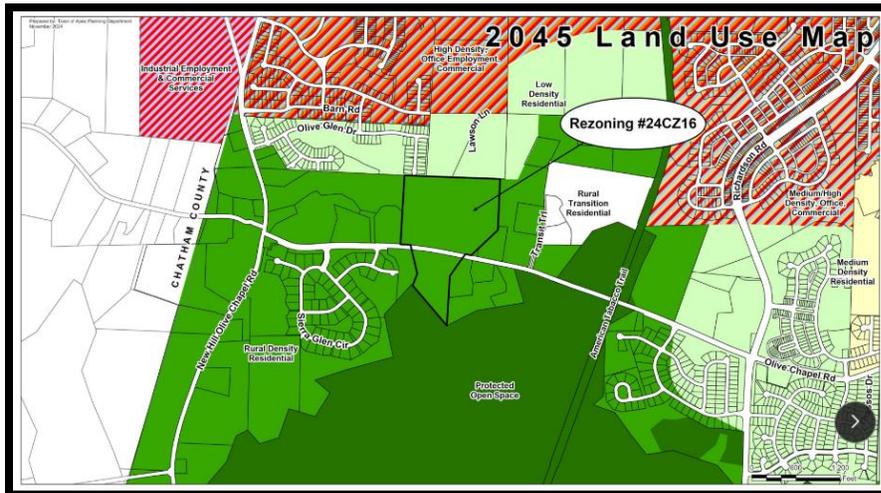
[SLIDE 4]



[SLIDE 5]



[SLIDE 6]



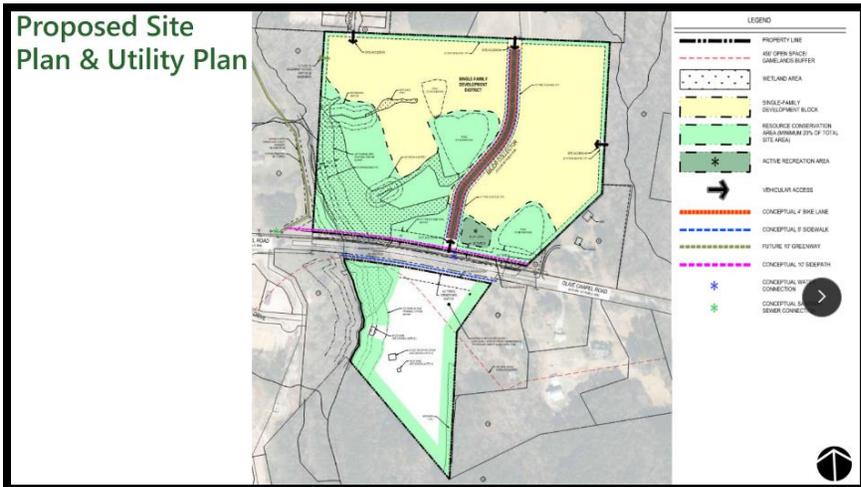
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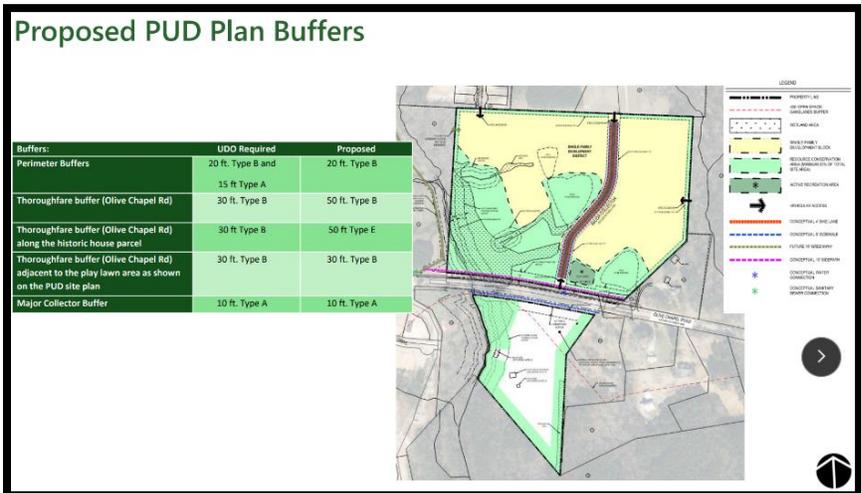
[SLIDE 8]



[SLIDE 9]



[SLIDE 10]



**[SLIDE 11]**

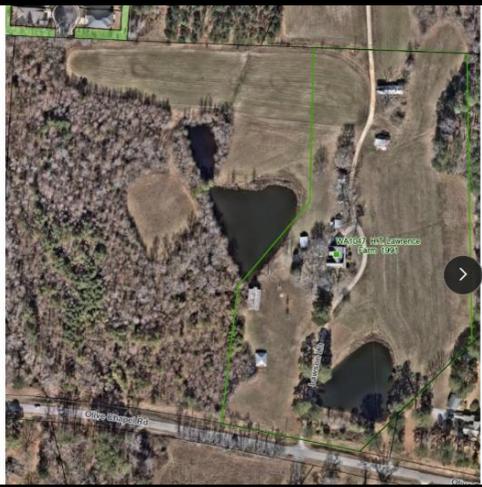
**Elevations**



**[SLIDE 12]**

**Lawrence Property Farm  
North of Olive Chapel Road**

The PUD plan includes moving the existing historic home and some of the outbuilding structures to the area south of Olive Chapel Road.



**[SLIDE 13]**

**Lawrence Property Farm  
South of Olive Chapel Road**

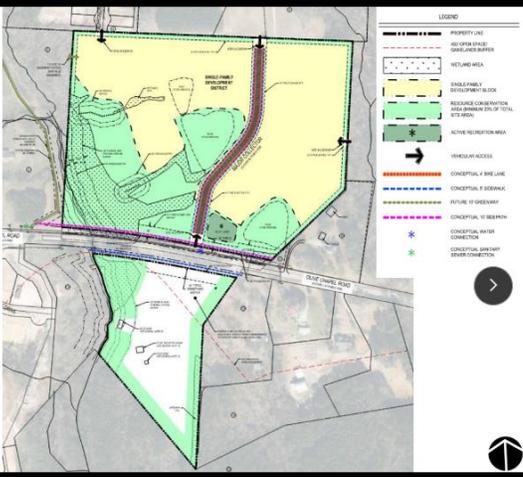
In coordination with Capital Area Preservation (CAP) and SHPO, the PUD proposes to preserve, relocate, and donate the historic resources pending determination by SHPO and/or CAP and include a land donation agreement



[SLIDE 14]

**Proposed PUD Plan  
Transportation  
Infrastructure**

- Olive Chapel Rd improvements
- Major Collector
- Intersection at the existing Adirondack Way (turn and/or stop)



The map displays a large yellow-shaded area representing the proposed PUD plan. A red line indicates the Major Collector road, and a purple line shows Olive Chapel Rd. A blue line represents the intersection with Adirondack Way. The legend on the right side of the map defines various symbols: a solid line for property lines, a dashed line for wetland areas, a dotted line for easements, a green hatched area for wetland areas, a blue hatched area for easements, a red line for the Major Collector, a purple line for Olive Chapel Rd, a blue line for Adirondack Way, a green line for conceptual water connections, and a blue line for conceptual sewer connections. A north arrow and a scale bar are also present.

[SLIDE 15]

Planning Staff Recommends approval with the following condition:

The applicant shall work with the property owner of PIN 0712826330 to provide a minimum 20-foot wide gravel road connection from the Major Collector stub street to the existing Lawson Lane, prior to construction plan approval. This connection will be made once construction of the Major Collector is complete. At no time prior to reconnection will access to Lawson Lane be completely cut off to a public road.



The slide features a dark blue background with white text. The APEX NORTH CAROLINA logo is located in the bottom right corner.

**Ms. Cowles** said that she would be glad to answer any questions and that the applicant was there for questions as well.

**Chair Sherman** asked if there were any questions from the Board for Ms. Cowles.

**Member Braswell** asked why 20' wide access for utilities or road access to Lawson Ln.

**Ms. Cowles** said that the existing gravel road was for fire or passing into Lawson and is temporary.

**Chair Sherman** opened Public Hearing and called the first speaker.

First to speak was **Laticia Shapiro** with Morning Star Law Group:

" Thank you so much for taking the time and hearing us out tonight. Joining me tonight is Mark Bowles from Baker Residential and Bob Zumwalt from Kimley Horn, and they're here to answer any questions that you may have. June did a great job of giving you the details, so I don't want to reiterate anything that she had said, but I just wanted to let you

know that I want to thank staff for working as hard as they did to get us here today. I wanted to also let you know that we had worked with staff and the neighbors, specifically the neighbors at the Retreat at Cedar Crossing. Additionally, to the required neighborhood meetings, we had an additional meeting with those particular neighbors, and we wanted to hear their concerns about traffic. The applicant was not required to do a TIA, and there is a trip generation that was part of this application, but we did share that with the neighbors, and we wanted y'all to know that. The neighbors did request, and we offered a condition that was specific to traffic calming measures. But we had learned that the UDO really doesn't really like to do those without some kind of specific warrants. So, we worked on that additional condition with staff that would either slow or stop traffic at that terminus of Adirondack Way. So, we just wanted to let you know our engagement with the neighbors, and that they did have concerns with traffic and we're happy to have any questions and answer any questions that you might have this evening. Thank you."

**Chair Sherman** called the next speaker.

Next to speak was **Frank Agius** a resident of the Retreat at Cedar Crossing and member of the HOA Board:

"Over the past six months, I've been in discussions with the developers of the large farm project, and I've also engaged with the Town of Apex staff regarding the plans for this new subdivision. The proposed development of single-family homes does fit well with the character of the area, and we don't have any issue with that. However, the Retreat residents, especially those on the connecting road Adirondack Way, are extremely concerned about the potential negative impacts with respect to traffic. The major roads surrounding the developments, Olive Chapel, New Hill, and Route 64, are today increasingly congested. With the 2024 opening of the TMSA High School, morning and afternoon traffic backups around the Retreat and Deer Creek are really, really, detrimental. We can easily add 20 minutes to get out of our subdivision just to get onto 64. In the coming years, NCDOT has planned major projects in and around this area. They include the realignment of the intersection of Olive Chapel and New Hill, the widening of four lanes of New Hill from Olive Chapel to Route 64, adding a roundabout at Amberlight and New Hill, and the granddaddy of them all, the conversion of the intersection of 751 and 64 to an interchange, add to that the construction associated with the Apex Gateway, and this area, traffic-wise, is going to be really, really stressed. We feel with the new road from this new subdivision connecting into Adirondack, that westbound drivers on Olive Chapel and northbound drivers on New Hill will likely take the new Lawson Lane connection and go through our subdivision in Deer Creek to get to 64 and to get to the school. So, we're going to see a tremendous increase in traffic in our subdivision. We should be planning for this; we should know that it's going to happen. There's going to be lots of construction, and people are going to seek alternative roads. But that planning requires data, and that's in short supply. I've repeatedly asked developers and town staff for (timer goes off) What I want to say is: we need a traffic study, and the town staff

has said that the size of the subdivision doesn't require a traffic study, but that completely ignores the fact that most of the new traffic is going to originate outside of the subdivision. So, I would urge that the requirement of a comprehensive traffic study be a part of the rezoning process. It is only with this understanding of the current patterns that we can properly plan for this and for the inevitable other future projects that are going to occur in the area. Thank you."

**Chair Sherman** closed Public Hearing with no one else to speak and brought this back to the Board for discussion and possible motion. She asked for any discussion around transportation.

