# REVISEDV3 AGENDA | REGULAR TOWN COUNCIL MEETING

Tuesday, April 28, 2026 at 6:00 PM
Council Chambers - Apex Town Hall, 73 Hunter Street
The meeting will adjourn when all business is concluded or 11:00 PM, whichever comes first

## Governing Body and Town Senior Executive Leadership

Mayor: Jacques K. Gilbert | Mayor Pro Tempore: Terry Mahaffey
Council Members: Edward Gray, Arno Zegerman, Shane Reese, Sue Mu
Town Manager: Randal E. Vosburg
Deputy Town Manager: Shawn Purvis
Assistant Town Managers: Demetria John and Marty Stone
Town Clerk: Allen L. Coleman | Town Attorney: Laurie L. Hohe

| English | Spanish | Chinese (Simplified) |
|---|---|---|
| **ANNOUNCEMENTS**<br>Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person. The meeting date, start time, and location details are included at the top of this agenda document. | **ANUNCIOS**<br>Las personas interesadas pueden acceder y ver la reunión a través del canal de YouTube de la Ciudad en https://www.youtube.com/c/TownofApexGov o asistir en persona. En la parte superior de este documento de agenda se indican la fecha, la hora de inicio y la ubicación de la reunión. | **公告**<br>公众可通过镇政府的YouTube频道 https://www.youtube.com/c/TownofApexGov 在线旁听会议，或选择现场参与。会议日期、开始时间及地点详情见本议程文件顶部。 |
| **Accommodation Statement**:<br>Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. | **Aviso sobre adaptaciones:** Si necesita adaptaciones especiales para asistir a esta reunión o requiere esta información en un formato alternativo, comuníquese con la Oficina del Secretario Municipal, ubicada en el segundo piso del Ayuntamiento de Apex, en 73 Hunter Street, por correo electrónico a través de allen.coleman@apexnc.org o llamando al 919-249-1260. | **便利服务声明：**<br>如需特殊便利服务以参加本次会议，或需要将本信息提供为其他格式，请联系镇书记官办公室。<br>办公地址：Apex镇政务厅二楼（Hunter街73号）<br>邮箱：allen.coleman@apexnc.org<br>电话：919-249-1260 |

## COMMENCEMENT, INVOCATION, AND PLEDGE OF ALLEGIANCE

The Town of Apex values and celebrates diversity and inclusion. We see diversity as a strength that binds our community together – inviting members from different faith communities to deliver the invocation at the beginning of our Council meetings, supports this unity. Recognizing that not everyone practices the same traditions, we welcome you to have a private moment of silence.
Please stand as you are able for the Pledge of Allegiance

## ANNOUNCEMENTS AND PETITIONS BY THE GOVERNING BODY

Members of the governing body may use this time to share updates on a variety of different topics or submit petitions for future consideration with the entire board and the community.

## ADOPTION OF THE MEETING AGENDA

The Mayor will call for additional Agenda items from Council or Staff and set the Regular Meeting Agenda prior to Council actions. Items to be pulled or added should be submitted to the Town Clerk in advance of the meeting.

## CONSENT AGENDA

All Consent Agenda items are considered routine, to be enacted by one motion with the adoption of the Consent Agenda, and without discussion. If a Council Member requests discussion of an item, the item may be removed from the Consent Agenda and considered separately. The Mayor will present the Consent Agenda to be set prior to taking action on the following items:

**CN1 Advisory Board Attendance Reports 2026 – Quarter 1**

*Ashley Gentry, Deputy Town Clerk, Town Clerk's Office*

**CN2 Agreement Ratification – Barbour's Towing and Truck Repair – Yard Waste Immediate Truck Repair**

*Brandon Roberson, Solid Waste Program Manager, Public Works Department*

**CN3 Agreement Ratification – Sanford Electrical Contractors Inc. – Provide Emergency Electrical Services at Apex Water Reclamation Facility**

*Jonathan Jacobs, P.E., CFM, Director, Water Resources Department*

**CN4 Annexation No. 829 – 3501 Highway 64 – 14.75 acres**

*Allen Coleman, Town Clerk*

**CN5 Contract Award - PGA Construction, Inc. - Wayfinding Signage - Phase 1**

*Daniel Edwards, Senior Capital Projects Manager*

**CN6 Contract Multi-Year – Infrastructure Technology Services (ITS) Inc. – Electric Utility Installation Services – Underground Cables – through April 30, 2029**

*Kathy Moyer, Director, Electric Utilities Department*

**CN7 PROPOSED TO MOVE TO REGULAR MEETING AGENDA - Memorandum of Understanding (MOU) between North Carolina Children's Health Inc. Expectations for Establishment and Support of Healthcare Programs and Services**

*Joanna Helms, Director, Economic Development Department*

**CN8 ADDED Town Council Ad-Hoc Finance Committee – Continue until June 30, 2026**

*Allen Coleman, Town Clerk*

## TOWN COUNCIL COMMITTEE REPORTS

## TOWN MANAGER'S REPORT

**TM1** **Recognizing Outstanding Contributions of Apex Fire Department – Insurance Services Office (ISO) Rating**

*Mayor Jacques K. Gilbert*

**TM2** **Utility Billing Update**

*Jon Griffin, Director, Finance Department*

## TOWN CLERK'S REPORT

## PUBLIC ART MOMENT QUARTERLY – *None Scheduled*

The quarterly public art moment spotlights local creativity, reflects community voices, and supports informed decisions that strengthen a vibrant and growing cultural landscape. The purpose of this item is to bring awareness and appreciation of local artist.

## PROCLAMATIONS / SPECIAL PRESENTATIONS

**PR1** **Peak S.T.A.R. Awad – Quarterly**

*Mayor Pro-Tempore Terry Mahaffey (sponsor)*

**PR2** **Proclamation – Asian American and Pacific Islander Month 2026 – May 2026**

*Mayor Jacques K. Gilbert*

**PR3** **Proclamation – Jewish American Heritage Month 2026 - May 2026**

*Mayor Jacques K. Gilbert*

**PR4** **ADDED – Proclamation – National Tennis Month 2026 – May 2026**

*Mayor Jacques K. Gilbert*

**PR5** **Proclamation – Older Americans Month 2026 – May 2026**

*Mayor Jacques K. Gilbert*

**PR6** **Proclamation – Public Service Recognition Week – Sunday, May 03 through Saturday, May 09, 2026**

*Mayor Jacques K. Gilbert*

**PR7** **Proclamation - Safe Drinking Water Week 2026 – Sunday, May 03 through Saturday, May 09, 2026**

*Mayor Jacques K. Gilbert*

**PR8** **Think Apex Award Presentations 2026**

*Mayor Jacques K. Gilbert, and,*

*Brianne Gill, Community Engagement Manager, Community Dev. and Neighborhood Conn.*

# PUBLIC FORUM

Public Forum allows the public an opportunity to address the Mayor and Town Council. The speaker is requested not to address items that appear as Public Hearings. The Mayor will recognize those who would like to speak at the appropriate time.
Large groups are asked to select a representative to speak for the entire group.
Comments must be limited to 3 minutes to allow others the opportunity to speak.
Members of the public are encouraged to view the Public Forum and Public Hearing Participation Guidelines.

# PUBLIC HEARINGS

**PH1 Annexation No. 824 – 8204 Stephenson Road – 0.754 acres**

*Dianne Khin, Director Planning Department*

**PH2 Annexation No. 826 - Veridea ETJ - 119.59 acres**

*Dianne Khin, Director Planning Department*

**PH3 Annexation No. 827 – 1217 Twin Creek Road – 5 acres**

*Dianne Khin, Director Planning Department*

**PH4 Yard Waste Program Updates**

*John Mullis, Director, Public Works Department*

**PH5 Annexation No. 807 – 8905 Castleberry Road – 3.35 acres (Associated Rezoning 26CZ01)**

*June Cowles, Senior Planner, Planning Department*

***AND***

**PH6 Rezoning Case No. 26CZ01 – 8905 Castleberry Road – Tracts 10 and 11**

*June Cowles, Senior Planner, Planning Department*

**PH7 Annexation No. 822 – 3100 Olive Chapel Road (Associated Rezoning 25CZ22)**

*June Cowles, Senior Planner, Planning Department*

***AND***

**PH8 Rezoning Case No. 25CZ11 – 25CZ22 – 3100 Olive Chapel Road**

*June Cowles, Senior Planner, Planning Department*

**PH9 Rezoning Case No. 25CZ21 – 2728 Holland Road (Teeter Property)**

*Elise Bielen, Senior Planner, Planning Department*

**PH10 Unified Development Ordinance (UDO) Amendments – April 2026 – Part A**

*Bruce Venable, Planner III, Planning Department*

**PH11 Unified Development Ordinance (UDO) Amendments – April 2026 – Part B**

*Bruce Venable, Planner III, Planning Department*

## REGULAR MEETING AGENDA

**RA1** **Annexation No. 805 – Welch Homestead (Associated Rezoning 25CZ10) –** *Public Hearing Closed on March 24, 2026 and Item Continued*

*Bruce Venable, Planner III, Planning Department*

**AND**

**RA2** **Rezoning Case No. 25CZ10 – Welch Homestead PUD –** *Public Hearing Closed on March 24, 2026 and Item Continued*

*Bruce Venable, Planner III, Planning Department*

**RA3** **PROPOSED TO MOVE FROM CONSENT - Memorandum of Understanding (MOU) between North Carolina Children's Health Inc. Expectations for Establishment and Support of Healthcare Programs and Services**

*Joanna Helms, Director, Economic Development Department*

## INFORMATIONAL ITEMS

Information items focus on educating and bringing awareness to matters or topics that do not require immediate decision or action. Information items are for informational purposes only and may not be discussed as part of the business meeting.

## CLOSED SESSION

Council will enter into closed session pursuant to:

**CS1** **Karmen McGee, Human Resources Director**

**NCGS §143-318.11(a)(6):**

*"To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee."*

**CS2** **Laurie Hohe, Town Attorney**

**NCGS §143-318.11(a)(3):**

*"To consult with an attorney employed or retained by the public body in order to preserve the attorney client privilege between the attorney and the public body".*

**CS3** **Allen Coleman, Town Clerk**

**NCGS §143-318.11(a)(1):**

*"To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes."*

**CS4 Laurie Hohe, Town Attorney**

**NCGS §143-318.11(a)(6):**

*"To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee."*

## ADJOURNMENT

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Ashley Gentry, Deputy Town Clerk

Department(s): Town Clerk's Office

Requested Motion

Motion to receive and accept the Resident Advisory Board attendance reports for Quarter One (1) for calendar year 2026, covering January 1, 2026 through March 31, 2026.

Approval Recommended?

Yes

Item Details

The Town of Apex has six (6) active resident advisory boards that are established to provide expert advice, guidance, and recommendations to the elected body on specific focus areas or identified Town priorities. Each of the resident advisory boards are listed below:

- Culture and Arts Advisory Board (formerly Public Art Committee)
- Board of Adjustment (BOA)
- Environmental Advisory Board (EAB)
- Multimodal Transportation Advisory Board (formerly Transit Advisory Committee)
- Parks and Recreation Advisory Board (PRAB)
- Planning Board

During the June 24, 2025, Regular Town Council Meeting, the Town Council adopted the new Resident Advisory Board Administrative Policy which requires a quarterly report to the elected body on resident advisory board members attendance. In addition, the attendance section of this policy references the following:

- Missing three (3) consecutive meetings shall be cause for dismissal
- Missing twenty-five (25%) of meetings within a twelve (12) month period shall be cause for dismissal

Following the acceptance of this report, the Town Clerk shall send warning letters to the following individuals who have attended seventy-five percent (75%) or less of the meetings held in calendar year 2025 **or** members who have missed a significant number of meetings in calendar year 2025 thus far and identified to be "at risk" for removal.

Members identified below in **RED** have exceed the allowable number of absences and are recommended for removal based on the previously adopted administrative policy. Members will have the option to resign before being removed and an opportunity to review the records and dispute any inaccuracies.

| Resident Advisory Board | Member | Meetings Attended % YTD 2025/2026 | Notes |
|---|---|---|---|
| Board of Adjustment (BOA)* | **NONE** | **N/A** | **N/A** |
| | | | |
| Culture and Arts Advisory Board (CAAB) | **NONE** | **N/A** | **N/A** |
| | | | |
| Environmental Advisory Board (EAB) | Gary, Anne | 75% | Missed 3 of 9 meetings held |
| | | | |
| Multimodal Transportation Advisory Board (MTAB)** | **NONE** | **N/A** | **N/A** |
| | | | |
| Parks and Recreation Advisory Board (PRAB) | Lanier, Darryl | 73% | Missed 4 of 11 meetings held |
| | | | |
| Planning Board | **NONE** | **N/A** | **N/A** |

Attachments

- CN1-A1: Board of Adjustment Attendance Report 2026 – Quarter 1
- CN1-A2: Board of Adjustment Attendance Report 2025 – Quarter 4
- CN1-A3: Culture and Arts Advisory Board Attendance Report 2026 – Quarter 1
- CN1-A4: Culture and Arts Advisory Board Attendance Report 2025 – Quarter 4

- CN1-A5: Environmental Advisory Board Attendance Report 2026 – Quarter 1
- CN1-A6: Environmental Advisory Board Attendance Report 2025 – Quarter 4
- CN1-A7: Multimodal Transportation Advisory Board Attendance Report 2026 – Quarter 1
- CN1-A8: Multimodal Transportation Advisory Board Attendance Report 2025 – Quarter 4
- CN1-A9: Parks and Recreation Advisory Board Attendance Report 2026 – Quarter 1
- CN1-A10: Parks and Recreation Advisory Board Attendance Report 2025 – Quarter 4
- CN1-A11: Planning Board Attendance Report 2026 – Quarter 1
- CN1-A12: Planning Board Attendance Report 2025 – Quarter 4

# Board of Adjustment - Attendance Report - 1st Quarter 2026

| Advisory Board | Last Name | First Name | Position | January 2026 (Present/Absent) | February 2026 (Present/Absent) | March 2026 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Board of Adjustment** | Angel | Casey | Alternate 2 | Cancelled Meeting | Present | Present | 2 | 2 | 0 | 100% | |
| **Board of Adjustment** | Barnes | Aaron | Alternate 3 | Cancelled Meeting | NA | NA | NA | NA | NA | NA | Aaron Barnes effective April 1, 2026. |
| **Board of Adjustment** | Carmac | Robert | Chair | Cancelled Meeting | Present | Present | 2 | 2 | 0 | 100% | |
| **Board of Adjustment** | Hart | William | Vice-Chair | Cancelled Meeting | Present | Present | 2 | 2 | 0 | 100% | |
| **Board of Adjustment** | Hollenbeck | William (Pat) | Regular Member | Cancelled Meeting | Present | Present | 2 | 2 | 0 | 100% | |
| **Board of Adjustment** | Sico | Heidi-Marie | Alternate 1 | Cancelled Meeting | Present | Present | 2 | 2 | 0 | 100% | |
| **Board of Adjustment** | Pai | Umesh | Regular Member | Cancelled Meeting | Present | Present | 2 | 2 | 0 | 100% | |
| **Board of Adjustment** | Sayers | Michael | Regular Member | Cancelled Meeting | Present | ***Absent*** | 2 | 1 | 1 | 50% | |
| **Total Members Present** | **8** | | | **0** | **7** | **6** | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

| Town Staff | Last Name | First Name | Position | January 2026 (Present or NA) | February 2026 (Present or NA) | March 2026 (Present or NA) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Town Clerk** | Coleman | Allen | Professional Staff | Cancelled Meeting | NA | NA | | | | | |
| **Senior Planner** | Cowles | June | Professional Staff | Cancelled Meeting | Present | Present | | | | | |
| **Planner II** | Rayle | Thomas | Professional Staff | Cancelled Meeting | Present | Present | | | | | |
| **Deputy Town Clerk** | Gentry | Ashley | Professional Staff | Cancelled Meeting | Present | Present | | | | | |
| **Assistant Town Attorney** | Welch | Chris | Professional Staff | Cancelled Meeting | Present | Present | | | | | |
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# Board of Adjustment - Attendance Report 2025 Calendar Year

| Advisory Board | Last Name | First Name | Position | January 2025 (Present/Absent) | February 2025 (Present/Absent) | March 2025 (Present/Absent) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Board of Adjustment | Angel | Casey | 3rd Alternate | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | Present | Cancelled Meeting | 7 | 1 | 0 | | Appointed in October 2025 |
| Board of Adjustment | Carmac | Robert | Chair | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 7 | 0 | 100% | |
| Board of Adjustment | Hart | William | Vice-Chair | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 7 | 0 | 100% | |
| Board of Adjustment | Hollenbeck | William (Pat) | 1st Alternate | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | *Absent* | Present | Cancelled Meeting | *Absent* | Cancelled Meeting | 7 | 5 | 2 | 71% | |
| Board of Adjustment | Pai | Umesh | Board Member | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 7 | 0 | 100% | |
| Board of Adjustment | Sayers | Michael | Board Member | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 7 | 0 | 100% | |
| Board of Adjustment | Siso | Heidi-Marie | 2nd Alternate | Cancelled Meeting | Present | *Absent* | Present | Present | Cancelled Meeting | Cancelled Meeting | *Absent* | Present | Cancelled Meeting | *Absent* | Cancelled Meeting | 7 | 4 | 3 | 57% | |
| Board of Adjustment | Stocks | Ross | Board Member | Cancelled Meeting | Present | Present | Present | *Absent* | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 6 | 1 | 86% | |
| Board of Adjustment | Taylor | Tracy | INACTIVE | Cancelled Meeting | Present | Present | *Absent* | Present | Cancelled Meeting | Cancelled Meeting | Present | NA | NA | NA | NA | NA | NA | NA | NA | Term Expired |
| Total Members Present | 8 | | | 0 | 8 | 7 | 7 | 7 | 0 | 0 | 6 | 7 | | 5 | | | | | | |

| Town Staff | Last Name | First Name | Position | January 2025 (Present or NA) | February 2025 (Present or NA) | March 2025 (Present or NA) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Current Planning Manager | Bunce | Amanda | Professional Staff | Cancelled Meeting | Present | NA | NA | NA | Cancelled Meeting | Cancelled Meeting | NA | NA | Cancelled Meeting | NA | Cancelled Meeting | 7 | 1 | | | |
| Town Clerk | Coleman | Allen | Professional Staff | Cancelled Meeting | Present | NA | NA | NA | Cancelled Meeting | Cancelled Meeting | NA | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 2 | | | Overview of December Work Session |
| Senior Planner | Cowles | June | Professional Staff | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 7 | | | |
| Deputy Town Clerk | Gentry | Ashley | Professional Staff | Cancelled Meeting | Present | NA | NA | NA | Cancelled Meeting | Cancelled Meeting | NA | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 2 | | | Overview of December Work Session |
| Planner 1 | Staudenmaier | Lauren | Board Liaison | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | NA | Cancelled Meeting | NA | Cancelled Meeting | 7 | 7 | | | |
| Assistant Town Attorney | Welch | Chris | Professional Staff | Cancelled Meeting | Present | Present | Present | Present | Cancelled Meeting | Cancelled Meeting | Present | Present | Cancelled Meeting | Present | Cancelled Meeting | 7 | 6 | | | |
| Planner II | Baker | Nick | Board Liaison | NA | NA | NA | NA | NA | NA | NA | NA | Present | Cancelled Meeting | NA | Cancelled Meeting | 7 | 1 | | | |

