

APPROVED MINUTES

TOWN OF APEX PLANNING BOARD MEETING MINUTES MONDAY, JULY 14, 2025 4:30 PM

The Apex Planning Board met on Monday, July 14, 2025 at 4:30 PM in the Council Chamber 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: https://www.youtube.com/watch?v=wV_acTcN0tk.

[ATTENDANCE]

Board Members

Keith Braswell, Acting Chair

Steven Rhodes

Alyssa Byrd

Preston Mitchell

Jeff Hastings (Wake County Representative)

Mary Petersen, Apex Historical Society Representative

Absent: Tina Sherman, Tim Royal, Daniel Khodaparast, Sarah Soh

Town Staff

Planning Director Dianne Khin

Assistant Planning Director Amanda Bunce

Long Range Planning Manager Shannon Cox

Senior Planner Long Range Jenna Shouse

Planner II Joshua Killian

Planner II Bruce Venable

All other staff members will be identified appropriately below

[COMMENCEMENT]

A **motion** was made by **Member Byrd** and seconded by **Member Mitchell** to elect **Member Braswell** as acting **Chair** for the July 14, 2025 meeting.

VOTE: UNANIMOUS (6-0)

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Chair Braswell called the meeting to order at 4:30 PM. **Member Hastings** offered a prayer and led the Pledge of Allegiance.

[ITEMS OF INFORMATION]

Planning Director Khin reminded the public we are in the midst of the Apex Transportation Prioritizations Study. The purpose is to prioritize future local transit improvements and expansions. The draft of staff recommendations is out for public comment through August 3, 2025 and can be found at apexnc.org/transitstudy.

[PUBLIC COMMENT]

Chair Braswell opened the floor for anyone to speak on non-agenda items, with no one to speak the public comment was closed.

[CONSENT]

Chair Braswell asked for a motion to approve the meeting minutes from the June 09, 2025 regular meeting.

A **motion** was made by **Member Byrd** and seconded by **Member Rhodes** to approve the minutes from the meeting.

VOTE: UNANIMOUS (6-0)

[PUBLIC HEARINGS]

ITEM NO. 1 - TRANSPORTATION PLAN AMENDMENTS

Jenna Shouse, Senior Planner-Long Range, presented a possible motion regarding amendments to the Bicycle and Pedestrian System Plan Map of the Apex Transportation Plan to New Hill Olive Chapel Road for changes related to Apex Gateway Phase 2C. Planning staff recommend approval of the amendments. She gave the following presentation:

[SLIDE 1]



[SLIDE 2]



Chair Braswell opened Public Hearing and with no one to speak it was closed and the item was brought back to the board for discussion and possible motion.

A **motion** was made by **Member Mitchell** and seconded by **Member Hastings** to approve the amendments to the Transportation Plan.

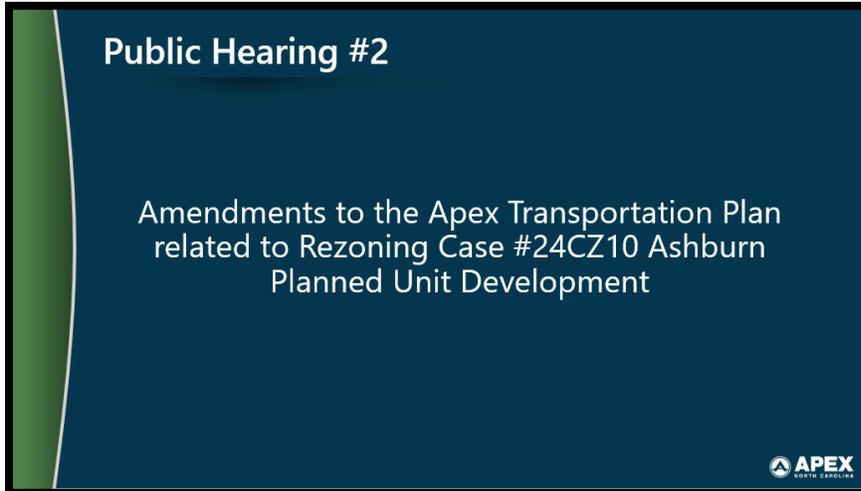
VOTE: UNANIMOUS (6-0)

ITEM NO. 2 - TRANSPORTATION PLAN AMENDMENTS - REZONING #24CZ10

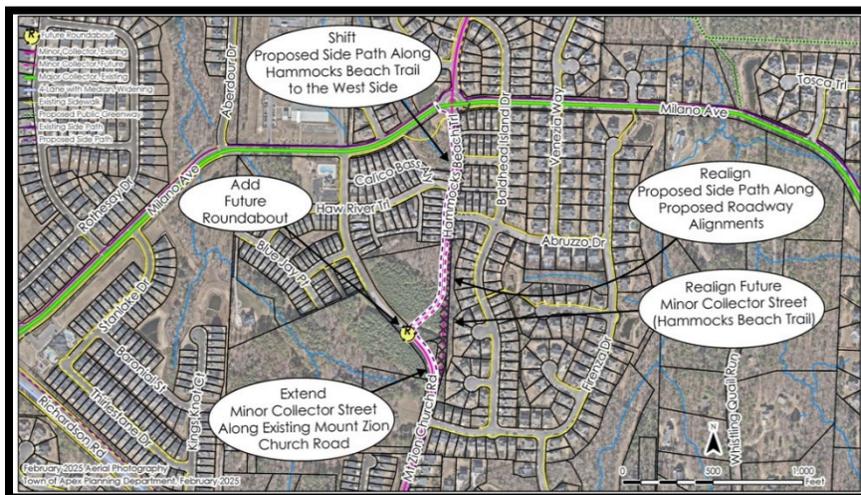
Shannon Cox, Long Range Planning Manager, presented changes to the Thoroughfare and Collector Street Map of the Apex Transportation Plan. These amendments

relate to the Rezoning Case #24CZ10 Ashburn PUD. Planning Staff recommends approval of the amendments. She gave the following presentation:

[SLIDE 1]



[SLIDE 2]



The vote was tabled until Rezoning Case #24CZ10 was heard.

