

APPROVED MEETING MINUTES

TOWN OF APEX ENVIRONMENTAL ADVISORY BOARD THURSDAY, JULY 17, 2025 6:00PM

The Apex Environmental Advisory Board met for a Regular Meeting on Thursday, July 17, 2025 at 6:00 pm in the Council Chambers at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person or watch online via the livestream on the Town's YouTube Channel. The recording of this meeting can be viewed here:

https://www.youtube.com/watch?v=33c5XVXGg_Y&ab_channel=TownofApex

[ATTENDANCE]

Environmental Advisory Board Members

Suzanne Mason, Chair

John Garrison, Vice Chair

Patrick Adams, Board Member

Bill Jensen, Board Member

Njeri Moeller, Board Member

Sean Crowell, Board Member

Anne Gary, Board Member

Changling Hu, Board Member

Mark Schwegel, Board Member

Brett Gantt, Councilmember (non-voting member, Council liaison)

Absent: Katie Schaaf, Board Member

Town Staff

Allen Coleman, Town Clerk

Nora Skinner, Environmental Programs Coordinator

Bruce Venable, Planner II

[COMMENCEMENT]

Chair Mason called the meeting to order at **6 p.m.** and welcomed everyone in attendance and online watching. She then asked the members to introduce themselves.

[APPROVAL OF MINUTES]

A **motion** was made by **Member Garrison**, seconded by **Member Crowell**, to approve the minutes of the June 2025 EAB Meeting.

VOTE: UNANIMOUS (7-0) with Member Schaaf absent

[ANNOUNCEMENTS]

Nora Skinner, Board Liaison, Environmental Programs Coordinator, gave an overview of Senate Bill 391 that was signed into Law about native plants. She then gave an update on the following:

- **Invasive Species Removal Workdays** - Was held on June 28 at Apex Community Park. Chair Mason attended the event.
- **Pollinator Week Craft & Outreach** - Nora Skinner and EAB members interacted with 60 attendees. Participants made insect hotels.

[JESSIE DRIVE INDUSTRIAL REZONING - REZONING NO. 25CZ09]

Gray Herrell with Beacon Partners gave the following presentation on Jessie Drive Industrial Rezoning:

[SLIDE 1]



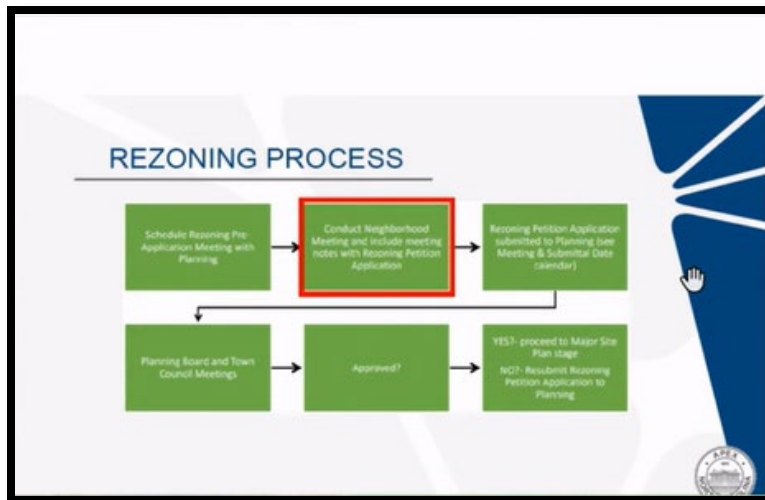
[SLIDE 2]



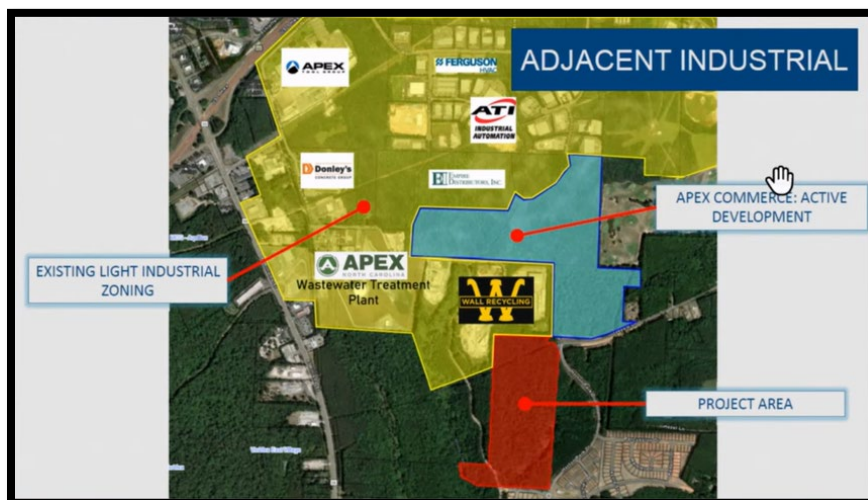
[SLIDE 3]