# Culture and Arts Advisory Board - Attendance Report - 1st Quarter 2026

| Advisory Board | Last Name | First Name | Position | January 2026 (Present/Absent) | February 2026 (Present/Absent) | March 2026 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Culture and Arts Advisory Board** | Ambrose | Aspen | Board Member | Cancelled Meeting | ***Absent*** | Cancelled Meeting | 1 | 0 | 1 | 0% |
| **Culture and Arts Advisory Board** | Barnes | Aaron | Board Member | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Bryant | Bethany | Board Member | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Colwell | Tom | Chair | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Corsetti | Juliana | Youth(Voting) | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Durham | Sean | Vice-Chair | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Erickson | Bradley | Board Member | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Hota | Ranjit | Board Member | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Culture and Arts Advisory Board** | Kirley | Susan | Board Member | Cancelled Meeting | Present | Cancelled Meeting | 1 | 1 | 0 | 100% |
| **Total Members Present** | **9** | | | **0** | **8** | **0** | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| Town Staff | Last Name | First Name | Position | January 2026 (Present or NA) | February 2026 (Present or NA) | March 2026 (Present or NA) | Total Held | Total Attended | | Attendance % YTD - 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Town Clerk** | Coleman | Allen | Staff | Cancelled Meeting | N/A | Cancelled Meeting | | | | |
| **Deputy Town Clerk** | Gentry | Ashley | Staff | Cancelled Meeting | N/A | Cancelled Meeting | | | | |
| **Cultural Arts Center Manager** | Wray | Taylor | Board Liaison | Cancelled Meeting | Present | Cancelled Meeting | | | | |

# Culture and Arts Advisory Board - Attendance Report - 2025 Calendar Year

| Advisory Board | Last Name | First Name | Position | January 2025 (Present/Absent) | February 2025 (Present/Absent) | March 2025 (Present/Absent) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Culture and Arts Advisory Board | Ambrose | Aspen | Board Member | NA | Cancelled Meeting | NA | NA | NA | NA | No Meeting In July | NA | NA | NA | Present | Present | 9 | 2 | 0 | 22% | New Member started November 2025 |
| Culture and Arts Advisory Board | Barnes | Aaron | Board Member | NA | Cancelled Meeting | NA | NA | NA | NA | No Meeting In July | NA | NA | NA | Present | Present | 9 | 2 | 0 | 22% | Partial Term - Replaced Lafayette - started November |
| Culture and Arts Advisory Board | Bryant | Bethany | Board Member | Present | Cancelled Meeting | Present | Present | Present | Present | No Meeting In July | Present | Present | Present | Present | Present | 9 | 9 | 0 | 100% | |
| Culture and Arts Advisory Board | Colwell | Tom | Chair | Absent | Cancelled Meeting | Present | Present | Present | Present | No Meeting In July | Present | Present | Present | Present | Present | 9 | 8 | 1 | 89% | |
| Culture and Arts Advisory Board | Durham | Sean | Vice-Chair | Present | Cancelled Meeting | Absent | Absent | Present | Present | No Meeting In July | Absent | Present | Present | Present | Present | 9 | 6 | 3 | 67% | |
| Culture and Arts Advisory Board | Pritchard | Ewan | INACTIVE | Absent | Cancelled Meeting | Absent | Present | Present | Absent | No Meeting In July | NA | NA | NA | NA | NA | 9 | 2 | 3 | 22% | Term ended/member resigned July 2025 |
| Culture and Arts Advisory Board | Erickson | Bradley | Board Member | Absent | Cancelled Meeting | Present | Present | Present | Present | No Meeting In July | Present | Present | Present | Present | Present | 9 | 8 | 1 | 89% | |
| Culture and Arts Advisory Board | Kirley | Susan | Board Member | Present | Cancelled Meeting | Present | Present | Absent | Present | No Meeting In July | Absent | Present | Present | Present | Present | 9 | 7 | 2 | 78% | |
| Culture and Arts Advisory Board | Trawick | Lafayette | INACTIVE | Present | Cancelled Meeting | Absent | Present | Present | Present | No Meeting In July | Absent | Absent | Present | NA | NA | 9 | 5 | 3 | 56% | Terminated - October was last meeting replaced by Aaron Barnes |
| Culture and Arts Advisory Board | Hota | Ranjit | Board Member | NA | Cancelled Meeting | NA | NA | NA | NA | No Meeting In July | Absent | Present | Present | Absent | Absent | 9 | 2 | 3 | 22% | New member starts July 2025 |
| Culture and Arts Advisory Board | Corsetti | Juliana | Youth(Voting) | NA | Cancelled Meeting | NA | NA | NA | NA | No Meeting In July | Present | Present | Present | Present | Present | 9 | 5 | 0 | 56% | New member starts July 2025 |
| Total Members Present | 9 | | | 4 | 0 | 4 | 6 | 6 | 6 | | 4 | 7 | 8 | 8 | | | | | | |

| Town Staff | Last Name | First Name | Position | January 2025 (Present or NA) | February 2025 (Present or NA) | March 2025 (Present or NA) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent | July 2025 (Present/Absent) 2 | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Town Clerk | Coleman | Allen | Staff | Present | Cancelled Meeting | NA | NA | Present | NA | No Meeting In July | Present | NA | NA | NA | NA | | 3 | | | |
| Deputy Town Clerk | Gentry | Ashley | Staff | Present | Cancelled Meeting | NA | NA | NA | Present | No Meeting In July | NA | NA | NA | NA | NA | | 2 | | | |
| Cultural Arts Center Manager | Wray | Taylor | Board Liaison | Present | Cancelled Meeting | Present | Present | Absent | Present | No Meeting In July | Absent | Present | Present | Present | Present | | 5 | | | |

# Environmental Advisory Board - Attendance Report - 1st Quarter 2026

| Advisory Board | Last Name | First Name | Position | January 2026 (Present/Absent) | February 2026 (Present/Absent) | March 2026 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Environmental Advisory Board** | Adams | Patrick | INACTIVE | Present | **NA** | **NA** | 3 | 1 | 2 | **NA** |
| **Environmental Advisory Board** | Crowell | Sean | INACTIVE | Present | ***NA*** | **NA** | 3 | 1 | 2 | **NA** |
| **Environmental Advisory Board** | Garrison | John | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Environmental Advisory Board** | Gary | Anne | Board Member | Present | ***Absent*** | Present | 3 | 2 | 1 | 67% |
| **Environmental Advisory Board** | Hu | Changling | Board Member | Present | ***Absent*** | Present | 3 | 2 | 1 | 67% |
| **Environmental Advisory Board** | Jensen | Bill | Board Member | **Absent** | Present | Present | 3 | 2 | 1 | 67% |
| **Environmental Advisory Board** | Joshi | Dhvani | Youth (Voting) | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Environmental Advisory Board** | Mason | Suzanne | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Environmental Advisory Board** | Moller | Njeri | Vice Chair | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Environmental Advisory Board** | Ripper | Melissa | Board Member | ***NA*** | ***NA*** | Present | 3 | 0 | 0 | 0% |
| **Environmental Advisory Board** | Schwegel | Mark | Chair | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Environmental Advisory Board** | Valle | Daniel | Board Member | ***NA*** | ***NA*** | Present | 3 | 0 | 0 | 0% |
| **Environmental Advisory Board** | Villasenor | Sandra | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Total Members Present** | **11** | | | **10** | **8** | **11** | | | | |
| | | | | | | | | | | |
| **Town Staff** | **Last Name** | **First Name** | **Position** | **January 2026 (Present or NA)** | **February 2026 (Present or NA)** | **March 2026 (Present or NA)** | **Total Held** | **Total Attended** | **Total Missed** | **Attendance % YTD - 2026** |
| **Town Clerk** | Coleman | Allen | Professional Staff | Present | NA | Present | 3 | 3 | | |
| **Deputy Town Clerk** | Gentry | Ashley | Professional Staff | NA | NA | NA | 3 | 0 | | |
| **Environmental Programs Coordinator** | Skinner | Nora | Board Liaison | Present | Present | Present | 3 | 3 | | |
| **Town Councilmember** | Mahaffey | Terry | Governing Body | Present | Present | Present | 3 | 3 | | |
| **Planner III** | Vanable | Bruce | Professional Staff | Present | Present | Present | 3 | 3 | | |

# Environmental Advisory Board - Attendance Report - 2025 Calendar Year

| Advisory Board | Last Name | First Name | Position | January 2025 (Present/Absent) | February 2025 (Present/Absent) | March 2025 (Present/Absent) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 Special Meeting (Present/Absent) | October 2025 Regular Meeting (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Environmental Advisory Board | Adams | Patrick | Board Member | Present | Absent | Present | Absent | Staff Meeting | Present | Present | Absent | Cancelled Meeting | Absent | Present | Absent | Present | 11 | 6 | 5 | 55% | |
| Environmental Advisory Board | Crowell | Sean | Board Member | Present | Present | Absent | Absent | Staff Meeting | Present | Present | Present | Cancelled Meeting | Present | Present | Present | Present | 11 | 9 | 2 | 82% | |
| Environmental Advisory Board | Garrison | John | Vice-Chair | Present | Present | Present | Present | Staff Meeting | Present | Present | Present | Cancelled Meeting | Absent | Present | Present | Present | 11 | 10 | 1 | 91% | |
| Environmental Advisory Board | Efird | Adam | INACTIVE | Absent | NA | NA | NA | Staff Meeting | NA | NA | NA | Cancelled Meeting | NA | NA | NA | NA | NA | NA | NA | NA | Term ended in December 2024 - replacement appointed June 2025 |
| Environmental Advisory Board | Jenson | Bill | Board Member | Present | Present | Present | Present | Staff Meeting | Present | Present | Present | Cancelled Meeting | Present | Present | Present | Present | 11 | 11 | 0 | 100% | |
| Environmental Advisory Board | Mason | Suzanne | Chair | Present | Present | Present | Present | Staff Meeting | Present | Present | Present | Cancelled Meeting | Present | Present | Present | Present | 11 | 11 | 0 | 100% | |
| Environmental Advisory Board | Maynard | Jason | INACTIVE | Present | NA | NA | NA | Staff Meeting | NA | NA | NA | Cancelled Meeting | NA | NA | NA | NA | NA | NA | NA | NA | Term ended in December 2024 - replacement appointed June 2025 |
| Environmental Advisory Board | Moller | Njeri | Board Member | Present | Present | Present | Present | Staff Meeting | Present | Present | Present | Cancelled Meeting | Present | Absent | Present | Present | 11 | 10 | 1 | 91% | |
| Environmental Advisory Board | Villasenor | Sandra | Board Member | NA | NA | NA | NA | NA | NA | NA | NA | Cancelled Meeting | NA | NA | Present | Present | 11 | 2 | 0 | 18% | |
| Environmental Advisory Board | Schaaf | Katie | INACTIVE | Present | Present | Present | Present | Staff Meeting | Absent | Absent | Absent | Cancelled Meeting | Present | Present | NA | NA | NA | NA | NA | NA | Removed due to three consecutive absences - replaced by Sandra Villasenor |
| Environmental Advisory Board | Gary | Anne | Board Member | NA | NA | NA | NA | NA | NA | Present | Present | Cancelled Meeting | Absent | Present | Present | Absent | 11 | 4 | 2 | 36% | New Member - Started July 2025 |
| Environmental Advisory Board | Hu | Changling | Board Member | NA | NA | NA | NA | NA | NA | Present | Present | Cancelled Meeting | Absent | Present | Present | Present | 11 | 5 | 1 | 45% | New Member - Started July 2025 |
| Environmental Advisory Board | Schwegel | Mark | Board Member | NA | NA | NA | NA | NA | NA | Present | Present | Cancelled Meeting | Present | Present | Present | Present | 11 | 6 | 0 | 55% | New Member - Started July 2025 |
| Environmental Advisory Board | Joshi | Dhvani | Youth (Voting) | NA | NA | NA | NA | NA | NA | NA | NA | Cancelled Meeting | NA | NA | Present | Present | 11 | 2 | 0 | 18% | Vacant Youth Position -Started November 2025 |
| Total Members Present | 11 | | | 7 | 6 | 6 | 5 | 3 | 6 | 9 | 8 | 0 | 6 | 9 | 10 | 10 | | | | | |

| Town Staff | Last Name | First Name | Position | January 2025 (Present or NA) | February 2025 (Present or NA) | March 2025 (Present or NA) | April 2025 (Present/April) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Town Clerk | Coleman | Allen | Professional Staff | Present | NA | NA | NA | NA | NA | NA | NA | Cancelled Meeting | NA | NA | NA | 10 | 1 | | | |
| Town Councilmember | Gantt | Brett | Governming Body | Present | Absent | Present | Present | Present | Present | Present | Present | Cancelled Meeting | Present | Present | | 10 | 8 | | | |
| Deputy Town Clerk | Gentry | Ashley | Professional Staff | Present | NA | NA | NA | NA | NA | NA | NA | Cancelled Meeting | NA | NA | Present | 10 | 1 | | | |
| Environmental Programs Coordinator | Skinner | Nora | Board Liaison | N/A | Present | Present | Present | Present | Present | Present | Present | Cancelled Meeting | Present | Present | Present | 10 | 10 | | | |
| | Mahaffey | Terry | Governming Body | | | | | | | | | | | | Present | 10 | 1 | | | |

# Multimodal Transportation Advisory Board - Attendance Report - 1st Quarter 2026

| Advisory Board | Last Name | First Name | Position | January 2026 (Present/Absent) | March 2026 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Multimodal Transportation Advisory Board** | Ahler | Jennifer | Board Member | Present | Present | 2 | 2 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Barrett | Linda | Chair | Present | Present | 2 | 2 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Brunner | Elizabeth | Board Member | Present | Present | 2 | 2 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Kirley | Patrick | Board Member | Present | Present | 2 | 2 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Perry | Wendy | Board Member | Present | ***Absent*** | 2 | 1 | 1 | 50% | |
| **Multimodal Transportation Advisory Board** | Williams | Gaye | Board Member | Present | Present | 2 | 2 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Toppe | Noah | Vice-Chair | Present | Present | 2 | 2 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Spanioli | Mark | **TRANSFER TO PB** | Present | NA | 2 | 1 | 1 | 50% | |
| **Multimodal Transportation Advisory Board** | Kadari | Samkisha | Youth (Voting) | Present | Present | 2 | 2 | 0 | 100% | |
| **Total Members Present** | **9** | | | **9** | **7** | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| Town Staff | Last Name | First Name | Position | January 2026 (Present or NA) | March 2026 (Present/Absent) | Total Held | Total Attended | [redacted] | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Town Clerk** | Coleman | Allen | Professional Staff | Present | NA | 2 | 1 | | |
| **Long-Range Planning Manager** | Cox | Shannon | Professional Staff | Present | Present | 2 | 2 | | |
| **Town Councilmember** | Zegerman | Arno | Governing Body | Present | Present | 2 | 2 | | |
| **Deputy Town Clerk** | Gentry | Ashley | Professional Staff | NA | NA | 2 | 0 | | |
| **Sr. Planner - Long-Range Transit** | Schwing | Katie | Professional Staff | Present | Present | 2 | 2 | | |
| **Planner II** | Watson | Chris | Board Liaison | Present | Present | 2 | 2 | | |

