

## APPROVED MINUTES

### TOWN OF APEX PLANNING BOARD MEETING MINUTES MONDAY, JUNE 09, 2025 4:30 P.M.

The Apex Planning Board met on Monday, June 09, 2025 at 4:30 p.m. 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: [https://www.youtube.com/watch?v=bxoOF75M\\_HM](https://www.youtube.com/watch?v=bxoOF75M_HM).

#### [ATTENDANCE]

##### Board Members

Tina Sherman, Chair

Tim Royal, Vice-Chair

Keith Braswell

Steven Rhodes

Sarah Soh

Daniel Khodaparast

Preston Mitchell, Arrived at 4:35 p.m.

Vacant, Apex Historical Society Representative

##### Absent

Alyssa Byrd

Jeff Hastings (Wake County Representative)

##### Town Staff

Assistant Planning Director Amanda Bunce

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.**, she asked for a moment of silence and led the Pledge of Allegiance.

#### [ITEMS OF INFORMATION]

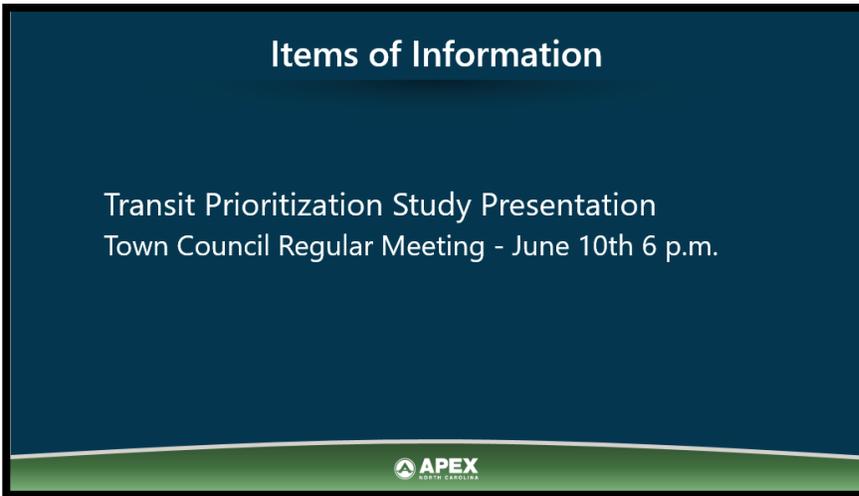
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**Amanda Bunce**, Assistant Planning Director, let the Board know that the Transit Prioritization Study would be presented at the Town Council Meeting on Tuesday, June 10, 2025 at 6 p.m.

**[SLIDE 1]**



**[SLIDE 2]**



**[PUBLIC COMMENT]**

**Chair Sherman** opened the floor for anyone to speak on non-agenda items. No one came forward. Public Comment was closed.

**[CONSENT]**

**Chair Sherman** asked for a motion to approve the meeting minutes from the May 12, 2025 Planning Board meeting.

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

**VOTE: UNANIMOUS (6-0), Member Mitchell** not in attendance for this vote.

**[PUBLIC HEARINGS]**

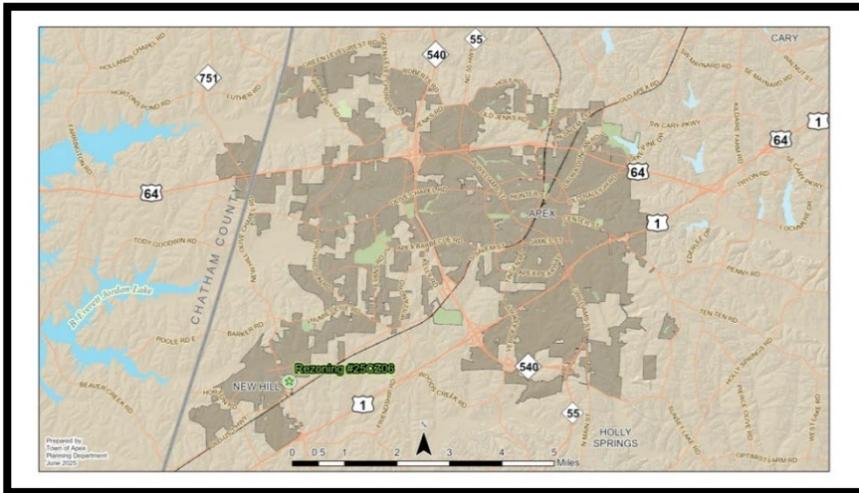
**PH1 - REZONING CASE #23CZ06 - New Hill Olive Chapel Assemblage**

**Bruce Venable, Planner II** presented Rezoning Case #25CZ06 New Hill Olive Chapel Assemblage- The applicant, Mark Altman, Davidson Homes, LLC seek to rezone approximately ±16.51 acres from Wake County Residential-40 Watershed (R-40W) to Medium Density Residential-Conditional Zoning (MD-CZ). The proposed rezoning is located at 2525, 2529, 2537, 2625, & 2701 New Hill Olive Chapel Rd. The 2045 Land Use Map will automatically be amended if the rezoning is approved. Planning staff recommended approval of the rezoning. He gave the following presentation:

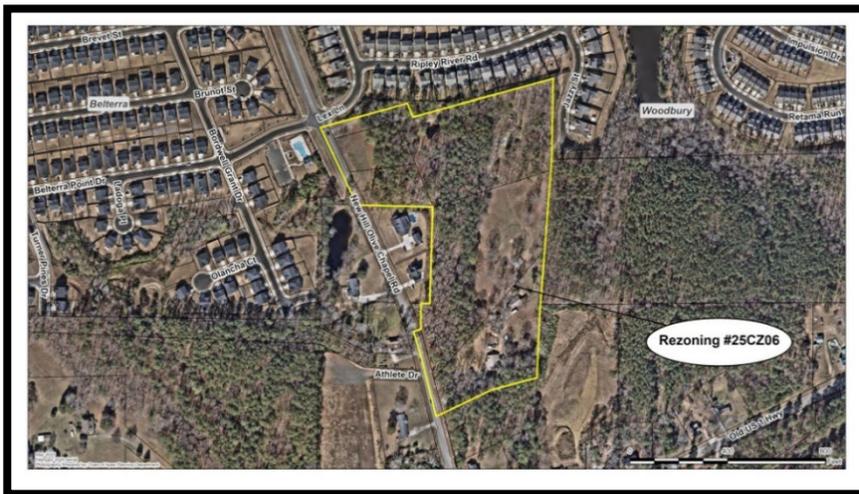
**[SLIDE 1]**



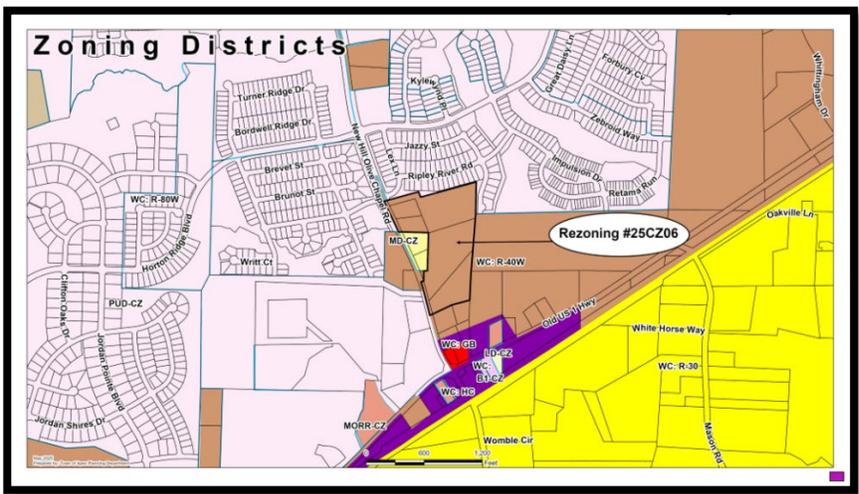
**[SLIDE 2]**



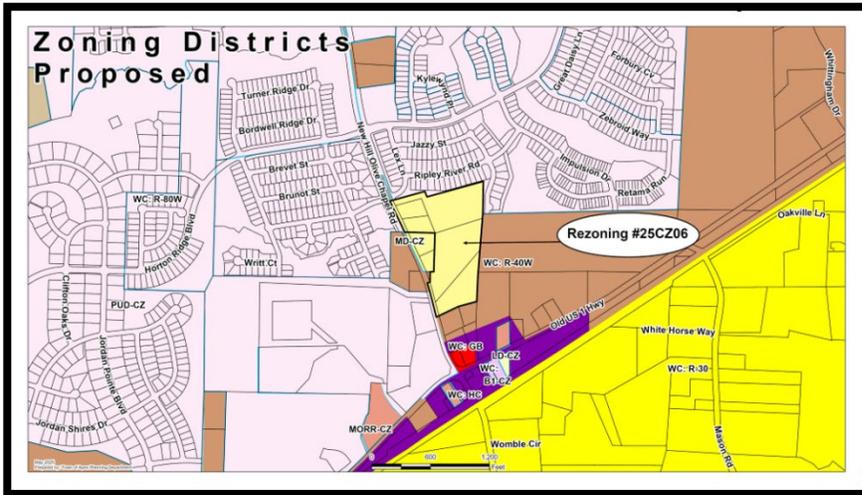
**[SLIDE 3]**



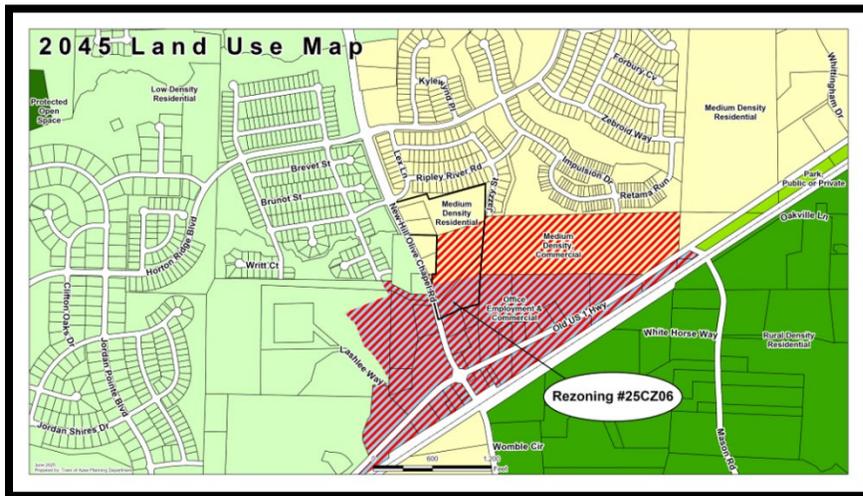
**[SLIDE 4]**



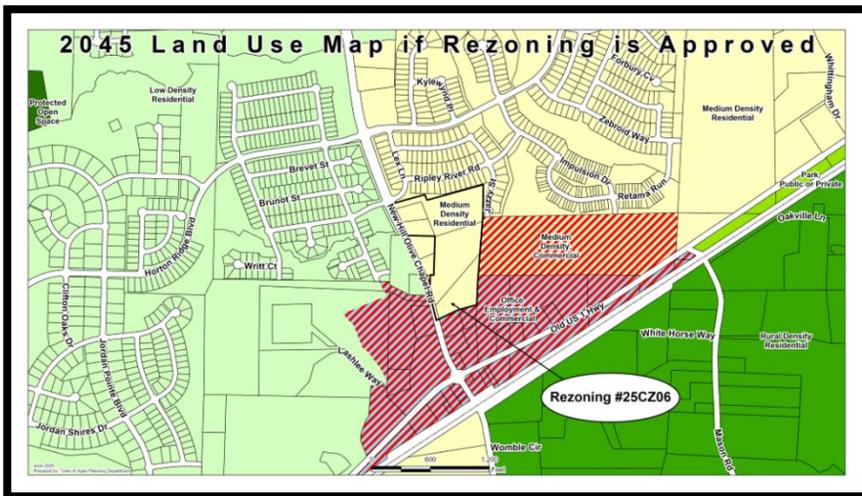
[SLIDE 5]



[SLIDE 6]



[SLIDE 7]





## **APPROVED | JUNE 09, 2025 PLANNING BOARD MEETING MINUTES**

**Ms. Shapiro** said that was correct.

**Member Soh** asked if there would be any connectivity with the development on Jazzy Street.

**Ms. Shapiro** said that it is not anticipated at this time but would be stubs to the east and the south.

**Member Mitchell** said that it looks like there may be a place for a connection on Jazzy Street.

**Mr. Venable** said that it could be an appropriate place for a connection and there was a pre-application for this property to the east for potential development. He said that if this is developed it will be proposed that they provide the connection to Jazzy Street along the property that would stub into another connection maybe further southwards.

**Ms. Bunce** said that there was a spite strip along the west side of Jazzy Street that would make it difficult to revise to get a connection.

**Member Mitchell** said that in the condition for the connection to the south it specified the parcel to the rear, and it may not matter, they appear to be owned by the same person, if in the future that parcel was combined or a little subdivision was developed would there be a problem with the conditions specifying a certain parcel as opposed to just the connection to the south?

