

STAFF REPORT

Rezoning #25CZ16 3521 Old US 1 Hwy (55 Auto Group)

January 13, 2026 Town Council Meeting



All property owners, tenants, and neighborhood associations within 500 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 3521 Old US 1 Hwy (portion of)
Applicant: Sadik Bourousse, 55 Auto Group

PROJECT DESCRIPTION:

Acreage: ± 0.53 acres
PIN: 0710625854 (portion of)
Current Zoning: Neighborhood Commercial-Conditional Zoning (B1-CZ #11CZ04)
Proposed Zoning: Planned Commercial-Conditional Zoning (PC-CZ)
2045 Land Use Map: Office Employment/Commercial Services
Town Limits: Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County Highway Commercial	Old US Hwy 1; Single-family residential
South:	Wake County R-30	Railroad tracks; Single-family residential
East:	Low Density Residential-Conditional Zoning (LD-CZ #11CZ04)	Single-family residential
West:	Neighborhood Commercial-Conditional Zoning (B1-CZ #11CZ17)	United States Postal Service

Existing Conditions:

The area to be rezoned is a portion of the property located at 3521 Old US 1 Hwy. The existing non-residential structure was built in 1959 as a community store for New Hill.

Background:

The property was rezoned to B1-CZ on May 3, 2011 in order to facilitate the annexation of the parcel. At the time of rezoning and annexation the commercial building occupied the use "Convenience store with gas sales". The residential structure and the Low Density Residential-Conditional Zoning district will retain its current zoning. The parcel is located North of the New Hill Historic District.

Neighborhood Meeting:

The applicant conducted neighborhood meetings on September 3, and November 13, 2025. Both neighborhood meeting reports are attached.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject property as Office Employment/Commercial Services. The proposed rezoning to Planned Commercial-Conditional Zoning (PC-CZ) is consistent with that land use classification.



PROPOSED ZONING CONDITIONS:

Limitation of Uses:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

- Permitted Uses:

- a. Vehicle sales and rental, light
- b. Drop-in or short-term daycare
- c. Veterinary clinic or hospital
- d. Entertainment, indoor
- e. Park, active
- f. Restaurant, general
- g. Office, business or professional
- h. Book store
- i. Grocery, specialty
- j. Newsstand or gift shop
- k. Printing and copying service
- l. Retail sales, general
- m. Drycleaners and laundry service
- n. Church or place of worship
- o. Government service
- p. Park, passive
- q. Medical or dental office or clinic
- r. Convenience store
- s. Financial institution
- t. Greenhouse or nursery, retail
- u. Health/fitness center or spa
- v. Personal service
- w. Real estate sales
- x. Studio for art
- y. Day care facility
- z. Botanical garden
- aa. Greenway
- bb. Youth or day camps
- cc. Barber and beauty shop
- dd. Floral shop
- ee. Laundromat
- ff. Pharmacy
- gg. Tailor shop

1. No existing non-conformities shall be expanded; maintenance of existing improvements shall be allowed.
2. No more than 8 vehicle spaces shall be dedicated to display, sales, or storage are allowed.
3. The use *Vehicle sales and rental, light* shall be limited to an establishment engaged in the retail sale or rental, from the premises, of new or used motorized vehicles to include cars, vans, pick-up trucks, and sport utility vehicles. No accessory uses shall be allowed when the primary use is *Vehicle sales and rental, light*.
4. The only signage allowed on the vehicle shall be located on window of a door for sale or rent and shall be limited to 8.5" X 11".
5. In the event of new construction, exterior renovations, and/or additions be made, the building shall conform to the following conditions:
 - a. The predominant exterior building material shall be high quality materials, including:
 - i. Brick masonry
 - ii. Decorative concrete block (either integrally colored or textured)
 - iii. Stone accents
 - iv. EIFS cornices, and parapet trim
 - v. Precast concrete
 - b. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
 - c. The building exterior shall have more than one material color.
 - d. The building shall have more than one parapet height.
 - e. The main entrance to the building shall be emphasized.

**ENVIRONMENTAL ADVISORY BOARD**

This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per UDO Section 2.1.9.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on December 8, 2025 and unanimously recommended approval.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ16 with the conditions as offered by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map classifies the subject property as Office Employment/Commercial Services. The proposed rezoning to Planned Commercial-Conditional Zoning (PC-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest as the proposed zoning district and conditions allow the property to be used in a manner consistent with its original use and accommodate the growth in economy consistent with that contemplated by the 2045 Land Use Map.

CONDITIONAL ZONING STANDARDS:

The Planning Board shall find the PC-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

Legislative Considerations

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and



air resources, wildlife habitat, scenic resources, and other natural resources.

- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



PETITION TO AMEND THE OFFICIAL ZONING MAP

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 25CZ16

Submittal Date: 10-27-2025

Fee Paid: _____

Project Information

Project Name: 55 Auto Group of Apex

Address(es): A portion of 3517 Old US 1 Hwy, New Hill, NC, 27562-9759 (Physical address 3521 Old US 1)

PIN(s): a portion of PIN 0710925854

Acreage: .53

Current Zoning: B1 - CZ

Proposed Zoning: PC - CZ

Current 2045 LUM Classification(s): Office Employment, Commercial Services

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: Acreage: NA

Area proposed as non-residential development: Acreage: NA

Percent of mixed use area proposed as non-residential: Percent: NA

Applicant Information

Name: Sadik Bourousse

Address: 5401 Bobbitt Rd

City: Apex State: NC Zip: 27539

Phone: 919-717-6096 E-mail: 55autoapexnc@gmail.com

Owner Information

Name: Jack L. Skaggs Jr.