# Multimodal Transportation Advisory Board - Attendance Report - 2025 Calendar Year

| Advisory Board | Last Name | First Name | Position | January 2025 (Present/Absent) | April 2025 (Present/Absent) | July 2025 (Present/Absent) | September 2025 (Present/Absent) | November 2025 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Multimodal Transportation Advisory Board** | Ahler | Jennifer | Board Member | NA | NA | NA | Cancelled Meeting | *Absent* | 4 | 0 | 1 | 0% | New Member Starts October 2025 |
| **Multimodal Transportation Advisory Board** | Barrett | Linda | Chair | Present | Present | Present | Cancelled Meeting | Present | 4 | 4 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Brunner | Elizabeth | Board Member | NA | NA | NA | Cancelled Meeting | Present | 4 | 1 | 0 | 100% | New Member Starts October 2025 |
| **Multimodal Transportation Advisory Board** | Bryant | Nick | INACTIVE | Present | Present | Present | Cancelled Meeting | NA | NA | NA | NA | NA | Maxed Term Limit |
| **Multimodal Transportation Advisory Board** | Kirley | Patrick | Board Member | Present | Present | Present | Cancelled Meeting | Present | 4 | 4 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Perry | Wendy | Board Member | Present | Present | Present | Cancelled Meeting | *Absent* | 4 | 3 | 1 | 75% | |
| **Multimodal Transportation Advisory Board** | Werking | Andrew | INACTIVE | Present | Present | Present | Cancelled Meeting | NA | NA | NA | NA | NA | Maxed Term Limit |
| **Multimodal Transportation Advisory Board** | Williams | Gaye | Board Member | Present | Present | Present | Cancelled Meeting | Present | 4 | 4 | 0 | 100% | |
| **Multimodal Transportation Advisory Board** | Thoppe | Noah | Vice-Chair | NA | NA | NA | Cancelled Meeting | Present | 4 | 1 | 0 | 100% | New Member Starts September 2025 |
| **Multimodal Transportation Advisory Board** | Spanioli | Mark | Board Member | NA | NA | NA | Cancelled Meeting | Present | 4 | 1 | 0 | 100% | New Member Starts September 2025 |
| **Multimodal Transportation Advisory Board** | Kadari | Samkisha | Youth (Voting) | NA | NA | NA | Cancelled Meeting | Present | 4 | 1 | 0 | 100% | New Member Starts September 2025 |
| **Total Members Present** | **9** | | | **6** | **6** | **6** | | **7** | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

| Town Staff | Last Name | First Name | Position | January 2025 (Present or NA) | April 2025 (Present or NA) | July 2025 (Present or NA) | September 2025 (Present or NA) | November 2025 (Present/Absent) | Total Held | Total Attended | [redacted] | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Town Clerk | Coleman | Allen | Professional Staff | Present | NA | Present | Cancelled Meeting | Present | 4 | 3 | | |
| Long-Range Planning Manager | Cox | Shannon | Professional Staff | Present | Present | Present | Cancelled Meeting | Present | 4 | 4 | | |
| Town Councilmember | Gantt | Brett | Governing Body | Present | Present | Absent | Cancelled Meeting | Present | 4 | 3 | | |
| Deputy Town Clerk | Gentry | Ashley | Professional Staff | Present | NA | Present | Cancelled Meeting | NA | 4 | 2 | | |
| Director of Economic Development | Helms | Joanna | Professional Staff | Present | NA | Absent | Cancelled Meeting | NA | 4 | 1 | | |
| Parks Planning Manager | Reincke | Angela | Professional Staff | Present | Present | Present | Cancelled Meeting | NA | 4 | 3 | | |
| Sr. Planner - Long-Range Transit | Schwing | Katie | Professional Staff | Present | Present | Present | Cancelled Meeting | Present | 4 | 4 | | |
| Planner II | Watson | Chris | Board Liaison | NA | NA | NA | Cancelled Meeting | Present | 4 | 1 | | |

# Parks and Recreation Advisory Board - Attendance Report - 1st Quarter 2026

| Advisory Board | Last Name | First Name | Position | January 2026 (Present/Absent) | February 2026 (Present/Absent) | March 2026 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Parks and Recreation Advisory Board** | Blatchford | Mary | Board Member | Present | Present | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Parks and Recreation Advisory Board** | Baber | Robert | Board Member | Present | Present | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Parks and Recreation Advisory Board** | Croom | Jeremy | Board Member | Present | ***Absent*** | **Cancelled Meeting** | 2 | 1 | 1 | 50% |
| **Parks and Recreation Advisory Board** | Esterrich | Lisa | Board Member | Present | Present | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Parks and Recreation Advisory Board** | Kanters | Michael | INACTIVE | Present | **INACTIVE** | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Parks and Recreation Advisory Board** | Lanier | Darryl | Chair | Present | ***Absent*** | **Cancelled Meeting** | 2 | 1 | 1 | 50% |
| **Parks and Recreation Advisory Board** | Montoya | Lisa | Board Member | ***Absent*** | Present | **Cancelled Meeting** | 2 | 1 | 1 | 50% |
| **Parks and Recreation Advisory Board** | Rao | Adhvik | Youth (Non-Voting) | Present | Present | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Parks and Recreation Advisory Board** | Strickland | Johnnie | Board Member | Present | Present | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Parks and Recreation Advisory Board** | Vosburg | Nick | Board Member | Present | Present | **Cancelled Meeting** | 2 | 2 | 0 | 100% |
| **Total Members Present** | **10** | | | **9** | **7** | | | | | |
| | | | | | | | | | | |
| **Town Staff** | **Last Name** | **First Name** | **Position** | **January 2026 (Present or NA)** | **February 2026 (Present or NA)** | **March 2026 (Present or NA)** | **Total Held** | **Total Attended** | **Total Missed** | **Attendance % YTD - 2026** |
| **Town Clerk** | Coleman | Allen | Professional Staff | NA | NA | **Cancelled Meeting** | 2 | 0 | | |
| **Deputy Town Clerk** | Gentry | Ashley | Professional Staff | NA | NA | **Cancelled Meeting** | 2 | 0 | | |
| **Executive Assistant** | Pearson | Candice | Board Liaison | Present | Present | **Cancelled Meeting** | 2 | 2 | | |
| **Assistant Director** | Reincke | Angela | Professional Staff | NA | Present | **Cancelled Meeting** | 2 | 1 | | |
| **Director of PRCR** | Setzer | Craig | Professional Staff | Present | Present | **Cancelled Meeting** | 2 | 2 | | |

# Parks and Recreation Advisory Board - Attendance Report - 2025 Calendar Year

| Advisory Board | Last Name | First Name | Position | January 2025 (Present/Absent) | February 2025 (Present/Absent) | March 2025 (Present/Absent) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Parks and Recreation Advisory Board | Blatchford | Mary | Board Member | Present | Present | Present | Present | Present | Present | No Meetings in July | Present | Present | Present | No Meeting in November | *Absent* | 10 | 9 | 1 | 90% | |
| Parks and Recreation Advisory Board | Carusona | Matt | INACTIVE | *Absent* | Present | Present | *Absent* | Present | *Absent* | No Meetings in July | NA | NA | NA | No Meeting in November | NA | NA | NA | NA | NA | Term Ended in July 2025 |
| Parks and Recreation Advisory Board | Colwell | Tom | INACTIVE | *Absent* | *Absent* | Present | Present | Present | Present | No Meetings in July | NA | NA | NA | No Meeting in November | NA | NA | NA | NA | NA | Term Ended in July 2025 - CAAB only |
| Parks and Recreation Advisory Board | Croom | Jeremy | Board Member | Present | Present | Present | Present | Present | Present | No Meetings in July | Present | Present | Present | No Meeting in November | Present | 10 | 10 | 0 | 100% | |
| Parks and Recreation Advisory Board | Esterrich | Lisa | Board Member | Present | Present | Present | Present | Present | Present | No Meetings in July | Present | Present | *Absent* | No Meeting in November | Present | 10 | 9 | 1 | 90% | |
| Parks and Recreation Advisory Board | Kanters | Michael | Multiple | *Absent* | Present | *Absent* | Present | Present | *Absent* | No Meetings in July | Present | Present | Present | No Meeting in November | *Absent* | 10 | 6 | 4 | 60% | |
| Parks and Recreation Advisory Board | Lanier | Darryl | Chair | *Absent* | Present | Present | *Absent* | Present | Present | No Meetings in July | Present | Present | Present | No Meeting in November | *Absent* | 10 | 7 | 3 | 70% | |
| Parks and Recreation Advisory Board | Montoya | Lisa | Board Member | Present | Present | Present | Present | Present | Present | No Meetings in July | Present | Present | Present | No Meeting in November | Present | 10 | 10 | 0 | 100% | |
| Parks and Recreation Advisory Board | Roach | Jeff | INACTIVE | Present | Present | Present | Present | Present | Present | No Meetings in July | NA | NA | NA | No Meeting in November | NA | NA | NA | NA | NA | Term Ended in July 2025 |
| Parks and Recreation Advisory Board | Baber | Robert | Board Member | NA | NA | NA | NA | NA | NA | No Meetings in July | *Absent* | Present | Present | No Meeting in November | Present | 10 | 3 | 1 | 30% | New Member - Started August 2025 |
| Parks and Recreation Advisory Board | Rao | Adhvick | Youth (Non-Voting) | NA | NA | NA | NA | NA | NA | No Meetings in July | Present | Present | Present | No Meeting in November | Present | 10 | 4 | 0 | 40% | New Member - Started August 2025 |
| Parks and Recreation Advisory Board | Strickland | Johnnie | Board Member | NA | NA | NA | NA | NA | NA | No Meetings in July | Present | Present | Present | No Meeting in November | *Absent* | 10 | 3 | 1 | 30% | New Member - Started August 2025 |
| Parks and Recreation Advisory Board | Vosburg | Nick | Board Member | NA | NA | NA | NA | NA | NA | No Meetings in July | *Absent* | Present | Present | No Meeting in November | Present | 10 | 3 | 1 | 30% | New Member - Started August 2025 |
| Total Members Present | 10 | | | 5 | 8 | 8 | 7 | 9 | 7 | 0 | 8 | 10 | 9 | | 6 | | | | | |

| Town Staff | Last Name | First Name | Position | January 2025 (Present or NA) | February 2025 (Present or NA) | March 2025 (Present or NA) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Town Clerk | Coleman | Allen | Professional Staff | NA | Present | NA | NA | NA | NA | No Meetings in July | NA | NA | NA | No Meeting in November | NA | 10 | 2 | | | |
| Deputy Town Clerk | Gentry | Ashley | Professional Staff | NA | Present | NA | NA | Present | NA | No Meetings in July | NA | NA | NA | No Meeting in November | Present | 10 | 3 | | | |
| Executive Assistant | Pearson | Candice | Board Liaison | Present | Present | Present | Present | Present | Present | No Meetings in July | Present | Present | Present | No Meeting in November | Present | 10 | 10 | | | |
| Planning Parks Manager | Reincke | Angela | Professional Staff | Present | Present | Present | Present | NA | Present | No Meetings in July | Present | Present | Present | No Meeting in November | Present | 10 | 10 | | | |
| Director of PRCR | Setzer | Craig | Professional Staff | Present | Present | Present | Present | Present | Present | No Meetings in July | Present | Present | Present | No Meeting in November | Present | 10 | 10 | | | |

# Planning Board - Attendance Report - 1st Quarter 2026

| Advisory Board | Last Name | First Name | Position | January 2026 (Present or NA) | February 2026 (Present/Absent) | March 2026 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Board** | Braswell | Keith | Chair | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Planning Board** | Byrd | Alyssa | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Planning Board** | Hastings | Jeff | Wake Co. Rep. | Present | ***Absent*** | Present | 3 | 2 | 1 | 67% |
| **Planning Board** | Khodaparast | Daniel | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Planning Board** | Petersen | Mary | Apex Historical Rep. | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Planning Board** | Renita | Stanley | Youth (Non-Voting) | Present | ***Absent*** | Present | 3 | 2 | 1 | 67% |
| **Planning Board** | Rhodes | Steven | Board Member | ***Absent*** | Present | Present | 3 | 2 | 1 | 67% |
| **Planning Board** | Royal | Tim | ETJ Member | ***Absent*** | Present | Present | 3 | 2 | 1 | 67% |
| **Planning Board** | Soh | Sarah | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Planning Board** | *Vacant* | *Vacant* | Board Member | NA | NA | NA | 3 | 0 | 0 | 0% |
| **Planning Board** | Yule | Kristy | Board Member | Present | Present | Present | 3 | 3 | 0 | 100% |
| **Total Members Present** | **11** | | | **8** | **8** | **10** | | | | |
| | | | | | | | | | | |
| **Town Staff** | **Last Name** | **First Name** | **Position** | **January 2026 (Present or NA)** | **February 2026 (Present or NA)** | **March 2026 (Present or NA)** | **Total Held** | **Total Attended** | **Total Missed** | **Attendance % YTD - 2026** |
| **Current Planning Manager** | Bunce | Amanda | Professional Staff | Present | Present | Present | | | | |
| **Traffic Engineering Manager** | Dalton | Russell | Professional Staff | NA | NA | Present | | | | |
| **Deputy Town Clerk** | Gentry | Ashley | Clerks Office | NA | NA | NA | | | | |
| **Director of Planning** | Khin | Dianne | Professional Staff | Present | Present | Present | | | | |
| **Planner II** | Killian | Joshua | Professional Staff | Present | Present | Present | | | | |
| **Lead Planning Technician** | Pederson | Jeri | Board Liaison | Present | Present | Present | | | | |
| **Senior Long Range Planner** | Shouse | Jena | Professional Staff | NA | NA | Present | | | | |
| **Planner III** | Venable | Bruce | Professional Staff | NA | NA | Present | | | | |

# Planning Board - Attendance Report - 2025 Calendar Year

| Advisory Board | Last Name | First Name | Position | January 2025 (Present or NA) | February 2025 (Present/Absent) | March 2025 (Present/Absent) | April 2025 (Present/Absent) | May 2025 (Present/Absent) | June 2025 (Present/Absent) | July 2025 (Present/Absent) | August 2025 (Present/Absent) | September 2025 (Present/Absent) | October 2025 (Present/Absent) | November 2025 (Present/Absent) | December 2025 (Present/Absent) | Total Held | Total Attended | Total Missed | Attendance % YTD - 2025 | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Board** | Byrd | Alyssa | Board Member | Present | Present | Present | Present | Present | *Absent* | Present | Present | Present | Present | Present | Present | 12 | 11 | 1 | 92% | |
| **Planning Board** | Braswell | Keith | Multiple | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | 12 | 12 | 0 | 100% | |
| **Planning Board** | Hastings | Jeff | Multiple | Present | Present | Present | Present | Present | *Absent* | Present | Present | Present | Present | Present | Present | 12 | 11 | 1 | 92% | |
| **Planning Board** | Khodaparast | Daniel | Board Member | Present | Present | Present | Present | Present | Present | *Absent* | Present | Present | Present | *Absent* | Present | 12 | 10 | 2 | 83% | |
| **Planning Board** | Mitchell | Preston | INACTIVE | Present | Present | Present | *Absent* | *Absent* | Present | Present | Present | *Absent* | Present | Present | *Absent* | 12 | 8 | 4 | 67% | Member's term ends December 2025. |
| **Planning Board** | Rhodes | Steven | Board Member | Present | Present | Present | Present | Present | Present | Present | Present | *Absent* | Present | Present | Present | 12 | 11 | 1 | 92% | |
| **Planning Board** | Royal | Tim | Multiple | Present | Present | Present | *Absent* | Present | Present | *Absent* | Present | Present | Present | Present | Present | 12 | 10 | 2 | 83% | |
| **Planning Board** | Sherman | Tina | INACTIVE | Present | Present | Absent | Present | Present | Present | Absent | Present | NA | NA | NA | NA | 12 | 6 | 3 | 50% | Resigned in September 2025 |
| **Planning Board** | Yule | Kristy | Board Member | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | Present | Present | 12 | 2 | 0 | 100% | New member - Started November filling Tina Sherman Partial Term |
| **Planning Board** | Soh | Sarah | Board Member | Present | Present | Present | Present | Present | Present | *Absent* | Present | Present | Present | Present | *Absent* | 12 | 11 | 1 | 92% | |
| **Planning Board** | Petersen | Mary | Apex Historical Rep. | NA | NA | NA | NA | NA | NA | Present | Present | Present | Present | Present | Present | 3 | 3 | 0 | 100% | New Member - Started July 2025 |
| **Planning Board** | Renita | Stanley | Youth (Non-Voting) | NA | NA | NA | N | NA | NA | VACANT | Vacant | NA | *Absent* | Present | *Absent* | 3 | 1 | 2 | 33% | New Youth - Started October 2025 |
| Total Members Present | **11** | | | **9** | **9** | **8** | **7** | **8** | **7** | **6** | **10** | **7** | **9** | **10** | **8** | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| **Town Staff** | **Last Name** | **First Name** | **Position** | **January 2025 (Present or NA)** | **February 2025 (Present or NA)** | **March 2025 (Present or NA)** | **April 2025 (Present/April)** | **May 2025 (Present/Absent)** | **June 2025 (Present/Absent)** | **July 2025 (Present/Absent)** | **August 2025 (Present/Absent)** | **September 2025 (Present/Absent)** | **October 2025 (Present/Absent)** | **November 2025 (Present/Absent)** | **December 2025 (Present/Absent)** | **Total Held** | **Total Attended** | | **Attendance % YTD - 2025** | **Notes** |
| **Current Planning Manager** | Bunce | Amanda | Professional Staff | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | 12 | 9 | | | |
| **Director of Planning** | Khin | Dianne | Professional Staff | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | Present | 12 | 9 | | | |
| **Lead Planning Technician** | Pederson | Jeri | Board Liaison | Present | Present | Present | Present | NA | Present | Present | Present | Present | Present | Present | Present | 12 | 8 | | | |
| **Deputy Town Clerk** | Gentry | Ashley | Professional Staff | NA | NA | NA | N | Present | NA | NA | NA | NA | NA | Present | NA | 12 | 2 | | | |

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Brandon Roberson, Solid Waste Manager

Department(s): Public Works

Requested Motion

Motion to ratify an oral agreement between the Town of Apex and Barbour's Towing and Truck Repair for emergency hydraulic fluid leak clean-up services on multiple Town roadways.

