



AGENDA | SPECIAL MEETING RESPONSIBLE DEVELOPMENT COMMITTEE

Friday, September 18, 2026 at 8:30 am

Apex Town Hall
3rd Floor Training Room A
73 Hunter Street, Apex, NC

Town Council Committee Members and Senior Executive Leadership

Mayor Pro Tempore Terry Mahaffey, Chair | Councilmember Shane Reese, Committee Member

Town Manager: Randal E. Vosburg

Deputy Town Manager: Shawn Purvis

Assistant Town Managers: Demetria John and Marty Stone

Town Clerk: Allen Coleman | Interim Town Attorney: Brian Meyer

Strategic Goal No. 4: Responsible Development – Encourage equitable and sustainable development that provides accessibility and connectivity throughout the community.

1) Call to Order, Welcome, and Review of Agenda

Mayor Pro Tempore, Terry Mahaffey, Chair

2) Objective/Charter of the Responsible Development Committee

Mayor Pro Tempore, Terry Mahaffey, Chair

Allen Coleman, Town Clerk

3) Establish Regular Meeting Schedule – Fridays, Every-Other Month

Allen Coleman, Town Clerk

4) Electric Vehicle Charging Regulations Discussion

Timothy Herman, Chief, Apex Fire Department (AFD)

Amanda Bunce, Assistant Director, Planning Department

5) Potential UDO Amendments Related to State Law Changes

Amanda Bunce, Assistant Director, Planning Department

6) Closing Remarks and Adjournment

TOWN OF APEX

The Peak of Good Living

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Town of Apex

Responsible Development Council Committee

Schedule Fiscal Year 2026 – 2027

ADOPTED SEPTEMBER 18, 2026

- Friday, November 20, 2026 – 8:30 a.m.
- Friday, January 22, 2027 – 8:30 a.m.
- Friday, March 19, 2027 – 8:30 a.m.
- Friday, May 21, 2027 – 8:30 a.m.

All meetings will be held at Apex Town Hall located at 73 Hunter Street Apex, North Carolina.

Questions should be directed to the Office of the Town Clerk by email at allen.coleman@apexnc.org or by telephone at 919-249-1260.

Upcoming Unified Development Ordinance (UDO) Amendments

The following is a brief summary of upcoming UDO Amendments Planning staff are preparing in response to recent changes to State law.

Bill	UDO Article	Topic	Effective Date	Anticipated PB and TC Dates
SB 445	Art. 2 Admin.	Vested rights: longer durations, broader scope, no disaster/floodplain override, new emergency tolling	Effective now	PB: 11/9 TC: 12/8
SB 445	Art. 4 Use Regulations	Residential right of use in Commercial zoning districts for redevelopment	Effective now; will apply to Apex after 2030 census	TBD
SB 445	Art. 6 Overlay Districts; and Art. 9 Design Standards	Cap street-level glazing/transparency requirements	Oct. 1, 2026	PB: 11/9 TC: 12/8
SB 445	Art. 12 Definitions	Replace state manufactured/mobile home definitions with federal definition	Oct. 1, 2026	PB: 11/9 TC: 12/8
HB 162	Art. 8 Dev. Standards, Off-Street Parking and Loading	Cap standard for off-street parking space size at 9' x 20'; eliminate mandatory off-street parking minimums town-wide.	Jan. 1, 2027	PB: 11/9 TC: 12/8 Effective 1-1-27
HB 162	Art. 6 Overlay Districts	No new/retroactive stormwater controls on preexisting built-upon area; net-increase-only sizing; voluntary incentive option	State rule effective now, Town ordinance due July 6, 2027	PB: 11/9 TC: 12/8
SB 445	Art. 4 Use Regulations	Accessory Dwelling Unit min and max sizes, by-right approval, utilities, fees	Statute effective Jan. 15, 2027; Town ordinance due July 1, 2027	PB: June 2027 TC: June 2027 Effective 7-1-27