Chair Braswell opened Public Hearing and called the first speaker.

First speaker was **Charles Walker**, Representative of Ashburn PUD:

"I just want to take a minute to say how we got here. As I said before, the original path for this was to run completely north-south. Unfortunately, when the rights-of-way when Bella Casa was designed and the rights-of-way were set aside for all this road interconnectivity, they did not provide any offsite construction easements.

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So, when we tried to look at this, it turns out that strip of land that runs north and south is part of Bella Casa's RCA. We didn't want to put that into jeopardy. So, after a couple of dozen revisions with Russell, we came up with this amendment to the plan. I just want to tell you how we got here and why we got here. If you have any questions, just please let me know. Thank you."

Chair Braswell thanked the speaker and invited the next speaker.

Next speaker was **Sharath Paka** of 1945 Kings Knot Court

"My concern is, so, if you see this Kings Knot Court and this rezoning, right, we are going to have the road from the Baronial Street to that route. This is the Baronial Street, and this is the proposed rezoning, right? So, I'm just trying to, because this is a separate community, and there is another community, this is another community. And if you see this community, if you see a little bit upper level, this is lower level. So, this is completely alienated to this community. So, I'm just trying to check if there is any possibility to close this road and make this as a dead end. So that it has other roads, right? So, make this road dead end, close this road, and make this dead end until here. Just one. That's my I'm proposing so that's my concern. Thank you.

Chair Braswell thanked the speaker and invited the next speaker.

Next speaker was **Linda Caffera** of 1958 Hammocks Beach Trail

"Well, the only thing that I could say related to the—I just want to put this here. I can put this here now. I think this whole development that they want to build on four acres, and then the 11 acres—it's all—the homes are shoehorned in on four acres. You should have maybe a minimum of 10 to 12 houses. They should have cul-de-sac'd in and cul-de-sac'd out so they wouldn't disturb their but-up against Bella Casa. Across the street from me is a walkway where children on bikes and skateboards and with their parents walk to the mail kiosks past Abruzzo Dr. to, I can't think of it, to Hammocks Beach. And then I can't think of the name of that street that goes right to the pool, where the mail kiosk and the pool and the recreation is. And it's just, it's a procession, and it's a common procession and there's a bus stop not 30 yards away on the corner of Abruzzo Dr. there. So now they're going to build a through road. I know that sounds like a done deal here, and it gets me mad, but they're going to build this through road here, which is not necessary, to do to this community, and I don't see anyone but the developers and the owners here in favor, in favor of the application. So, I mean, that has to do with the transportation. I don't know exactly what their changes were. Why are you having this hearing on transportation? Is this the first hearing on transportation?"

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Assistant Planning Director **Amanda Bunce** gave an explanation of how the process works and that with the Planning Board recommendation this would then go to Council for another Public Hearing.

Chair Braswell asked if there were any public comments relating to the Apex Transportation Plan.

Mr. Paka asked when there would be a vote taken for this item.

Chair Braswell said that there would be vote for this item after the Rezoning has been presented.

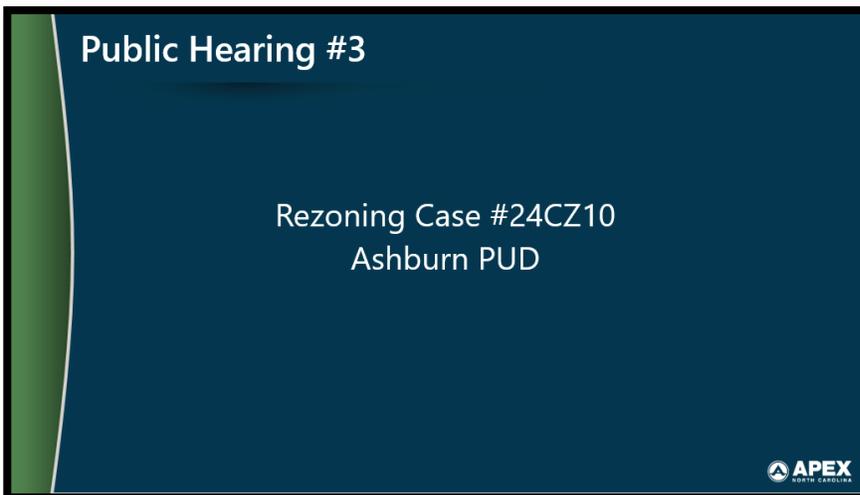
Ms. Bunce said that the vote would only be for the recommendation at this meeting.

Chair Braswell closed the Public Hearing with no other speakers.

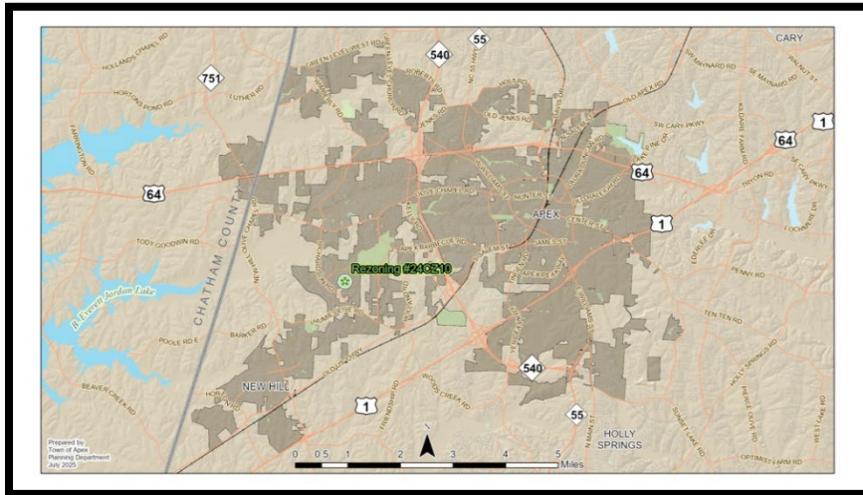
ITEM NO. 3 - REZONING CASE NO. 24CZ10-Ashburn PUD