Approval Recommended?

Yes

Item Details

On March 6, 2026, a yard waste truck had a hydraulic line burst while on route, causing hydraulic fluid to leak onto multiple roads within the Town. Barbour's Towing & Truck Repair were called for the immediate and professional cleaning of the hydraulic fluid from the following roadways: intersection of Olive Chapel Road/Fairfax Woods Drive, Fairfax Woods Drive, and Red Barn Way.

Fleet Services responded to the vehicle's location and repaired the leaking hose, allowing the vehicle to be driven back to Public Works for an inspection and fluid re-fill.

The cost for the emergency response and cleanup of the hydraulic fluid is $3,220.00, and noted on Invoice # 26-58180 dated 3/9/2026 which is also attached.

Attachments

- CN2-A1: Invoice No. 26-58180 Dated 03.09.2026 – Barbours Towing and Truck Repair – Emergency Hydraulic Fluid Leak – Roadway Clean-up

**Barbour's Towing & Truck Repair**
Po Box 20693, Raleigh NC 27619
Phone: (919) 790-3827 | Fax: (919) 790-8171

# Invoice
**#26-58180**

Printed 3/9/2026

| | | | |
|---|---|---|---|
| **Invoice #** | 26-58180 | **Authorized by** | Town of Apex |
| **Call #** | 58180 | | PO Box 250, Apex NC 27502 |
| **Reason** | See Notes... | | Phone: (919) 249-3374 |
| **Date/Time Requested** | 3/6/2026 @ 11:03 AM | **Service Location** | Olive Chapel Rd & Fairfax Woods Dr, Apex, NC 27502, USA |
| **Contact** | Poc - Brandon Roberson, (919) 526-9774 | | |

**Notes** HYDRO SPILL - QUARTER TO A HALF MILE LONG
UNIT# 210

CADEN IN THE SHOP WENT WITH

| Make | Model | Serial | Notes |
|---|---|---|---|
| HAZMAT | - | - | - |

| Charge Description | Quantity | Price | Line Total |
|---|---|---|---|
| Emergency Response Unit | 3 | $650.00 | $1,950.00 |
| On Scene Safety Supervisor | 3 | $125.00 | $375.00 |
| Extra Man | 3 | $95.00 | $285.00 |
| Extra Man | 3 | $95.00 | $285.00 |
| Instzorb | 5 | $65.00 | $325.00 |
| | | **Grand Total** | **$3,220.00** |
| | | **Amount Due:** | **$3,220.00** |

I have been advised that my vehicle may be damaged if winched, towed, unlocked, serviced or left on unattended premises. I recognize the difficulty involved and I agree to not hold the towing company or it's employees responsible for such damage should it result from any of the services provided.

**Signature:** _____

View photos for this tow online at https://twbk.co/TGn6xFV0zCiUfoRq

**USDOT:** 731785



**Created with Towbook Management Software | www.towbook.com**

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Jonathan Jacobs, P.E., CFM, Director

Department(s): Water Resources

Requested Motion

Motion to ratify an oral agreement between the Town of Apex and Sanford Electrical Contractors, Inc. for the provisions of emergency electrical services at the Apex Water Reclamation Facility located 300 Pristine Water Drive in Apex, North Carolina.

Approval Recommended?

Yes

Item Details

On January 23, 2026 , An alarm status occurred at the WRF at sludge tank 3. Upon investigating, breakers had tripped on 2 sludge aerators. Sanford Electric Contractors Inc was called and identified the issue of broken 480V wires grounding against conduit and junction boxes. They went ahead and moved up our scheduled project due to dire need. Sanford Electric Contractors, Inc was already aware of this project and had quoted us on October 29, 2025. The original project was to fix known wire issues, junction box issues, grounding issues with the motors and that what is mentioned in the estimate 4062. It wasn't until it became an emergency and electrical safety issue that their services were needed immediately.

The cost of the services to replace wiring, conduit, cords, cord grips, junction boxes, and labor are $37,372.58 and noted on Estimate 4062 dated 10/29/2025.

Attachments

- CN3-A1: Estimate 4062 dated 10/29/2025 - Agreement Ratification – Sanford Electrical Contractors Inc. – Provide Emergency Electrical Services at Apex Water Reclamation Facility

**SANFORD ELECTRICAL CONTRACTORS, INC.**
P.O. Box 1173
Sanford, NC 27331-1173 US
+19197744533
office@sanfordelectricalcontractors.com
sanfordelectricalcontractors.com

# Estimate

| ADDRESS |
|---|
| Town of Apex<br>PO Box 250<br>NC.<br>Apex, NC 27502 |

| ESTIMATE # | DATE | |
|---|---|---|
| 4062 | 10/29/2025 | |

| DATE | | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| | | Job location: WWTP<br>Job included removal of existing wire, junction box, cords, and cord grips to (4) existing aerators. Furnished and installed new wire, conduit, fittings, stainless junction box, terminal blocks, kellam grips, and conduit for all (4) motors. Made all terminations and ensured proper operation. Provided crane for access to motors. | | | |
| | **Labor - services** | | 230 | 80.00 | 18,400.00T |
| | **Materials** | Stainless 20x20 Junction Boxes | 4 | 860.21 | 3,440.84T |
| | **Materials** | Stainless Unistrut | | 1,743.36 | 1,743.36T |
| | **Materials** | Wire | | 9,898.86 | 9,898.86T |
| | **Materials** | Conduits, Fittings | | 613.17 | 613.17T |
| | **Equipment Rental** | Crane | 1 | 750.00 | 750.00T |

| | |
|---|---|
| SUBTOTAL | 34,846.23 |
| TAX | 2,526.35 |
| TOTAL | **$37,372.58** |

Accepted By

Accepted Date

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Allen Coleman, Town Clerk

Department(s): Town Clerk's Office

Requested Motion

Motion to adopt a Resolution Directing the Town Clerk to Investigate Petition Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a Resolution Setting the Date of a Public Hearing for May 12, 2026, on the Question of Annexation - Apex Town Council's intent to annex 14.75 acres, located at 3501 Highway 64 (PIN 0722-04-7650), Annexation No. 829, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The Town Clerk certifies to the investigation of said annexation.

Adoption of the Resolution authorizes the Town Clerk to advertise said public hearing by electronic means and on the Town of Apex's website.

The annexation is not associated with a rezoning case. This request supports new construction for Triangle Home Services, LLC. The subject parcel is currently zoned Tech/Flex Conditional Zoning (TF-CZ) and is located within the Town's Extraterritorial Jurisdiction (ETJ). The property is contiguous with existing parcels within the Town's corporate limits.

Attachments

- CN4-A1: Resolution Directing the Town Clerk to Investigate Petition
  - Certificate of Sufficiency by the Town Clerk
  - Resolution Setting Date of Public Hearing
- CN4-A2: Legal Description – Satellite Annexation No. 829 – 3501 US Highway 64 West – 14.75 acre
- CN4-A3: Aerial Map – Satellite Annexation No. 829 – 3501 US Highway 64 West – 14.75 acre
- CN4-A4: Plat Map – Satellite Annexation No. 829 – 3501 US Highway 64 West – 14.75 acre
- CN4-A5: Annexation Petition – Satellite Annexation No. 829 – 3501 US Highway 64 West – 14.75 acres

RESOLUTION DIRECTING THE TOWN CLERK
TO INVESTIGATE PETITION RECEIVED UNDER G.S.§ 160A-31

Satellite Annexation Petition No. 829
3501 US Highway 64 West – 14.75 acres

WHEREAS, G.S. §160A- 31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Apex deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex, that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the Town Council the result of his investigation.

This the 14th day of April, 2026.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk

CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Satellite Annexation Petition No. 829
3501 US Highway 64 West – 14.75 acres

**To: The Town Council of the Town of Apex, North Carolina**

I, Allen L. Coleman, Town Clerk, do hereby certify that I have investigated the annexation petition attached hereto, and have found, as a fact, that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S.§ 160A-31, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Apex, North Carolina this 28th day of April, 2026.

_____
Allen L. Coleman, CMC
Town Clerk

(Seal)

RESOLUTION SETTING DATE OF PUBLIC HEARING
ON THE QUESTION OF ANNEXATION PURSUANT TO G.S.§ 160A-31 AS AMENDED

Satellite Annexation Petition No. 829
3501 US Highway 64 West – 14.75 acres

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council of Apex, North Carolina has by Resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, Certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Apex Town Hall at 6 o'clock p.m. on the 12th day of May, 2026.

Section 2. The area proposed for annexation is described as attached.

Section 3. Notice of said public hearing shall be published on the Town of Apex Website, www.apexnc.org, Public Notice, at least ten (10) days prior to the date of said public hearing.

This the 28th day of April, 2026.

_____
Jacques K. Gilbert,
Mayor

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk

Attachment: Legal Description

ANNEXED AREA DESCRIPTION

BEGINNING AT AN EXISTING IRON PIPE AT THE SOUTHERN RIGHT OF WAY OF US HWY 64; HAVING STATE PLANE COORDINATES OF N: 725,306.40' E: 2,020,548.52' (NAD83/2011)

THENCE DEPARTING FROM THE RIGHT OF WAY OF US HWY 64 ALONG THE EXISTING APEX TOWN LIMITS S 01°36'36" W A DISTANCE OF 973.81' ;

THENCE CONTINUING ALONG THE EXISTING APEX TOWN LIMITS S 01°57'01" W A DISTANCE OF 417.06' ;

THENCE CONTINUING ALONG THE EXISTING APEX TOWN LIMITS S 88°56'26" E A DISTANCE OF 508.99' ;

THENCE ESTABLISHING THE NEW APEX TOWN LIMITS THE FOLLOWING BEARINGS AND DISTANCES: N 04°55'57" W A DISTANCE OF 403.67' ;

THENCE N 87°00'24" W A DISTANCE OF 0.53' ;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 603.41', WITH A RADIUS OF 3902.17', WITH A CHORD BEARING OF N 00°31'56" W , WITH A CHORD LENGTH OF 602.81',;

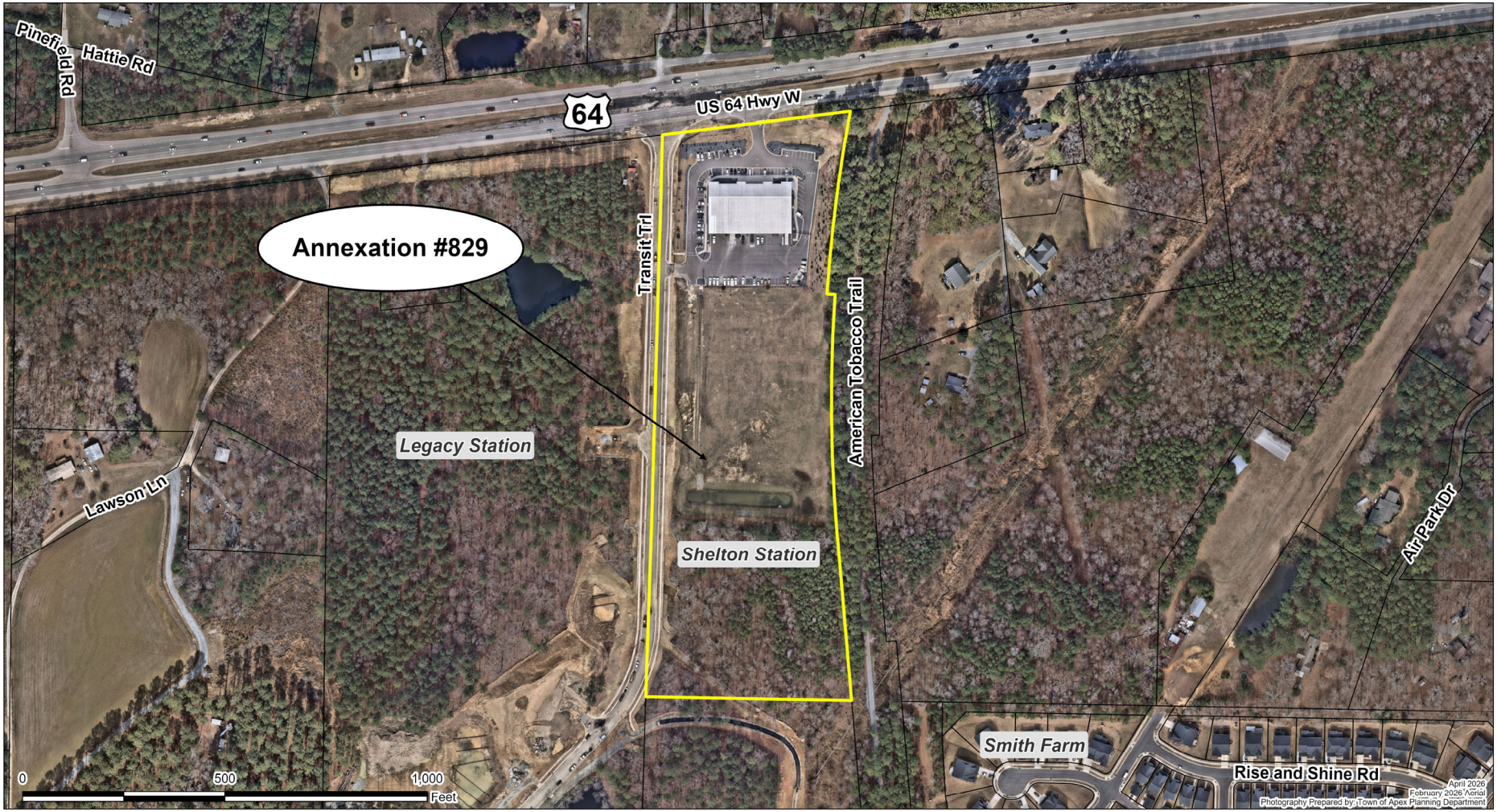
THENCE N 87°08'00" W A DISTANCE OF 20.14' ;

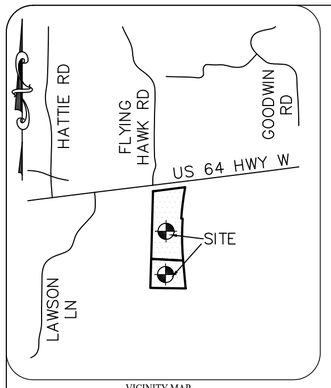
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 455.76', WITH A RADIUS OF 3889.00', WITH A CHORD BEARING OF N 07°17'12" E , WITH A CHORD LENGTH OF 455.50',;

THENCE S 82°51'30" W A DISTANCE OF 467.80' ;

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 642323.6 SQUARE FEET, 14.746 ACRES


Pinefield Rd
Hattie Rd
64
US 64 Hwy W
Annexation #829
Transit Trl
American Tobacco Trail
Legacy Station
Lawson Ln
Shelton Station
Air Park Dr
Smith Farm
Rise and Shine Rd
0
500
1,000
Feet
April 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department




VICINITY MAP
(NOT TO SCALE)

# LEGEND

| | |
|---|---|
| ⊗ | EXISTING IRON PIPE |
| △ | CALCULATED/SET POINT |
| ——— | BOUNDARY LINE |
| — — — — — — | ADJOINER LINE |
| — — — — — — | ADJOINER LINE |
| N/F | NOW OR FORMERLY |
| AG | ABOVE GROUND |
| BG | BELOW GROUND |
| R/W | RIGHT OF WAY |
| E.T.L. | EXISTING TOWN LIMITS |
| N.T.L. | NEW TOWN LIMITS |

NC GRID (NAD83/2011)

NOTE 'A'
THIS PROPERTY IS LOCATED IN ZONE 'X' (MINIMAL FLOOD RISK) FEMA DESIGNATED FLOOD HAZARD AREA
FIRM # 3720072200K
PANEL # 0722
EFFECTIVE DATE: 07/19/2022

NOTE 'B'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED

NOTE 'C'
ALL AREAS COMPUTED BY COORDINATE METHOD

NOTE 'D'
THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS AS SHOWN IN BM2024 PG1299 AND PREVIOUS RECORDS

NOTE 'E'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY

NOTE 'F'
AVIATION NOTICE PER THE ZONING CONDITIONS: "AVIATION NOTICE: DECK AIR PARK, AN ACTIVE, GENERAL AVIATION AIRPORT OPEN TO THE PUBLIC, IS LOCATED WITHIN CLOSE PROXIMITY TO THE PROPOSED DEVELOPMENT. THE FLIGHT PATH OF AIRCRAFT LANDING, TAKING OFF, AND FLYING NEARBY PASS DIRECTLY OVER THIS DEVELOPMENT. THE PROPERTY IDENTIFIED ON THIS PLAT MAY BE SUBJECT TO THE IMPACTS OF THE AVIATION USES BEING CONDUCTED TO, FROM, AT AND NEARBY DECK AIR PARK FOR SO LONG AS THAT AIRPORT MAY CONTINUE TO BE USED."

