

APPROVED MEETING MINUTES

TOWN OF APEX PLANNING BOARD MEETING MINUTES MONDAY, SEPTEMBER 08, 2025 4:30 PM

The Apex Planning Board met on Monday, September 08, 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=MHdZcwV-MhE>.

[ATTENDANCE]

Board Members

Tim Royal, Vice-Chair (ETJ Representative)
Keith Braswell
Sarah Soh
Alyssa Byrd
Daniel Khodaparast
Jeff Hastings (Wake County Representative)
Mary Petersen (Apex Historical Society Representative)

Absent

Steven Rhodes
Preston Mitchell

Town Staff

Planning Director, Dianne Khin
Assistant Planning Director, Amanda Bunce
Long Range Planning Manager, Shannon Cox
Senior Planner Long Range, Katie Schwing
Planner II, Joshua Killian

All other staff members will be identified appropriately below.

[COMMENCEMENT]

Vice-Chair Royal called the meeting to order at **4:30 p.m.**

Member Braswell offered a prayer and led the Pledge of Allegiance.

[ITEMS OF INFORMATION]

There were no Items of Information today.

[PUBLIC COMMENT]

Vice Chair Royal opened the floor for anyone to speak on non-agenda items, no one came forward, so Public Comment was closed.

[CONSENT]

Vice Chair Royal presented the minutes from August 11, 2025 meeting and asked if there was a motion.

A **motion** was made by **Member Soh** and seconded by **Member Byrd** to approve the meeting minutes from August 11, 2025, regular meeting.

VOTE: UNANIMOUS (7-0) with Steven Rhodes and Preston Mitchell absent

[PUBLIC HEARINGS]

Vice Chair Royal opened up Public Hearings and asked if there was a motion to recuse Member Byrd.

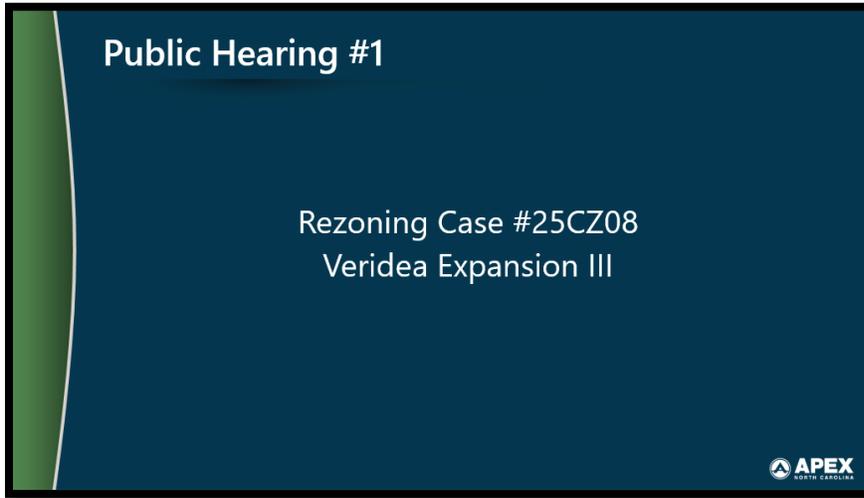
A **motion** was made by **Member Braswell** and seconded by **Member Soh** to recuse Alyssa Byrd from PH1 and PH2.

VOTE: UNANIMOUS (6-0) with Steven Rhodes, Preston Mitchell absent, and Member Byrd abstained

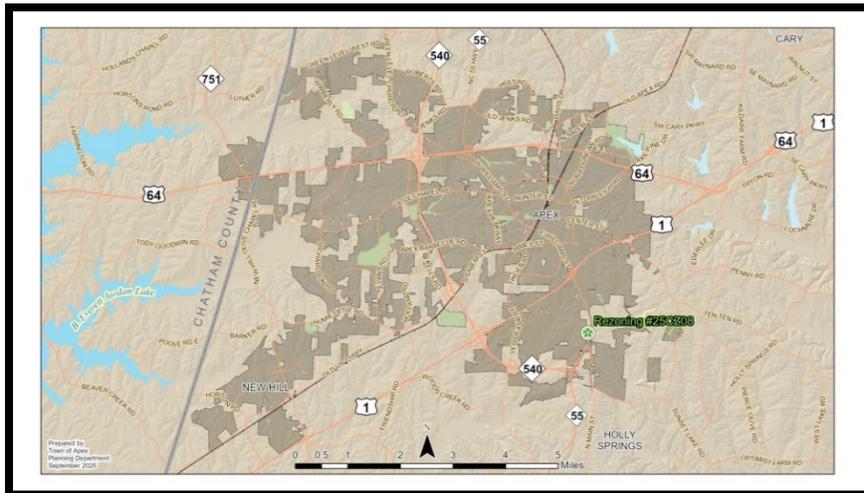
PH1 - ITEM NO. 1 - Rezoning Case #25CZ08 Veridea Expansion III

Amanda Bunce, Assistant Planning Director, presented Rezoning Case #25CZ08 Veridea Expansion III-The applicant, Todd Rechler, RXR Realty along with their agent, Jason Barron, Morningstar Law Group seeks to rezone approximately ±1.52 acres from Residential Agricultural (RA) to Sustainable Development-Conditional Zoning (SD-CZ). The property is located at 1712 & 1716 E. Williams Street. The rezoning is consistent with the 2045 Land Use Map. Planning Staff recommends approval of the rezoning.