Address: 3517 Old US 1 Hwy

City: New Hill State: NC Zip: 27562-9759

Phone: 919-387-3737 E-mail: jackskaggs0@gmail.com

Agent Information

Name: Jason East

Address: 67 Old Grove Lane

City: Apex State: NC Zip: 27502

Phone: 919-796-8529 E-mail: jasonanthonyeast@yahoo.com

Other contacts: _____

PETITION INFORMATION

Application #:

25CZ16

Submittal Date:

10-27-2025

An application has been duly filed requesting that the property described in this application be rezoned from B1 - CZ to PC - CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1	Vehicle Sales and Rental, Light	21	Health/fitness center or spa
2	Drop-in or short-term daycare	22	Personal service
3	Veterinary clinic or hospital	23	Real estate sales
4	Entertainment, indoor	24	Studio for art
5	Park, active	25	Day care facility
6	Restaurant, general	26	Botanical garden
7	Office, business or professional	27	Greenway
8	Book store	28	Youth or day camps
9	Grocery, specialty	29	Barber and beauty shop
10	Newsstand or gift shop	30	Floral shop
11	Printing and copying service	31	Grocery, general
12	Retail sales, general	32	Laundromat
13	Drycleaners and laundry service	33	Pharmacy
14	Church or place of worship	34	Tailor shop
15	Government service	35	
16	Park, passive	36	
17	Medical or dental office or clinic	37	
18	Convenience store	38	
19	Financial institution	39	
20	Greenhouse or nursery, retail	40	

PETITION INFORMATION

Application #: 25CZ16 Submittal Date: 10-27-2025

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

****Please see attached Document****

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

Yes, the 2045 LUM is already Office Employment, Commercial Services

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

Yes, no changes or modifications will be made to the current building.

However, in event of a new construction, exterior renovations, and/or additions be made, one or all of the following architectural conditions

that have been offered on non-residential rezoning in the past will be used:

Please see attached document for listing materials

PETITION INFORMATION

Application #:

25CZ16

Submittal Date:

10-27-2025

3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

Yes

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

Yes, there will be minimum adverse impacts. No changes will be made to the current building.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

There will be no environmental changes to the property.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

There will be no impacts on public facilities and/or services.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

There will be zero effects on the residents health, safety, or welfare.

PETITION INFORMATION

Application #:

25CZ16

Submittal Date:

10-27-2025

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

This will not affect any adjacent properties

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

This is an appointment based business and only anticipate one to two customers a day.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

Yes, this would be in compliance.

AGENT AUTHORIZATION FORM

Application #: #25CZ16

Submittal Date: 10/27/2025

Jack L. Skaggs Jr.

is the owner* of the property for which the attached

application is being submitted:



Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

- Site Plan
- Subdivision
- Variance
- Other:

The property address is:

3521 Old US 1 Hwy, New Hill, NC 27562

The agent for this project is:

Jason East

- I am the owner of the property and will be acting as my own agent

Agent Name:

Jason East

Address:

67 Old Grove Lane, Apex, NC 27502

Telephone Number:

919-796-8529

E-Mail Address:

jasonanthonyeast@yahoo.com

Signature(s) of Owner(s)*

Jack Skaggs

Type or print name

8/3/25

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

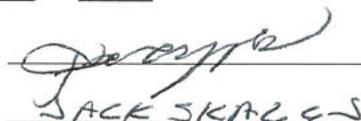
Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIPApplication #: #25CZ16Submittal Date: 10/27/2025

The undersigned, Jack L. Skaggs Jr. (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3521 Old US 1 Hwy, New Hill, NC and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property"). 27562-9759
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 2-24-2000 and recorded in the Wake County Register of Deeds Office on 2-24-2000, in Book 08524 Page 2148.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 2-24-2000, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 2-24-2000, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 3 day of SEPT, 2025.


JACK SKAGGS JR

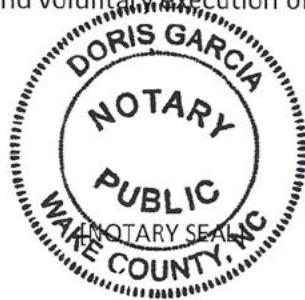
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Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Jack L Skaggs JR, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers license, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.


Doris Garcia
Notary PublicState of North Carolina
My Commission Expires:Feb 14, 2028

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ16

Submittal Date: 10-27-25

Insert legal description below.

Property Description: "New Hill"

PIN#: A portion of 0710925854

Deed Book 08524 Page 2148

Plat Map 0710 Scale 04

Metes and Bounds:

Beginning at a railroad spike set in the southern right-of-way of Old U.S. Highway #1, it being the northeast corner for the New Hill Post Office, runs thence with the right-of-way of Old U.S. Highway #1, North 68°42'22" East 100.15 feet to a computed point; runs thence South 24°28'23" East 226.75 feet to a computed point in the northern right-of-way of the CSX Railroad; runs thence South 61°33'00" West 100.24 feet to a stake, the southeast corner for the New Hill Post Office; runs thence North 24° 28' 23" West 239.26 feet to the point and place of BEGINNING, containing approximately 0.53 acres.

This legal description is not written from an actual field survey but is based on the listed metes and bounds from Wake County Book of Deeds 8524 Page 2148 and Book of Maps 2011 Page 424, as well as a calculated line splitting said property.

Attached document for Petition to Amend the Official Zoning District Map: Page 5 of 7: Proposed Conditions and Question #2 Continuation of Materials Used

1. No existing non-conformities shall be expanded; maintenance of existing improvements shall be allowed.
2. No more than 8 vehicles spaces dedicated to display, sales, or storage are allowed.
3. The use *Vehicle sales and rental, light* shall be limited to an establishment engaged in the retail sale or rental, from the premises, of new or used motorized vehicles to include cars, vans, pick-up trucks, and sport utility vehicles. No accessory uses shall be allowed when the primary use is *Vehicle sales and rental, light*.
4. The only signage allowed on a vehicle for sale or rent shall be located on the window of a door and shall be limited to 8.5" X 11".
5. In event of a new construction, exterior renovations, and/or additions be made, the building shall conform to the following conditions:
 - a. The predominant exterior building materials shall be high quality materials, including:
 - i. Brick masonry
 - ii. Decorative concrete block (either integrally colored or textured)
 - iii. Stone accents
 - iv. EIFS cornices, and parapet trim
 - v. Precast concrete
 - b. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
 - c. The building exterior shall have more than one material color.
 - d. The building shall have more than one parapet height.
 - e. The main entrance to the building shall be emphasized.