**Member Braswell** asked what the traffic impact analysis requirement was.

**Mr. Dalton** said that the traffic study requirement for single families was 1,000 daily trips or 100 peak hour trips which would require 80 or 90 homes. He gave more information on this project and recommendations. He said that once roads are connected neighborhoods can come in ask for a study. He referenced the UDO which does not preemptively put in traffic calming measures.

**Chair Sherman** said that this was a continual conversation and that unfortunately traffic is the last thing to get addressed and that they are aware of the concerns and the staff is ready to respond to those.

**Member Hastings** asked what the timeframe was for moving the historic house after the rezoning is potentially approved.

**Mr. Bowles** said that it would be after construction documents are complete and probably would be in about a year.

**Vice-Chair Royal** asked about the existing ponds being removed that are shown on the site plan and if that would remain a grassy area.

**Mr. Zumwalt** with Kimley Horn said that the eastern pond is a potential that there would not be anything down in the bottom of it. He said the larger pond would be open space.

**Chair Sherman** said if anyone else wanted to speak that they would sign in.

Next to speak was **Audrey Curlee** of Retreat at Cedar Crossing:

"I think when we were talking about the traffic and the connection road between the neighborhoods, this is not a normal connection road not when it leads to the school. I think that really needs to be taken into consideration. We've seen a dramatic increase. Like Frank was saying, it takes us 20 minutes additional to get out of our neighborhood. So, with that being said, I understand that connection roads through different neighborhoods in a normal situation, but I think the school definitely needs to be considered with this transportation. Thank you."

**Chair Sherman** asked if Mr. Dalton had any comments on this and said that she was concerned about the neighbors and comparing it to Haddon Hall and the increased traffic in this area.

**Mr. Dalton** said that in Haddon Hall there was a direct assignment for a TIA to NC55 so that intersections was studied and the school was located on Blackburn Road and the Town recommended that there was a speed hump installed.

**Char Sherman** said that with a school coming transportation is a concern.

**Mr. Dalton** said that providing the connection to the south gives them another route to get in and out of the neighborhood. He said the developer could consider doing a traffic impact study, but this is not typically done and may not result in any recommendations.

**Chair Sherman** asked what Mr. Dalton's recommendations would be given the traffic increase and continued longevity with the school being there without these traffic increases.

**Mr. Dalton** said that the applicant could look at the existing volume of traffic and try to predict the traffic but that would be done with the Traffic Engineer to determine the scope, and he said that it could be discussed with staff.

**Member Braswell** said that it would be just an assumption.

**Mr. Dalton** said that is correct.

**Chair Sherman** said that if the applicant was willing to do this it would be going into it know that this is an assumption.

**Mr. Dalton** said that with Haddon Hall, it was the school that required the TIA so this is a different situation.

**Vice-Chair Royal** asked if both Lawson Street and Transit Lane would be on 64 in the future.

**Mr. Dalton** said that was correct.

**Vice-Chair Royal** asked if the school would be more off of Transit Lane.

**Mr. Dalton** addressed the future of the school and that it is east of Lawson Lane and said that all of the connections are made so that there would be more options for traffic.

**Vice-Chair Royal** gave other options for traffic and the reverse effect that could happen.

**Chair Sherman** asked the applicant if they had any information on the traffic analysis that they did.

The applicant said not at this time.

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

**Vice-Chair Royal** said that there were things that he did like about this project.

A **motion** was made by **Vice-Chair Royal**, seconded by **Member Braswell** to recommend approval of the Thoroughfare and Collector Street Plan Amendments.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent, and Member Byrd recused

A **motion** was made by **Vice-Chair Royal** and seconded by **Member Rhodes** to recommend approval with additional conditions presented by staff of the Rezoning Case #24CZ16.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent, and Member Byrd recused

A **motion** was made by **Member Hastings**, seconded by **Member Soh** to bring Member Byrd back into the meeting.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent

**Chair Sherman** called a five-minute recess at **6:10 pm**.

A **motion** was made by **Member Byrd**, seconded by **Member Soh** for a five-minute recess.

**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

Chair Sherman called the meeting back to order at **6:15 p.m.**

#### **ITEM NO. 5 - Rezoning Case #24CZ19 New Hill Commons PUD**

**Bruce Venable, Planner II** presented Rezoning Case #24CZ19 New Hill Commons PUD-The applicant, Alan Maness, Barnett Properties, LLC along with their agent Matthew Carpenter, Parker Poe, seeks to rezone ± 55.345 acres from Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ09), Residential-40 Watershed (Wake County R-40W), Neighborhood Business-Conditional Zoning (B1-CZ #21CZ11), and Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ #19CZ19) to Planned Unit Development-Conditional Zoning (PUD-CZ). The properties are located at 0 & 2704 New Hill Olive Chapel Road; 2504, 2508, 2509, 2513 & 2537 Lashlee Way; 8621 Athlete Drive; and 3600 & 3700 Old US 1 Hwy. Planning staff recommended approval of the rezoning. He gave the following presentation:

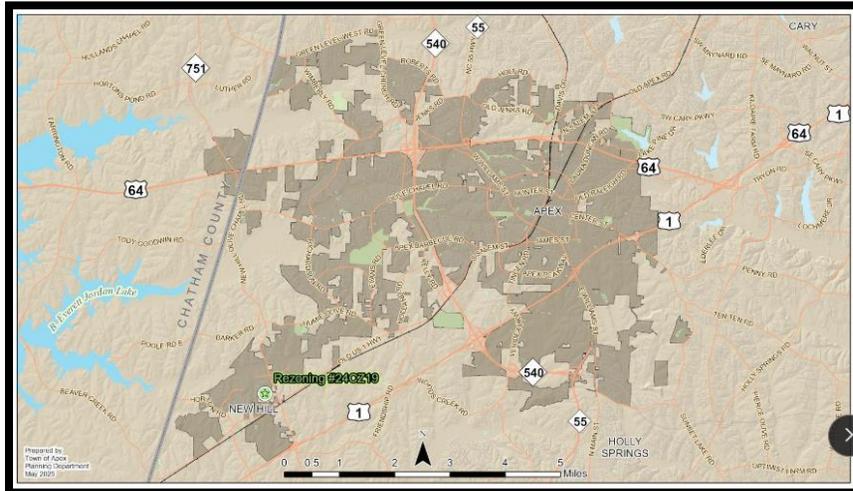
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Public Hearing #5

Rezoning Case #24CZ19  
New Hill Commons PUD



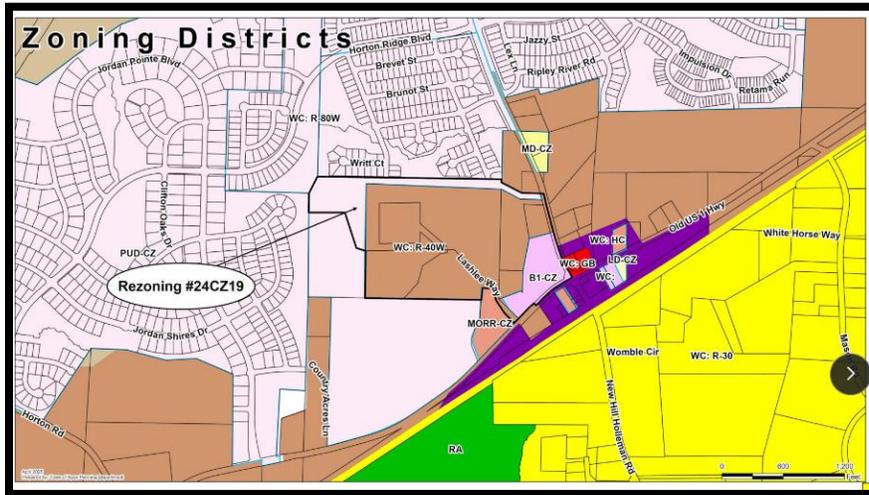
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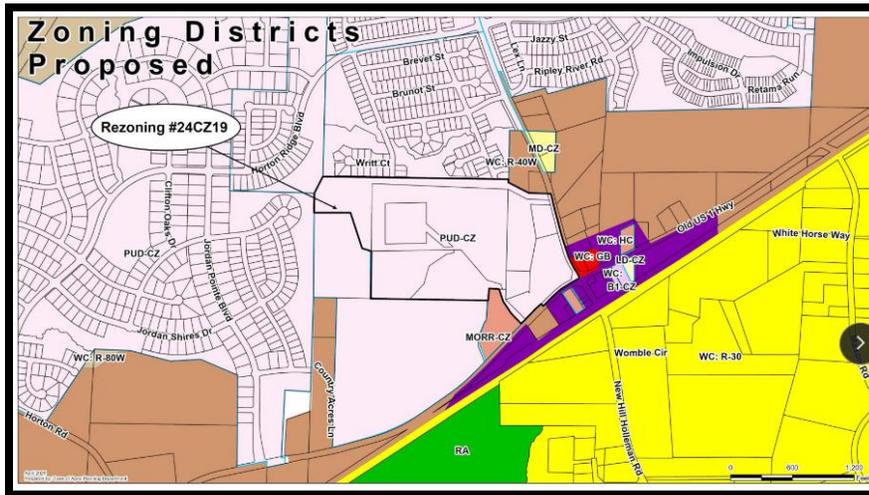
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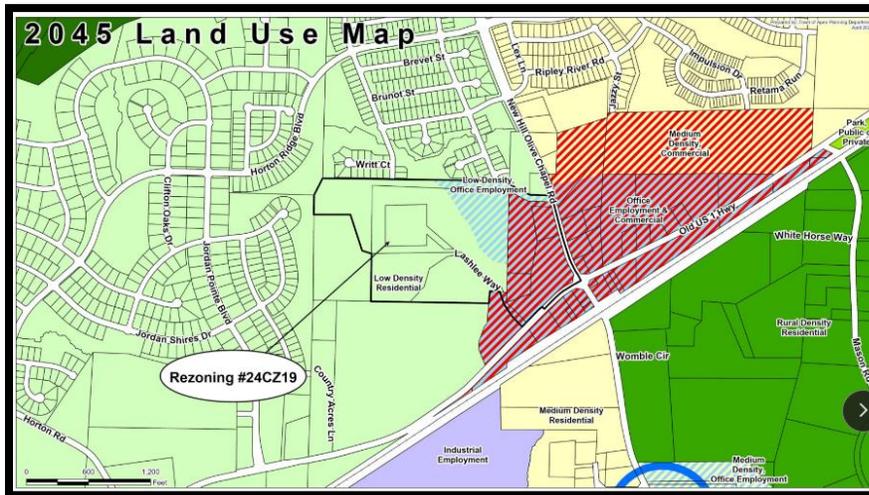
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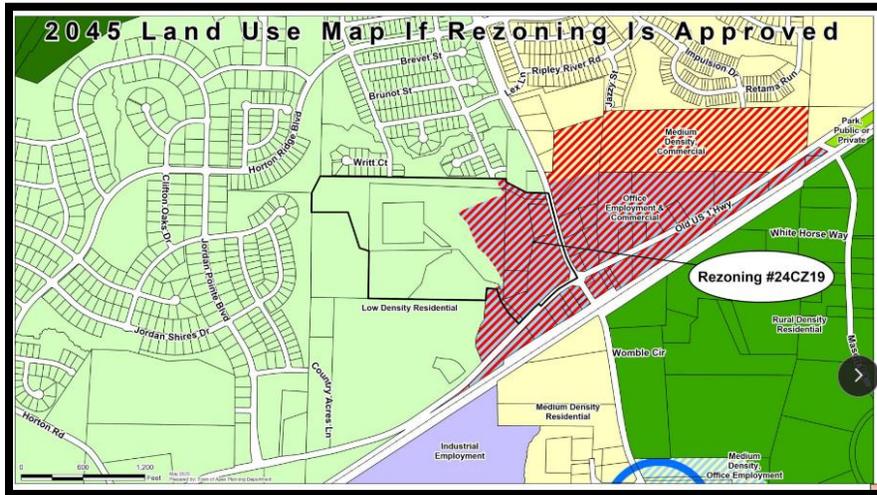
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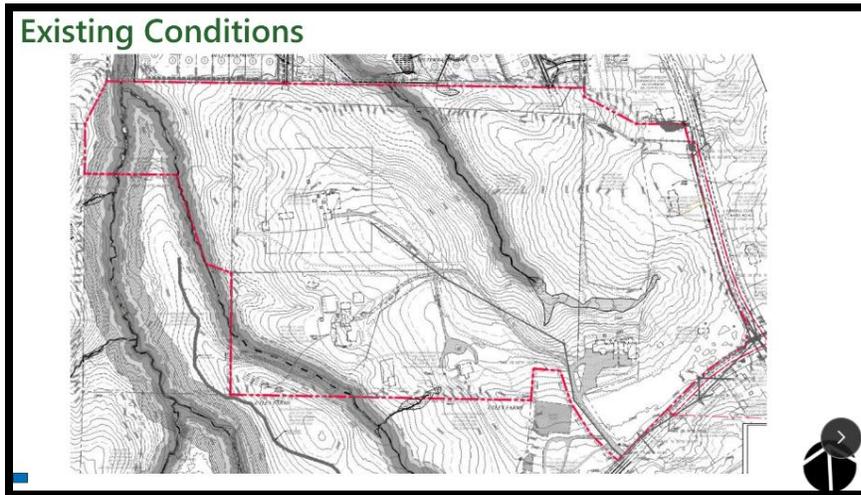
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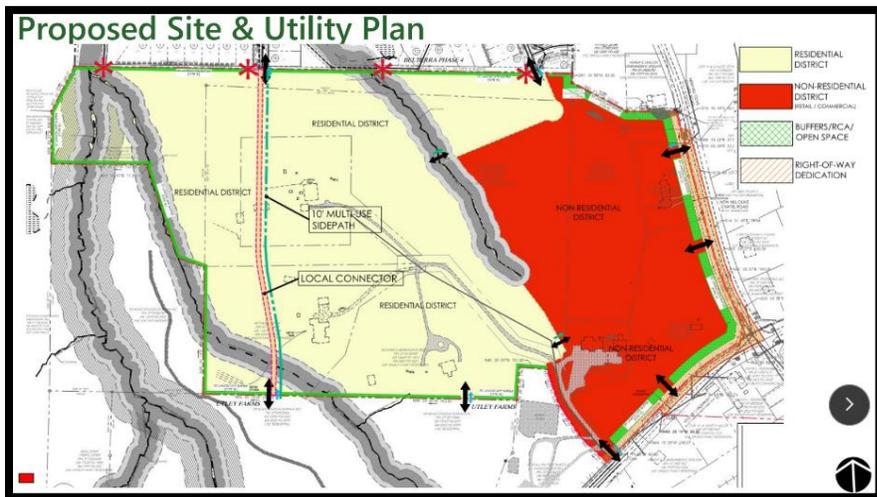
[SLIDE 7]