[SLIDE 1]



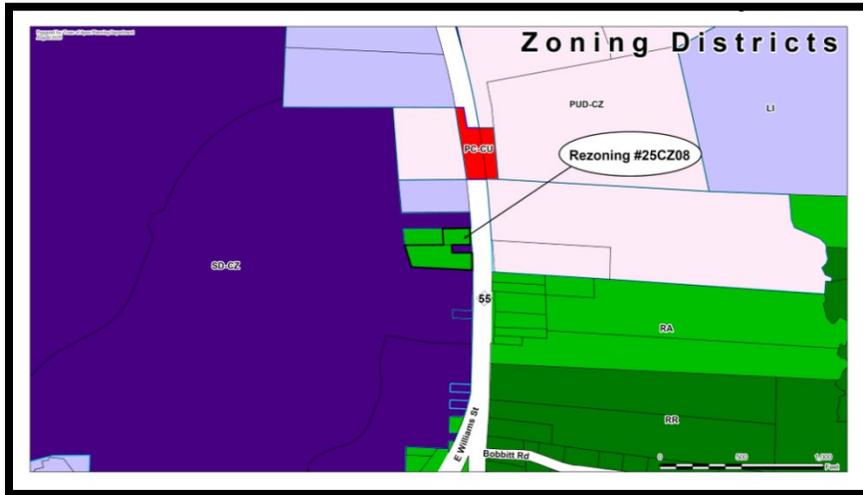
[SLIDE 2]



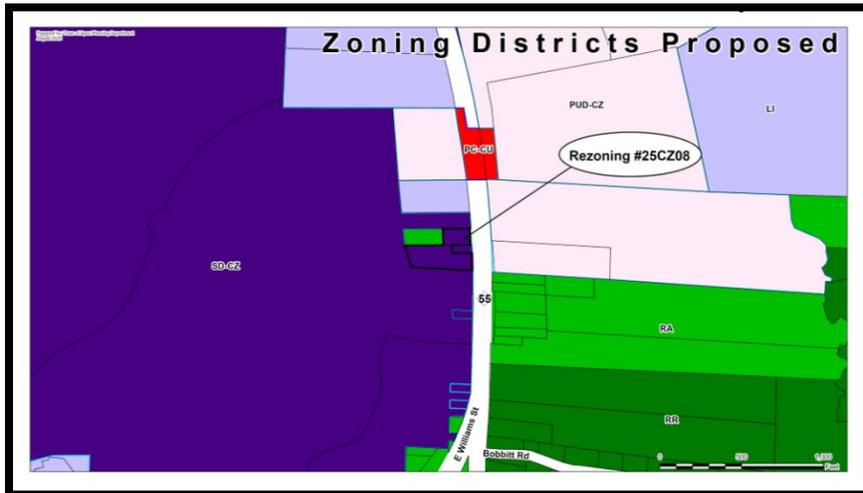
[SLIDE 3]



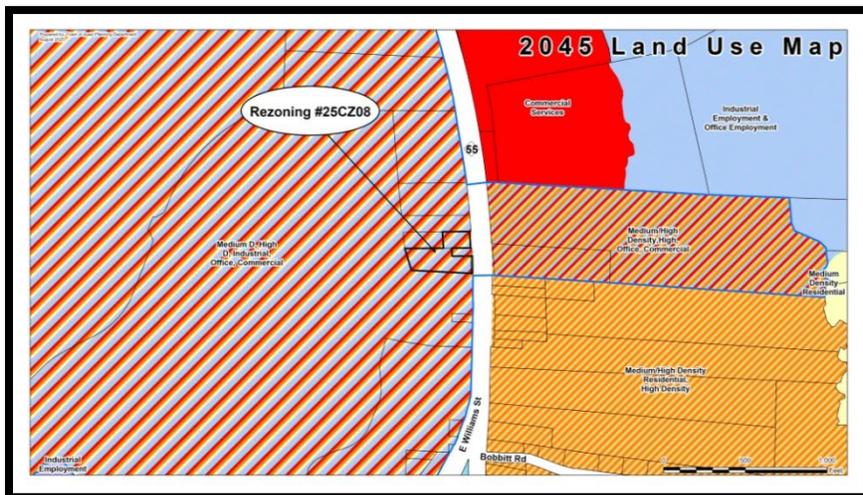
[SLIDE 4]



[SLIDE 5]



[SLIDE 6]



[SLIDE 7]



Ms. Bunce opened up for questions.

Member Hastings asked if there were any follow ups from an email received that claimed ownership of this property.

Ms. Bunce said that she had not received follow ups from that person after she replied to their email to clarify that information.

Vice-Chair Royal asked if the applicant would like to speak.

Leticia Shapiro, Morning Star Law Group spoke on behalf of the applicant RXR Realty. She introduced in attendance William Noyes from RXR and Sarah Van Every from McAdams that were in attendance to answer any questions. She gave an overview of the rezoning project.

Vice-Chair Royal asked if the property held out until a better agreement was made for the property owner and then it was going to be absorbed into the larger project.

Ms. Shapiro replied that was correct.

Vice-Chair Royal closed the Public Hearing for the rezoning case and brought this item back to the board for discussion.

A **motion** was made by **Member Hastings** and seconded by **Member Khodaparast** to recommend approval of the Rezoning Case #25CZ08 - Veridea Expansion III.

VOTE: UNANIMOUS (7-0) with Steven Rhodes and Preston Mitchell absent , and Alyssa Byrd recused.