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

8/21/25

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

3521 Old US 1 Hwy
New Hill, NC 27562-9759

0710925854

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The purpose of this meeting is for the current rezoning on allowance to operate a small used car dealership that focuses on "by appointment" and online sales.

Estimated submittal date:

8/29/25

MEETING INFORMATION:

Property Owner(s) name(s):

Jack L. Skaggs Jr.

Applicant(s):

Sadiq Bourouisse & Jason East

Contact information (email/phone):

jasonanthonyeast@yahoo.com 919-796-8529

Meeting Address:

3521 Old US 1 Hwy, New Hill, NC 27562

Date/Time of meeting**:

September 3rd, 2025 at 5:30 pm

Welcome: 5:30

Project Presentation: 5:35

Question & Answer: 5:45

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: 55 Auto Group of Apex Zoning: B1

Location: 3517 Old US 1 Hwy, New Hill, NC 27562-9759

Property PIN(s): 0710925854 Acreage/Square Feet: _____

Property Owner: Jack L. Skaggs Jr.

Address: 3521 Old US 1 Hwy

City: New Hill State: NC Zip: 27562

Phone: 919-387-3737 Email: jackskaggs0@gmail.com

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

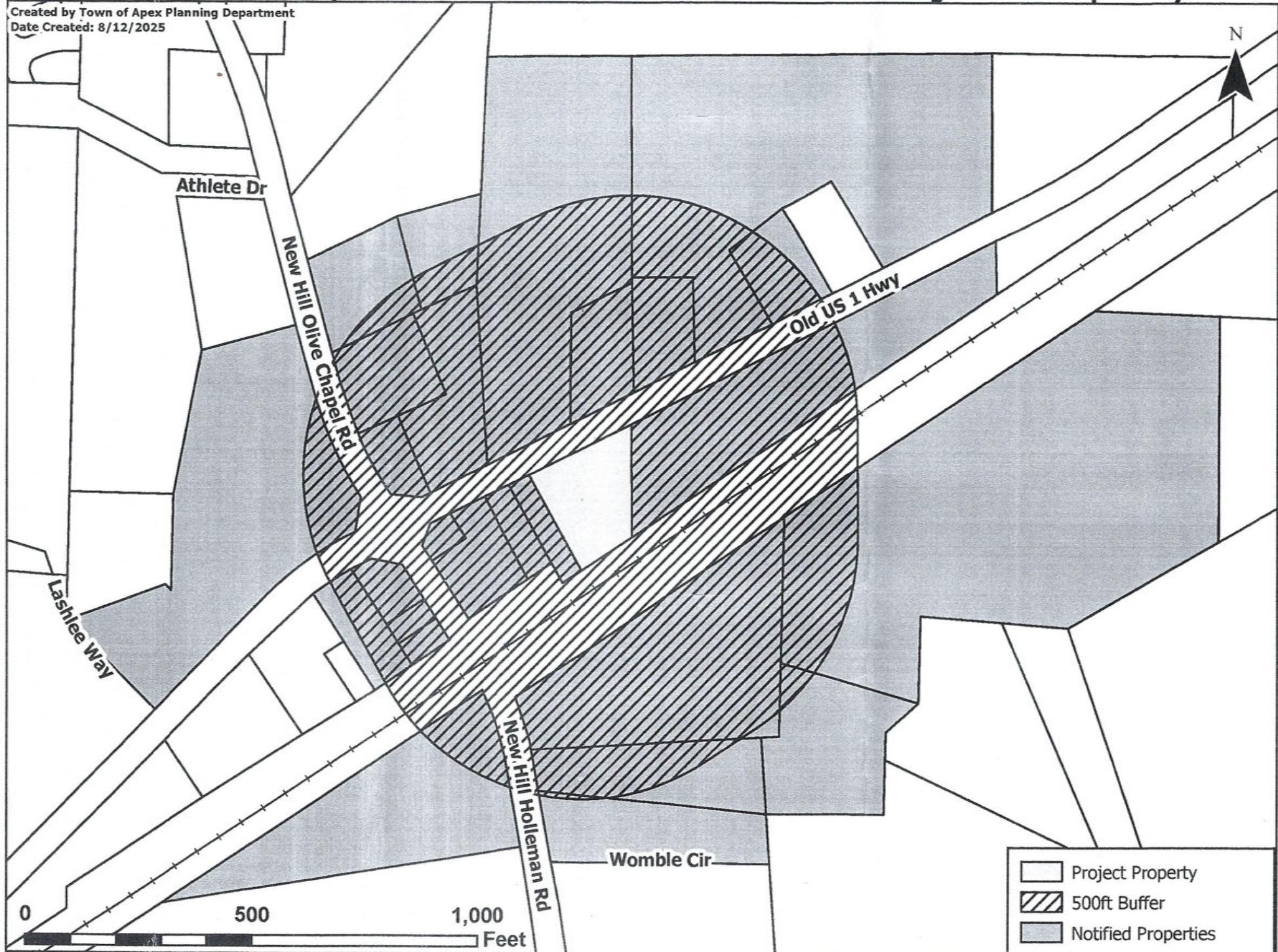
Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