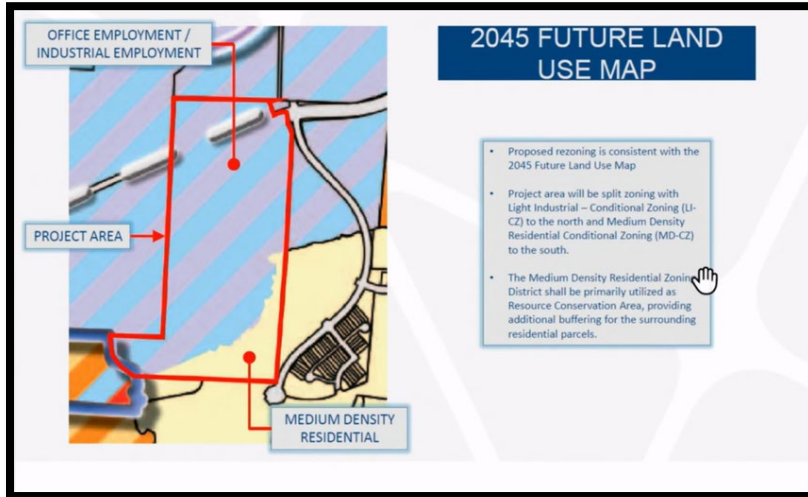
[SLIDE 4]



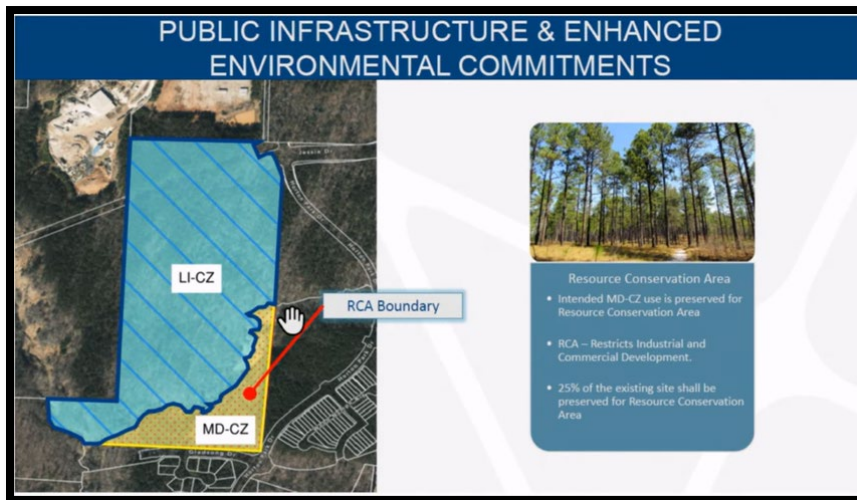
[SLIDE 5]



[SLIDE 6]



[SLIDE 7]



[SLIDE 8]



Chair Mason made a recommendation to evaluate the location of the Greenway to avoid going through the stream buffer and crossing the stream. She said that there might be an alternative placement that may have fewer environmental impacts, especially to large trees in the mature hardwood forest.

Councilmember Gantt said that Planning discourages this because of the conflicting needs between the sanitary sewer and the Greenway.

Member Adams said that sanitary sewer easement is determined by the depth of the sewer and if it is put on the side of the greenway, it would still overlap the easement.

Member Moeller asked what the distance for the projected greenway was.

Mr. Herrell said that the distance of the greenway is estimated at 2,500 linear feet.

Chair Mason asked if the large trees would remain in the original greenway placement.

Mr. Herrell said that the greenway would cross perpendicular to the stream to avoid any clearing as much as possible. He said that the greenway was placed to conform with the Apex Future Greenway mapping plan, but that they would work with staff if there was a better path.

Chair Mason said that looking at the aerial photos, there appears to be a mature hardwood forest on the north side of the stream and a secondary growth pine forest on the south side without large trees. The south side would be a better location for the greenway in order to minimize impacts to large trees.