PH2 - ITEM NO. 2 - Rezoning Case #25CZ09 Jessie Drive Industrial

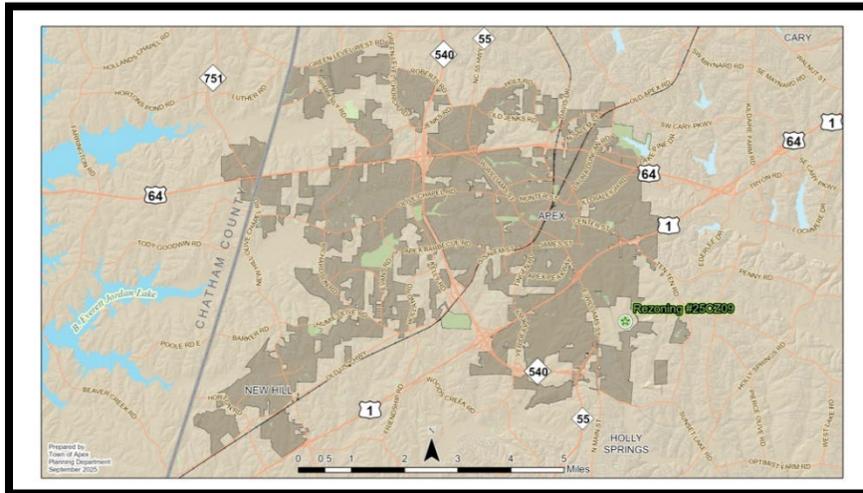
Joshua Killian, Planner II, presented Rezoning Case #25CZ09 Jessie Drive Industrial- The applicant, Gray Harrell along with his agent, Walker Gorham, Beacon Development seek to rezone ±51.82 acres from Residential Agricultural (RA) to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ). The property is

located at 0 E. Williams Street (in the vicinity of Jessie Drive and Horton Park Drive). The rezoning is consistent with the 2045 Land Use Map. Planning Staff recommended approval of the rezoning.

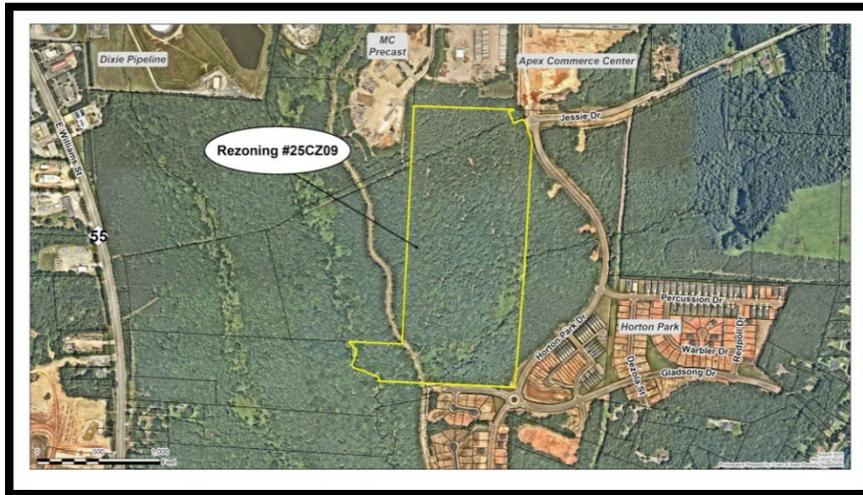
[SLIDE 1]



[SLIDE 2]



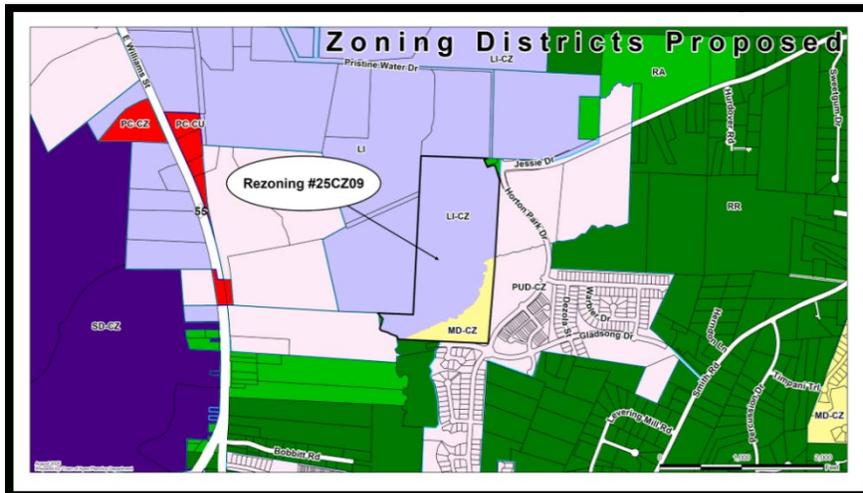
[SLIDE 3]



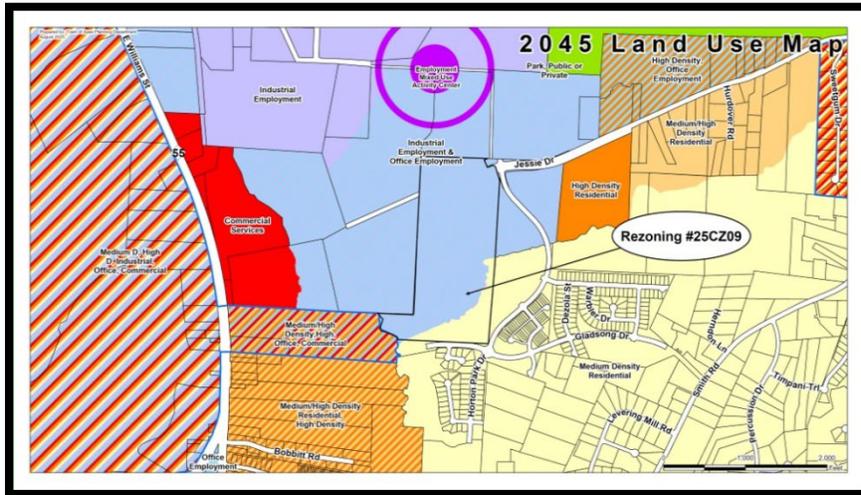
[SLIDE 4]