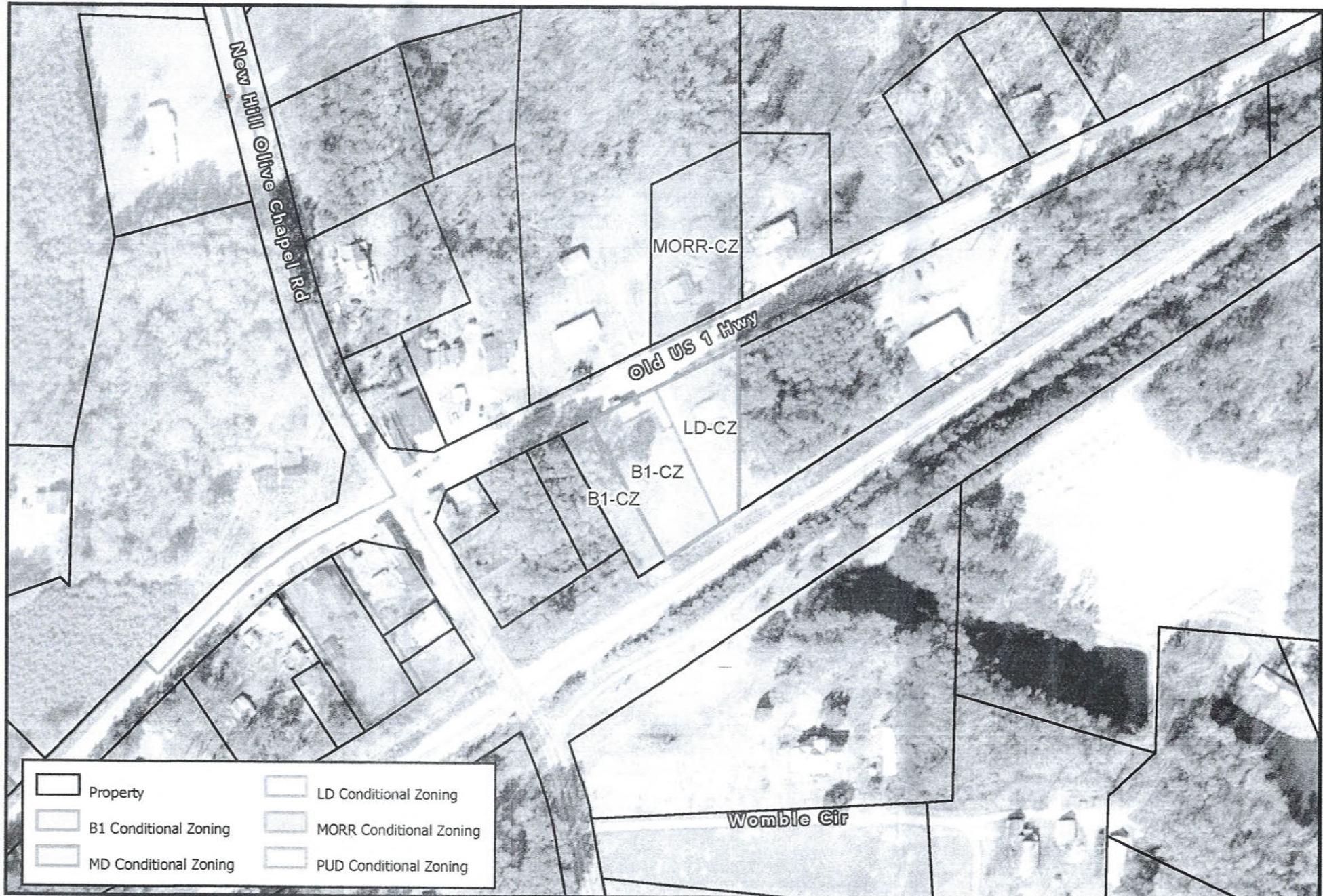
Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Notified Properties within 500ft of the Project Property

Created by Town of Apex Planning Department
Date Created: 8/12/2025





0 100 200 400 ft
1 inch equals 200 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Meeting Agenda for Neighborhood Notice meeting