Joshua Killian, Planner II, presented Rezoning Case #24CZ10 Ashburn PUD- The applicants, Mike Jordan, JV Management and Ashburn Development LLC along with their agent Charles R. Walker III, Entitlement Preservation Group, seek to rezone approximately ±15.3 acres from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0 & 0 Mt Zion Church Rd. Planning staff recommends approval and stated the rezoning is consistent with the 2045 Land Use Map. He gave the following presentation:

[SLIDE 1]



[SLIDE 2]



[SLIDE 3]



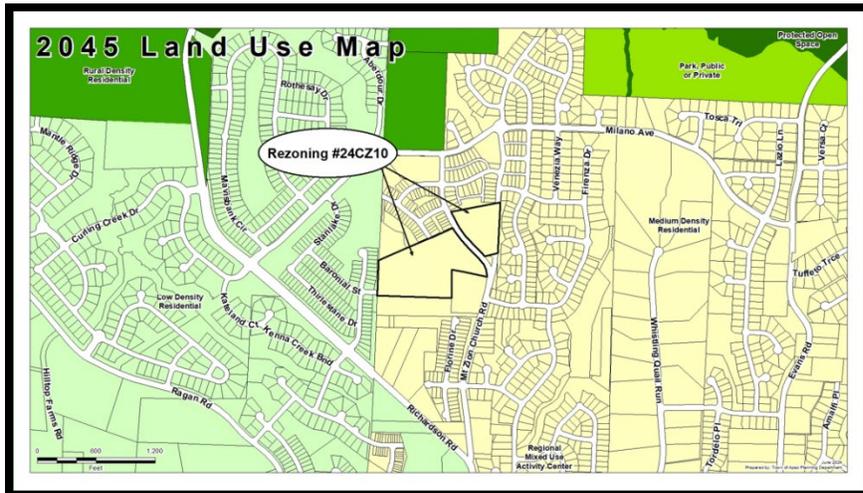
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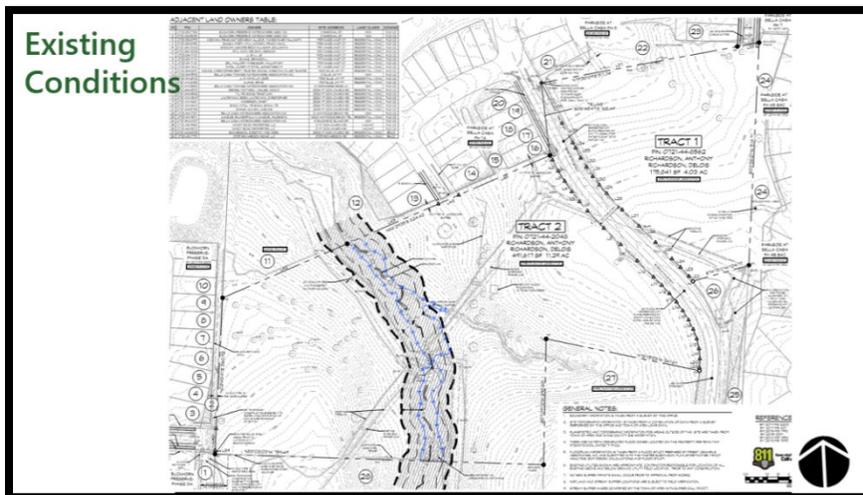
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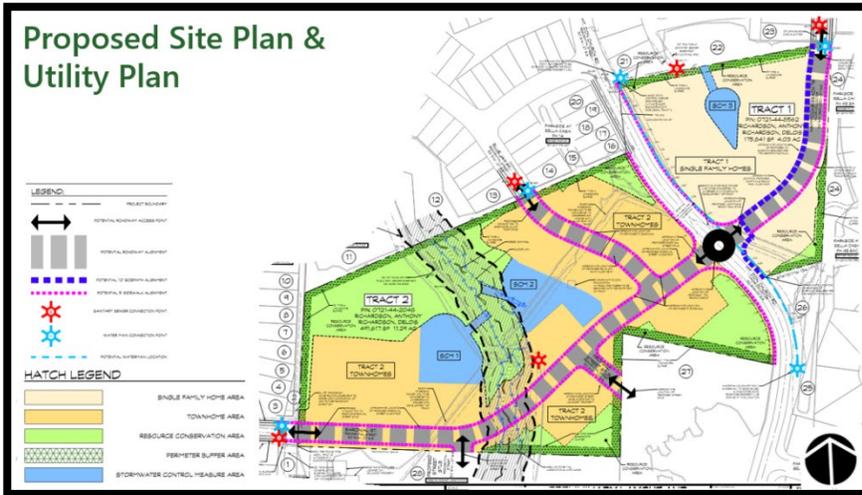
[SLIDE 6]



[SLIDE 7]



[SLIDE 8]



[SLIDE 9]



[SLIDE 10]



[SLIDE 11]



[SLIDE 12]

Comments Received

- James Galkowski

Mr. Killian asked if there were any questions. He said the applicant was in attendance as well to answer questions.

Member Byrd asked what the Town’s planning requirements were for the stub streets.

Mr. Killian said that there was a provision within the UDO that stub streets would be provided to adjacent parcels. He said that he had visited all three access points, and they indicate that there are future road extensions.

