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for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: November 10, 2026

Item Details

Presenter(s): June Cowles, Senior Planner

Department(s): Planning

Requested Motion

The project was continued by the applicant from October 13, 2026, Town Council Meeting.

Public hearing and possible motion concerning Rezoning Application No. 25CZ24 N. Salem Street Mixed-Use PUD. The applicants, Merit Group, LLC and Matthew Carpenter, Parker Poe, seek to rezone approximately ±32.35 acres from Residential Agricultural (RA), Rural Residential (RR), & Planned Commercial-Conditional Zoning (PC-CZ #15CZ02) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0, 1201, 1205, 1207, 1301, 1303, 1401, 1403, 1405, 1409 N. Salem St. & 0 Charlion Downs Ln.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a Public Hearing on September 14, 2026 and by a vote of 6 to 2 recommended approval of the rezoning with the condition that the applicant consider a wider buffer along the southern property and PUD plan transportation condition 9c be revised as "At Site Access #3 on N. Salem Street align with Thales outbound driveway, with an exclusive northbound left turn lane on N. Salem Street and a channelized concrete median between them to prohibit left turns from both sides of N. Salem Street."

Item Details

The properties to be rezoned are identified as PINs 0742367712, 0742368697, 0742365731, 0742366583, 0742369479, 0742369278, 0742350909, 0742362432, 0742366306, 0742268387, 0742360631, 0742363169, 0742358857, 0742353848, 0742362719, & 0742363799.

Attachments

- PH5-A1: Staff Report - Rezoning Case No. 25CZ24 - North Salem Street Mixed Use PUD
  - Vicinity Map
  - Application
- PH5-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ24 - North Salem Street Mixed Use PUD

APEX 1873 NORTH CAROLINA