[SLIDE 8]



[SLIDE 9]



[SLIDE 10]

### Elevations- Residential



[SLIDE 11]

### Elevations- Non-Residential



[SLIDE 12]

### Proposed Site & Utility Plan



**Mr. Venable** said that staff and applicants were available for questions.

**Chair Sherman** asked if there were any questions.

**Vice-Chair Royal** asked if there were any rezoning restrictions in the southeast parcel that was already rezoned for the office employment commercial services.

**Mr. Venable** said that there were restrictions for rezoning and some things typically allowable in a commercial district that was worked out with the applicant. He said that he could not speak on the previous rezoning.

**Chair Sherman** opened Public Hearing and asked the first speaker to come up.

The first speaker was **Mark Frederick** with Parker Poe, 301 Fayetteville Street in Raleigh:

"I'm joined tonight by Alan Maness with Barnett Properties, Lyle Overcash with Kimley Horn, and Jeff Roach with Peak Engineering. The purpose of this rezoning is to allow a grocery, anchored retail center at the intersection of Old US 1 and New Hill Olive Chapel Road on the eastern portion of this site, which then transitions into a residential development on the western side, seamlessly integrating with the existing neighborhoods to the west and to the north. There is a need in this area of town for a grocery store. This is clear to Barnett Properties from a market perspective but also clear from our discussions with neighbors throughout the process. The most common discussion point at our neighborhood meetings was, "When is the grocery store coming?" So, what we're proposing is consistent with the town's plans but also with the desires of the neighbors. This is also clear in the town's recently adopted Western Big Branch Area Plan. This site is directly adjacent to that area plan, but as part of that plan, the residents in the area expressed the desire for a grocery store and small-scale commercial services. So again, this project is consistent with the town's plans as well as the residents' desires in the area. We did complete a TIA for this project and incorporated those recommendations as zoning commitments. This includes two connections directly from Old US 1 and two direct connections from New Hill Olive Chapel Road, but we are also connecting directly to the north to two stub streets and directly to the south to the residential neighborhood to the south with two direct connections. This includes direct pedestrian connections to allow the residents of those adjacent residential neighborhoods as well as these new residents direct access to the new commercial center here. To speak to your question about the existing zoning for that parcel on the corner, this case is carrying forward everything from that previous case, including the architectural commitments and the use restrictions, and actually adding on to those use restrictions to prohibit certain noxious uses on this site and finally, we do have one minor land use map amendment, but this really is just to clean it up, to follow the environmental features on the site to provide a natural transition with a stream between the residential and the non-residential areas. Thank you."

**Chair Sherman** closed Public Hearing with no one else to speak and brought this item back to the Board for discussion, questions and possible motion.

**Member Hastings** asked about the potential inclusion of Lashlee Way and discussions with New Hill Baptist Church for acquiring part of their property.

**Mr. Frederick** said that there are ongoing discussions with the church and the intent is for is to provide public right of way and to allow curb cuts to provide access to the church property.

**Member Hastings** asked if there was potential for a fence between Lashlee Way and the cemetery.

**Mr. Frederick** said yes there were conversations with the church and there's a note in the PUD document that commits to a buffer.

**Vice-Chair Royal** asked about the potential gas station on the southeast corner and would this be a grocery store along with the gas station.

**Mr. Frederick** said that the gas station would become one of the out parcels and allow the previous applicant the property owner on that corner parcel by incorporating with the rezoning for more organized development.

**Member Braswell** said that he liked this project.

A **motion** was made by **Member Braswell** and seconded by **Member Soh** to approve Rezoning Case #24CZ19.

**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

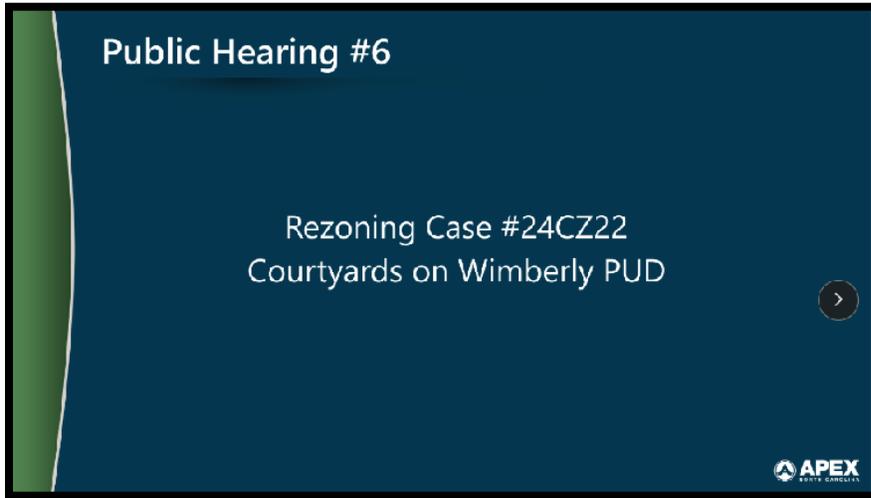
#### **ITEM NO. 6 - Rezoning Case #24CZ22 Courtyards on Wimberly PUD**

**June Cowles, Senior Planner** presented Rezoning Case #24CZ22 Courtyards on Wimberly PUD-The applicant, Michael Kemp, Epcon Communities along with their agent Jason Barron, Morningstar Law Group seeks to rezone ± 23.979 acres from Rural Residential (RR) and Wake County Residential-80W (R-80W) to Planned Unit Development-Conditional Zoning (PUD-CZ). The property is located at 641, 709, & 717 Wimberly Road. Planning staff recommended approval Rezoning Case #24CZ22 Courtyards on Wimberly PUD. She gave the following presentation:

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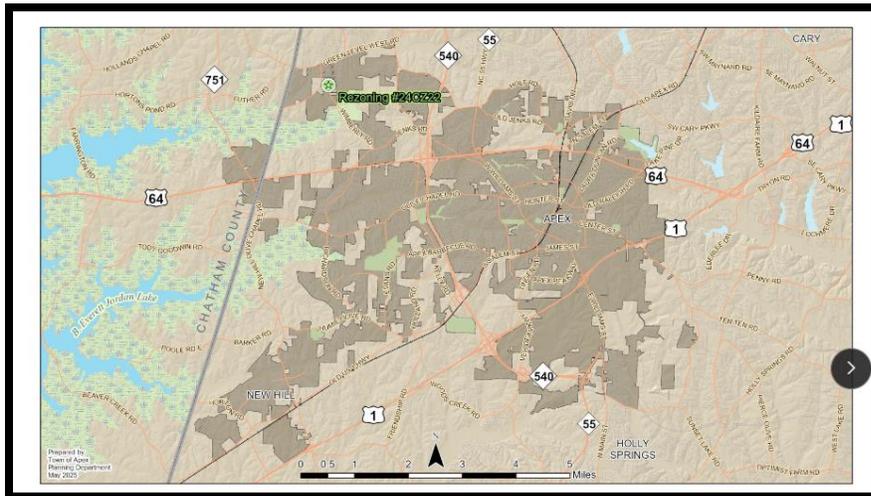
# Public Hearing #6