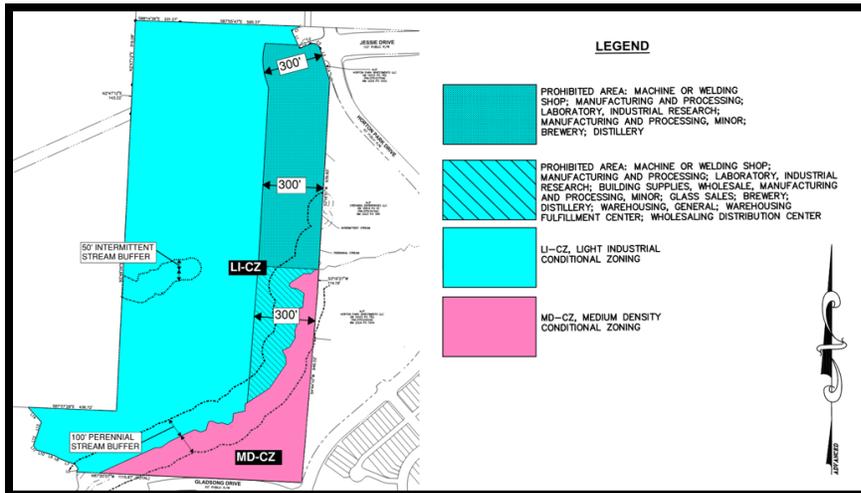
[SLIDE 5]



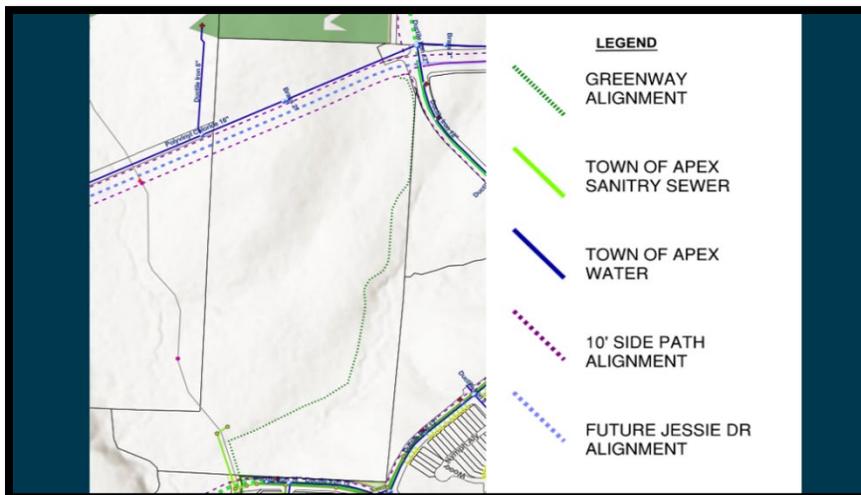
[SLIDE 6]



[SLIDE 7]



[SLIDE 8]



[SLIDE 9]



Mr. Killian asked if there were any questions.

Member Peterson asked if the only access would be in and out of Jessie Drive onto Center Street or Ten Ten Rd.

Mr. Killian said that was correct.

Member Peterson asked if there was a light at Ten Ten Rd at this time.

Mr. Killian said that he did not believe there was one at Ten Ten yet, but believed there was one at Smith Drive.

Member Peterson asked if there would be a light at Ten Ten Rd.

Mr. Killian said that there will be a light at that location.

Member Khodaparast asked if there would be a four-lane section on Jesse Drive.

Mr. Killian said that there would be a four-lane section on Jessie Drive and a side path on both sides which is shown in the current Transportation Plan.

Vice-Chair Royal asked if there was any connection between light industrial and medium density through the section.

Mr. Killian said a connection was not anticipated because the developer does not want to do anything in the medium density area. He said that the greenway would be the connection through for pedestrians to connect to Horton Park in the future.

Vice-Chair Royal asked if the medium density is going to be for resource conservation area and the greenway.

Mr. Killian said yes and there are already sewer utilities so they added the "utility, minor" use in case anything needs to occur there.

Member Soh asked what the completion date for Horton's Creek.

Mr. Killian asked Member Soh if she was referring to the section close to the yellow area on slide 14 and said that currently there was not a proposed completion date.

Member Khodaparast said that there were not any homes on the southern boundary and people will kind of know what they're buying in to and may ask about the rest of Horton.

Member Soh asked if there would be any connectivity of streets from Horton Park into the light industrial area.

Member Braswell stated he believed the 300-foot buffer was for the separation for the industrial uses and the proposed residential within Horton Park.

Mr. Killian said yes and there is stream buffer that will remain undisturbed, that will limit development in the area. He said that the applicant is proposing an extra 300' setback from the property line, which includes RCA (Resources Conservation Area) and development from the list of uses on slide 15 must occur beyond the 300' separation.

Vice-Chair Royal asked if the normal buffer was 50'.

Mr. Killian said a normal buffer would be 50' or possibly less, especially in the northern area where Tech Flex would be considered.

Vice-Chair Royal asked if the applicant would like to speak.

Gray Harrell, Project Manager with Beacon Partners, gave the following presentation:

[SLIDE 1]



[SLIDE 2]



WHO WE ARE

Technically speaking, Beacon Partners is a full-service commercial real estate firm focused on developing, acquiring, leasing and managing quality industrial and office properties.

But at our core, Beacon Partners is a company of servant leaders. We're empathetic listeners, critical thinkers, and agile doers. We understand that our livelihood comes from leading extraordinary teams and clearing the way to make big dreams happen.