Member Byrd asked if the developer would be required to extend those streets including the southern access points to those parcels that were not included.

Mr. Killian said yes, they will provide their own stubs for future developments to help with interconnectivity within the area.

Member Mitchell asked if there were any topographic changes and to address those concerns.

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Mr. Killian said that there is an increase in elevation onto the site and grading would have to be done and the stub from Buckhorn Preserve would be the most drastic change in elevation. He said that the applicant is aware and is working this out.

Member Mitchell said after the grading would the storm water would be sent to a designated spot. He asked if that would help prevent erosion and flooding on adjacent properties.

Mr. Killian said yes, it would. He said that the applicant could answer more specific questions.

Member Mitchell said that answered his question.

Chair Braswell opened Public Hearing.

The first speaker was **Charles Walker**, Representative of Ashburn PUD:

"Since I only have three minutes, I will not go over the 142-page report that goes with this project. I have Greg Elkins and Dan Barude from Priest Craven, who are with the engineering crew. If you have any specific engineering questions. To your question here: those townhomes discharge into that one. These townhomes are discharged into that, and those single-family homes will discharge into that. So, they'll go directly into it. We had three existing streets we needed to extend. We did. We added two more stubs. The road network on this thing has been the driving force on here.

With the exception of the houses that back up to Hammock's Beach here, I wanted to point out to the board that single-family alley-loaded product is here, and ours is here. Townhomes are here and here, and our townhomes are here and here. So, we've basically taken all of the surrounding relatively new development and matched it. So, it's an extension of not only the streets, but of the land use and the land types. So, I think that may be one of the reasons why we enjoy support of the staff. If you have any specific questions, I'll be glad to answer them for you."

Chair Braswell asked if there were any other questions.

Member Mitchell asked Long Range Planning Manager Shannon Cox if realignment of the existing minor collector designation along Mount Zion and Hammocks Beach create a safer T-intersection without changing the traffic capacity or function.

Ms. Cox said that was accurate. She said it was already shown on the plan, and it would be shifted to follow the alignment and would not change the designation.

Member Mitchell asked Ms. Cox to summarize the difference between a collector street versus a local road.

Ms. Cox said that the minor collector street is the lowest functional class for a collector street and look similar to a typical residential street and is intended to provide connections to major collector streets like Milano Street. She said that they serve a slightly higher volume of traffic providing connectivity often from multiple neighborhoods.

Member Mitchell asked about the purpose of the roundabout on Mount Zion.

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Ms. Cox said that the roundabout was recommended for the minor collector to be continuous following Hammock's Beach Trail.

Chair Braswell called up the next speaker.

Next speaker was **Linda Caffera** of 1958 Hammocks Beach Trail:

"Everyone's been very nice. The town Planning Department, the builder's been very nice, Mr. Walker too, but I just don't think they're here to ruin an area, unbeknownst to them, and then move on to the next. That's what developers do, unfortunately. Over here, I told you we have a bus stop 30, I don't know the name of that street, I'm sorry. I'm getting old. It's Hammock's Beach. It goes across Abruzzo, a short six-house block. Then it goes across the street to Hammock's Beach, which is another about six-house block, and then down that main road to and it's a procession of children, of parents and everything. I'm just saying, I'm not stopping them from building. I'm just saying they should build fewer houses and a little more green buffer. That will produce less traffic, less depletion to the environment, less everything, okay. So, over here is where Hammock's Beach is going to open up. But I'm just saying, they didn't really need, I know they're going to do it, I know they're going to do it and I'm not here to object to that. But I'm just saying, they could have, this is a big road. Right over here where the circle is, is where the traffic was backed up with parents when they had that delayed school opening, all the way to both the junior high school and the high school, all the way to where that traffic circle is situated. It is getting ridiculous with the traffic. I'm not even going to go to that other place that you're talking about on New Hill Road over there and all the development over there but this is so concentrated here and so shoehorned. There's got to be room to give us some relief. There's too many houses on that little four-acre triangle. They could make fewer houses, and you'd still make a killing. You'd make your money and everyone will be happy. That's all I'm saying at this point. I looked at this, it seems like they have more green buffers bordering the preserve, the Buckhorn Preserve, than we do. We just have that little strip that you said was 15 feet, that green strip on the north and the east. Fifteen. Look at what you're giving them. We need more buffer, fewer houses, less traffic. I'd hate for one of those kids or parents or people in that daily procession to get hit. It's really not, it wasn't looked at. They don't live here. They don't live here. I think the owners are in Sanford, and I don't know where they are, but that's all, I came, I'm just a resident. That's all I am."

Chair Braswell thanked the speaker and called the next speaker.

Next speaker was **Brandon Poythress** of 2705 Richardson Road:

"I am the 3-acre tract that is exactly south of this project, all along here, literally from this corner to this corner. Not necessarily opposed to the development, but questions that I asked at the only community meeting that I was informed about, this plan is a little bit different than that last one, especially when it comes to, I do not recall this stub street here to

my property being displayed at the community meeting. And my questions, obviously, my home sits roughly in this area right here. That's the back of my home running to that street. So, my concerns around this development are the continuing of the retaining wall. How high will it be? The engineers told me they weren't sure at the time of the community meeting. I understand that you got a lot of work to do to figure that out, and obviously, I still have small children at home, so I'm worried about if that wall is of substantial height that it has a fence at the top. And I'm not exactly sure I understand from Josh, your comments, I'm not exactly sure what the requirements are going to be along that road, because the road is kind of in the way, right? The road's there. I realize there's not an actual type A or type B buffer, but obviously I'm keenly interested in understanding my separation from that busy street from a safety standpoint and also that stub, because that stub's on the same side of the stream that I live on, and I've talked to the town planners prior, almost two years ago, about dividing my lot into two separate sites and was told they weren't really that interested in it. So, I'm concerned about that stub. But I'm not necessarily opposed to the development, and developers know this from the community meeting and nothing that needs to stop anything here but my kids have made tons and tons and tons of friends with the folks in Buckhorn. So much so that we put in a, we are also higher in elevation, we put a mulch trail in that goes down to the end of Baronial Street. Nothing that I think the developer has to necessarily worry about, but obviously, I mentioned in the community meeting, my kids are going to be devastated if they can't have a way to go play with their friends, if there's now a full retaining wall with no other way to access safely that street. Again, part of life is, is that's part of life, but my concerns really lie around the elevations as they get identified and making sure that my property value doesn't get adversely affected. My home is approximately 11,000 square feet, and it sits on 3 and 1/2 acres. So obviously I have to make sure that I'm trying to protect my investment by not having a danger situation going right out the backside of my property. Any questions for me? Thank you very much, appreciate it."