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 87°08'00" W | 20.14' |
| L2 | N 87°00'24" W | 0.53' |

| CURVE | RADIUS | ARC | CHORD | CHORD BRG | DELTA |
|---|---|---|---|---|---|
| C1 | 3902.17' | 603.41' | 602.81' | S 00°31'56" E | 8°51'36" |
| C2 TOTAL | 3889.00' | 455.76' | 455.50' | S 07°17'12" W | 6°42'52" |
| C3 | 37.00' | 17.73' | 17.56' | S 15°20'25" W | 27°27'38" |

## ANNEXED AREA DESCRIPTION

BEGINNING AT AN EXISTING IRON PIPE AT THE SOUTHERN RIGHT OF WAY OF US HWY 64; HAVING STATE PLANE COORDINATES OF N: 725,306.40' E: 2,020,548.52' (NAD83/2011)
THENCE DEPARTING FROM THE RIGHT OF WAY OF US HWY 64 ALONG THE EXISTING APEX TOWN LIMITS S 01°36'36" W A DISTANCE OF 973.81' ;
THENCE CONTINUING ALONG THE EXISTING APEX TOWN LIMITS S 01°57'01" W A DISTANCE OF 417.06' ;
THENCE CONTINUING ALONG THE EXISTING APEX TOWN LIMITS S 88°56'26" E A DISTANCE OF 508.99' ;
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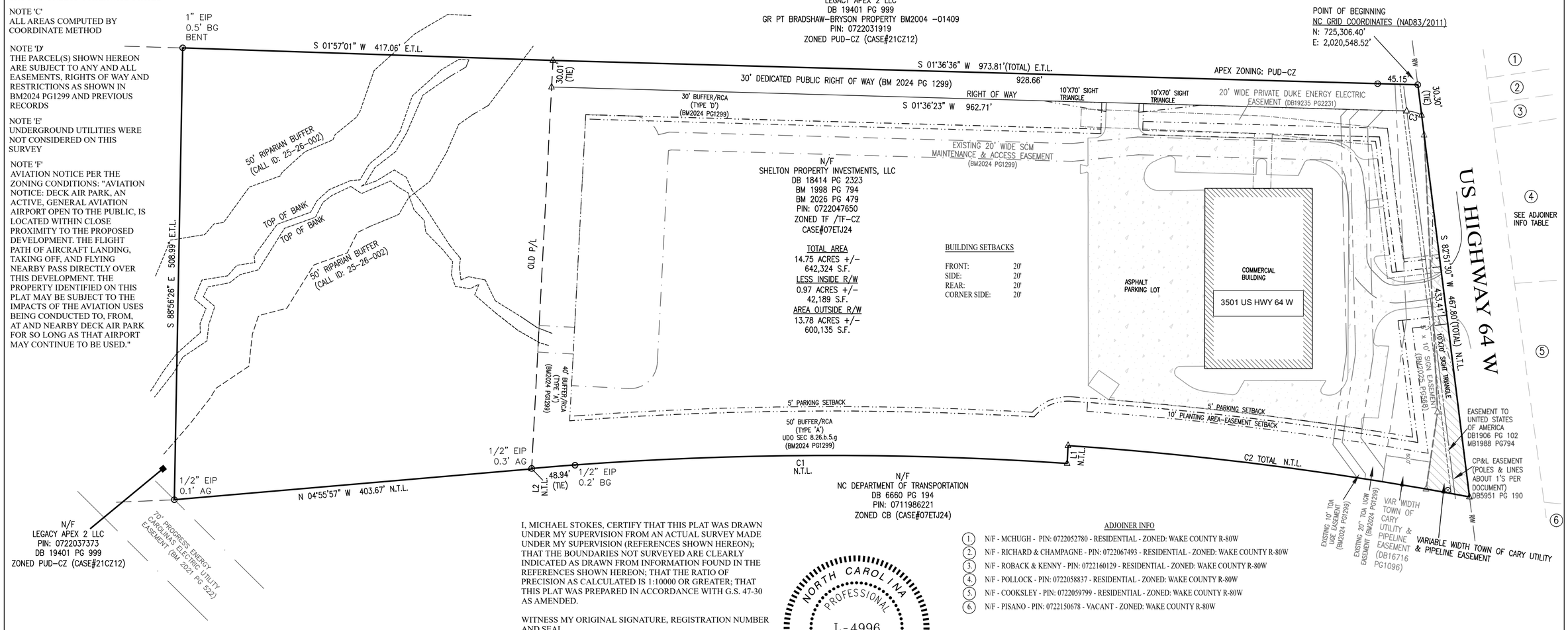
THENCE S 82°51'30" W A DISTANCE OF 467.80' ;

WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 642323.6 SQUARE FEET, 14.746 ACRES

ANNEXATION # _____

I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20__, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, _____.
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK




## ADJOINER INFO

1. N/F - MCHUGH - PIN: 0722052780 - RESIDENTIAL - ZONED: WAKE COUNTY R-80W
2. N/F - RICHARD & CHAMPAGNE - PIN: 0722067493 - RESIDENTIAL - ZONED: WAKE COUNTY R-80W
3. N/F - ROBACK & KENNY - PIN: 0722160129 - RESIDENTIAL - ZONED: WAKE COUNTY R-80W
4. N/F - POLLOCK - PIN: 0722058837 - RESIDENTIAL - ZONED: WAKE COUNTY R-80W
5. N/F - COOKSLEY - PIN: 0722059799 - RESIDENTIAL - ZONED: WAKE COUNTY R-80W
6. N/F - PISANO - PIN: 0722150678 - VACANT - ZONED: WAKE COUNTY R-80W

## SITE INFORMATION

PIN#: 0722-04-7650

| | |
|---|---|
| REID: | 0075089 |
| SITE ADDRESS: | 3501 US-64, APEX, NC 27523 |
| OWNER: | SHELTON PROPERTY INVESTMENTS, LLC |
| OWNER ADDRESS: | 2701 WEAVER HILL DR. APEX NC 27502-6548 |
| APEX PLANNING ZONED: | TF |
| CASE#: | 07ETJ24 |
| APEX PLANNING ZONED: | TF-CZ |
| CASE#: | 23CZ02 |
| WATERSHED: | JORDAN LAKE (NON CRITICAL AREA) |

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 2ND DAY OF APRIL, A.D. 2026

SIGNATURE _____
MICHAEL S. STOKES L-4996

NORTH CAROLINA PROFESSIONAL L-4996 LAND SURVEYOR MICHAEL S. STOKES

80 0 40 80 160 320
SCALE 1" = 80'

I, MICHAEL S. STOKES CERTIFY:

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

## REFERENCES

DB 18258 PG 2648
DB 18414 PG 2323
DB 19235 PG 2231
BM 1988 PG 794
BM 2024 PG 1299
BM 2025 PG 568
BM 2026 PG 455

OTHER REFERENCES SHOWN HEREON

STOKES
SURVEYING & MAPPING, PLLC
Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SATELLITE ANNEXATION MAP for the TOWN OF APEX of:

# 3501 US 64 HWY W

*PREPARED FOR: GARY McCABE*

| | | |
|---|---|---|
| SHEET 1 OF 1 | | |
| SCALE: 1" = 80' | | |
| REVISION: | | |
| DRAWN BY: JH | COUNTY: WAKE | STATE: NORTH CAROLINA |
| CHECKED BY: MSS | TOWNSHIP: WHITE OAK | PIN: 0722047650 |
| FIELD BY: AS RH | ZONED: TF TF/CZ | PIN: 0722047141 |
| CADD FILE: 25002 | | DATE: 4-2-2026 |

## PETITION FOR VOLUNTARY ANNEXATION

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 #: 829 Submittal Date: 4-1-2026

Fee Paid $ 300.00 Check # 1255

## TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ☒ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ☒ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

## OWNER INFORMATION

Shelton Property Investments, LLC. — Owner Name (Please Print)

0722-04-4650 — Property PIN or Deed Book & Page #

(919) 210-1889 — Phone

donnie.r.shelton@gmail.com — E-mail Address

Owner Name (Please Print) — Property PIN or Deed Book & Page #

Phone — E-mail Address

Owner Name (Please Print) — Property PIN or Deed Book & Page #

Phone — E-mail Address

## SURVEYOR INFORMATION

Surveyor: Stokes Surveying & Mapping, PLLC

Phone: (919) 977-7825 Fax:

E-mail Address: mike@stokes-surveying.com

## ANNEXATION SUMMARY CHART

**Property Information**

| | |
|---|---|
| Total Acreage to be annexed: | 14.75 |
| Population of acreage to be annexed: | 0 |
| Existing # of housing units: | N/A |
| Proposed # of housing units: | N/A |
| Zoning District*: | TF & TF/CZ |

**Reason(s) for annexation (select all that apply)**

| | |
|---|---|
| Need water service due to well failure | ☐ |
| Need sewer service due to septic system failure | ☐ |
| Water service (new construction) | ☑ |
| Sewer service (new construction) | ☑ |
| Receive Town Services | ☐ |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 829 Submittal Date: 4-1-2026

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

_____ _____
Please Print Signature

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Please Print Signature

_____ _____
Please Print Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of, _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 829 Submittal Date: 4-1-2026

### COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Shelton Property Investments a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 1 day of April, 2026.

Name of Limited Liability Company Shelton Property Investments, LLC

By: _____
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Deanna Renee Moffitt, a Notary Public for the above State and County, this the 1 day of April, 2026.

Deanna Renee Moffitt
Notary Public

SEAL

DEANNA RENEE MOFFITT NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 05/18/2030

### COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the _____ day of _____, 20_____.

Name of Partnership _____

By: _____
Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Daniel Edwards, Senior Capital Projects Manager

Department(s): Town Manager's Office / Administration

Requested Motion

Motion to award a construction contract between the Town of Apex and PGA Construction, Inc, for the construction of the Town of Apex Wayfinding Signage – Phase 1 in the amount of $246,950.00, effective June 15, 2026, and to approve a ten percent (10%) contingency to be added to the project budget; and to authorize the Town Manager, or their designee to execute the contract on behalf of the Town.

Approval Recommended?

Yes

Item Details

This project includes providing and installing wayfinding signage throughout town. The project was originally bid March 11, 2026, but the bids could not be opened because three bids were not received. The Town re-advertised and received four bids for the project on March 25, 2026. PGA Construction, Inc. of Pittsboro, NC was the low bidder with a base bid of $246,950.00

Kimley-Horn & Associates, Inc. (designer of record) recommends awarding the contract for Wayfinding Signage – Phase 1 to PGA Construction, Inc. for base bid.

Attachments

- CN5-A1: Recommendation of Award - Contract Award - PGA Construction, Inc. - Wayfinding Signage - Phase 1
- CN5-A2: Certified Bid Tab - Contract Award - PGA Construction, Inc. - Wayfinding Signage - Phase 1
- CN5-A3: Bid Package - Contract Award - PGA Construction, Inc. - Wayfinding Signage - Phase 1
- CN5-A4: Notice of Intent to Award - Contract Award - PGA Construction, Inc. - Wayfinding Signage - Phase 1
- CN5-A5: Construction Contract (for reference only) - Contract Award - PGA Construction, Inc. - Wayfinding Signage - Phase 1

April 01, 2026

Daniel Edwards, CCM, PEM
Senior Capital Projects Manager
Town of Apex, NC

**RE:** ***Town of Apex Wayfinding Signage – Phase 1 Bid Recommendation***

Daniel,

Kimley-Horn has carefully reviewed all bids for the Town of Apex Wayfinding Signage – Phase 1 with each respective bidder. The lowest bidder, PGA Construction Inc., has been reviewed and validated. Please find the attached Certified Bid Tabulation for the Bid package of the project. In our professional opinion, this bid is fair and reasonable for the scope of work defined.

We recommend you accept the following base bid amount:

Total Base Bid & Total Contract Amount: $246,950.00

Thank you for your consideration. Please do not hesitate to contact us if we can provide further information or assistance.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (919) 978-4170 or matt.gross@kimley-horn.com should you have any questions or concerns.

Sincerely,

Matt Gross, PLA, ASLA
Associate

# Bid Tabulation
## Town of Apex
## Wayfinding Signage – Phase 1

**March 25, 2026, 2:00 PM**

| Contractor (Bidder) | License Number | Bid Bond? | HUB Forms? | Addenda Received? | Base Bid | Valid? (See bottom of table for invalidations) |
|---|---|---|---|---|---|---|
| PGA CONSTRUCTION INC. | 67249 | YES | YES | YES | $246,950.00 | YES |
| CASCO SIGNS | SP.E.25147 | YES | YES | YES | $299,100.00 | NO (1) |
| REALTY CONSTRUCTION LLC. | 101240 | YES | YES | YES | $342,457.00 | NO (2) |
| RITELITE SIGNS INC. | 79741 | YES | YES | YES | $266,919.00 | YES |

1. *Contractor license provided did not meet the expectations as defined within the bid documents. A general building contracting license is required.*
2. *Contractor seals provided appeared to be inauthentic and do not meet the standards of care expected of bidders on this project.*

Tabulation Certified by: KIMLEY-HORN | MEGAN PULLMAN Megan K. Pullman Date: 03/26/2026

APEX
NORTH CAROLINA

APEX
NORTH CAROLINA

# Bid Checklist

Project Title: Wayfinding Signage – Phase 1

Bid Date/Time: ~~March 11~~ March 25, 2026 @ 2:00 PM

Bid Location: Mason Street Municipal Building – Main Conference Rm.
322 N Mason Street, Apex, NC 27501

Contractor Name: PGA Construction, Inc.

Contactor License #: 67249

Classification and Limitation: Building - Intermediate

(***Initial to verify each item is included inside the sealed bid envelope***)

LR Form of Proposal Signed

LR 5% Bid Bond Enclosed (***Circle One***: Cash Deposit; Certified Check; Bid Bond Form executed by Contractor and Surety)

LR Identification of Minority Business Participation Form

LR Affidavit A or B

***Attach this completed checklist on the outside of your sealed bid envelope***

# FORM OF PROPOSAL

Town of Apex Wayfinding – Phase 1
Town of Apex, North Carolina

Contract:
Bidder: PGA Construction, Inc.
Date: 3-25-2026

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the

**Town of Apex**

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

Town of Apex Wayfinding – Phase 1

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the laws of the State of North Carolina, and the

**Town of Apex and Kimley-Horn & Associates**

with a definite understanding that no money will be allowed for extra work except as set forth in the *General Conditions and the contract documents, for the sum of:*

**SINGLE PRIME CONTRACT:**

Base Bid:

Two Hundred Forty-six Thousand Nine Hundred-fifty and XX/100 Dollars($) 246,950.00

General Contractor: PGA Construction, Inc Lic 67249

Sign Fabricator: Design Element

Mechanical Subcontractor: N/A

Electrical Subcontractor: Cypress Electrical Lic 414478

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Contract Documents. Applicable liquidated damages amount is also stated in the Contract Documents.

## MINORITY BUSINESS PARTICIPATION REQUIREMENTS

*Provide with the bid* - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

**NOTE**: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

*After the bid opening* - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

**Note**: *Bidders must always submit* ***with their bid*** *the Identification of Minority Business Participation Form listing* all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

## Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of 25th of March, 2026

PGA Construction, Inc.

(Name of firm or corporation making bid)

WITNESS:

N/A

(Proprietorship or Partnership)

By: Kelli Reeser

Signature

Name: Kelli Reeser

Print or type

Title President

(Owner/Partner/Pres./V.Pres)

Address 9 Crosswinds Estates Dr.

Pittsboro NC 27312

ATTEST:

By: Tim Reeser

Title: Secretary

(Corp. Sec. or Asst. Sec. only)

License No. 67249

Federal I.D. No. 32-0234113

Email Address: PGACONSTRUCTION1@gmail.com

(CORPORATE SEAL)

PGA CONSTRUCTION INC CORPORATE SEAL 2005 NORTH CAROLINA

Addendum received and used in computing bid:

Addendum No. 1 X Addendum No. 3 _____ Addendum No. 5_____ Addendum No. 7_____

Addendum No. 2 X Addendum No. 4 _____ Addendum No. 6 _____ Addendum No. 8_____

PAGE INTENTIONALLY LEFT BLANK

# Identification of HUB Certified/ Minority Business Participation

I, PGA Construction, Inc.
(Name of Bidder)

do hereby certify that on this project, we will use the following HUB Certified/ minority business as construction subcontractors, vendors, suppliers or providers of professional services.

| Firm Name, Address and Phone # | Work Type | *Minority Category | **HUB Certified (Y/N) |
|---|---|---|---|
| None | | | |
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*Minority categories: Black, African American (**B**), Hispanic (**H**), Asian American (**A**) American Indian (**I**), Female (**F**) Socially and Economically Disadvantaged (**D**)

**** HUB Certification with the state HUB Office required to be counted toward participation goals.**

**The total value of minority business contracting will be ($)** -0- .

* GC is HUB Certified WMBE *

# AFFIDAVIT A – Listing of Good Faith Efforts

(Name of Bidder)

Affidavit of PGA Construction, Inc.

I have made a good faith effort to comply under the following areas checked:

**Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive.**

- [x] **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- [x] **2 --(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
- [x] **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.
- [ ] **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- [x] **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.
- [x] **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- [x] **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- [ ] **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- [ ] **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- [x] **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 3/11/2026 Name of Authorized Officer: Tim Reese

Signature: Tim Reese

Title: VP

EVYANNE CANTRELL
NOTARY PUBLIC
Wake County
North Carolina
SEAL
My Commission Expires May 30, 2030

State of North Carolina County of WAKE

Subscribed and sworn to before me this 11th day of March 2026

Notary Public Evyanne Cantrell

My commission expires May 30 2030

## FORM OF BID BOND

KNOW ALL MEN BY THESE PRESENTS THAT PGA Construction, Inc. as principal, and Lexington National Insurance Corporation, as surety, who is duly licensed to act as surety in North Carolina, are held and firmly bound unto the Town of Apex in the penal sum of Five Percent of Amount Bid (5%) DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed, sealed and dated this 25th day of March 2026

WHEREAS, the said principal is herewith submitting proposal for Apex Wayfinding - Phase 1 and the principal desires to file this bid bond in lieu of making the cash deposit as required by G.S. 143-129.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that if the principal shall be awarded the contract for which the bid is submitted and shall execute the contract and give bond for the faithful performance thereof within ten days after the award of same to the principal, then this obligation shall be null and void; but if the principal fails to so execute such contract and give performance bond as required by G.S. 143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by G.S. 143-129.1

*Must be signed by Contractor and Surety to be valid*

PGA Construction, Inc. (SEAL)

(SEAL)

Lexington National Insurance Corporation (SEAL)

(SEAL)

James F. Hanley, Attorney in Fact

(SEAL)

IMPORTANT NOTICE – THIS POWER OF ATTORNEY IS VOID IF "LNIC Original" WATERMARK IS NOT PRESENT

# POWER OF ATTORNEY

## Lexington National Insurance Corporation

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

**Brittany Adams, Paul Simson, James Hanley, Merritt Laing**

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORP. INCORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline

Notary

MEGAN A. SCHWABLINE NOTARY PUBLIC HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 5th day of June, 2025.

