



Purpose of the Apex Transportation Plan

The Thoroughfare and Collector Street Plan Map, Transit Plan Map, and Bicycle and Pedestrian System Plan Map collectively represent a network of current and future facilities that provide guidance on what is likely to be suitable for long term growth, connectivity, recreation, and multimodal travel. The Transportation Plan does not provide a schedule for implementation, nor does it set aside funding for improvements. The purpose of the public hearing is to consider proposed amendments to the Thoroughfare and Collector Street Plan Map and Bicycle and Pedestrian System Plan Map in order to make a decision.

A map of the proposed amendments to the Transportation Plan is displayed in Figure 1.

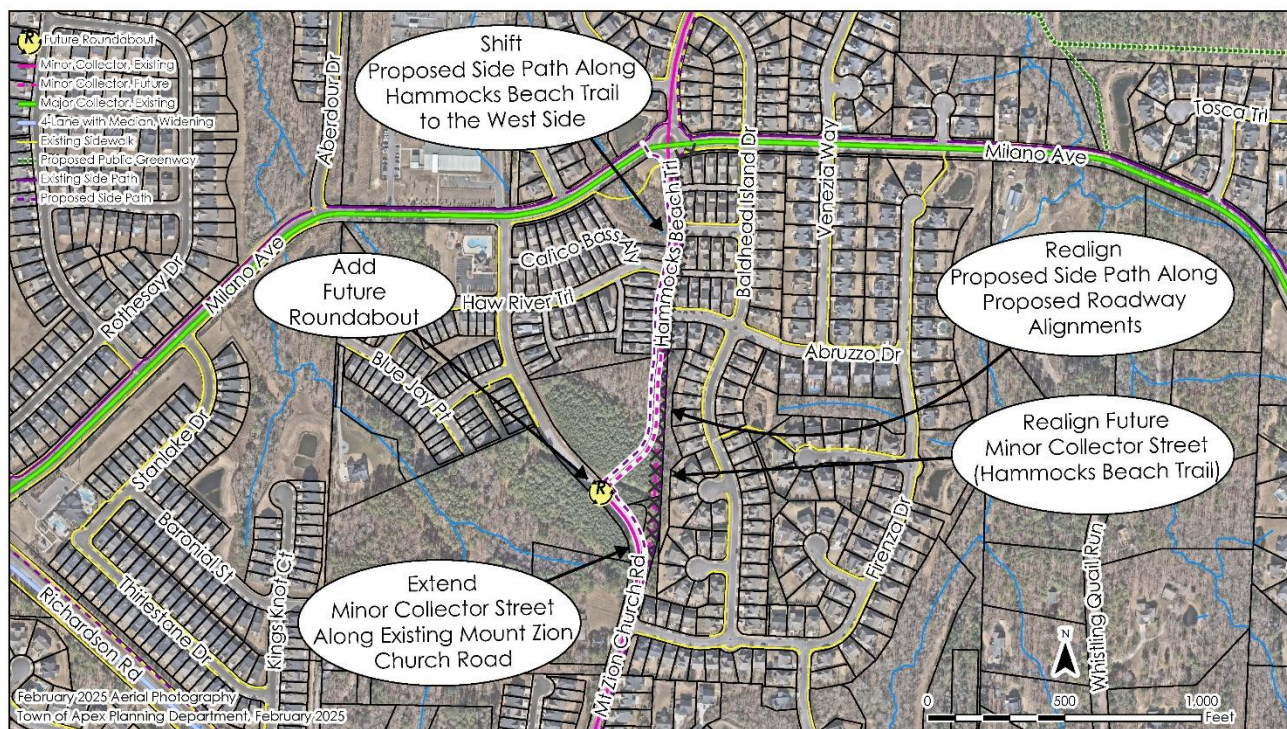


Figure 1. Proposed amendments to the Thoroughfare and Collector Street Plan Map and Bicycle and Pedestrian System Plan Map

Explanation of Proposed Amendments

The amendments are associated with the proposed rezoning, 24CZ10 Ashburn Planned Unit Development (PUD), which is located on both sides of Mount Zion Church Road, at Hammocks Beach Trail.

The primary amendment is to realign the future minor collector street to follow Mount Zion Church Road to a proposed roundabout, and then follow Hammocks Beach Trail north to connect to Milano Avenue. The Transportation Plan currently shows the minor collector street continuing directly along Hammocks Beach Trail without a roundabout. If amended, the new alignment and roundabout would allow for construction of the minor collector street within the property controlled by the rezoning, while avoiding and minimizing impacts to other adjacent properties. A secondary amendment is proposed to shift the planned side path north of the roundabout

STAFF REPORT

Transportation Plan Amendments

August 12, 2025 Town Council Meeting



from the east side of Hammocks Beach Trail to the west of Hammocks Beach Trail. This amendment is also intended to minimize impacts of the road construction on properties outside of the area to be rezoned. Per the minor collector street standard, a sidewalk would still be constructed on the east side of Hammocks Beach Trail. The request for the amendments from the applicant is provided as Attachment 2.

Staff Recommendation:

Planning Department staff recommend approval of the proposed amendments. The amendments are consistent with the concept of this connection included in the Transportation Plan and minimize impacts to adjacent properties. The roundabout may help to calm traffic on the minor collector street. The amendment was reviewed by staff in Transportation and Infrastructure Development; Parks, Recreation, and Cultural Resources; Police; and Fire. All were supportive or had no concerns.

Planning Board Recommendation:

The Planning Board unanimously recommended approval of the proposed amendments at their July 14, 2025 meeting.