9-3-2025

5:30- Welcome

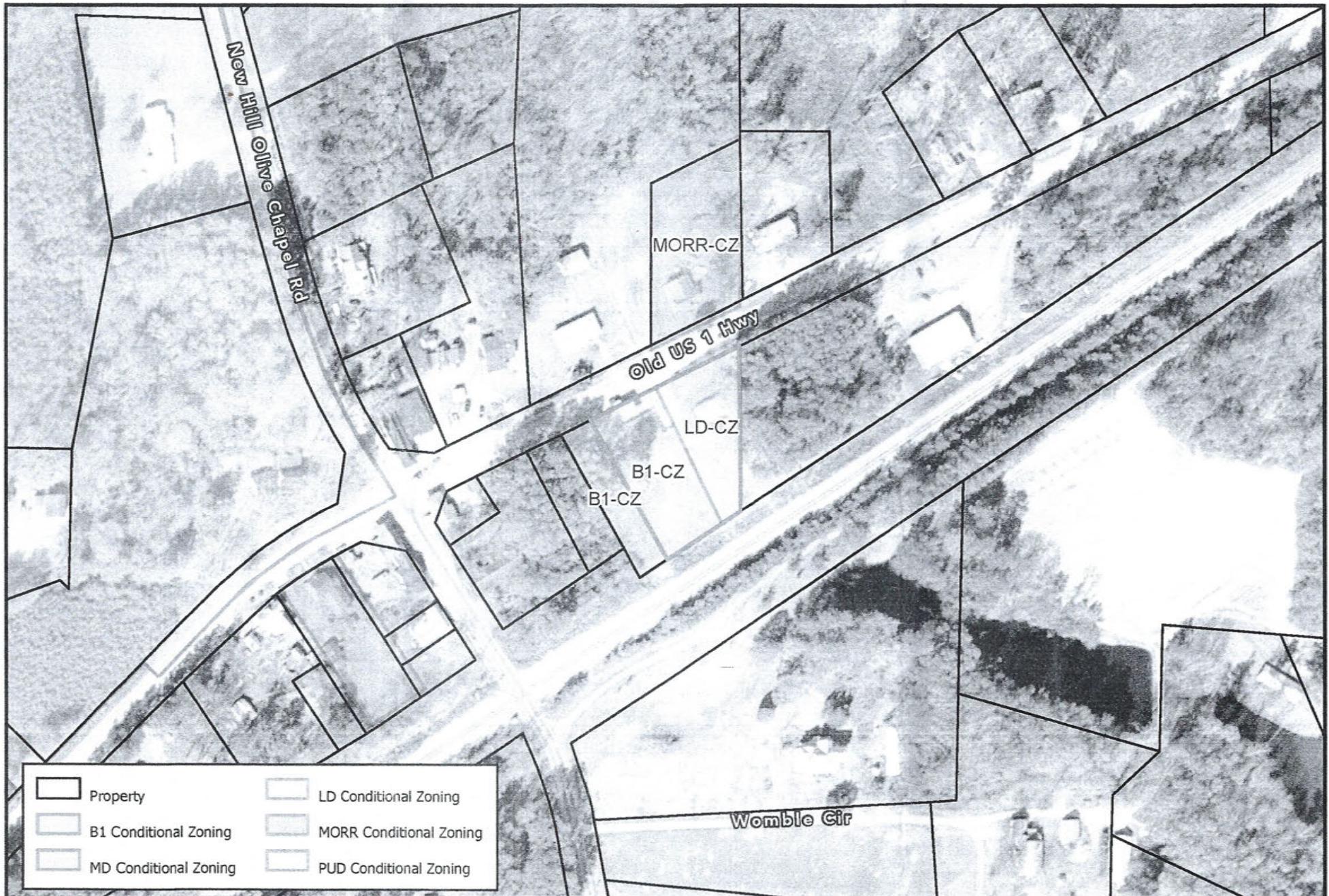
5:35- Project Presentation

-Explanation that this meeting is held to explain that the building at 3521 Old US 1 Hwy, New Hill, NC will be going for Conditional Rezoning.

- Explanation that there will be one more Neighborhood meeting held a month prior to going before Town Council

- Explanation of the rezoning from B1 to PC-CZ, that the building will not be changing, and that 55 Auto Group of Apex will be allowed 8 parking spots. Attendees will be shown the following maps/drawing. See attached

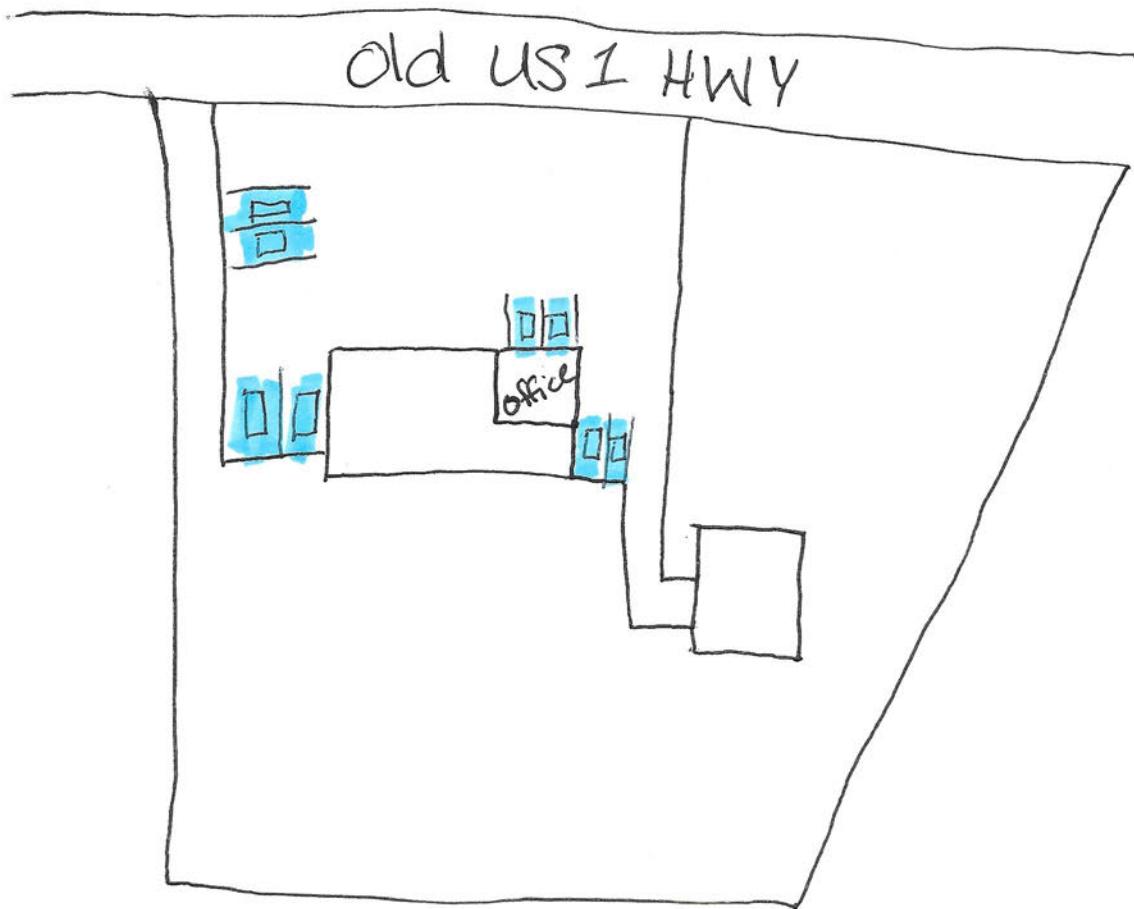
5:45- Questions from Attending Neighbors



0 100 200 400 ft
1 inch equals 200 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Highlighted areas showing
vehicle parking

NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: 3521 Old US 1 Hwy, New Hill, NC 27502

Date of meeting: 9/3/25 Time of meeting: 5:30

Property Owner(s) name(s): Jack L Skaggs JR

Applicant(s): SadiK Bourrousse & Jason East

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Jason East	67 Old Moore Lane ^{Apex} NC 27502			<input type="checkbox"/>
2.	Jeff Womble	1909 Twin Lake Dr			<input type="checkbox"/>
3.	Jack Skaggs	3517 Old US 1			<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): Jack L Skaggs JR

Applicant(s): Sadiq Bourousse + Jason East

Contact information (email/phone): _____

Meeting Address: 3521 Old US1 Hwy New Hill, NC 27502

Date of meeting: 9/3/2025 Time of meeting: 5:30

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

No Questions were asked

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Jason East, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 3521 Old US 1 Hwy New Hill NC 27522 (location/address) on 9/3/25 (date) from 5:30 (start time) to 6:30 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

9/3/25

Date

By:

J. East

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Doris Garcia, a Notary Public for the above State and County, on this 3 day of September, 2025.