Mr. Herrell said that that area was recently rezoned under a PUD along with the townhome community to the southeast.

Chair Mason asked if there was potential for the greenway to be on the outer zone of the stream buffer.

Mr. Herrell said yes.

Chair Mason asked if there could be two dog stations, one at each end of the greenway.

Mr. Herrell said yes, they could commit to that.

Member Jensen suggested working with the property owners.

Chair Mason recommended removing public street connections.

Member Adams asked if the greenway could meander through and around the larger trees instead of running parallel to the sewer line.

Vice Chair Garrison said he would like both options to be investigated.

Mr. Herrell said they would investigate both options to see what would have the least amount of environmental impact.

Chair Mason said that some of the zoning conditions in the Board's packet and what was presented weren't the same. She asked which one is correct.

Mr. Herrell said if something was checked off that was not being captured, they would add more effective language.

Chair Mason asked about several that were in question.

Mr. Herrell said they would add the recommended language.

**APRPROVED | JULY 17, 2025 ENVIRONMENTAL ADVISORY BOARD MEETING MINUTES
TOWN OF APEX**

Chair Mason said to add that no buffer averaging shall be allowed in zone three of the riparian buffers. She asked if there would be storm water ponds.

Mr. Herrell said the intention is wet ponds.

Member Jensen recommended 2kw per 10,000 square feet. He provided the developer with information on the tax credits for the solar systems. He also asked about the 2nd item to provide 5% of parking spaces with EV charging spaces being checked "no".

Mr. Herrell said that they could explore adding a higher percentage of EV charging systems.

Member Jensen asked if the Council required 5% of parking spaces with EV charging. He asked Mr. Herrell to check with staff to make sure of the requirements.

Chair Mason listed the recommendations to make sure all were in alignment.

A **motion** was made by **Member Schwegel** and seconded by **Member Jensen** to approve the Jessie Drive Industrial Rezoning - Rezoning No. 25CZ09 with the following recommendations:

- 100% Native Landscaping
- No Invasive Species
- 2 Pet Waste Stations
- Provide EV charging for at least 5% of parking spaces
- Provide at least 2 kW of power per 1,000 square feet of heated area for EV support
- Explore different greenway placement options to minimize the amount of large sized trees that are impacted
- No Buffer Averaging should be allowed for Zone 3 of the riparian buffer
- No clearing or land disturbance is allowed in the riparian buffer except the minimum necessary to install sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the Riparian buffer, and the sewer shall be designed to minimize impacts to the Riparian buffer

VOTE: UNANIMOUS (7-0) with Member Schaaf absent

[NEW BUSINESS]

Chair Mason opened up New Business.

Nora Skinner, Board Liaison discussed the following:

- **Tree Talk** -Tree Canopy is the main concern with citizens according to the survey taken at EarthFest. There was discussion about establishing a Tree Farm/Nursery and composting as a service to Apex being established.

NB1 - Resolution of the Apex Environmental Advisory Board

Native Plant Resolution

Chair Mason said that this Resolution was from Executive Order 305 to protect and restore North Carolina's critical natural and working lands. The Resolution was passed in the previous Board in April 2024 but then stalled so it has been recommended to discuss and re-vote on it for Council recommendation.

Councilmember Gantt recommended that a date be set for the Council to approve the Resolution.

Clerk Coleman said that the new Resident Advisory Board Administrative policy requires staff to send it the Town Clerk's office within 7 business days, and the Town Clerk is directed to put it on the Council's Agenda within 30 days.

A **motion** was made by **Member Schwegel** and seconded by **Member Jensen** to adopt the Resolution of the Apex Environmental Advisory Board.

VOTE: UNANIMOUS (7-0) with Member Schaaf absent

[OPEN DISCUSSION]

Chair Mason said that in "All in Apex", Plant the Peak has a survey asking what trees people would like to be offered and there is a link on Plant the Peak webpage on the Town's website. She said that Bruce is still working on the language for the RCA signs.

[ADJOURNMENT]

A **motion** was made by **Vice-Chair Garrison**, seconded by **Member Jensen**, to adjourn the meeting.

VOTE: UNANIMOUS (9-0)

Chair Mason announced the meeting adjourned at **6:56 p.m.**

Suzanne Mason
Chair

Nora Skinner
Environmental Programs Coordinator

Submitted for consideration and approval by Apex Town Clerk Allen Coleman.

Minutes approved on 21st day of August, 2025.