## Rezoning Case #24CZ22 Courtyards on Wimberly PUD



**APEX**  
SOUTH CAROLINA

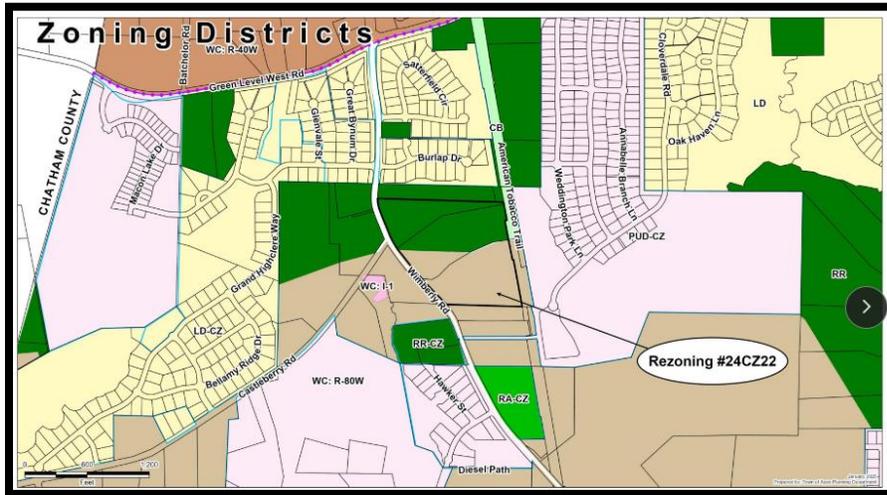
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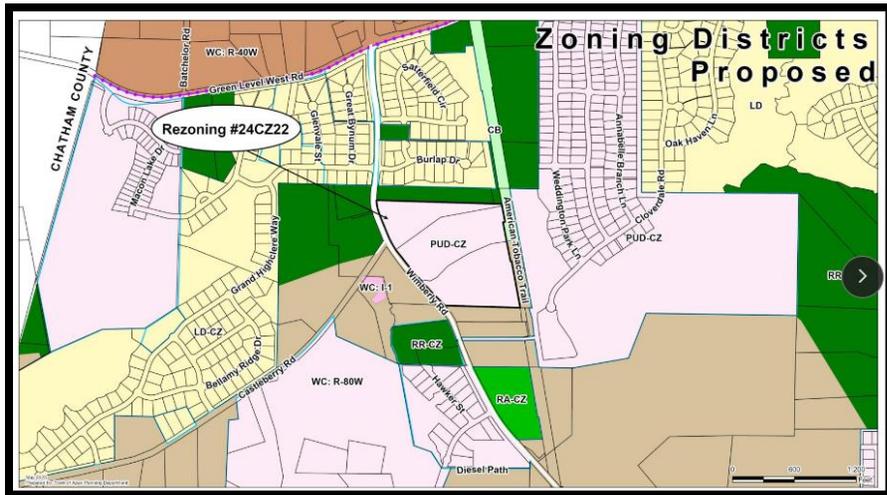
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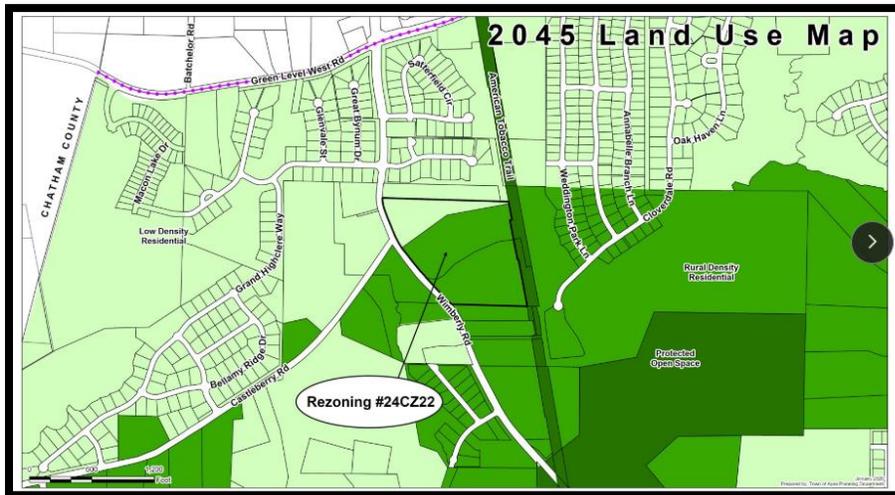
[SLIDE 4]



[SLIDE 5]



[SLIDE 6]





[SLIDE 10]

### Proposed Utility Plan



[SLIDE 11]

### Elevations

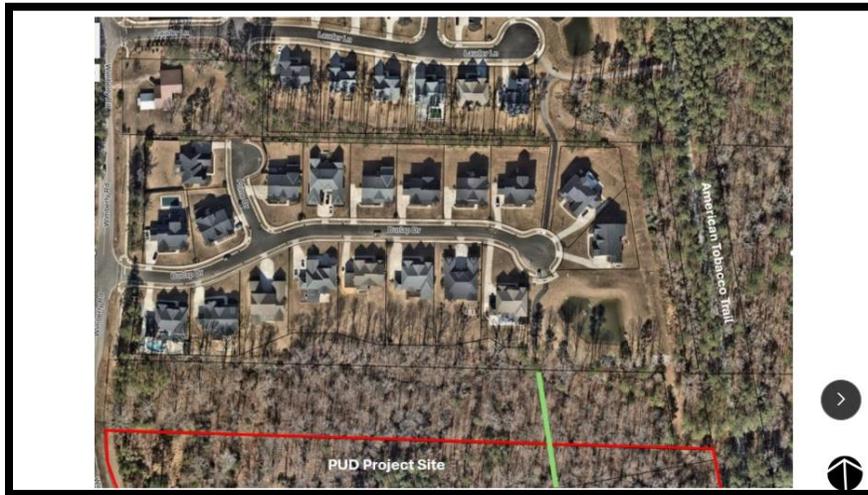


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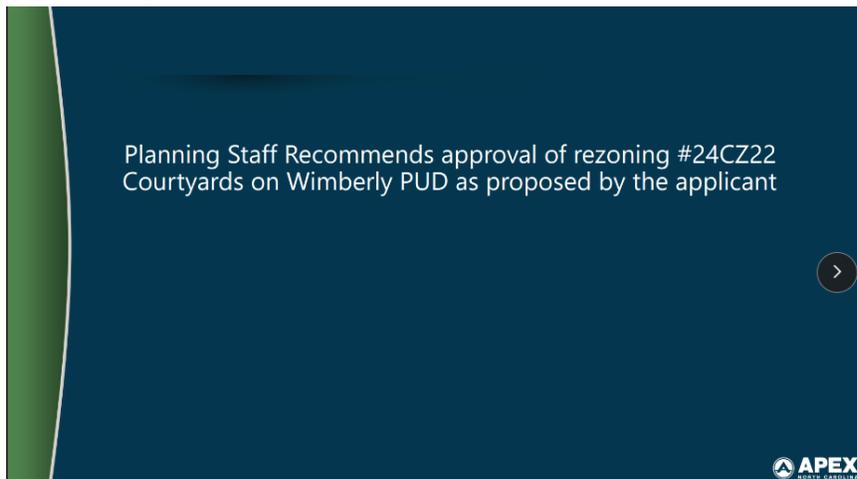
### Proposed Site Plan



[SLIDE 13]



[SLIDE 14]



**Ms. Cowles** asked if there were any questions and that the applicant was here as well.

**Vice-Chair Royal** asked if on slide 13 on the property to the north with the language Upon Dedication of Right-of-way for the parcel, was there an existing agreement or was it still being discussed.

**Ms. Cowles** asked the applicant to answer the question.

**Chair Sherman** asked to hold this question and opened Public Hearing and called the first speaker.

First to speak was **Laticia Shapiro** with Morning Star Law Group on behalf of the applicant EPCON Communities:

"Here with me this evening is Juan Montes of Epcon, here to answer any questions that you may have. Again, the staff has done an incredible job getting us here this evening. Epcon Communities has a remarkable reputation for building 55 and over developments, creating a lifestyle of wellness for those who are ready to live life through retirement. Not only do they take pride in building community, but they love and take pride in working with the

existing community, and that's what they did here so to answer your question, we have secured that right-of-way dedication, so we will be closing that gap in sidewalk and instead of just getting the easement, Epcon has purchased a half an acre from that same owner to make sure that we can make those additional off-site greenway connections and sewer outfall. We do continue to work with affordable housing to make an affordable housing commitment. We're looking forward to feedback from the Housing and Planning staff right now in order to make that commitment. But again, we are open to any questions and would appreciate your approval, our recommendation for approval. Thank you."

**Chair Sherman** called the next speaker.

Next speaker was **Deborah Thalhamer**:

"Good evening. Our property is right next door to this, and I have just a couple of concerns. One is if you look in the corner of the map, that pond that's right on the corner of the property, that's actually, when the owner of that land built it, he encroached on our property, and the water pours out onto our land. I haven't been able to get him to correct this, so there was a big gully on our property, and I was just wondering, as they're developing, are they going to remove that pond, fix that pond, put the drainage, I don't know where the drainage would go, to the Tobacco Trail? I don't know. There's a drainage problem there. My second question/issue is when all the new buildings have been going on and the infrastructure, the sewage and the water lines and all the work on the easement at Wimberly, we have a well, and it's started to cause our well to start to collapse. So, we've had to repair that before and the grading onto our property. So, is there something that can be guaranteed, if our well fails from the construction going on right next to our well, will they fix our well? Also, we're thinking of putting our house on the market, and I was going to have an appraiser come, but we haven't had that done this week and don't know the impact that these homes next door are going to have on our property value. So, we were going to get an appraisal at what it is, what we can list it for right now without the homes, and then what it would be with the impact of these homes. Because someone who buys our property will do due diligence and find out what's going on. We did that 30 years ago. We expected this growth. So, anyone that's going to purchase our home would look at the same thing, and they'll see that there's going to be these homes. Would that be detrimental to us? If, say, our home is worth, I'm going to say a million, it's not, but if it's worth a million right now, and then they find out these homes are going to bring it down to \$700,000, will the builders give us that \$300,000 in loss? And I think that's all I have to say. Thank you."

**Chair Sherman** asked if there were any other questions.

**Member Hastings** asked staff to show where Ms. Thalhamer's property was located.

Next speaker was **Juan Montes**, Director of Lands for EPCON:

"Thank you for hearing us out today. Just to speak on your concerns, we weren't aware of that, but I can commit to you myself that as we look to utilize that pond, we're going

to be converting that pond and enhancing it from its current state. Its current state is not for stormwater treatment, but it will be converted to that so in doing so, we have to rehabilitate that pond, build up its dams, and get it completely up to standard of Apex.

**Ms. Thalhamer** said that building it up has caused our property to gull, the washout during Helen. She said the overflow drains, not the main drain but the overflow drains—are at the very left-hand side of that pond, which is draining onto our property up the way a little bit. And when the rain came down, you know how much rain came down with the rain. This probably took about 3 feet of dirt away from the bottom of the dam on lake right. So when you walk that property, if you walk it, you can see this pond is now way up here and our land is down here and they used to be together.

**Mr. Montes** said “So, from EPCON, obviously, we will always make the commitment to improving the current state of the land. By Apex engineering standards, and me being an engineer by trade, we can't get this pond permitted unless it's deemed safe for surrounding communities. So, I can see this being a huge improvement to your current situation, as we are going to utilize that pond as our facility. So, in doing so, we have to make sure that the grading and the drainage, the pre- and post-drainage is analyzed correctly. And I will give you my card just to make sure you have any concerns, and that way I'd be happy to walk the property with you and see where that is exactly that you have concerns. And we can address that. So, I think that was the one question. The other question about property values is, EPCON Communities is a higher-end luxury builder by standard. We are 55 and older. Our houses vary in affordability from \$450,000 all the way up to \$1.1 or \$1.2 million. So as far as concern of your property value, I can almost guarantee it'll actually enhance your property value, if anything.”

**Ms. Thalhamer** said you have to realize right now we're like a little piece of country and it's beautiful. Our land is actually very beautiful. It goes downhill, there's a pond, and like this morning we're sitting on our deck watching this owl fish from the little pond and now we're going to have a house—right home—right here. So I don't know if it will or not.

**Mr. Montes** said “Well, that's why we'll make sure that landscape buffer in between your properties and our properties properly buffers any views that you have and particularly for us, we take a lot of pride in the aesthetics of our neighborhood. Our company's bread and butter is its lifestyle, its beauty, and how you walk through that development. But now that you have my contact, any kind of concerns that you have, I'm happy to work with you on them, whether it be property value or the storm drainage pond in particular. I'm glad you brought that up. I wasn't aware of that, but we'll be on top of that. So hopefully that answers two questions. I think you had another one?”