Doris Garcia
Notary Public

Doris Garcia
Print Name

My Commission Expires: Feb 14 2028

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

10-29-2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

3521 Old US 1 Hwy

0710925854

New Hill, NC 27562-9759

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [or the](#) located on the Town of Apex website at [. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.](#)

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

The purpose of this meeting is for the current rezoning on allowance to operate a small used car dealership that focuses on "by appointment" and online sales.

Estimated submittal date: 10-27-2025

MEETING INFORMATION:

Property Owner(s) name(s):

Jack L. Skaggs Jr.

Applicant(s):

Sadik Bourousse & Jason East

Contact information (email/phone):

jasoneanthonyeast@yahoo.com 919-796-8529

Meeting Address:

3521 Old US 1 Hwy, New Hill, NC 27562

Date/Time of meeting**:

November 13th 2025 at 5:30pm

Welcome: 5:30

Project Presentation: 5:35 Question & Answer: 5:45

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at [.](#)

[.](#)

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

PROJECT INFORMATION

Project Name: 55 Auto Group of Apex Zoning: B1-C2
Location: 3521 Old US 1 Hwy, New Hill, NC 27562-9759
Property PIN(s): 0710925854 Acreage/Square Feet: .53

Property Owner: JACK L. SKAGGS JR.

Address: 3517 Old US 1 Hwy

City: New Hill State: NC Zip: 27562

Phone: 919-387-3737 Email: jackskaggs7@gmail.com

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Planning Department Main Number

(Provide development name or location to be routed to correct planner)

(919) 249-3426

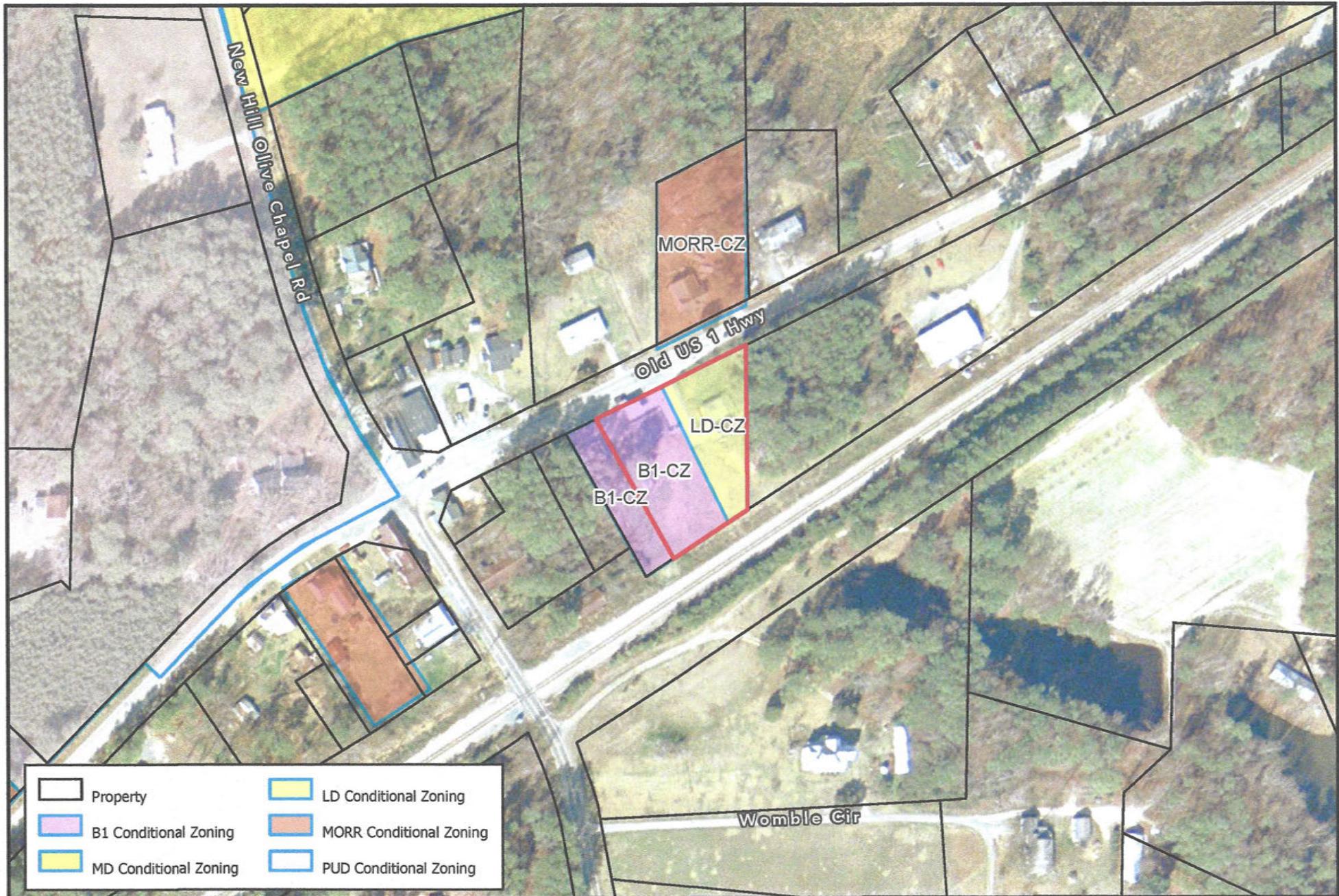
Parks, Recreation & Cultural Resources Department



0 100 200 400 ft
1 inch equals 200 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



0 100 200 400 ft
1 inch equals 200 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Meeting Agenda for Second Neighborhood Meeting

November 13th, 2025

5:30- Welcome

5:35- Project Presentation

-Explanation that this meeting is held to explain that the building at 3521 Old US 1 Hwy, New Hill, NC will be going for Conditional Rezoning.

-Explanation that this is the second required meeting prior to going before Apex Town Council.