**Mr. Venable** said that he did not think it would be a problem.

**Vice-Chair Royal** asked if there was a single entrance and exit as of now or a U shape.

**Mr. Venable** said that it was his understanding that there would be a single connection entrance at this time.

**Member Mitchell** asked what the minimum distance between public streets for entrances are.

**Ms. Bunce** said that it depends on the road classification, either 500' or 800'. She said that it may be too close to the intersection of Woodberry and Belterra to have another intersection.

**Vice-Chair Royal** confirmed that there would be a full access intersection lining up around the area of Athlete Dr.

**Ms. Bunce** said she believed it was full movement intersection in the New Hill Commons PUD on New Hill Olive Chapel Road.

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

A **motion** was made by **Member Mitchell** and seconded by **Member Braswell** to recommend approval of Rezoning Case #25CZ06 - New Hill Olive Chapel Assemblage with a recommendation that the Board supports the statement of consistency and reasonableness as presented by staff.

**VOTE: UNANIMOUS (7-0)**

**[NEW BUSINESS]**

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There was no new business today.

**[ADJOURNMENT]**

A **motion** was made by **Vice-Chair Royal** and seconded by **Member Mitchell** to adjourn the Planning Board meeting at **4:51 PM**.

**VOTE: UNANIMOUS (7-0)**

Tina Sherman  
Planning Board Chair

Jeri Pederson  
Lead Planning Technician  
Submitted for approval by Jeri Pederson and approved on July 14, 2025 (consent).