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

Member Byrd asked if there was a reason that there wasn't a buffer on the south side.

Mr. Killian said it is the alignment and there is not enough space for planting, and the developer would put a retaining wall on their side of the property line because of the grade for the road to be developed.

Member Rhodes asked what the height of the retaining wall would be.

Mr. Killian said that it would be between 4' - 5' in that area.

Chair Braswell asked if there would be a required fence for the four to five feet height of the retaining wall.

Mr. Walker said that the Transportation would require some kind of restraint at the top of the hill and that they would work on those details.

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Mr. Killian said that this was similar to the situation at Hammocks Beach if they maintained the original road plans.

Member Byrd said that the roundabout was a nice traffic calming measure and that the single-family townhomes match adjacent densities.

Chair Braswell closed Public Hearing and brought the item back to the Board for discussion and possible motion.

Member Mitchell said that he applauded that the developer is applying the single family detached units in proximity to other detached units. He said that not allowing Mt. Zion into Hammocks Beach is much preferred in terms of safety and slowing vehicles. He also said that as staff has noted, this is consistent with the long-range plan. He said that the connection with Buckhorn is something that he is not sure of, although it is required by the UDO.

Member Rhodes said that the elevation change is a concern but with the plan to have two side paths on both sides is the best way to address this for foot traffic.

Chair Braswell said that staff and the engineers seem to be working together and communicating and this should continue to make this work for everyone.

A **motion** was made by **Member Mitchell** and seconded by **Member Byrd** to approve the recommendation of the minor collector and the roundabout as proposed for the Thoroughfare and Collector Map amendments associated with Rezoning Case #24CZ10 Ashburn PUD.

VOTE: UNANIMOUS (6-0)

Member Mitchell asked if the purposed connections to the south directly to the south connection and the one to the southeast are required by the UDO.

Mr. Killian said that it is required by the UDO.

Member Mitchell asked if the UDO has nodes and links type of calculation.

Mr. Killian said no. He said that it is medium density residential and there it is anticipated that there is going to be more residential development.

Mr. Khin said that it is typically done as zoning conditions if it is not landlocked and these are not landlocked. She said that with the redevelopment potential in the future they would want stub streets in that area.

Member Mitchell said that coordination and collaboration between the resident to the south and the developer and town is encouraging.

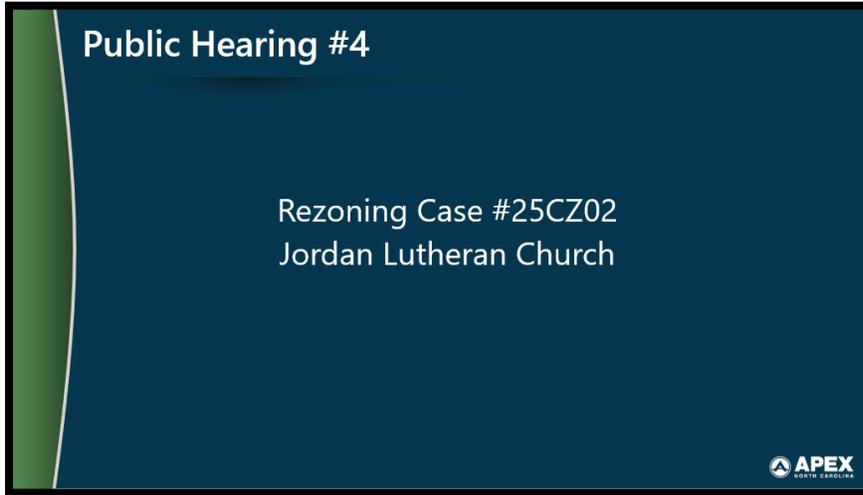
A **motion** was made by **Member Byrd** and seconded by **Member Rhodes** to approve Rezoning Case #24CZ10 Ashburn PUD.

VOTE: UNANIMOUS (6-0)

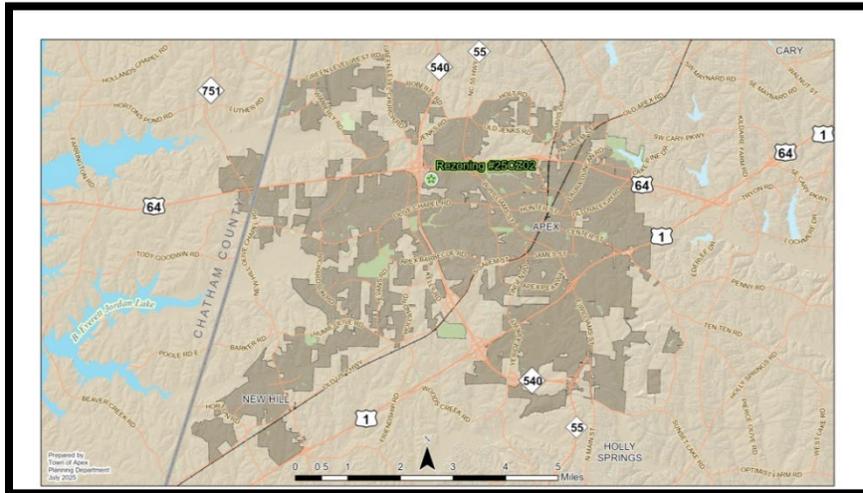
ITEM NO 4 - REZONING CASE NO. 25CZ02 - Jordan Lutheran Church