Our common values are at the heart of what we do and how we behave. At Beacon, we are:

- ACCOUNTABLE**
We are honest and transparent. We do what we say we are going to do and we do it the right way. We own things, each other, the community. We're here for our work.
- COLLABORATIVE**
We partner, we listen. We call ideas and creative solutions together. Our work is not about us. It's about the people who count down. We build trusting relationships.
- PURPOSEFUL**
We work with a clear purpose in mind. We take care of each other. We respect our resources. We have a meaningful shared legacy and tomorrow. We intentionally create legacies.

WHAT WE DO

WE DEVELOP. WE ACQUIRE. WE MANAGE. WE LEASE.

We are purposeful. We must make an impact in each other's lives, in the lives of our families, friends, and our community. We try to make Beacon a rewarding place to work, where we put our priorities in the proper order.

At Beacon Partners, we've been doing what we love for over 30 years. During that time, we've expanded our "boots on the ground" presence from Charlotte to Raleigh, as well as met some great people, learned a lot, and grown smarter and stronger. Here are a few fast facts to give you an idea of just how busy we've been:

- \$2.8B+ in total assets managed
- 17.5M+ sq. ft. currently owned or managed
- 34.1M+ sq. ft. developed or developed
- 350+ Tenants Cared For
- \$8.25M+ Contributed to team profiles

Meet the Industrial Team

- ERIC HARRIS, President
- DAVID HARRIS, Managing Partner / Senior Advisor

[SLIDE 3]

PROJECT SUMMARIES

KNIGHTDALE GATEWAY – KNIGHTDALE, NC

PROJECT DELIVERED Q4 2024 421 Milburnie Lake Drive Raleigh, NC, 27604

RECIPIENT 2025 KNIGHTDALE COMMUNITY APPEARANCE AWARD

APEX GATEWAY PHASE 1 – APEX, NC

PROJECT DELIVERED Q3 2024 NC 751 & US 64 APEX, NC 27523

[SLIDE 4]

ADJACENT INDUSTRIAL

EXISTING LIGHT INDUSTRIAL ZONING

WASTEWATER TREATMENT PLANT

PROJECT AREA

APEX COMMERCE: ACTIVE DEVELOPMENT

Logos: APEX, FERGUSON, ATI INDUSTRIAL AUTOMATION, Donley's, E-Systems, WALL RECYCLING

[SLIDE 5]

2045 FUTURE LAND USE MAP

OFFICE EMPLOYMENT / INDUSTRIAL EMPLOYMENT

PROJECT AREA

MEDIUM DENSITY RESIDENTIAL

- Proposed rezoning is consistent with the 2045 Future Land Use Map
- Project area will be split zoning with Light Industrial – Conditional Zoning (LI-CZ) to the north and Medium Density Residential Conditional Zoning (MD-CZ) to the south.
- The Medium Density Residential Zoning District shall be primarily utilized as Resource Conservation Area, providing additional buffering for the surrounding residential parcels.

[SLIDE 6]

PUBLIC INFRASTRUCTURE & ENHANCED ENVIRONMENTAL COMMITMENTS

LI-CZ

MD-CZ

RCA Boundary

Resource Conservation Area

- Intended MD-CZ use is preserved for Resource Conservation Area
- RCA – Restricts Industrial and Commercial Development.
- 25% of the existing site shall be preserved for Resource Conservation Area

[SLIDE 7]

PROHIBITED AND RESTRICTED USES

PROHIBITED WITHIN 300' OF HORTON PARK

- MACHINE OR WELDING SHOP
- MANUFACTURING AND PROCESSING
- LABORATORY, INDUSTRIAL RESEARCH
- BUILDING SUPPLIES, WHOLESALE
- MANUFACTURING AND PROCESSING, MINOR
- GLASS SALES
- BREWERY
- DISTILLERY
- WAREHOUSE, GENERAL
- WAREHOUSING FULFILMENT CENTER
- WHOLESALE DISTRIBUTION CENTER

FULLY RESTRICT DEVELOPMENT IN MD-CZ ACERAGE

[SLIDE 8]

PUBLIC INFRASTRUCTURE & ENHANCED ENVIRONMENTAL COMMITMENTS

JESSIE DRIVE EXTENSION

PUBLIC GREENWAY DEDICATION

Increased Stormwater

- Post development runoff shall exceed Town of Apex standards

Increased Green Stormwater Infrastructure:

- Bio-retention areas
- Permeable pavement systems
- Rainwater harvesting

[SLIDE 9]



Mr. Harrell thanked the Board.

Vice-Chair Royal asked if there were any questions.

Vice-Chair Royal asked about the restriction on the uses of the breweries and distilleries.

Mr. Harrell said that when they worked with staff they went in with more ambitious industrial classification and restricted between 12 - 15 uses. He said that the brewery restriction is prohibited within 300' neighboring the Horton Park PUD that was a recommendation by staff.

Vice-Chair Royal asked if there were any infectious disease labs.

Mr. Harrell said no there is not any infectious disease labs.

Vice-Chair Royal opened Public Comment and with no one to speak, he closed Public Comment and brought the item back to the Board for discussion.

Member Braswell said that the staff and applicants appeared to have worked together well on this item and with the added buffers and extra RCA he supported this item.

A **motion** was made by **Member Braswell** and seconded by **Member Hastings** to recommend approval of Rezoning Case #25CZ09 Jessie Drive Industrial.