**Ms. Thalhamer** said there was concern about the well, and it is going to collapse.

**Mr. Montes** said "So our sewer is going up north. If your sewer is on your property, we're not even going to come close to that."

**Ms. Thalhamer** said that she is not concerned with the sewer she was concerned about her well.

**Mr. Montes** said "Oh, okay. Well, either way, we will be completely out of that area. I'm not sure exactly where your well is."

**Ms. Thalhamer** said it's up by the road where all of the major trucks come in and it is eroded in somewhat, shaving some sediment down it.

**Mr. Montes** said "Well, let's have a conversation. I want to be considerate of everybody's time here, but I'd be happy to talk about that with you guys, just make sure we're staying clear out of it. I did want to just make one point of clarity, it's for the greenway that we are taking up north for that connection. We have not purchased it yet, we are in agreement with the property owner to be able to do that. The property owner did not want to just grant us an easement; he wanted to get rid of that land if at all, so we agreed to buying that piece of property from him to make the greenway connection."

**Chair Sherman** closed Public Hearing with no one else signed up to speak and brought this item back to the Board for discussion and possible motion.

**Member Soh** said that she lives near this property and there is a need for 55 plus homes, and she supports this project.

**Member Hastings** asked if Wimberly Road would be widened.

Staff indicated that road improvements would be required.

A **motion** was made by **Member Khodaparast**, seconded by **Member Rhodes** to approve Rezoning Case #24CZ22 Courtyards on Wimberly PUD.

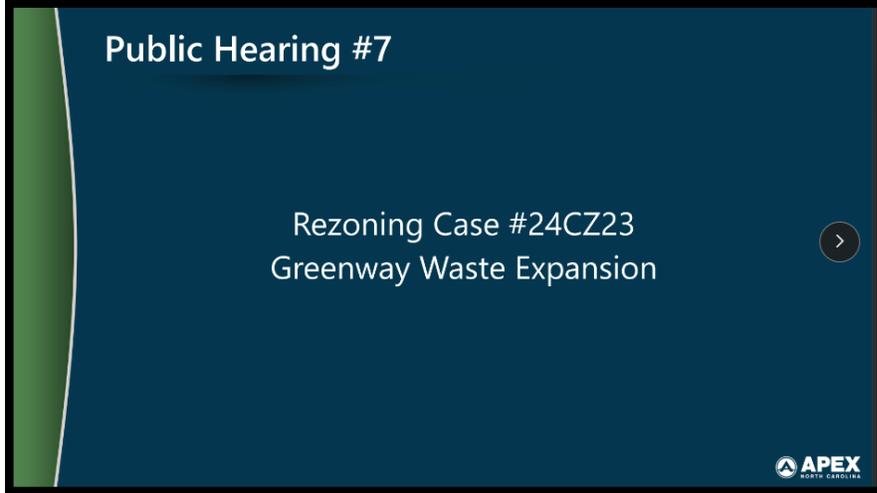
**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

## **ITEM NO. 7 - Rezoning Case #24CZ23 Greenway Waste Expansion**

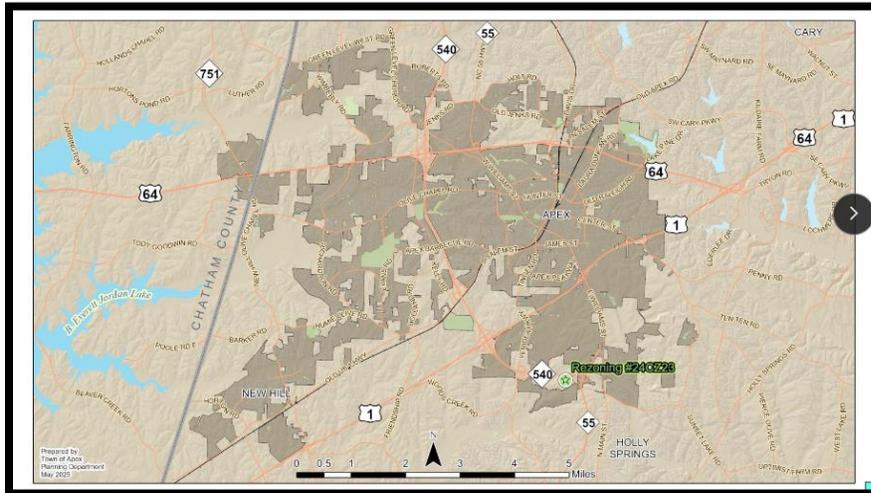
**Bruce Venable, Planner II** presented Rezoning Case #24CZ23 Greenway Waste Expansion-The applicant, Greenway Waste Solutions of Apex, LLC along with their agent Jason Barron, Morningstar Law Group seeks to rezone ±141.07 acres from Light Industrial (LI), Sustainable Development-Conditional Zoning (SD-CZ #09CZ07 & #23CZ03), and High Density Single-Family (HDSF) to Light Industrial-Conditional Zoning (LI-CZ). The properties are located at 0 Veridea Pkwy (portion of), 0 & 0 Old Holly Springs Rd (portion of), 5940 Old

Smithfield Rd, and O Mosley Ave. Planning staff recommended approval of the rezoning. He gave the following presentation:

**[SLIDE 1]**



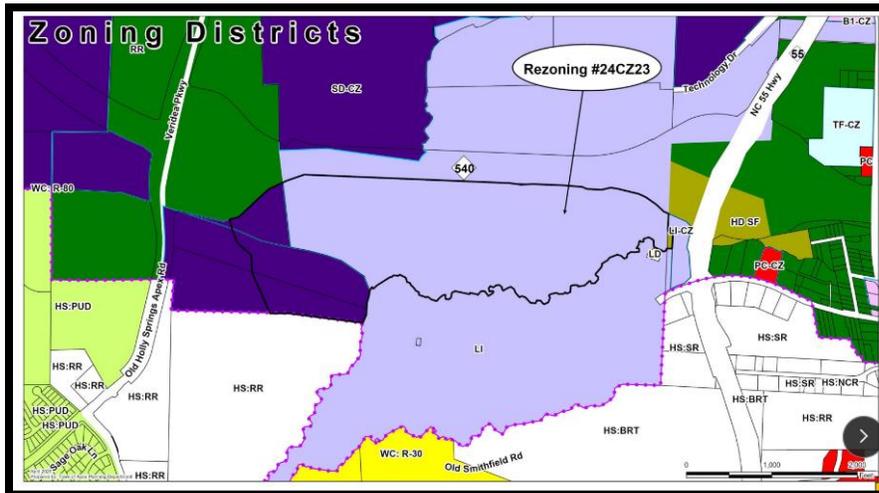
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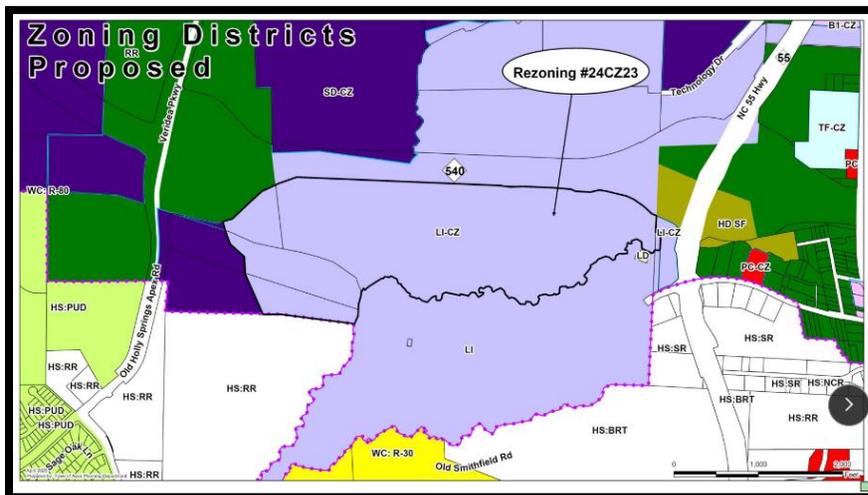
[SLIDE 3]



[SLIDE 4]



[SLIDE 5]





**Mr. Venable** asked if there were any questions for him or staff.

**Vice-Chair Royal** asked what was next to the flagpole on the site plan.

**Mr. Venable** said that it is part of the site plan that wasn't filled in and will provide more information to staff but it is planned for cell five for the work that is being done.

A **motion** was made by **Member Hastings**, seconded by **Member Soh** to recuse Member Byrd from Item #7.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent, and Member Byrd recused

**Chair Sherman** asked where the flagpole was located and asked why it was exempt.

**Mr. Venable** said that it was in existence long before being in the Apex jurisdiction and that the applicant could give more information.

**Chair Sherman** asked for clarification that the applicant requested that the flag opt out of the UDO in consideration for the flag.

**Mr. Venable** said that through conversations with staff it was brought up that the flagpole was non-conforming and that as non-conforming issues were being considered, and if they wanted to keep the flag to include it as a condition of approval as a part of this. He said the flagpole was one of the conditions that the applicant wanted to keep so they included it as a condition.

**Ms. Bunce** clarified that if the condition was not there the flagpole could remain but if something were to happen to it then it could not be rebuilt.

**Chair Sherman** asked what the need of the condition is.

**Ms. Bunce** said that it could be maintained if something happened to it.

**Chair Sherman** said that she wasn't familiar with that as something that is normally done. She said there was concern of letting one applicant do it and not another applicant.

**Ms. Bunce** said that there was not a problem with keeping it, that it wasn't very visible mainly for employees and it's not typical of other properties that are developing in Apex.

**Chair Sherman** asked if there was a concern about setting a precedent.

**Ms. Bunce** said no, because a condition is approved in one place doesn't necessarily set a precedent for future rezonings because everything is in context of the property.

**Chair Sherman** said that it could allow for subjectivity and that there was a cell tower instance that if something happened to the cell tower that it would have to be built back to the tower would have to be rebuilt to standards.

**Chair Royal** said that cell towers have to be upgraded to current technologies and from a structural standpoint a flagpole is something that you don't really have to.

**Member Braswell** said that there is a radius around 300' to 500' and cell towers are different.

**Chair Sherman** opened Public Hearing and invited the first speaker.

The first speaker was **Hunter Winstead** with the Morning Star Law Group representing the applicant Greenway Waste Solutions:

"I'm happy to address some of the legal questions if we want to get into residential value. I've tried to make the arguments before, have some experience, so I'm happy to talk about that if anyone has questions there. I think Bruce did an amazing job with specifics. I totally agree with the presentation and obviously, I'm quite happy with the recommendation, totally agree with it. What I will say is this is an exciting project that I think is going to provide significant value for the Town of Apex. I think there is a significant need for the types of services that Greenway provides, mainly yard waste, and I think this project does exactly that. So, I think it is quite exciting for the town and will be very valuable. The three main points I'll make, which I know Bruce also mentioned, are: it complies with the future plan, it is reasonable, and it is in the public interest. Those are really the three guiding lines. For that reason, we would request that this board recommend approval. Again, we're happy to answer any questions, legal or technical, we will answer them if you have them. Thank you.