Lisa R. Slater, Secretary

Attached to bond signed this 25 day of March, 2026

F:\Inic\Power of Attorney form CS 2021 with Watermark Seal

April 01, 2026

Mr. Tim Reeser, Vice President
PGA Construction, Inc.
9 Crosswinds Estates Dr.
Pittsboro, NC 27312

**RE:** ***Intent to Award Construction Contract for Bid Package – Town of Apex Wayfinding Signage – Phase 1***

Dear Tim,

Kimley-Horn has recommended award of the contract for the Bid Package of the Town of Apex Wayfinding Signage – Phase 1 in the amount of $246,950.00. This amount represents the Base Bid and Total Contract amount. The contract will be for all of the work included in the Base Bid.

Final Award is contingent upon approval by the Town of Apex Town Council. We anticipate approval by the Town Council at their next meeting on April 28, 2026.

Please do not hesitate to contact us if we can provide further information or assistance. We look forward to working with you on this project!

With Kimley-Horn, you should expect more and will experience better. Please contact me at (919) 978-4170 or matt.gross@kimley-horn.com should you have any questions or concerns.

Sincerely,

Matt Gross, PLA, ASLA
Associate

Copy: Mrs. Megan Pullman, Kimley-Horn & Mr. Daniel Edwards, Town of Apex

# TOWN OF APEX
# FORMAL CONSTRUCTION CONTRACT

FOR

Construction of Town of Apex Wayfinding – Phase 1
Apex, NC 27502

**SCOPE OF WORK**

Construct Town of Apex Wayfinding – Phase 1 in accordance with Plans titled "Town of Apex – Phase 1" dated 04/10/2026 including the following sheets: C000; C100; C101; L100; S503; S505; S507A; S509; S513; S514; S515; S516; S550; S551; S600, S601; S602; S603; S604; S606; S607; S609; S610; S620; S700; S701; S709; S1000 by Kimley-Horn & Associates, Inc.

**STATE OF NORTH CAROLINA** **PURCHASE ORDER #**
**COUNTY OF WAKE** **FORMAL CONSTRUCTION CONTRACT**

THIS CONTRACT is effective the 15th day of June 2026, by and between, PGA Construction INC., a Business Corporation with its principal business offices located at 9 Crosswinds Estates Dr Pittsboro, NC 27312 (the "Contractor"), and the Town of Apex, a municipal corporation of the State of North Carolina, (the "Town"). Town and Contractor may collectively be referred to as "Parties" hereinafter.

**WITNESSETH:**

WHEREAS, Town is engaged in the planning, operation, and utilization of town facilities which from time to time require construction, building, design, reconfiguration, renovation, installation, evaluation, testing, and other related projects; and

WHEREAS, the professional services of contractors from time to time are needed by the Town for the services as described above; and

WHEREAS, Contractor provides services of the nature required by the Town and employs trained and experienced technical personnel possessing adequate knowledge, skills, and experience to provide such professional services to the Town; and

WHEREAS, the Town has complied with Article 8 of Chapter 143 of the North Carolina General Statutes in announcing its need for services of the nature described in this Contract through a "Request for Proposal" and associated advertisement.

NOW THEREFORE, in consideration of the foregoing recitals, and the premises and mutual covenants herein contained, the receipt and adequacy of which is hereby acknowledged, the Parties, intending to be legally bound, hereto do contract and agree as follows:

**1. SCOPE OF SERVICES.**

The Contractor agrees to provide all materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary for the construction of Town of Apex Wayfinding – Phase 1, located at Various Locations, Apex, NC 27502, consistent with the "Contract Documents." "Contract Documents" includes this Contract and the following which are hereby incorporated into this Contract as if fully contained herein:

A. General Conditions
B. Supplementary General Conditions (if any)
C. Plan sheets titled "Town of Apex – Phase 1", dated 04/10/2026 including the following sheets: C000; C100; C101; L100; S503; S505; S507A; S509; S513; S514; S515; S516; S550; S551; S600, S601; S602; S603; S604; S606; S607; S609; S610; S620; S700; S701; S709; S1000 by Kimley-Horn & Associates, Inc.
D. Bid Advertisement
E. Instructions to Bidders

F. Execution of Bid
G. Bid Form
H. Bid Form Submission
I. Bid Bond
J. Accepted Form of Proposal
K. Notice of Award
L. Performance & Payment Bonds
M. Power of Attorney
N. Notice to Proceed
O. Special Provisions
P. Addenda:
    1. No. 01 Dated: 02/25/2026
    2. No. 02 Dated: 03/03/2026
Q. Certificate(s) of Insurance

**2. TIME OF COMMENCEMENT AND COMPLETION.**

Contractor shall commence the work required in this Contract upon the issuance of a Notice to Proceed, and the Contractor shall complete entire work and reach Final Acceptance (as defined by the General Conditions) within 180 consecutive calendar days of the issuance of the Notice to Proceed ("time of completion"). For each day in excess thereof, liquidated damages, reasonably estimated in advance to cover the losses to be incurred by the Owner by reason of failure of Contractor to complete the Work within the time specified, such time being of the essence in this Contract and a material consideration thereof, shall be assessed in the amount of $50.00 per calendar day. If Contractor has not satisfactorily completed the work and reached Final Acceptance within the times specified in the Contract Documents, the Town may declare such delay a material breach of contract and default and may pursue all available remedies outlined in this Contract as well as all other legal and equitable remedies. Any changes to the schedule(s) provided in the Contract Documents must be agreed to in writing by the Town and the Contractor.

If the Contractor is delayed at any time in the progress of its work by any act or negligence of the Town, its employees, or its separate contractor, by changes ordered in the work; by abnormal weather conditions; by any causes beyond the Contractor's control or by other causes deemed justifiable by Town, then the contract time may be reasonably extended in a written order from the Town upon written request from the Contractor within ten days following the cause for delay. Time extensions for weather delays, labor disputes, fire, delays in transportation, unavoidable casualties or other delays which are beyond the control of the Town do not entitle the Contractor to compensable damages for delays. Any Contractor claim for compensable damages for delays is limited to delays caused solely by the Town or its agents.

**3. CONSIDERATION AND PAYMENT OF SERVICES.**

In consideration of the above services, the Town will pay the Contractor, subject to additions and deductions as provided in the Contract Documents, as follows:

Two Hundred Forty-Six Thousand Nine Hundred Fifty Dollars and Zero Cents ($246,950.00).

Summary of Contract Award:

Base Bid: $246,950.00

Total: $246,950.00

Contractor shall submit applications for payment reflecting work completed during the preceding calendar month to the Designer in accordance with the General Conditions. If certified by the Designer and approved by the Town, the Town will process all pay applications within 30 days after receipt from the Designer. Town has the right to require the Contractor to produce for inspection all of Contractor's records and charges to verify the accuracy of all applications for payment. Town shall pay Contractor's invoices at times set forth above unless a bona fide dispute exists between Town and Contractor concerning the accuracy of said invoice or the services covered thereby.

Retainage:

In accordance with N.C.G.S 143-134.1, Town may withhold a percentage of payment until the project has been satisfactorily completed for projects costing more than $100,000.00. For projects costing $100,000.00 or more:

a. Retainage withheld shall not exceed 5% at any time.
b. The same terms shall apply to the general contractor and subcontractors alike.
c. Following 50% completion of the project no further retainage will be withheld if the Contractor/subcontractor has performed satisfactorily and any nonconforming work identified in writing prior to that time by the architect, engineer, or Owner has been corrected by the Contractor and accepted by the architect, engineer, or Owner.
d. Town may reinstate retainage if the Contractor/subcontractor does not continue to perform satisfactorily. Following 50% completion of the project, Town is authorized to withhold additional retainage from a subsequent payment application if the amount of retainage withheld falls below 2.5%.

Upon completion, the Contractor shall submit satisfactory evidence that all payrolls, material bills and other costs incurred by the Contractor in connection with the construction of the work have been paid in full. Final payment will be made within forty-five (45) days after Final Acceptance (as defined by the General and Supplementary General Conditions) and Final Acceptance of the work by the Town and after the Town has received all required warranty information, Operation and Maintenance Manuals, releases and waivers of liens, red-line drawings have been submitted to Designer as required, and receipt by the Owner of the final pay request which shall include the Contractor's affidavit in the following form:

"This is to certify that all costs of materials, equipment, labor, subcontracted work, and all else entering into the accomplishment of this contract, including payrolls, have been paid in full."

The Town, or the Designer with the Town's approval, may withhold payment for any of the following reasons:

a. Faulty or defective work not corrected.
b. The unpaid balance remaining on the Contract is not sufficient to complete the work in the sole judgement and discretion of the Designer or Town.
c. To provide a sufficient contract balance to cover liquidated damages that will be assessed.
d. Evidence that subcontractors have not been paid.

Payment will be released once the grounds for withholding payments has been removed.

**4. SURETY.**

If at any time after the execution of this Contract and the surety bonds included in the Contract Documents for the faithful performance of the Contract, the Town shall deem the surety or sureties upon such bonds to be unsatisfactory, or if, for any reason, such bonds cease to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the Town so to do, furnish an additional bond or bonds in such form and amount, and with such surety or sureties as shall be satisfactory to the Town. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the faithful performance of the work shall be furnished in manner and form satisfactory to the Town.

**5. CHANGE ORDERS.**

In the event Town has changes in the work not covered by the Contract, these changes will not invalidate or relieve Contractor from any guarantee it has given in this Contract. If a bond was required these changes will not relieve the surety or sureties of said bond. Changes in work shall *not* proceed without a Change Order approved by the Town. Change Orders will be governed by the General Conditions and Supplementary General Conditions. Any work performed pursuant to an approved change order shall be governed by the terms of this Contract.

**6. INDEMNIFICATION.**

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, the Designer and the agents, consultants, elected officials, and employees of the Owner and Designer, from and against all claims, damages, losses and expenses, including, but not limited to, attorneys' fees, arising out of or resulting from the performance or failure of performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting there from, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, the Contractor's subcontractor, or the agents of either the Contractor or the Contractor's subcontractor. Such obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this article.

**7. APPLICABILITY OF LAWS AND REGULATIONS.**

The Contractor shall adhere to all laws, ordinances, and regulations of the United States, the State of North Carolina, the County of Wake, and the Town of Apex in the performance of the services outlined in this contract and any attached specifications. This Contract shall be governed by the laws of the State of North Carolina.

Contractor shall obtain all required permits and inspections and shall give all notices required by law in performance of this project. In the event Contractor observes that any drawings or specifications are not in compliance with any such rules, laws, or regulations, Contractor shall promptly notify the Town in writing. Contractor shall not perform any work knowing it to be contrary to any laws, ordinances, codes, rules or regulations.

All work under this Contract shall be performed in accordance with the North Carolina Building Code and all other applicable state or national codes.

**8. E-VERIFY COMPLIANCE.**

The Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). Contractor shall require all of the Contractor's subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify).

**9. QUALITY AND WORKMANSHIP.**
Contractor shall provide services in accordance with all governing agency regulations and shall be held to the same standard and shall exercise the same degree of care, skill and judgment in the performance of services for Town as is ordinarily provided by a similar professional under the same or similar circumstances at the time in North Carolina. Contractor hereby certifies that he/she is a licensed general contractor as defined by N.C.G.S. 87-1.

**10. INSURANCE.**
Work under this Contract shall not begin until the Contractor has obtained all required insurance. The Contractor shall maintain insurance as detailed in the General Conditions and Supplementary General Conditions. All required certificates of insurance, endorsements, and blanket additional insured policy provisions are attached and considered part of this document. Notwithstanding the foregoing, neither the requirement of Contractor to have sufficient insurance nor the requirement that Town is named as an additional insured, shall constitute waiver of the Town's governmental immunity in any respect, under North Carolina law.

**11. SUBCONTRACTORS.**
Contractor shall be fully responsible for his/her own acts or omissions as well as those of any subcontractor retained to perform services pursuant to this Contract. Contractor acknowledges that no contractual relationship exists between the subcontractor and the Town in regards to this Contract and that the subcontractor is acting as an agent or employee of the Contractor. Contractor acknowledges that the terms of this Contract apply to each subcontractor as it does to the Contractor and Contractor will take whatever steps necessary to bind all subcontractors working on this project to these terms.

**12. DEFAULT.**
In the event of default by the Contractor the terms in the General Conditions and Supplementary General Conditions shall control.

**13. TERMINATION FOR CONVENIENCE.**
Town shall have the right to terminate this Contract for the Town's convenience in accordance with the General and Supplementary General Conditions.

**14. NOTICE.**
Any formal notice, demand, or request required by or made in connection with this Contract shall be deemed properly made if delivered in writing in person by registered mail to the address specified below.

| TO CONTRACTOR: | TO TOWN: |
|---|---|
| Mr. Tim Reeser, Vice President<br>PGA Construction, Inc.<br>9 Crosswinds Estates Dr.<br>Pittsboro, NC 27312<br>pgaconstruction1@gmail.com | Town of Apex<br>Attn: Daniel Edwards<br>PO Box 250<br>Apex, NC 27502<br>Daniel.edwards@apexnc.org |

**15. NONWAIVER FOR BREACH.**
No breach or non-performance of any term of this Contract shall be deemed to be waived by either party unless said breach or non-performance is waived in writing and signed by the parties. No waiver of any breach or non-performance under this Contract shall be deemed to constitute a waiver of any subsequent breach or non-performance and for any such breach or non-performance each party shall be relegated to such remedies as provided by law.

**16. CONSTRUCTION.**
Should any portion of this Contract require judicial interpretation, it is agreed that the Court or Tribunal construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against any one party by reason of the rule of construction that a document is to be more strictly construed against the party who prepared the documents.

**17. NO REPRESENTATIONS.**
The parties hereby warrant that no representations about the nature or extent of any claims, demands, damages, or rights that they have, or may have, against one another have been made to them, or to anyone acting on their behalf, to induce them to execute this Contract, and they rely on no such representations; that they have fully read and understood this Contract before signing their names; and that they act voluntarily and with full advice of counsel.

**18. SEVERABILITY.**
In the event for any reason that any provision or portion of this Contract shall be found to be void or invalid, then such provision or portion shall be deemed to be severable from the remaining provisions or portions of this Contract, and it shall not affect the validity of the remaining portions, which portions shall be given full effect as if the void or invalid provision or portion had not been included herein.

**19. COUNTERPARTS.**
This Contract may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

**20. MODIFICATION.**
This Contract contains the full understanding of the parties. Any modifications or addendums to this Contract must be in writing and executed with the same formality as this Contract.

**21. BINDING EFFECT.**
The terms of this Contract shall be binding upon the parties' heirs, successors, and assigns.

**22. ASSIGNMENT.**
Contractor shall not assign, sublet, or transfer any rights under or interest in (including, but without limitation, monies that may become due or monies that are due) this Contract without the written consent of the Town. Nothing contained in this paragraph shall prevent Contractor from employing such independent consultants, associates, and sub-contractors as it may deem appropriate to assist Contractor in the performance of services rendered.

**23. INDEPENDENT CONTRACTOR.**
Contractor is an independent contractor and shall undertake performance of the services pursuant to the terms of this Contract as an independent contractor. Contractor shall be wholly responsible for the methods, means and techniques of performance.

**24. NON-APPROPRIATION.**
Notwithstanding any other provisions of this Contract, the parties agree that payments due hereunder from the Town are from appropriations and monies from the Town Council and any other governmental entities. In the event sufficient appropriations or monies are not made available to the Town to pay the terms of this Contract for any fiscal year, this Contract shall terminate immediately without further obligation of the Town.

**25. IRAN DIVESTMENT ACT CERTIFICATION.**
N.C.G.S. 147-86.60 prohibits the State of North Carolina, a North Carolina local government, or any other political subdivision of the State of North Carolina from contracting with any entity that is listed on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. N.C.G.S. 147-86.59 further requires that contractors with the State, a North Carolina local government, or any other political subdivision of the State of North Carolina must not utilize any subcontractor found on the State Treasurer's Final Divestment List. As of the date of execution of this Contract the Contractor hereby certifies that the Contractor is not listed on the Final Divestment List created by the North Carolina State Treasurer and that the Contractor will not utilize any subcontractors found on the Final Divestment List.

**26. ANTI-HUMAN TRAFFICKING.**
The Contractor warrants and agrees that no labor supplied by the Contractor or the Contractor's subcontractors in the performance of this Agreement shall be obtained by means of deception, coercion, intimidation or force, or otherwise in violation of North Carolina law, specifically Article 10A, Subchapter 3 of Chapter 14 of the North Carolina General Statutes, Human Trafficking.