Joshua Killian, Planner II, presented Rezoning Case #25CZ02 Jordan Lutheran Church- The applicant, Rev. Michael S. Merker seeks to rezone approximately ±6.22 acres from Rural Residential (RR) to Planned Commercial-Conditional Zoning (PC-CZ). The proposed rezoning is located at 1201 Chapel Ridge Road. Planning staff recommends approval. He gave the following presentation:

[SLIDE 1]



[SLIDE 2]



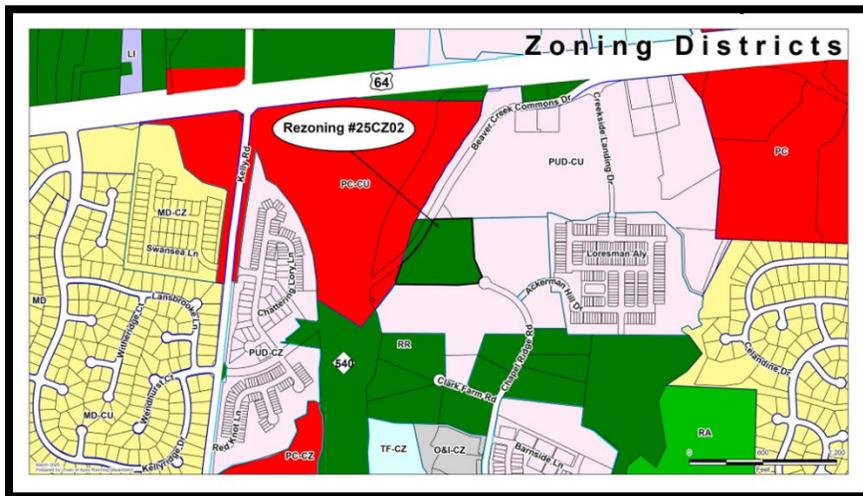
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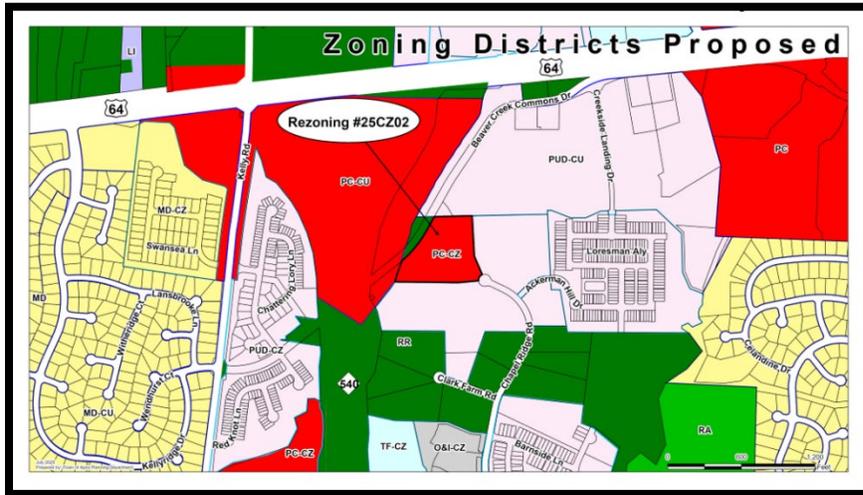
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[SLIDE 5]



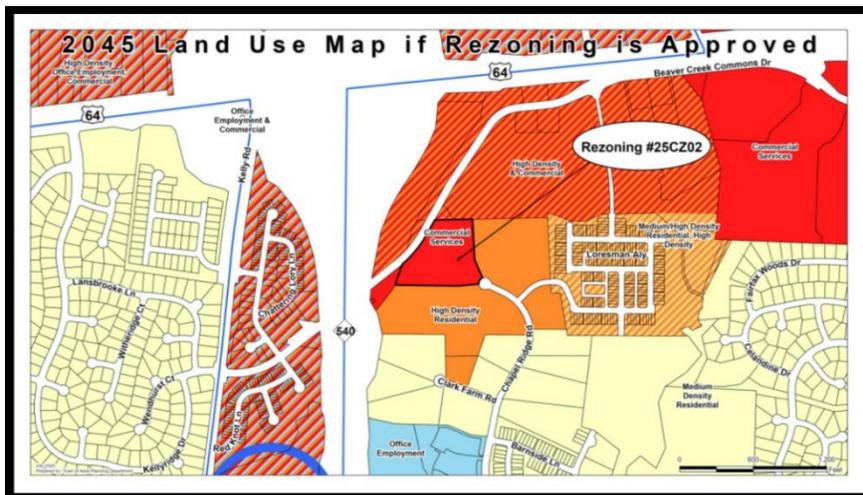
[SLIDE 6]



[SLIDE 7]



[SLIDE 8]



[SLIDE 9]



[SLIDE 10]



Mr. Killian asked if there were any questions and said that the applicant is in attendance and has a presentation.

Member Byrd asked if Chapel Ridge Road currently goes up around North and is right next to the back entrance behind the shops at Beaver Creek.

Mr. Killian said that was correct and that is why the applicant is restricting their access to Chapel Ridge Road along the frontage on Chapel Ridge North Apartments to leave the vegetation on Beaver Creek Commons Drive.

Member Mitchell asked if connection would only be to the north extension or would it also connect down into the cul-de-sac.

Mr. Killian said that the cul-de-sac would be transitioning into a right-hand turn to continue and then a left-hand turn to continue out.