Next to speak **Mr. Mike Griffin**, Owner of Greenway Waste Solutions:

"Thank you for your service to the Town. I know it can be often late nights and so forth, we appreciate that. Specific to the flag, we do have veterans on our team that desired to put that flag up years ago, and I think the technical out-of-conformity is about 3 feet too tall, the pole and we did actually reduce the size of the flag to make it conforming, so it's now got the 5x6 flag. I think you're correct, you'd have to kind of look hard to see it from the road, but our staff has enjoyed it, so that was one of our reasons to keep it there. But in the worst case, we can actually lower the pole by the three or four feet to make it 100% conforming. I think, like Hunter or the staff, Mr. Venable said that was put up years ago, so it was kind of before we knew there was a conforming ordinance at the time. If you have any other questions, I'd be glad to answer."

**Chair Sherman** closed Public Hearing and brought it back to the Board for discussion and a possible motion.

**Member Hastings** asked if Greenway Waste Solutions has a relationship with Southern Wake.

**Mr. Griffin** said that they educate consumers, they come to their facility if they have construction demolition for free disposal and they are educated to go to Southern Wake and the construction demolition debris they manage are diverted to them.

**Member Hastings** asked if there were public roads in the development. He said that there is an old cemetery and any of the families that want to go there have to make an appointment, and he would like to work with them to provide better access. He said he liked what they were doing with the property.

**Mr. Griffin** said that he appreciated the history, and he would look at the pump station and see how that would work.

**Chair Sherman** asked for a possible motion.

A **motion** was made by **Vice-Chair Royal**, seconded by **Member Soh** to approve Rezoning Case #24CZ23 Greenway Waste Expansion.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent and Member Byrd recused.

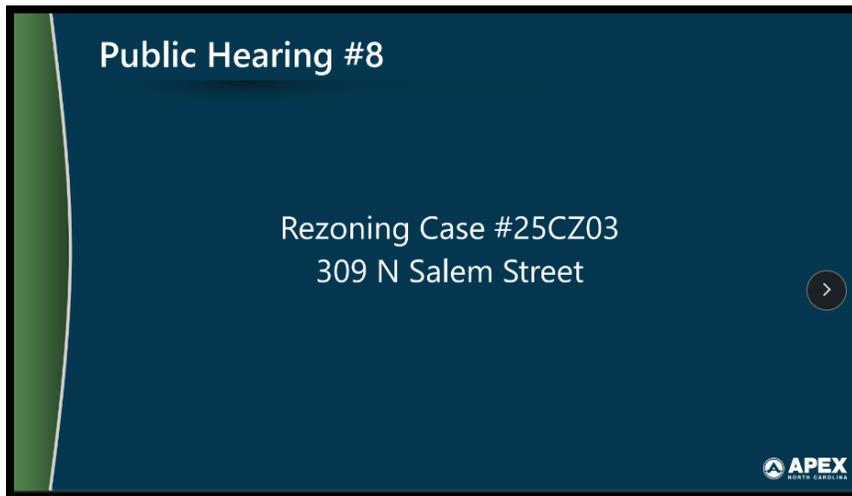
A **motion** was made by **Member Soh**, seconded by **Member Hastings** to bring Member Byrd back to the meeting.

**VOTE: UNANIMOUS (7-0)** with Member Mitchell absent, and Member Byrd recused.

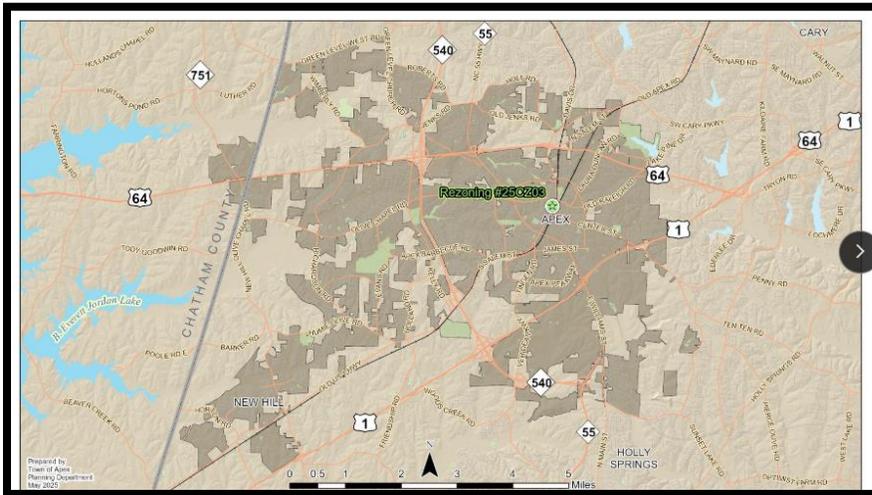
### **ITEM NO. 8 - Rezoning Case #25CZ03 309 N Salem St**

**Joshua Killian, Planner II** presented Rezoning Case #25CZ03 309 N Salem St-The applicant, Barry Simmons, seeks to rezone ±0.233 acres from Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ #08CZ10) to Mixed Office-Residential-Retail-Conditional Zoning (MORR-CZ). The property is located at 309 N Salem Street. Planning staff recommended approval of the rezoning. He gave the following presentation:

**[SLIDE 1]**



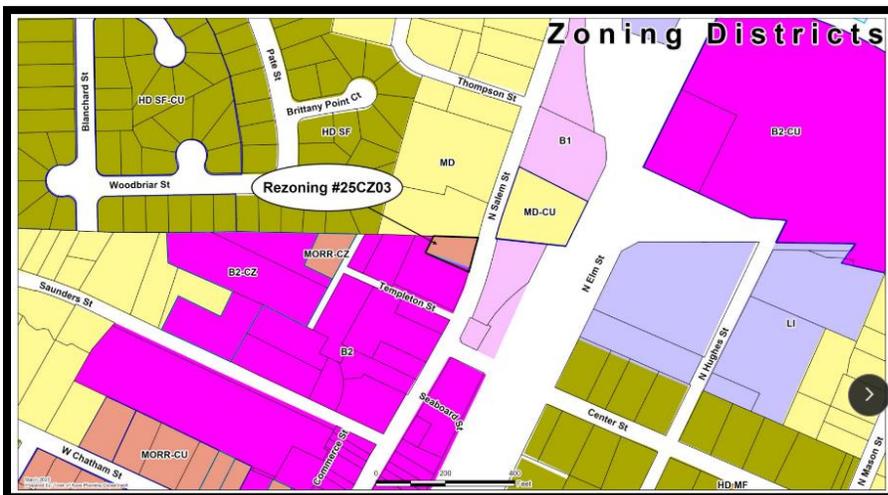
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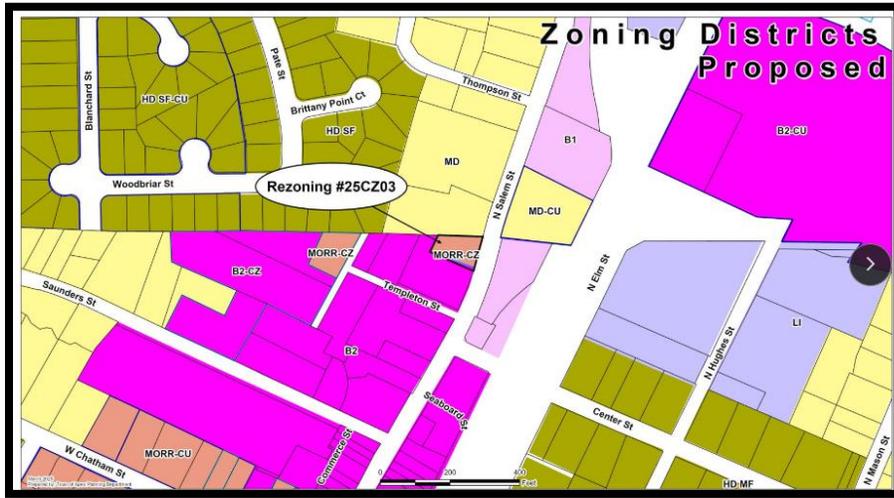
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[SLIDE 4]



[SLIDE 5]



[SLIDE 6]



[SLIDE 7]



**Mr. Killian** asked if there were any questions for staff or the applicant.

**Chair Sherman** opened Public Hearing and closed Public Hearing with no one came to speak on this item. She brought the item back to the Board for discussion and possible motion.

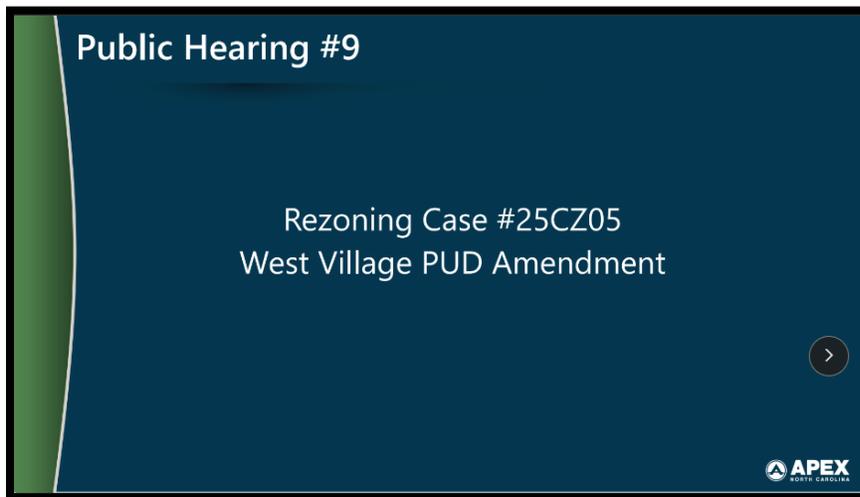
A **motion** was made by **Member Hastings**, seconded by **Member Byrd** to approve Rezoning Case #25CZ03 309 N Salem Street.

**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

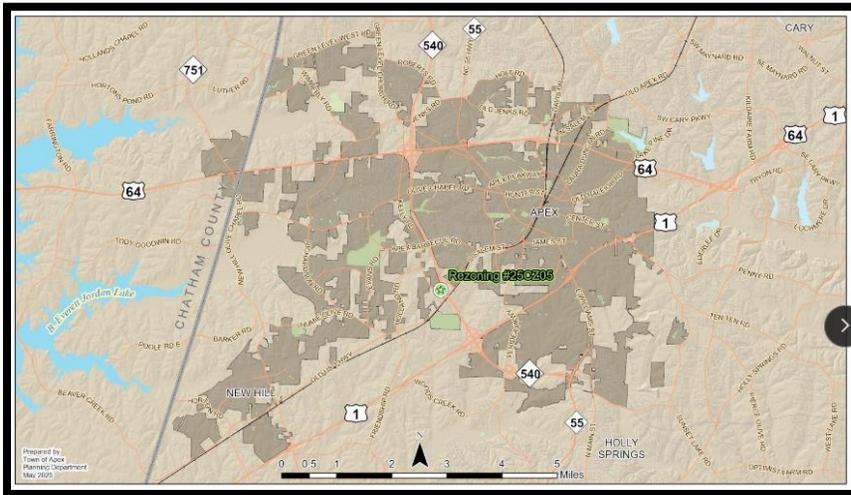
### **ITEM NO. 9 - Rezoning Case #25CZ05 West Village PUD Amendment**

**Lauren Staudenmaier, Planner III** presented Rezoning Case #25CZ05 West Village PUD Amendment-The applicant, Trilandco, LLC along with their agent Matthew Carpenter, Parker Poe, seek to rezone ±5.8591 acres from Planned Unit Development-Conditional Zoning (PUD-CZ #15CZ33) to Planned Unit Development-Conditional Zoning (PUD-CZ). The property is located at 2517 Kelly Road. Planning staff recommended approval of the rezoning. She gave the following presentation:

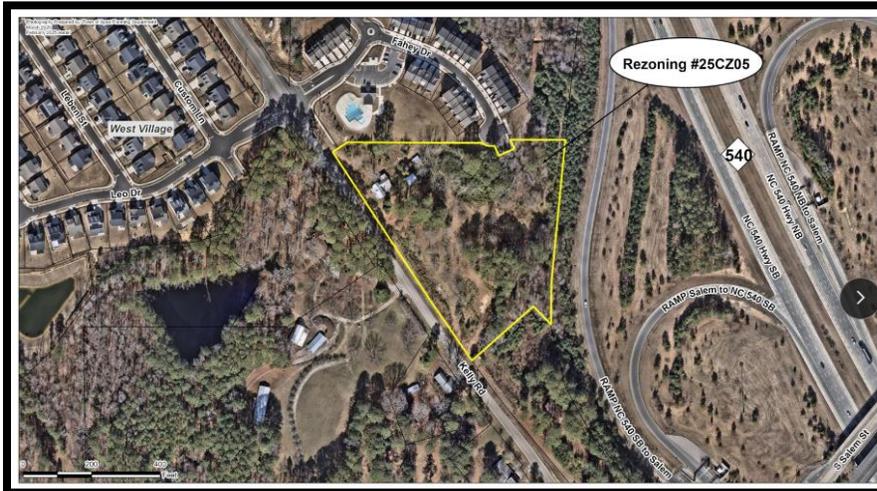
**[SLIDE 1]**



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[SLIDE 3]



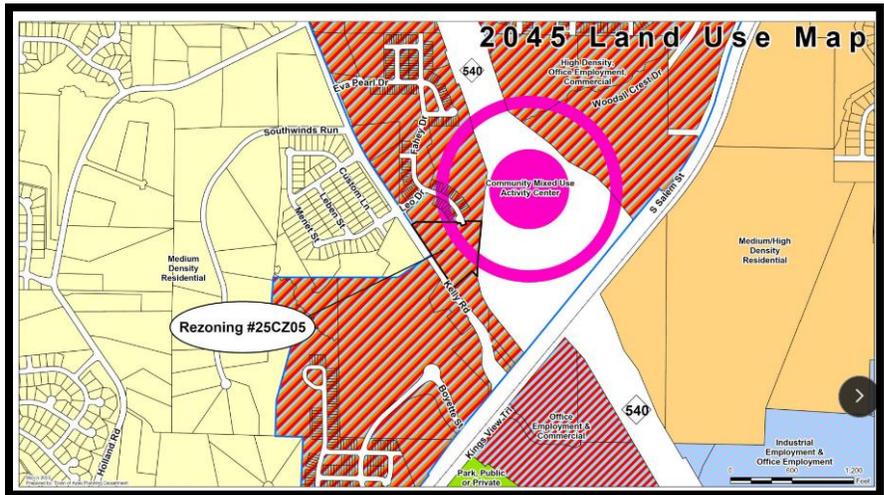
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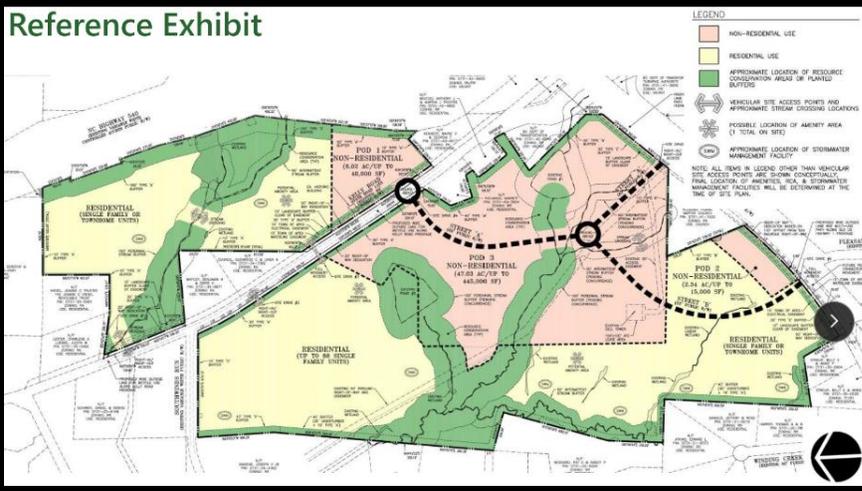
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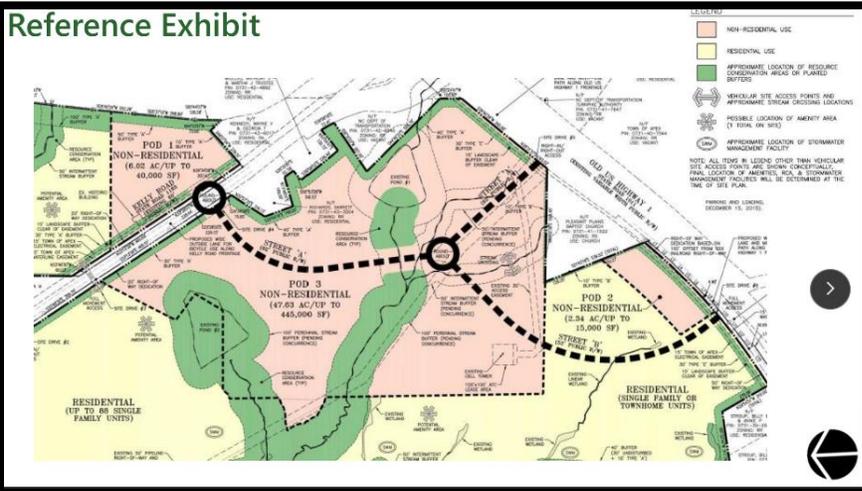
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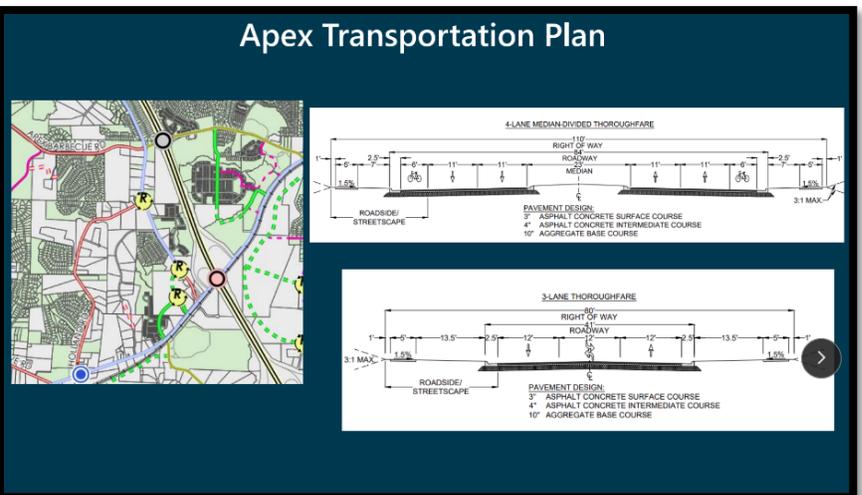
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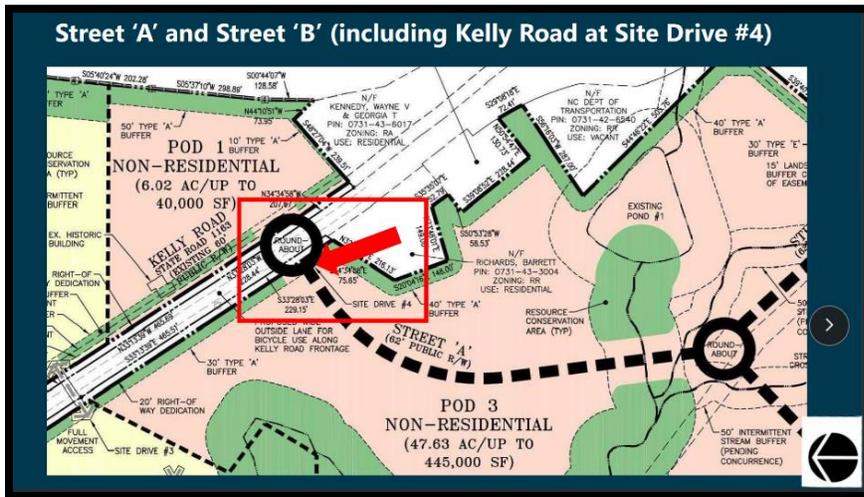
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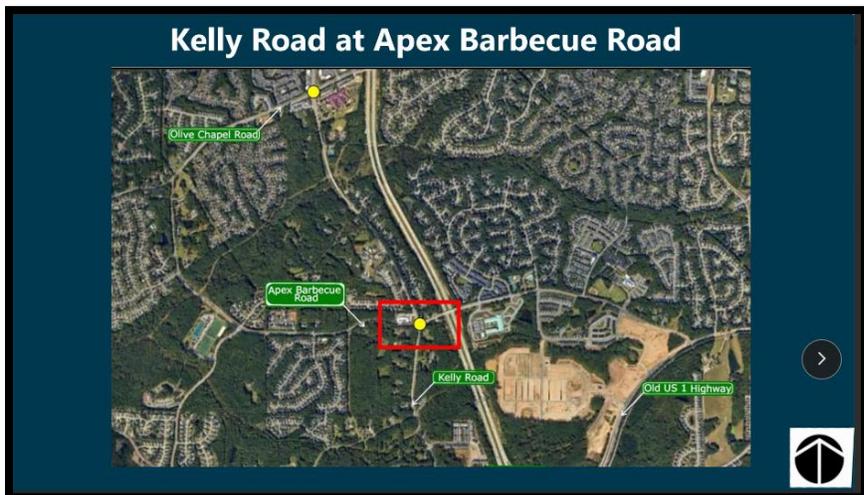
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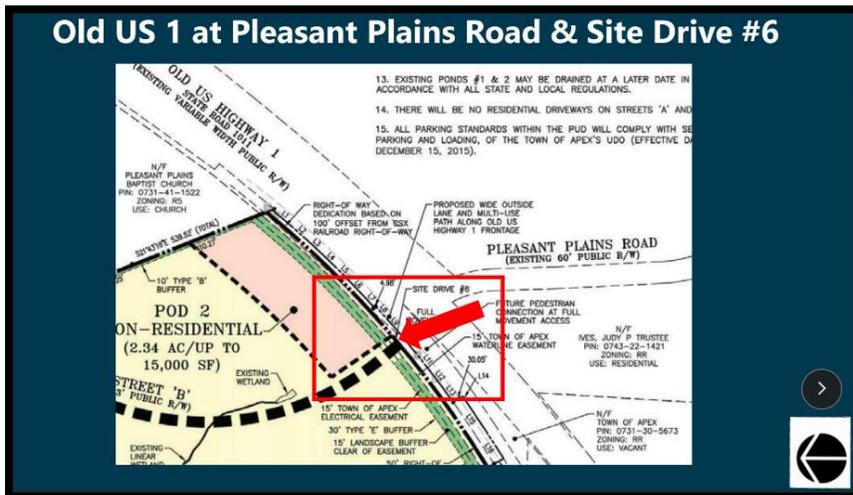
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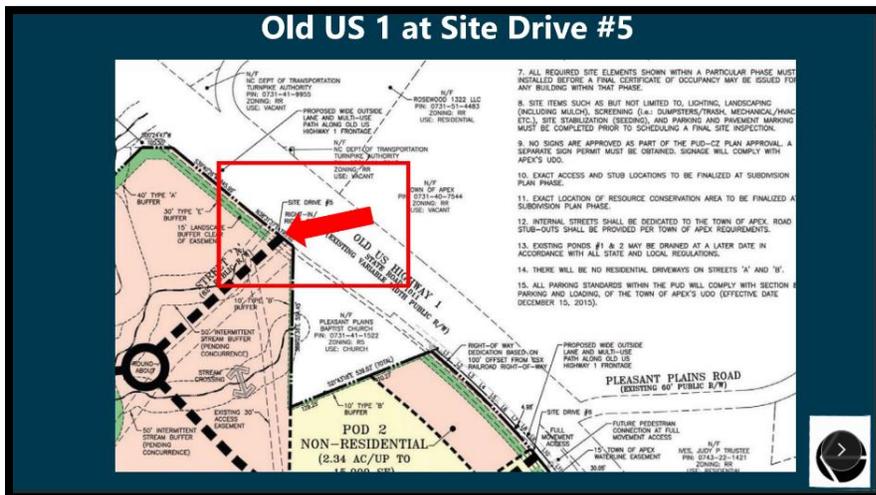
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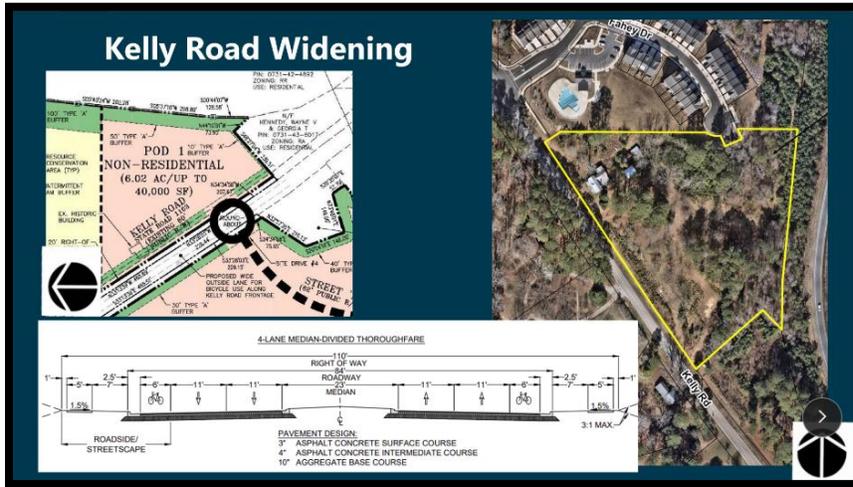
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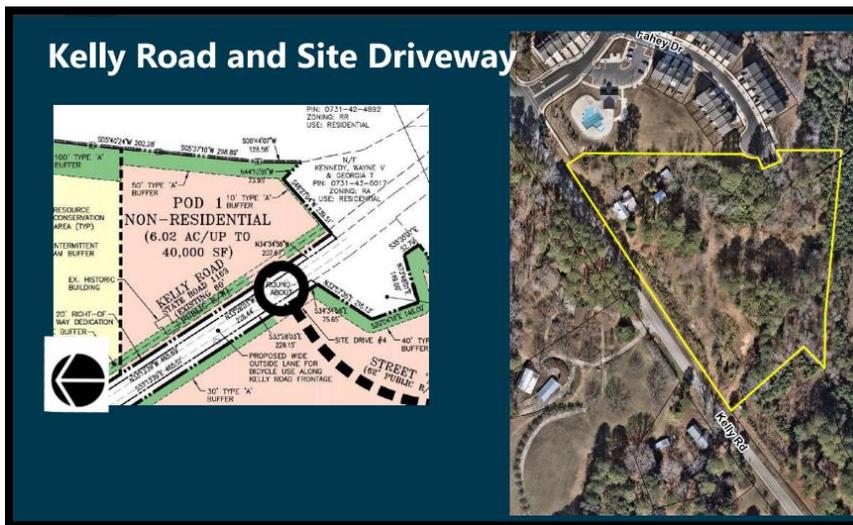
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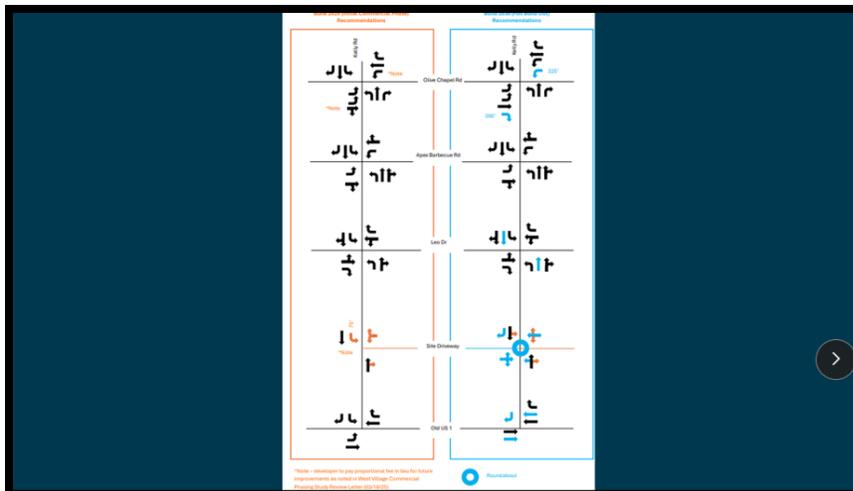
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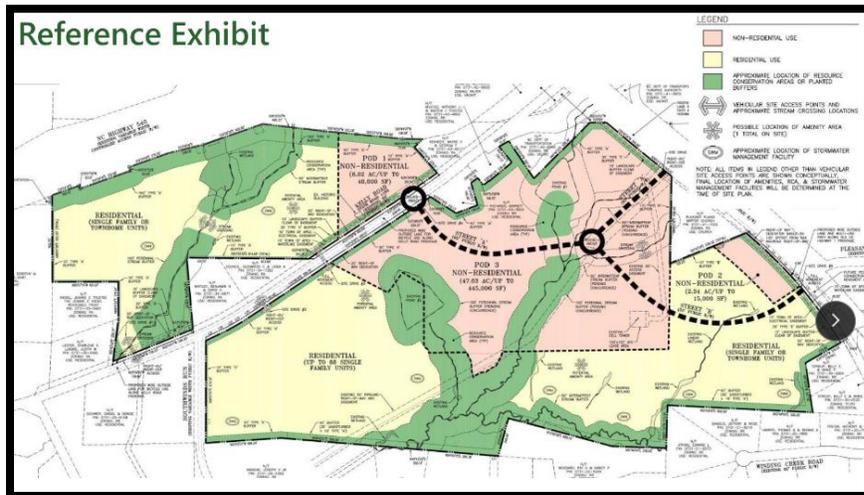
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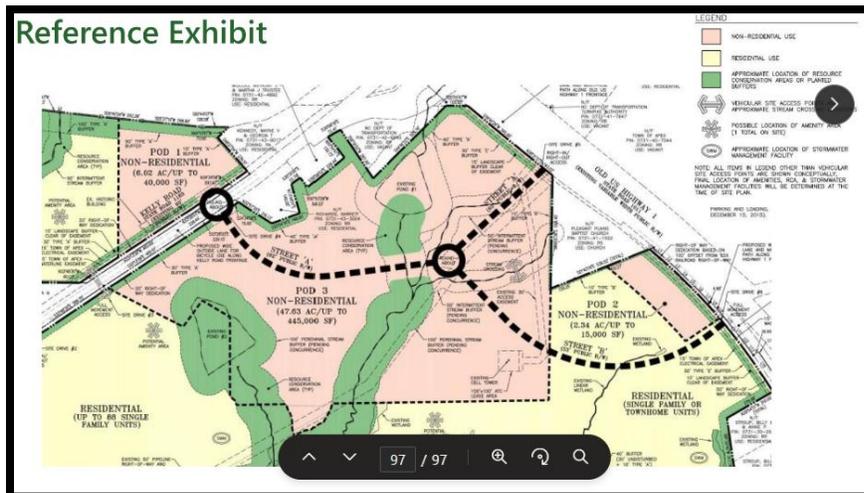
[SLIDE 19]