VOTE: UNANIMOUS (6-0) with Steven Rhodes, Preston Mitchell absent, and Member Byrd recused

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

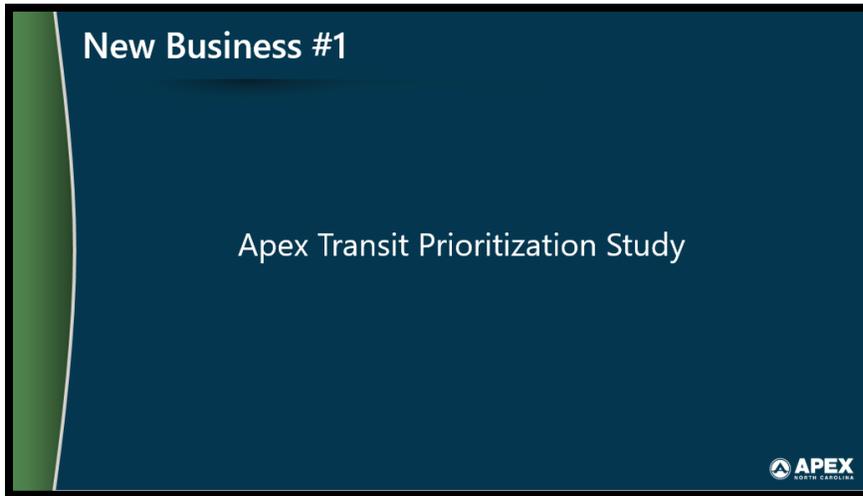
VOTE: UNANIMOUS (6-0) with Steven Rhodes, Preston Mitchell absent, and Member Byrd abstained

[NEW BUSINESS]

NB1 - ITEM NO. 1 – APEX TRANSIT PRIORITIZATION STUDY

Katie Schwing, Senior Long-Range Planner presented the Apex Transit Prioritization Study and associated appendices for the possible recommendation and direction. She gave an overview of what the study is and gave the following presentation:

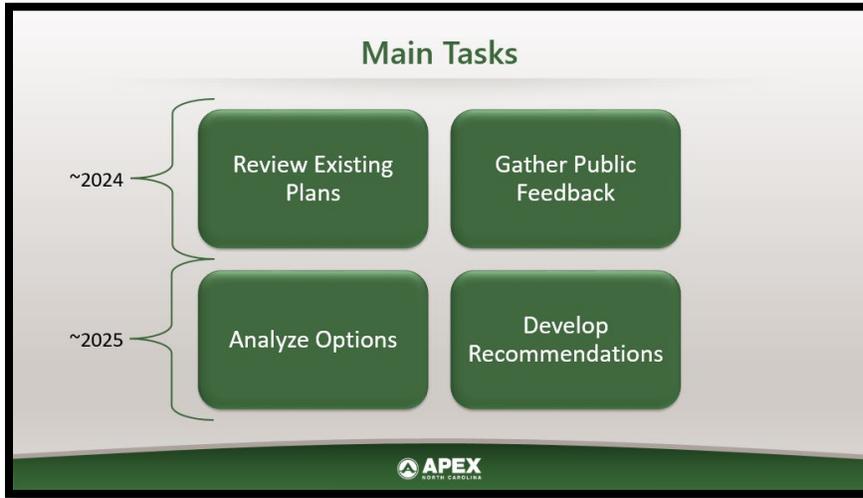
[SLIDE 1]



[SLIDE 2]



[SLIDE 3]



[SLIDE 4]

Study Documents

- Materials are available at www.publicinput.com/transitstudy
- Apex Transit Prioritization Study document (Final Draft)
 - Appendix A: Summary of Transit-Related Plans and Studies
 - Appendix B: Public Engagement and Communications Plan
 - Appendix C: Public Input Summary
 - Appendix D: Route Analysis Summary

Thumbnail: Town of Apex Transit Prioritization Study

APEX NORTH CAROLINA

[SLIDE 5]

Existing Plans

Thumbnail: Town of Apex Comprehensive Transportation Plan

See Appendix A:
Summary of Transit-Related Plans and Studies

Map: Transit Plan APEX

APEX NORTH CAROLINA

[SLIDE 6]

Gather Public Feedback

 Online Survey	 Onboard Survey	 Public Comment Period
April-May 2024 Complete – 920 participants	May 2024 Complete – 41 participants	June-August 2025 Complete – 41 participants

*See Appendix B: Public Engagement and Communications Plan, and
Appendix C: Public Input Summary*

Staff also sought feedback from the Apex Transit Advisory Committee, as well as other Town staff and stakeholders



[SLIDE 7]

Analysis

- Staff considered various qualitative and quantitative factors to develop initial routing options:

Priority areas:

- Key destinations, as identified through public preferences
- Population and job centers
- Connections to regional transit routes
- Planning context

Logical routing:

- Initial placement of new bus stops
- Route run-time/clock-face schedules
- Anticipated costs
- Logistical feasibility
- Customer utility
 - Facilitate transfers
 - Minimize large one-way loops

See Appendix D: Route Analysis Summary



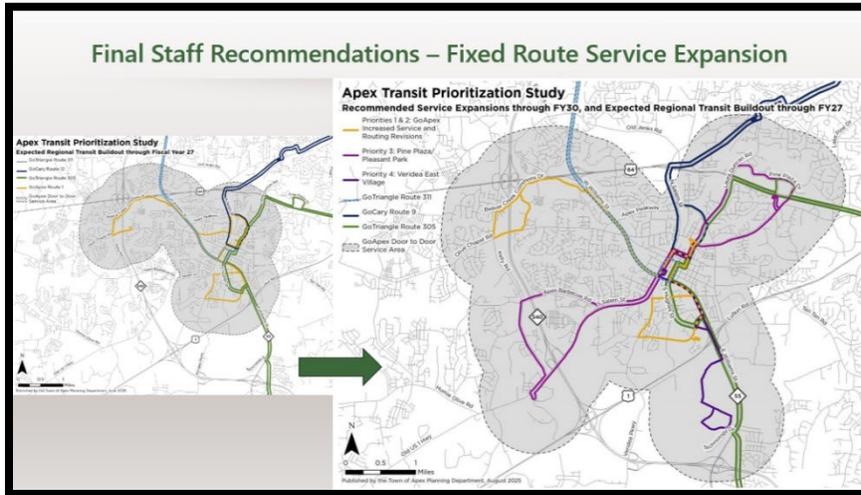
[SLIDE 8]