-Explanation of the rezoning from B1-CZ to PC-CZ, that the building will not be changing, and that 55 Auto Group of Apex will be allowed 8 parking spots. Attendees will be shown the following maps/drawings. See attached

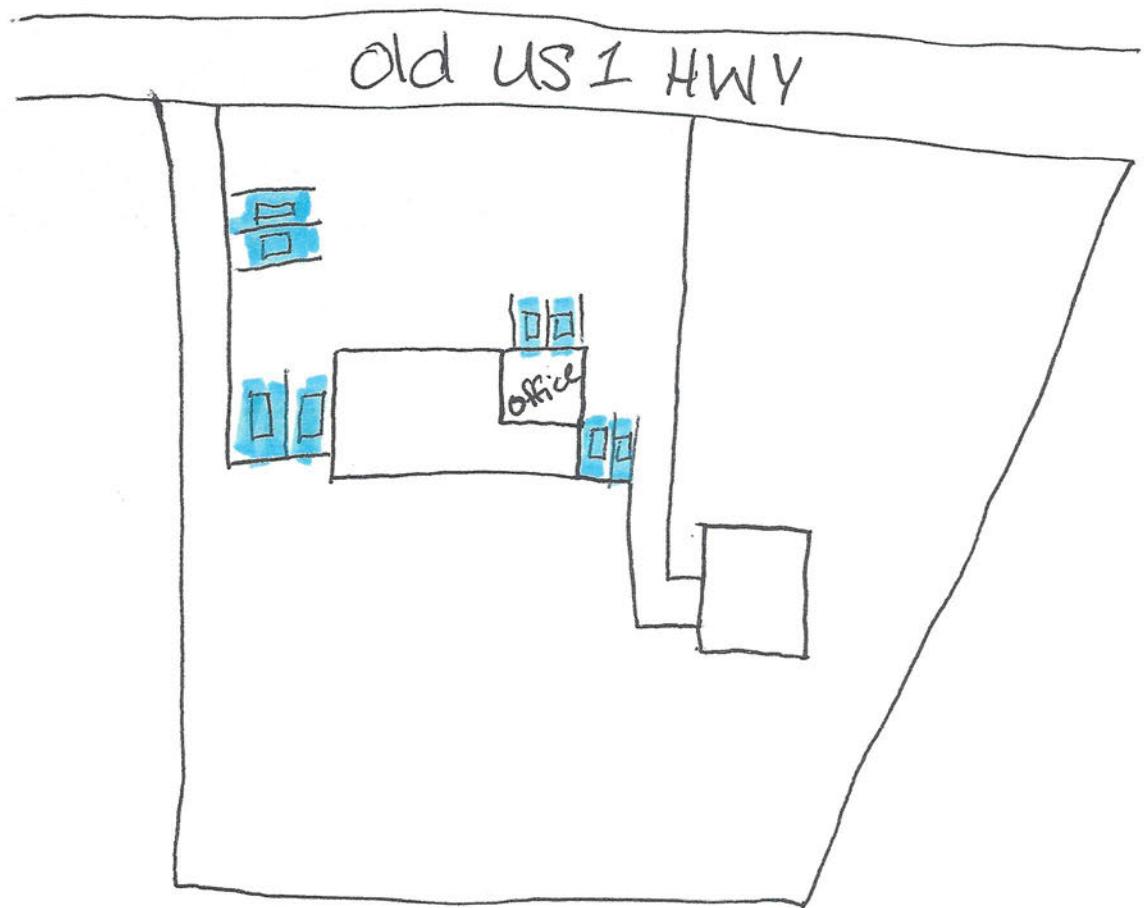
1. Building and Parking lot to be kept exactly how it is currently set up.
2. No interior or exterior modifications
3. No more than 8 vehicles spaces dedicated to display, sales, or storage are allowed.
4. Business operated by online appointments
5. Zero mechanical work done on premises
6. Used strictly as an office to hold dealers license and do paper work
7. The only signage allowed on the vehicle shall be located on window of a door and shall be limited to 8.5" x 11"
8. in event of a new construction, renovations, and/or additions be made, one or all of the following architectural conditions that have been offered on non-residential rezoning in the past will be used:

The predominant exterior building materials shall be high quality materials, including:

- a) Brick masonry
- b) Decorative concrete block (either integrally colored or textured)
- c) Stone accents
- d) Aluminum storefronts with anodized or pre-finished colors
- e) EIFS cornices, and parapet trim
- f) Precast concrete
- g) EIFS or synthetic stucco shall not be used in the first forty inches above grade

- h) The building exterior shall have more than one material color
- i) The building shall have more than one parapet height
- j) The main entrance to the building shall be emphasized
- k) Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties

5:45- Questions from Attending Neighbors



Highlighted areas showing
vehicle parking

NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: 3521 Old US1 Hwy New Hill NC 27562

Date of meeting: 11/13/25 Time of meeting: 5:30

Property Owner(s) name(s): Jack L Skaggs JR

Applicant(s): Sadik Bourrousse & Jason East

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Patty McIver	3712 Mason Rd New Hill			<input type="checkbox"/>
2.	Jason East	67 Old Granite Lane Apex			<input type="checkbox"/>
3.	Jack Skaggs	3517 OLDUS1			<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): Jack L Skaggs JR
Applicant(s): Sedick Bourousse + Jason East
Contact information (email/phone): 919-796-8529 Jason@thechangesgroup.com
Meeting Address: 3521 old US1 Hwy New Hill NC 27503
Date of meeting: 11/13/25 Time of meeting: 5:30

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

No Questions Asked

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Jason East, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 3521 Old US1 Hwy New Hill NC 27562 (location/address) on 11/13/25 (date) from 5:30 (start time) to 6:30 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11/13/25
Date

By:

J. East

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jason A. East, a Notary Public for the above State and County, on this the 14th day of Nov, 2025.