Mike Merker, Pastor at Jordan Lutheran Church gave the following presentation: With him is Trenton Stewart from Arcadia Consulting Engineering

[SLIDE 1]

Jordan Lutheran Church
1201 Chapel Ridge Road, Apex, NC 27502



[SLIDE 2]

- Congregation began in 2009 renting space each week in the Beaver Creek Commons area
- Purchase property at 1201 Chapel Ridge in 2019
- Jordan paused former construction development to seek improved infrastructure design and placement for adjoining owners and Town of Apex connectivity

[SLIDE 3]

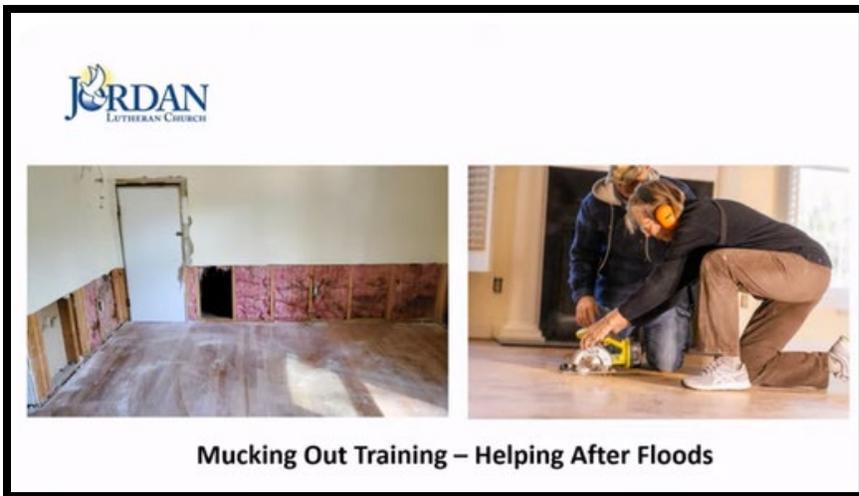


Multi-State Disaster Response Training

[SLIDE 4]



[SLIDE 5]



[SLIDE 6]



[SLIDE 7]

 **Chapel Ridge Road – north extension**

- Jordan aids apartment developer with roadway – temporary construction easement
- Slope will be replanted as RCA per Town UDO



[SLIDE 8]

 **Conversations in Case Result in Improved Long Term Infrastructure Placement**



- Realign proposed sewer easement out of slope and drainage easement – coordinated with Town of Apex water department
- Eliminate congregation direct access to Beaver Creek Commons Dr

[SLIDE 9]



JORDAN LUTHERAN CHURCH
1301 CHAPEL RIDGE ROAD
APEX, NC 27502

[SLIDE 10]



- Congregation seeks to complete this rezoning since modifications were made to the UDO in August 2021 which make this rezoning necessary based on the present Rural Residential zoning
- Jordan Lutheran worked with the Town of Apex to create conditions to this rezoning case based on impacts of a sewer easement the Town of Apex will gain in this case
- Congregation eager to continue developing relationships with neighbors and the Town

Mr. Merker asked if there were any questions.

Member Petersen asked about the anticipation of the increase in traffic for Jordan Lutheran Church.

Mr. Merker said that the increase would mostly be on Sunday mornings. He said that it is beneficial to the congregation with two stubs instead of just one on the western side.

Chair Braswell closed Public Hearing and brought the item back to the Board for discussion and possible motion.

Member Mitchell asked in contrast what was entitled under the minor site plan versus what was being asked for at this time.

Mr. Killian said the request is to only build the sanctuary at this time. The other use would be mainly a secondary use, for example a daycare.

Member Mitchell asked if the staff was in support of the 20 proposals of businesses by the applicant. He also asked how the zoning ordinance addresses the use of assembly halls.

Mr. Killian said all the uses were proposed by the applicant and staff did have some discussion as to which ones were felt necessary to have as an independent use versus those that could be an accessory. He said as for the assembly hall for profit and nonprofit this space would be able to be used for a concert that may come through for profit.

Ms. Bunce said that staff had suggested that other uses besides a church was included so that in the event that something happens and the church doesn't build, or they sell in the future they do not have to go through a rezoning process to sell it.

Mr. Killian said that if there was a plan to build a daycare facility on this site, they would be required to have a neighborhood meeting.

Member Mitchell stated that the 6-acre site is marked as medium density in the 2045 Plan, though nearby areas are medium-high and asked if they were changed through rezoning like this one.

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Mr. Killian said that all high-density residential zoning was a part of the Chapel Ridge North Apartment rezoning and was an amendment with rezoning.

Member Mitchell asked if there were caps on assembly hall square footage.

Mr. Killian said no.

Ms. Khin said it was based on parking spaces.

Member Mitchell said he had no problem with the rezoning as proposed with the other conditions but questioned the other items that were being added that could potentially be invasive to the surrounding residents.

Mr. Killian said that the assembly hall is allowed in Rural Residential areas, so that use would still be allowed had the previous minor site plan gone through with construction.

Member Mitchell said that information was very helpful.

Ms. Khin said that staff looked at the uses to see if the church was not there would we want these other uses like this. She said that there is a tax base associated with other uses.

Member Mitchell said that his concern is the current policy on the site included.

Ms. Bunce said that church and assembly halls are both allowed under the current zoning, but only with a Special Use Permit. She said that the land use map was looked at by staff to target areas where there needed to be more residential density, looking at the transit map as part of the focus where we had transit or future transit, where to increase density to support this. She said that Chapel Ridge Road was part of the amendments and there was a lot of discontent in the area about appropriate land use map classification, so staff didn't change it and decided when new development came in it would be decided at that time.

Member Mitchell said this was very helpful.

Chair Braswell opened Public Comment and closed it with no one to speak. He brought this back to the Board for discussion.