Final Staff Recommendations

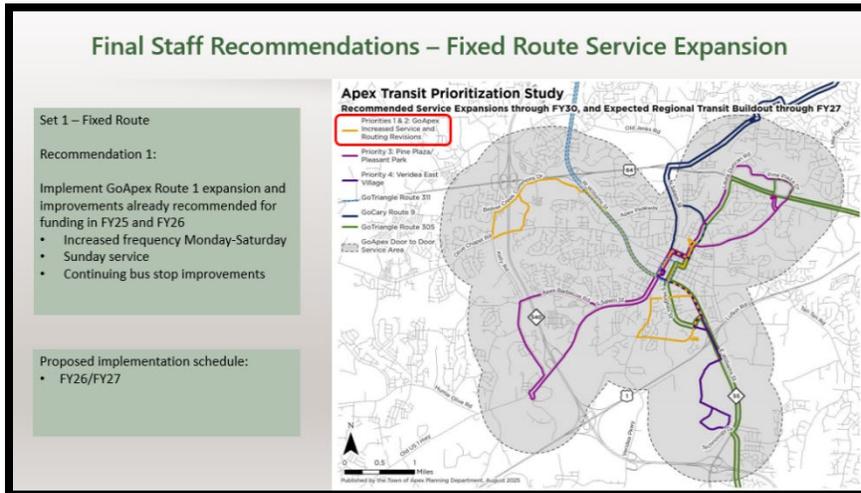
- Set 1: Fixed Route Service Recommendations (4 items)
- Set 2: Other Recommendations (6 items)



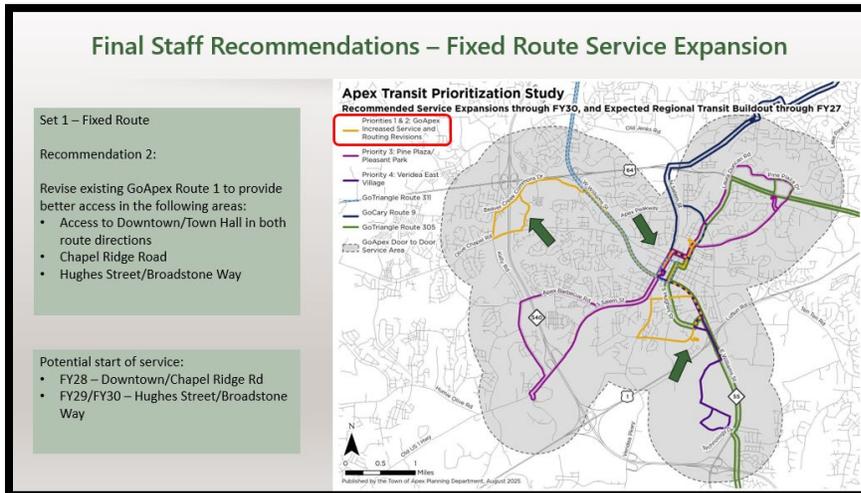
[SLIDE 9]



[SLIDE 10]



[SLIDE 11]



[SLIDE 12]

Final Staff Recommendations – Fixed Route Service Expansion

Set 1 – Fixed Route

Recommendation 3:

Implement a new fixed route (Pine Plaza/Pleasant Park), with the same frequency and span as GoApex Route 1

Proposed implementation schedule:

- FY26/27 – Finalize routing/stops, apply for funding
- FY28 – Complete bus stop design, begin installation
- FY29 – Complete bus stops and start service

Apex Transit Prioritization Study
Recommended Service Expansions through FY30, and Expected Regional Transit Buildout through FY27

Priorities 1 & 2: GoApex Increased Service and Routing Revisions

- Priority 3: Pine Plaza/Pleasant Park
- Priority 4: Veridea East Village
- GoTriangle Route 311
- GoCary Route 9
- GoTriangle Route 305
- GoApex Door to Door Service Area

Plus expanded GoApex Door to Door Service Area

Published by the Town of Apex Planning Department, August 2025

[SLIDE 13]

Final Staff Recommendations – Fixed Route Service Expansion

Set 1 – Fixed Route

Recommendation 4:

Implement a new fixed route to serve Veridea East Village area, timed with Western Wake Tech campus opening and mixed-use center development

Proposed implementation schedule:

- FY27/28 – Finalize routing/stops, apply for funding
- FY29 – Complete bus stop design, begin installation
- FY30 – Complete bus stops and start service

Apex Transit Prioritization Study
Recommended Service Expansions through FY30, and Expected Regional Transit Buildout through FY27

Priorities 1 & 2: GoApex Increased Service and Routing Revisions

- Priority 3: Pine Plaza/Pleasant Park
- Priority 4: Veridea East Village
- GoTriangle Route 311
- GoCary Route 9
- GoTriangle Route 305
- GoApex Door to Door Service Area

Plus expanded GoApex Door to Door Service Area

Published by the Town of Apex Planning Department, August 2025

[SLIDE 14]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 1:

Support Phase 1 of the proposed downtown Mobility Hub, which would provide a bus transfer area in downtown.

Proposed implementation schedule:

- FY26/FY27 – Identify funding
- FY28 – Begin design
- FY30 – Begin construction

Relocated and enhanced transit stop

Pedestrian improvements along Moore Street

Internal bus stop

Paved parking lot

Recycle parking

Connection for bus commission

[SLIDE 15]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 2:

Evaluate land use policies for transit-supportive development as part of *Peak Plan 2055* - the Town's comprehensive plan update beginning in 2025.