SEAL

DAVID GAGE HOCKENBERRY
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires 06/20/2029

David Gage Hockenberry
Notary Public
David Gage Hockenberry
Print Name

My Commission Expires: 06-20-29



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ16
3521 Old US 1 Hwy(55 Auto Group)

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Sadik Bourousse, 55 Auto Group

Authorized Agent: Jason East

Property Address: 3521 Old US 1 Highway

Acreage: ± 0.53 acres

Property Identification Number (PIN): 0710925854 (portion of)

2045 Land Use Map Designation: Office Employment/Commercial Services

Existing Zoning of Property: Neighborhood Business-Conditional Zoning (B1-CZ #11CZ04)

Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: December 8, 2025 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imap>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52118>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ16
3521 Old US 1 Hwy (55 Auto Group)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Sadik Bourousse, 55 Auto Group

Agente autorizado: Jason East

Dirección de la propiedad: 3521 Old US 1 Highway

Superficie: ± 0.53 acres

Números de identificación de la propiedad: 0710925854 (portion of)

Designación actual en el Mapa de Uso Territorial para 2045: Office Employment/Commercial Services

Ordenamiento territorial existente de la propiedad: Neighborhood Business-Conditional Zoning (B1-CZ #11CZ04)

Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de diciembre de 2025 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría de la Junta de Planificación, Jeri Pederson (322 N. Mason Street) o por correo USPS a P.O. Box 250, Apex, NC 27502, al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52118/>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ16
3521 Old US 1 Hwy(55 Auto Group)

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Sadik Bourousse, 55 Auto Group

Authorized Agent: Jason East

Property Address: 3521 Old US 1 Highway

Acreage: ± 0.53 acres

Property Identification Number (PIN): 0710925854 (portion of)

2045 Land Use Map Designation: Office Employment/Commercial Services

Existing Zoning of Property: Neighborhood Business-Conditional Zoning (B1-CZ #11CZ04)

Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: December 8, 2025 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

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**A separate notice of the Town Council public hearing on this project will be mailed and posted
in order to comply with State public notice requirements.**

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imap>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: [https://www.apexnc.org/DocumentCenter/View/52118/](http://www.apexnc.org/DocumentCenter/View/52118/).

Dianne F. Khin, AICP
Planning Director

**TOWN OF APEX**

PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ16
3521 Old US 1 Hwy (55 Auto Group)

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Solicitante: Sadik Bourousse, 55 Auto Group

Agente autorizado: Jason East

Dirección de la propiedad: 3521 Old US 1 Highway |

Superficie: ± 0.53 acres

Números de identificación de la propiedad: 0710925854 (portion of)

Designación actual en el Mapa de Uso Territorial para 2045: Office Employment/Commercial Services

Ordenamiento territorial existente de la propiedad: Neighborhood Business-Conditional Zoning (B1-CZ #11CZ04)

Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de diciembre de 2025 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:

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Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ16 3521 Old US 1 Hwy (55 Auto Group)
Project Location: 3521 Old US 1 Hwy
Authorized Agent: Jason East
Planning Board December 8, 2025
Public Hearing Date:
Project Planner: Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on November 21, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

11-21-25

Date

Amarsha Bance
for Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

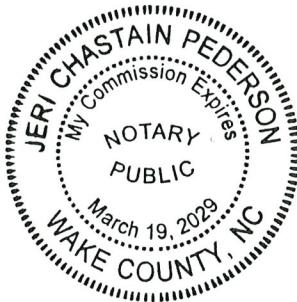
Sworn and subscribed before me,

Jeri Chastain Pederson, a Notary Public for the above

State and County, this the

21 day of November, 2025.

My Commission Expires: 03 / 19 / 2029



Jeri Chastain Pederson
Notary Public



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION

OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ16
3521 Old US 1 Hwy (55 Auto Group)

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Sadik Bourousse, 55 Auto Group

Authorized Agent: Jason East

Property Address: 3521 Old US 1 Highway

Acreage: 0.53

Property Identification Number (PIN): 0710925854 (portion of)

2045 Land Use Map Designation: Office Employment/Commercial Services

Existing Zoning of Property: Neighborhood Business-Conditional Zoning (B1-CZ #11ZC04)

Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: January 13, 2026 at 6:00 pm

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imap>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52118/>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ16
3521 Old US 1 Hwy (55 Auto Group)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Sadik Bourousse, 55 Auto Group

Agente autorizado: Jason East

Dirección de la propiedad: 3521 Old US 1 Highway

Superficie: 1.01 acres

Números de identificación de la propiedad: 0710925854 (portion of)

Designación actual en el Mapa de Uso Territorial para 2045: Office Employment/Commercial Services

Ordenamiento territorial existente de la propiedad: Neighborhood Business-Conditional Zoning (B1-CZ #11CZ04)

Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 13 de enero de 2026 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street) o por correo USPS a P.O. Box 250, Apex, NC 27502, al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52118>.

Dianne F. Khin, AICP
Directora de Planificación

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TOWN OF APEX

POST OFFICE BOX 250
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PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

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Dianne F. Khin, AICP
Planning Director

Published Dates: December 19, 2025 – January 13, 2026

Published Online: January 2 - January 13, 2026

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 **TOWN OF APEX**
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Cámara del Consejo, 2º piso
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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 19 de diciembre de 2025 - 13 de enero de 2026
Publicado en línea: 2 de enero - 13 de enero de 2026



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ16

Project Location: 3521 Old US 1 Hwy

Applicant or Authorized Agent: Jason East

Firm: 55 Auto Group of Apex

Town Council January 13, 2026

Public Hearing Date:

Project Planner: Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on December 19, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

12/22/2025

Date



Planning Director

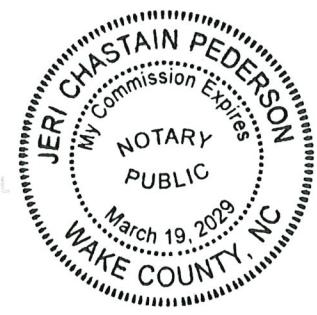
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me,

Jeri Chastain Pederson, a Notary Public for the above

State and County, this the

22 day of December, 2025.



Jeri Chastain Pederson
Notary Public

My Commission Expires: 03/19/2029