**27. NONSCRIMINATION.**
Pursuant to Section 3-2 of the Town of Apex Code of Ordinances, Contractor hereby warrants and agrees that Contractor will not discriminate against a protected class in employment, subcontracting practices, or the solicitation or hiring of vendors, suppliers, or commercial customers in connection with this Agreement. For the purposes of this Agreement "protected class" includes age, race, religious belief or non-belief, ethnicity, color, national origin, creed, sex, sexual orientation, gender identity, marital status, natural hair style, genetic information, pregnancy, familial status, disability, veteran or military status, or disabled veteran status.

**[The Remainder of This Page Intentionally Left Blank; Signatures Follow]**

**In witness thereof**, the contracting parties, by their authorized agents, affix their signatures and seals this _____day of _____, 2026.

| | |
|---|---|
| **Contractor:_____** | **Town of Apex** |
| _____ | _____ |
| (Print name) | Randal E. Vosburg, Town Manager |
| _____ | |
| Signature | |
| _____ | _____ |
| Title | |
| Attest: | |
| _____ | _____ |
| Secretary (if a corporation) | Finance Director |

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Kathy Moyer, Director

Department(s): Electric Utilities

Requested Motion

Motion to approve a Master Services Agreement (MSA) between Infrastructure Technology Services (ITS), Inc. and the Town of Apex to provide electric utility installation services related to underground cables from May 1, 2026 through June 30, 2029, and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

Approval Recommended?

Yes

Item Details

Infrastructure Technology Services (ITS) Inc. provides electrical utility installations, testing, inspections, upgrades, maintenance, and repair services to assist the Town of Apex's Electric crews as the Town expands. This agreement supports the installation of distribution infrastructure and sustained growth in the Town.

Attachments

- CN6-A1: Contract – Infrastructure Technology Services – Electric Utility Underground Cables Services through June 30, 2029

| | |
|---|---|
| **STATE OF NORTH CAROLINA**<br>**COUNTY OF WAKE** | **MASTER SERVICES AGREEMENT** |

THIS MASTER SERVICES AGREEMENT (hereinafter "Agreement") is entered into this , by and between, Infrastructure Technology Services, Inc. , a North Carolina corporation with its principal business offices located at 360 Wolfpack Lane Youngsville, NC 27596 (the "Contractor"), and the Town of Apex, a municipal corporation of the State of North Carolina, (the "Town"). Town and Contractor may collectively be referred to as "Parties" hereinafter.

**WITNESSETH:**

WHEREAS, Town, is engaged in the operation of town facilities and infrastructure, including the operation of an electric utility, which from time to time requires construction, renovation, reconfiguration, installation, evaluation, maintenance, repair, removal, inspection, site work, testing, and other related projects ; and

WHEREAS, the professional services of outside firms or consultants and/or others will from time to time in the future be needed by the Town for the services as described above; and

WHEREAS, Contractor provides professional services of the nature required by the Town and employs trained and experienced technical personnel possessing adequate knowledge, skills, and experience to provide such professional services to the Town; and

WHEREAS, the Parties contemplate that the services of the Contractor will be performed in various stages in accordance with separate authorizations to be issued by the Town, and the Parties desire to set forth the basic terms of their agreement in this Master Services Agreement rather than in the separate authorizations issued by the Town; and

WHEREAS, the Parties acknowledge and agree that this Agreement shall act as a base agreement under which the Parties can enter into multiple specific transactions by executing a Purchase Order and written confirmation to proceed pursuant to a Scope of Services, quote, and/or rate sheet; and

WHEREAS, the Parties agree that this Agreement is non-exclusive and does not require or commit the Contractor to being available to perform services until a Scope of Services and quote is submitted, and does not preclude the Town from hiring other vendors or contractors to perform the same or similar work.

NOW THEREFORE, in consideration of the foregoing recitals, and the premises and mutual covenants herein contained, the receipt and adequacy of which is hereby acknowledged, the Parties, intending to be legally bound, hereto do contract and agree as follows:

**1. SCOPE OF SERVICES.**

The Contractor agrees to perform for the Town the following general services when requested by the Town: Perform underground and pole electric service installations, connections, excavations,

and terminations, as well as repairs, maintenance, boring, inspection, and other general electric utility services described on the attached rate sheets (Attachment A). Attachment A is hereby incorporated by reference into this Agreement. .

When service is requested by the Town, Contractor shall provide a detailed Scope of Services and quote that shall be governed by the terms of this Agreement. If a rate sheet is provided and attached to this Agreement then the quote shall be consistent with the rate sheet. The quote and Scope of Services shall reference this Agreement and this Agreement shall be incorporated into and made a part of the Scope of Services and quote whether or not expressly incorporated by reference in the Scope of Services and quote.

In the event of a conflict between the terms of a Scope of Services, quote, or estimate and this Agreement, this Agreement shall control.

**2. SPECIFICATIONS**.

Upon request by the Town, Contractor will provide plans and specifications prior to engaging in any services under this Agreement. Contractor hereby acknowledges that it is fully licensed to perform the work contemplated by this Agreement. In the event of a conflict between the provided plans and specifications and this Agreement, this Agreement shall control.

**3. TIME OF COMMENCEMENT AND COMPLETION.**

This Agreement shall terminate on June 30th, 2029 unless terminated sooner in accordance with the terms of this Agreement. Contractor shall commence and complete the work required by this Agreement in accordance with the dates provided in the Scope of Services as agreed upon by the Parties. Contractor shall immediately notify the Town of any event or circumstance that may, immediately or in the future, impede the proper and timely execution of any work so that remedial action may be taken. Contractor shall not begin any work pursuant to this Agreement or a Scope of Services until written confirmation has been provided by the Town. The Parties hereby agree that written confirmation may be provided through electronic communication from the Town's representative identified in Section 13 of this Agreement. If Contractor has not satisfactorily commenced or completed the work within the times specified, the Town may declare such delay a material breach of contract and may pursue all available legal and equitable remedies. Any changes to the schedule(s) provided in the Scope of Services must be agreed to in writing by the Town and the Contractor.

**4**. **CONSIDERATION AND PAYMENT OF SERVICES.**

In consideration of the above services, the Town will pay the Contractor the amount authorized by the issued Purchase Order corresponding to the agreed upon Scope of Services and quote. After services are agreed upon pursuant to this Agreement and the associated Scopes of Service, Contractor will invoice the Town for work performed. Town has the right to require the Contractor to produce for inspection all of Contractor's records and charges to verify the accuracy of all invoices. Town shall pay Contractor's invoices within thirty (30) days of receipt unless a bona fide dispute exists between Town and Contractor concerning the accuracy of said invoice or the services covered thereby.

**5. INDEMNIFICATION.**

To the extent permitted by law, the Contractor agrees to defend, pay on behalf of, indemnify, and hold-harmless the Town of Apex, its elected and appointed officials, employees, agents, and volunteers against any and all claims, demands, suits or losses, including all costs connected therewith, for any damages which may be asserted, claimed or recovered against or from the Town of Apex its elected or appointed officials, employees, agents, and volunteers by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof resulting from the negligence of the Contractor.

**6. APPLICABILITY OF LAWS AND REGULATIONS.**

The Contractor shall adhere to all laws, ordinances, and regulations of the United States, the State of North Carolina, the County of Wake, and the Town of Apex in the performance of the services outlined in this contract and any attached specifications.

This Agreement shall be governed by the laws of the State of North Carolina. Any and all suits or actions to enforce, interpret or seek damages with respect to any provision of, or the performance or nonperformance of, this Agreement shall be brought in the General Court of Justice of North Carolina sitting in Wake County, North Carolina, or the United States District Court sitting in Wake County, North Carolina, and it is agreed by the Parties that no other court shall have jurisdiction or venue with respect to such suits or actions.

**7. E-VERIFY COMPLIANCE.**

The Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). Contractor shall require all of the Contractor's subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify).

**8. QUALITY AND WORKMANSHIP.**

All work shall be performed to the satisfaction of the Town. The work shall not be considered complete nor applicable payments rendered until the Town is satisfied with the services provided. Contractor shall provide services in accordance with all federal, state and local law and in accordance with all governing agency regulations and shall be held to the same standard and shall exercise the same degree of care, skill and judgment in the performance of services for the Town as is ordinarily provided by a similar professional under the same or similar circumstances at the time in North Carolina.

**9. INSURANCE.**

The Contractor shall maintain valid general liability insurance in the minimum amount of $1,000,000, commercial automobile liability insurance in the minimum amount of $2,000,000, and provide certificates of such insurance naming the Town of Apex as an *additional insured* by endorsement to the policies. If the policy has a blanket additional insured provision, the contractor's insurance shall be primary and non-contributory to other insurance. Additionally, the contractor shall maintain and show proof of workers' compensation insurance within the statutory limits, and employer's liability insurance in the minimum amount of $1,000,000. The Contractor shall provide notice of cancellation, non-renewal or material change in coverage to the Town of Apex within 10 days of their receipt of notice from the insurance company.

All required certificates of insurance, endorsements, and blanket additional insured policy provisions are attached and considered part of this document. Notwithstanding the foregoing, neither the requirement of Contractor to have sufficient insurance nor the requirement that Town is named as an additional insured, shall constitute waiver of the Town's governmental immunity in any respect, under North Carolina law.

**10. PRE-PROJECT SAFETY REVIEW MEETING.**

If requested by the Town, the Contractor shall attend a pre-project safety review meeting with the contacting Department Head and Supervisors and Safety and Risk Manager prior to the start of work.

**11. DEFAULT.**

In the event of substantial failure by Contractor to perform in accordance with the terms of this Agreement, Town shall have the right to terminate Contractor upon seven (7) days written notice in which event Contractor shall have neither the obligation nor the right to perform further services under this Agreement.

**12. TERMINATION FOR CONVENIENCE.**

Town shall have the right to terminate this Agreement for the Town's convenience upon thirty (30) days written notice to Contractor. Contractor shall terminate performance of services on a schedule acceptable to the Town. In the event of termination for convenience, the Town shall pay Contractor for all services satisfactorily performed.

**13. NOTICE.**

Any formal notice, demand, or request required by or made in connection with this Agreement shall be deemed properly made if delivered in writing or deposited in the United States mail, postage prepaid, to the address specified below.

| TO CONTRACTOR: | TO TOWN: Town of Apex |
|---|---|
| Attn: Ed Keever<br>Contractor: Infrastructure Technology<br>Services, Inc.<br>Address: 360 Wolfpack Lane<br>Youngsville, NC, 27596<br>Email: ekeever@its-nc.com | Attn: Caitlin Skotnicki<br>Electric Utilities<br>PO Box 250<br>Apex NC 27502<br>caitlin.skotnicki@apexnc.org<br>Invoices: Apex.Invoices@apexnc.org |

**14. DELAY BEYOND THE CONTROL OF THE PARTIES.**

Neither Contractor nor Town, having taken commercially reasonable precautions, shall be in default of the provisions of this Agreement for delays in performance due to forces beyond the control of the parties. "Forces beyond the control of the parties" shall mean, but is not limited to, delay caused by natural disaster, fire, flood, earthquakes, storms, lightning, epidemic, pandemic, war, riot, civil disobedience, or other event reasonably outside of the parties' control. Due to the ever-changing circumstances surrounding the COVID-19 pandemic, situations may arise during the performance of this Agreement that affect availability of resources and staff of Contractor or the Town. There could be changes in anticipated performance times and service costs. Contractor will exercise reasonable efforts to overcome the challenges presented by current circumstances. In the event of changes in performance times or service costs caused by the COVID-19 pandemic the Town reserves the right to terminate this Agreement in accordance with its terms. The Parties agree that they shall not be liable to each other for any delays, expenses, losses, or damages of any kind arising out of the impact of the COVID-19 pandemic.

**15. NONWAIVER FOR BREACH.**

No breach or non-performance of any term of this Agreement shall be deemed to be waived by either party unless said breach or non-performance is waived in writing and signed by the parties. No waiver of any breach or non-performance under this Agreement shall be deemed to constitute a waiver of any subsequent breach or non-performance and for any such breach or non-performance each party shall be relegated to such remedies as provided by law.

**16. CONSTRUCTION.**

Should any portion of this Agreement require judicial interpretation, it is agreed that the Court or Tribunal construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against any one party by reason of the rule of construction that a document is to be more strictly construed against the party who prepared the documents.

**17. NO REPRESENTATIONS.**

The parties hereby warrant that no representations about the nature or extent of any claims, demands, damages, or rights that they have, or may have, against one another have been made to them, or to anyone acting on their behalf, to induce them to execute this Agreement, and they rely on no such representations; that they have fully read and understood this Agreement before signing their names; and that they act voluntarily and with full advice of counsel.

**18. SEVERABILITY.**

In the event for any reason that any provision or portion of this Agreement shall be found to be void or invalid, then such provision or portion shall be deemed to be severable from the remaining provisions or portions of this Agreement, and it shall not affect the validity of the remaining portions, which portions shall be given full effect as if the void or invalid provision or portion had not been included herein.

**19. COUNTERPARTS.**

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

**20. MODIFICATION.**

This Agreement contains the full understanding of the parties. Any modifications or addendums to this Agreement must be in writing and executed with the same formality as this Agreement.

**21. BINDING EFFECT.**

The terms of this Agreement shall be binding upon the parties' heirs, successors, and assigns.

**22. ASSIGNMENT.**

Contractor shall not assign, sublet, or transfer any rights under or interest in (including, but without limitation, monies that may become due or monies that are due) this Agreement without the written consent of the Town. Nothing contained in this paragraph shall prevent Contractor from employing such independent consultants, associates, and sub-contractors as it may deem appropriate to assist Contractor in the performance of services rendered.

**23. INDEPENDENT CONTRACTOR.**

Contractor is an independent contractor and shall undertake performance of the services pursuant to the terms of this Agreement as an independent contractor. Contractor shall be wholly responsible for the methods, means and techniques of performance.

**24. NON-APPROPRIATION.**

Notwithstanding any other provisions of this Agreement, the parties agree that payments due hereunder from the Town are from appropriations and monies from the Town Council and any other governmental entities. In the event sufficient appropriations or monies are not made available to the Town to pay the terms of this Agreement for any fiscal year, this Agreement shall terminate immediately without further obligation of the Town.

**25. IRAN DIVESTMENT ACT CERTIFICATION.**

N.C.G.S. 147-86.60 prohibits the State of North Carolina, a North Carolina local government, or any other political subdivision of the State of North Carolina from contracting with any entity that is listed on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. N.C.G.S. 147-86.59 further requires that contractors with the State, a North Carolina local government, or any other political subdivision of the State of North Carolina must not utilize any subcontractor found on the State Treasurer's Final Divestment List. As of the date of execution of this Agreement the Contractor hereby certifies that the Contractor is not listed on the Final Divestment List created by the North Carolina State Treasurer and that the Contractor will not utilize any subcontractors found on the Final Divestment List.

**26. ANTI-HUMAN TRAFFICKING.**

The Contractor warrants and agrees that no labor supplied by the Contractor or the Contractor's subcontractors in the performance of this Agreement shall be obtained by means of deception, coercion, intimidation or force, or otherwise in violation of North Carolina law, specifically Article 10A, Subchapter 3 of Chapter 14 of the North Carolina General Statutes, Human Trafficking.

## 27. NONDISCRIMINATION.

Pursuant to Section 3-2 of the Town of Apex Code of Ordinances, Contractor hereby warrants and agrees that Contractor will not discriminate against a protected class in employment, subcontracting practices, or the solicitation or hiring of vendors, suppliers, or commercial customers in connection with this Agreement. For the purposes of this Agreement "protected class" includes age, race, religious belief or non-belief, ethnicity, color, national origin, creed, sex, sexual orientation, gender identity, marital status, natural hair style, genetic information, pregnancy, familial status, disability, veteran or military status, or disabled veteran status.

## 28. ELECTRONIC SIGNATURE.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this Agreement 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 Agreement and any related documents. If electronic signatures are used the Agreement shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals this .

| **Infrastructure Technology Services, Inc.** | **Town of Apex** |
|---|---|
| x | x |
| [empty member name]<br>Email: [empty member email]<br>Timestamp: [empty signing timestamp] | Randal E. Vosburg, Town Manager<br>Email: [empty member email]<br>Timestamp: [empty signing timestamp] |

**Contractor Attest**

X _____

[empty member name]
Title:
Email: [empty member email]
Timestamp: [empty signing timestamp]

***This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.***

X _____

[empty member name] , Finance Director
Email: jon.griffin@apexnc.org
Timestamp: [empty signing timestamp]

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Joanna Helms, Director

Department(s): Economic Development

Requested Motion

Motion to approve a Memorandum of Understanding (MOU) between North Carolina Children's Health, Inc. and the Town of Apex and authorize the Town Manager, or their designee, to execute the MOU on behalf of the Town.

Approval Recommended?

Yes

Item Details

This Memorandum of Understanding (MOU) between North Carolina Children's Health, Inc. (NCCH) and the Town of Apex is intended to memorialize a framework for collaboration to advance the planning and development of a regional children's health campus and provide health services in Apex while allowing for a future agreement to detail the specifics of the Town's participation.

The proposed hospital project is expected to include a children's hospital, behavioral health facility, ambulatory surgery center, research space, and supporting uses. The MOU outlines the parties' shared intent to cooperate in facilitating timely planning, coordination of resources, and potential development of the project to provide health services.