Proposed implementation schedule:

- FY26/FY27

[SLIDE 16]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 3:

Explore options to serve seniors and those with disabilities outside the federally-required GoApex Door to Door Service Area.

Proposed implementation schedule:

- FY27 – Scoping/Funding applications
- FY28 – Conduct study
- FY30 – Implement

[SLIDE 17]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 4:

Continue to support improved pedestrian and bicycle connections to transit.

Proposed implementation schedule:

- Ongoing

[SLIDE 18]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 5:

Investigate Transit Signal Prioritization, which would allow buses to travel more efficiently.

Proposed implementation schedule:

- FY27 – Scoping/funding applications
- FY28 – Conduct study
- FY30 – Begin implementation



Source: Applied Information, Inc.

[SLIDE 19]

Final Staff Recommendations – Other Projects

Set 2 – Other Projects

Recommendation 6:

Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed-route service area.

Proposed implementation schedule:

- FY27 – Scoping/funding applications
- FY28 – Conduct study
- FY30 – Begin implementation



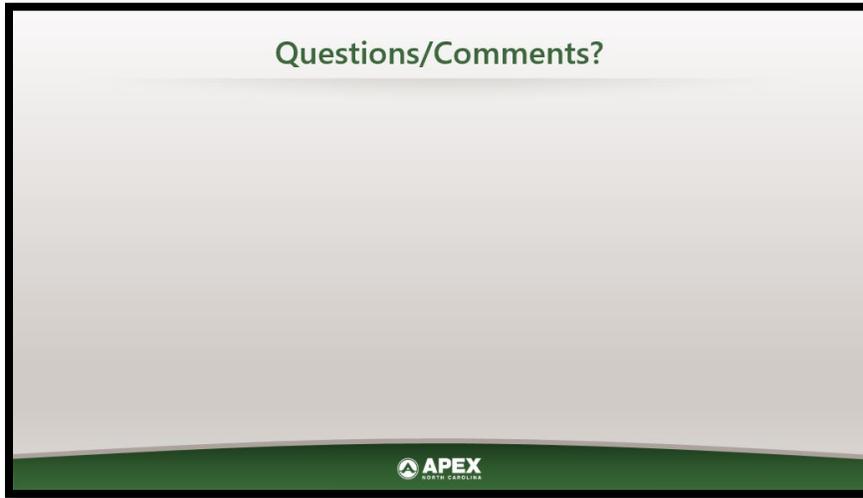
[SLIDE 20]

Request for Planning Board

- Recommend Town Council accept the Apex Transit Prioritization Study.



[SLIDE 21]



Ms. Schwing opened up for questions.

Member Peterson asked if there was a way to tell if the people responding to the survey were the same people who are using it or were idealizing what they want transportation to look like. She said that the survey feedback should be from the population that were riders.

Ms. Schwing said there were questions to capture information about riders on the online survey. She said they also did on board surveys to capture riders.

Member Peterson asked if ridership was relatively low.

Ms. Schwing said that it had been about 16,000 people but it tracked a little lower this past year but could have been due to some mechanical issues on the bus this summer. She said that they have been tracking 1,000 to 1,200 per month and described types of riders.

Member Peterson asked how riders that depend on riding are notified that the bus is not available if there is an issue with the bus and it's not available.

Ms. Schwing said that they work with GoCary and they recommend using the GoCary app for real-time updates. She said that there is also a Transit News and Updates page, but it is not as quick as the GoCary app.

Member Khodaparast asked if it had been looked at for Apex to have their own maintenance and bus service in the future.

Ms. Schwing said not in detail, but it was looked at briefly during preparation to launch GoApex Route One. She said there are a lot of requirements when accepting grant funding for transit, which staff is planning on doing in the future as Apex grows.

Member Hastings asked if the plans are fluid. He referenced that Eva Perry library has a lot of riders and now there will be a new library in Friendship. He asked if new bus routes are added or routes revised as the need grows and similarly when the Children's Hospital is complete.

Ms. Schwing said that this is fluid so that if it is feasible to serve a destination, changes to the transit plan map can be updated. She said that the Pine Plaza-Pleasant Park route is

maxed out in terms of an hourly runtime, but possibly closer to implementation this can be looked at to serve the destination.

Vice-Chair Royal asked if the current buses and routes used are ADA compliant.

Ms. Schwing said that the GoCary buses that are being used are equipped with a lift ramp, and almost all of the bus stops are ADA compliant, there are a few bus stops that were inherited that are we are working to have fully concreted. We also offer the door to door service for certain people.

Vice-Chair Royal asked if there was a plan for installing stops and amenities that would place them in feasible locations.

Ms. Schwing said that bus stops are expensive and that there is a Bus Stop Improvement Policy that outlines what to consider for a standard or basic bus stop versus an enhanced bus stop that includes shelter, bike racks and trash cans. She said that a basic stop would include the ADA compliant landing pad and a bench. We are often able to get new development to install the concrete for bus stops.

Member Peterson asked if there was a maximum for ADA riders.

Ms. Schwing said that there are seats on the bus that can fold up to provide more space for wheelchair users and there is expanded capacity. She said that if there was no space for the number of riders then that would be an operational procedure that would need to happen with GoCary to call for backup.

A **motion** was made by **Member Hastings** and seconded by **Member Petersen** to recommend approval of the Apex Transit Prioritization Study.

VOTE: UNANIMOUS (7-0) with Steven Rhodes and Preston Mitchell absent

A **motion** was made by **Member Byrd** and seconded by **Member Braswell** to adjourn the Planning Board meeting at **5:33 PM**.

VOTE: UNANIMOUS (7-0) with Steven Rhodes and Preston Mitchell absent

Tim Royal
Planning Board Vice-Chair

Jeri Pederson
Lead Planning Technician
Submitted for approval by Jeri Pederson and approved on October 13, 2025.