[SLIDE 20]



[SLIDE 21]



**Ms. Staudenmaier** asked if there were any questions and that Mr. Dalton can answer any transportation questions.

**Chair Sherman** asked if anyone had any questions. She said that she was not clear on how the widening came about in the northern area.

**Jessica McClure**, Traffic Safety Engineer, introduced herself and said this was her first Planning Board meeting. She explained the reason for the widening in the northern area of the project.

**Chair Sherman** said that essentially these are earmarked for these improvements.

**Ms. McClure** said yes.

**Chair Sherman** opened Public Hearing.

**Ms. Staudenmaier** said for the record that there was a Public Hearing email from a neighbor which you have seen.

First to speak was **Collier Marsh** with Parker Poe at 301 Fayetteville Street:

"This is just a minor amendment to the West Village PUD, and really, we're grateful for staff because what we've done here is we found a solution to be able to start developing commercial, so a lot of times when you have a PUD that brings in a large amount of residential entitlement and commercial entitlement and the focus is on the residential, they don't think about how you're actually going to develop the commercial for a piece of property. So, when the original PUD was approved, it had transportation improvements for 500,000 square feet of non-residential, and those all had to be built before the first CO. What that means is that one small project, this is 40,000 square feet, would be responsible for a page-long list of intersection improvements. It's quite extensive and staff has worked with us to come up with the transportation improvements that match this project. It's frontage improvements, its entrance improvements, as well as paying its proportionate share to certain off-site improvements, so we think it's a win to be able to encourage meaningful commercial development. With this handout that you have here, it shows just the small pod that we're developing, a small piece of non-residential entitlement. On the upper left-hand corner, it's a concept site plan that is not in staff review yet, but I wanted to share that information because Triland Commercial has an established record of developing successful commercial like this. If you think of Green Level Church Road and Green Level West Road, where the Mezcalito restaurant is. The Mexican restaurant and the daycare developed that's a similar concept to what they're envisioning here. But a project like that can't bear the extensive commercial, or extensive transportation, improvements that otherwise would be required for this large development, so staff fully supports it. We're excited about it and we're happy to answer any questions that you may have. Thank you."

**Chair Sherman** asked if there was anyone else to speak and with no one else to speak, she closed Public Hearing and brought the item back to the Board for discussion and a possible motion.

**Member Hastings** asked if the corn crib would still be standing with this project.

**Mr. Marsh** said that yes that it within the PUD and that's not being amended with this rezoning and it's only relating to Transportation improvements, and they are prepared to handle that appropriately with the PUD requirements.

**Member Hastings** asked for clarification that where Street A intersects with old US 1 that there would be a signal there in the future.

**Mr. Marsh** said that that was part of the original requirement but it's not a part of this project.

**Member Hastings** asked if it would be possible to get 540 and Old US 1, Street A and Pleasant Park signaled together.

**Ms. McClure** said that she believed they would be.

A **motion** was made by **Member Hastings**, seconded by **Member Braswell** to approve Rezoning Case #25CZ05 West Village PUD Amendment.

**VOTE: UNANIMOUS (8-0)** with Member Mitchell absent

**[NEW BUSINESS]**

There were no New Business items.

**[ADJOURNMENT]**

A **motion** was made by **Member Soh**, seconded by **Member Royal** to adjourn the Planning Board meeting at **7:40 p.m.**

Tina Sherman  
Planning Board Chair

Ashley Gentry  
Deputy Town Clerk

Submitted for approval by Ashley Gentry and approved on June 09, 2025.