Member Mitchell said that the health fitness center or spa may be better suited as an accessory, opposed to a 6-acre fitness center.

Member Byrd said to staff's point, any of the commercial uses are compatible with higher density, residential that is nearby. She prefers that there be additional opportunities and not be landlocked into a singular use.

Member Mitchell said that if there was no connection to Beaver Creek this would be very different, and he would probably not support this recommendation. He said that he had his concerns addressed.

A **motion** was made by **Member Mitchell** and seconded by **Member Hastings** to recommend approval of Rezoning Case #25CZ02 Jordan Lutheran Church.

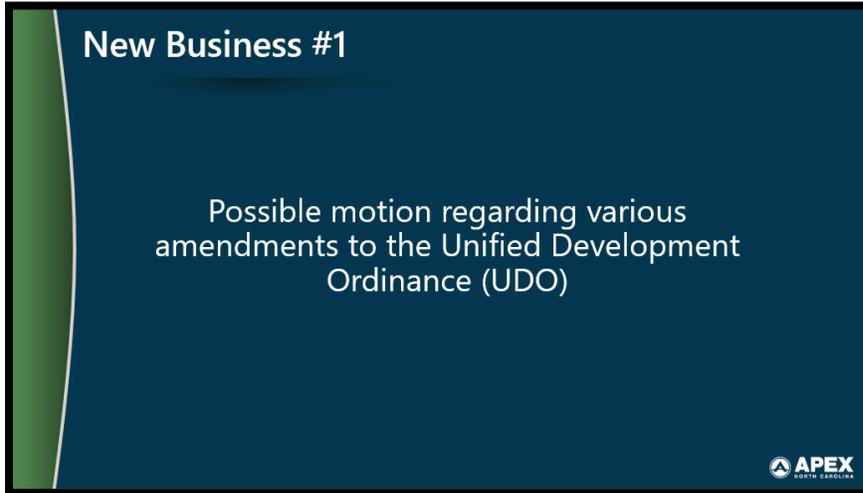
VOTE: UNANIMOUS (6-0)

[NEW BUSINESS]

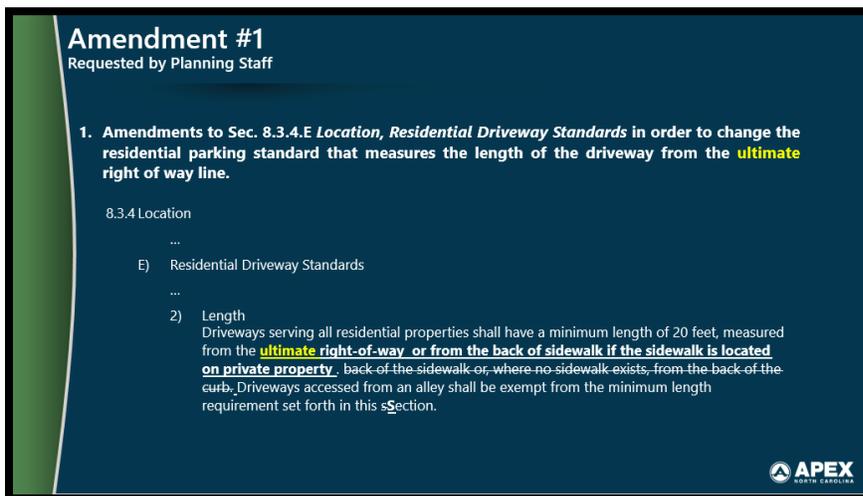
NB1 - UDO Amendments

Bruce Venable, Planner II, presented various amendments to the Unified Development Ordinance (UDO). Planning staff recommends approval. He gave the following presentation:

[SLIDE 1]



[SLIDE 2]



[SLIDE 3]

Amendment #2

Requested by Planning Staff

2. Amendments to Section 5.1 *Table of Intensity and Dimensional Standards*, to revise the Maximum Built-Upon Area percentages for developments in the B1 Neighborhood Business District and the TF Tech Flex District. The purpose of this amendment is to ensure that all permitted uses within each district are subject to consistent Maximum Built-Upon Area standards, eliminating discrepancies between uses in the same zoning category.

Use	Minimum Lot Width (feet)	Minimum Setbacks (feet)				Max. Height (feet)	Max. Built-Upon Area (%)	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
B1									
Office, business or professional	20	20	20	20	48	70	---	---	
Medical or Dental Office or Clinic	20	20	20	20	48	70	---	---	
Government services	20	15	25	15	48	70	---	---	
School	50	50	50	50	5 stories and 75	70	---	---	
All other uses	25	15	20	15	36	66-70	---	---	
TF									
School	25	25	25	25	5 stories and 75	70	---	---	
All other uses	20	20	20	20	49	66-70	---	---	

*See Sec 6.1, Watershed Protection Overlay Districts.
 **These setbacks are for the perimeter of entire project only.
 ***The Central Business District (as defined in Sec. 12.2) is excluded from the Maximum Built-Upon Area requirements.



Member Byrd asked what “ultimate” right-of-way on slide #2 means.

Mr. Venable said it is the space needed if the road is fully expanded in the future and includes any additional land what may be required for that expansion, and helps avoid issues for future, such as driveways being too short.

A **motion** was made by **Member Hastings** and seconded by **Member Petersen** to recommend approval of the proposed UDO amendments.

VOTE: UNANIMOUS (6-0)

Member Byrd welcomed **Member Petersen**, as the Historical Society Representative, to her first meeting.

A **motion** was made by **Member Byrd** and seconded by **Member Mitchell** to adjourn the Planning Board meeting at 6:12 PM

VOTE: UNANIMOUS (6-0)

Keith Braswell (acting Chair)
 Planning Board Chair

Jeri Pederson
 Lead Planning Technician
 Submitted for approval by Jeri Pederson and approved on 08.11.2025.