Attachments

- CN7-A1: MOU – North Carolina Children's Health, Inc. ***(provided under a separate cover***)

**MEMORANDUM OF UNDERSTANDING**

**Between**
**NORTH CAROLINA CHILDREN'S**
**HEALTH, INC.**
**And**
**TOWN OF APEX**

This Memorandum of Understanding ("MOU") is made between North Carolina Children's Health, Inc., a 501(c)(3) nonprofit corporation with its principal office located at 5221 Paramount Parkway, Suite 3q, Morrisville, NC 27560 ("NCCH"), and the Town of Apex, a North Carolina municipal corporation ("Apex"). NCCH and Apex may collectively be referred to as "Parties." Except as otherwise set forth below, this MOU is a non-binding statement of intent and understanding. In the spirit of collaboration and cooperation, NCCH and Apex enter into this MOU to promote a mutual interest in the establishment and support of healthcare programs and the provision of healthcare services, facilities, and capabilities as more particularly described below as the NCCH project.

WHEREAS, pursuant to N.C.G.S. §160A-20.1, a municipality is authorized to contract with and appropriate money to any person, association, or corporation, in order to carry out any public purpose that the municipality is authorized by law to engage in; and

WHEREAS, pursuant to N.C.G.S. §160A-209, a local government may levy property taxes for the purpose of establishing, supporting, and maintaining public hospitals and clinics, and other related health programs and facilities, and

WHEREAS, pursuant to N.C.G.S. §131E-7, a municipality may construct, equip, operate, and maintain hospital facilities; and

WHEREAS, the University of North Carolina Health Care System and the Duke University Health System partnered for the purpose of creating NCCH and have formed a project team to provide joint campus master planning, finalization of a location, and confirmation of financing for the construction of a children's health campus to include but not limited to, a main hospital, behavioral health hospital, ambulatory surgery center, research, hotels, and any other structures and buildings required to support the campus use and development to ultimately provide health services ("Project"); and

WHEREAS, NCCH considered multiple sites throughout the Triangle area for the Project, taking into account factors such as transportation, accessibility, site suitability, and proximity to areas of anticipated growth; and

WHEREAS, the NCCH project team and Apex engaged in conversations regarding the potential location of the future hospital in Apex, NC and the benefits of the same; and

WHEREAS, following those conversations and potential considerations that may be

provided by Apex, NCCH has selected an approximately 230-acre site located at the intersection of US-1 and NC-540 ("Site") and part of a development commonly known as "Veridea" for the Project; and

WHEREAS, the intent of this MOU is to promote the timely development and establishment of the Project to include the provision of healthcare services and healthcare programs; and

WHEREAS, for the mutual benefit of the Parties and in the spirit of collaboration, the Parties wish to memorialize their understanding of the intentions and roles of each Party.

NOW THEREFORE, the Parties hereby state their intent and understanding as follows:

## ARTICLE I. EXPECTATIONS OF PARTICIPATING PARTIES

1. Expectations of Apex:

   a) Upon all infrastructure being installed and in operation, Apex will have water and sewer capacity to serve the Site and needs of NCCH as follows: Water – 1.7 million gallons per day; Sewer – 0.7 million gallons per day, with the infrastructure scheduled to be in place by the end of calendar year 2028. Apex and NCCH recognize that the date of completion for the infrastructure could be partially subject to the progress of the developers of Veridea.

   b) In the event additional infrastructure is needed for the Project, leadership staff from Apex will engage in good faith discussions with NCCH regarding said needs prior to requests for financial support being made by or to either Party, or to a North Carolina state agency.

   c) Designate two Apex staff members to support the Project during the design and building phase, for up to a period of ten years, in addition to providing development support and inspection services already provided by Apex to the community. Designated staff will report directly to Apex senior leadership. Apex will determine if the designated staff will be current or new employees and will communicate any needed changes to the designees to NCCH.

   d) To the full extent permitted by law, provide NCCH funding in the amount of thirteen million dollars ($13,000,000.00) to be paid in equal yearly installments over a twenty-year period to assist in the provision of health services, including but not limited to, operational planning, strategic needs assessment, and equipment and clinical services planning. The timing of the first payment and future payments, the purpose and use of the funds, and reporting and audit requirements will be established in the terms and

conditions of a separately executed grant or service agreement. The Parties understand and recognize that no funds are being obligated pursuant to this MOU. Rather, this MOU is intended to set out the Parties' basic understanding for a grant or services agreement that will be negotiated in the future.

e) Ensure that necessary Apex staff and leadership are aware of and understand their respective roles related to the expectations established by this MOU.

2. Expectations of NCCH:

a) NCCH will construct and operate a freestanding, independent children's hospital at the Site as part of the development commonly known as Veridea. The Site has been purchased by the University of North Carolina Health Care System.

b) When completed, the hospital is expected to include, among other services and features, a large acute care children's hospital, a children's outpatient care center along with a children and adolescent behavioral health facility, and a research and education enterprise backed by the UNC and Duke schools of medicine. The Project is anticipated to create over 5,000 permanent jobs as well as bring other jobs to the area.

c) NCCH will designate staff member(s) or Project team member(s) that are authorized by NCCH to cooperatively plan, exercise, and coordinate the provisions of this MOU with Apex.

d) Engage cooperatively with Apex staff and management to keep Apex informed of the Project progress and timelines.

e) NCCH understands and warrants that any financial support provided by Apex pursuant to a grant or services agreement will be used exclusively toward the provision of health care services, including but not limited to, operational planning, strategic needs assessment, and equipment and clinical services planning and NCCH will document the receipt and use of any funds provided by Apex as set forth in a future grant or services agreement. NCCH agrees that its financial management is subject to an independent audit/review at the completion of the year for which funds are received and will provide Apex a yearly accounting of how funds were utilized.

f) Before receiving any funds from Apex, NCCH will submit an IRS tax-exempt letter or other documentation confirming 501 non-profit status.

## ARTICLE II. TERM OF MOU

This MOU, once executed, is valid for ten years from the date of execution by the last party to sign. This MOU may be terminated by either party upon 30 days' written notice.

## ARTICLE III. LEGAL AUTHORITY

This MOU, any future grant or services agreement, and any funding that may be disbursed by Apex, is subject to the North Carolina Constitution and North Carolina General Statutes. The Parties recognize and agree that this MOU is intended only to set out a financial framework for the development of the Project to include the provision of health care services and is not confirmation of a funding mechanism, which will be set forth in a future grant or services agreement. The Parties further agree that if either Party reasonably determines that the provision of funds by Apex for the purposes set forth in this MOU would not comply with any federal or state law, the Parties agree to work in good faith to amend the MOU such that it complies with any such law and is agreeable to both Parties. If, after reasonable good faith efforts by both Parties, the Parties are unable to reach an agreement on such amendment to achieve compliance, this MOU may be terminated by either Party without further obligation from either Party.

## ARTICLE IV. MISCELLANEOUS

1. Governing Law. All matters relating to this MOU shall be governed by the laws of the State of North Carolina, without regard to its choice of law provisions. The Parties further agree that any dispute arising from this MOU shall be litigated in the courts of the State of North Carolina and any and all suits or actions related to this MOU shall be brought exclusively in Wake County, North Carolina.

2. Modification. This MOU contains the full understanding of the parties. Any modifications or addendums to this MOU must be in writing and executed with the same formality as this MOU.

3. Assignment. No party may transfer or assign its rights under this MOU without written approval from the duly authorized agents of Apex and NCCH.

4. E-Verify. NCCH shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify) and shall require all of its contractors and subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

5. Anti-Human Trafficking. NCCH understands and agrees that no labor supplied by NCCH, its contractors, or subcontractors in the performance of this MOU or the Project shall be obtained by means of deception, coercion, intimidation or force, or otherwise in violation of North Carolina law, specifically Article 10A, Subchapter 3 of Chapter 14 of the North Carolina General Statutes, Human Trafficking.

6. Non-appropriation. While this MOU is not obligating funds, it is understood by the Parties that any future payments from Apex, subject to a grant or services agreement, are from appropriations and monies from the Town of Apex Town Council and any other governmental entities.

## ARTICLE V. VALIDITY

In witness whereof, the Parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the provisions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

**NORTH CAROLINA CHILDREN'S HOSPITAL, INC.**

By: _____
(print)

_____
(sign)

Title: _____

Attest: _____

Date: _____, 2026

**TOWN OF APEX**

_____
Randal E. Vosburg, Town Manager

Date: _____, 2026

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

**ADDITIONAL ITEM**

Item Type: CONSENT AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Allen Coleman, Town Clerk

Department(s): Town Clerk's Office

Requested Motion

A) Motion to extend the Ad-Hoc Finance Committee Established on February 24, 2026, until June 30, 2026, with the following membership:
   - Mayor Pro-Tempore Terry Mahaffey, Chair
   - Councilmember Edward Gray, Committee Member

B) Motion to establish the effective date of the Governance, Fiscal Stewardship, and Internal Support Committee for July 1, 2026, with the following membership determined at the April 21, 2026, Town Council Work Session:
   - Councilmember Edward Gray, Chair
   - Councilmember Arno Zegerman, Committee Member

Approval Recommended?

Yes

Item Details

On February 24, 2026, the Apex Town Council voted to establish an Ad-Hoc Finance Committee to provide input and oversight over the Town's Annual Operating Budget for the upcoming fiscal year (2026-27) with an end date of June 30, 2026, or until the Council Committee structure was resolved. Subsequently, the Town Council voted to appoint Mayor Pro-Tempore Mahaffey and Councilmember Gray to the Ad-Hoc Finance Committee. Those individuals previously served as the Finance Committee before the Council Committee structure was changed, effective January 1, 2026.

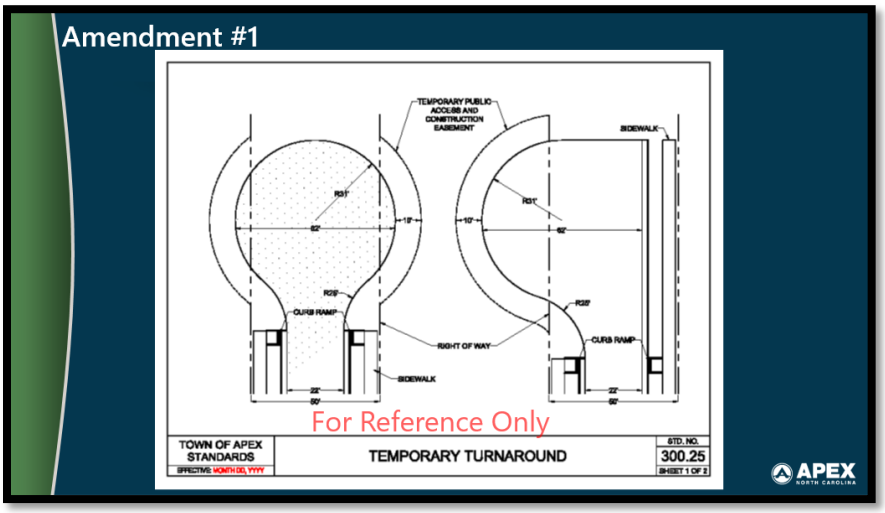
On April 21, 2026, the Town Council voted to resolve the Council Committee membership appointments effective immediately, however, the Ad-Hoc Finance Committee already had special meetings scheduled. Given the previous motion on February 24, 2026, stated that the Ad-Hoc Finance Committee would exist

until June 30 **or** until the Council Committee structure was resolved, an official action is requested to confirm this committee's continued participation through June 30, 2026.

Attachments

- CN8-A1: February 24, 2026, Town Council Meeting Minutes Excerpt (one page)
- CN8-A2: Council Committee Structure Determined on April 21, 2026

**[SLIDE 9]**




**Mr. Venable** asked if there were any questions.

**Mayor Gilbert** asked if there were any questions.

**Councilmember Zegerman** said that it was appreciated that staff took the feedback and made these changes.

**Mayor Gilbert** opened Public Hearing and invited up the speaker.

**Jeff Roach** with Peak Engineering & Design pointed out that current detail allows the construction of the temporary turnarounds up into the buffer because they will be cleared when the next development next door develops. He said that it is appreciated that staff looped them in on this detail because there are a lot of these in town especially with all the new developments coming that staff and Council sees all the time.

**Mayor Gilbert** closed Public Hearing.

A **motion** was made by **Mayor Pro-Tempore Mahaffey** and seconded by **Councilmember Zegerman** to approved the Unified Development Ordinance (UDO) Amendments February 2026.

**VOTE: UNANIMOUS (5-0)**

**[REGULAR MEETING AGENDA]**

**RA1 Town Council Committees Review and Discussion**

**Mayor Gilbert** asked for clarity on this item.

**Mayor Pro-Tempore Mahaffey** said that this item regards a motion for potential restructure of the committees that have been presented over the past month that was moved from last meeting to this meeting. He said there was a desire for more discussion at a Work Session so Town Clerk Coleman has given a potential set of motions. He said that with the pace of the current budget season and was concerned that the Committees have not been providing their usual oversight of the budget process. He proposed to defer this for a motion to appoint an ad hoc Budget Committee – option B, to provide oversight with the same members who served on last year's budget committee which was himself and Councilmember Gray intended on extending the Charter of the Committee to cover this year until the resolution changes.

**Mayor Gilbert** thanked Councilmember Mu for the recommendation for a Work Session and is excited to move forward.

A **motion** was made by **Mayor Pro-Tempore Mahaffey** and seconded by **Councilmember Reese** to appoint an Ad Hoc Finance Committee to provide input and oversight over the annual operating budget for the next fiscal year 2026-27 with an end date of June 30th 2026, or until the Council Committee Structure is resolved.

**VOTE: UNANIMOUS (5-0)**

A **motion** was made by **Mayor Pro-Tempore Mahaffey** and seconded by **Councilmember Mu** to appoint former Finance Committee members Mayor Pro-Tempore Mahaffey and Councilmember Gray to the Ad-Hoc Finance Committee effective immediately until the Council Committee Structure is resolved.

**VOTE: UNANIMOUS (5-0)**

A **motion** was made by **Mayor Pro-Tempore Mahaffey** and seconded by **Councilmember Zegerman** to delay the Town Council Committee structure discussion until the Town Council Work Session on April 21st.

**VOTE: UNANIMOUS (5-0)**

**[CLOSED SESSION]**

A **motion** was made by **Councilmember Gray** and seconded by **Councilmember Zegerman**, to enter into closed session pursuant to the items listed below.

Council entered into closed session at **8:53 p.m.**

**VOTE: UNANIMOUS (5-0)**

Pursuant to:

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: TOWN MANAGER'S REPORT

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Timothy Herman, Fire Chief

Department(s): Apex Fire Department (AFD)

Requested Motion

Consider watching a short video and recognizing the Apex Fire Department for their commendable performance and dedicated efforts in receiving the highest rating of one, indicating superior fire protection, after their recent inspection.

Approval Recommended?

N/A

Item Details

For Immediate Release: On February 18, 2026, the Office of State Fire Marshal announced Apex Fire Department's new ISO (insurance Services Office) rating after inspection

State Fire Marshal Brian Taylor will be present at the April 28 Regular Town Council Meeting to extend his congratulations to Chief Timothy Herman for the commendable performance of the Apex Fire Department and the dedicated efforts of his team in receiving the highest rating of one, indicating superior fire protection, after their recent inspection.

The North Carolina Office of State Fire Marshall (OSFM) inspections are designed to assess various aspects of fire departments, including equipment, training, and emergency response capabilities, contributing to the overall effectiveness of fire services in North Carolina.

State Fire Marshal Brian Taylor stated that "the residents of Apex and Hipex fire district(s) can take comfort in knowing this highly capable team of firefighters from the Apex Fire Department is safeguarding them and their belongings in the event of an emergency." State law mandates inspections by OSFM officials for departments serving districts with 100,000 people or fewer and higher ratings can significantly lower homeowners insurance rates in the district.

Attachments

- TM1-A1: Congratulatory Letter and Press Release – North Carolina State Fire Marshall – Obtaining an Insurance Services Office (ISO) Rating of One (Highest)

OSFM
NC DEPT OF INSURANCE
STATE FIRE MARSHAL

**BRIAN TAYLOR**
STATE FIRE MARSHAL

February 18, 2026

Timothy H. Herman
Fire Chief
315 W. Williams St
Apex, NC 27502

Re: Apex Fire Department

Dear Chief Herman:

Congratulations on recently completing your fire suppression rating survey!

I commend you and your department for your dedication and commitment to making your community a safer place to live.

I know you are proud of your department's achievement and would like to share this news with the members of your community. I also know that the majority of citizens may not be aware that the rating of their responding fire department directly impacts their property insurance calculations. So I'd like to provide you the enclosed news release to offer to your local media. Feel free to add to it or use it as an example in creating your own. You deserve to brag a little about the expertise of your personnel, which saves homeowners money and, most importantly, makes their lives safer.

It was the pleasure of my staff to work with you and members of your staff during the recent survey of your department. Chief Herman, I hope that you will take a few minutes to review our rating process and offer any suggestions that you feel may help us to improve our inspections program. Working together, we can continue to make North Carolina a safer place to live and work.

Respectfully,

Brian Taylor
State Fire Marshal

BT/ss



OFFICE OF STATE FIRE MARSHAL
1202 MAIL SERVICE CENTER | RALEIGH NC 27699-1202 | TEL 919.647.0000 | FAX 866.851.6508 | NCOSFM.GOV

**For Immediate Release** **Contact: Shannon Bullock (919) 647-0000**

**February 18, 2026**

# Fire District Receives New Rating After Inspection

## State Officials Award New District Rating

**RALEIGH** - State Fire Marshal Brian Taylor announced today that the following Fire Districts completed their routine inspection and received the listed rating, on listed effective dates. The inspection, conducted by officials with the State Fire Marshal (OSFM), is required on a regular basis as part of the North Carolina Response Rating System (NCRRS). Among other things, the routine inspections look for proper staffing levels, sufficient equipment, proper maintenance of equipment, communications capabilities and availability of a water source.

| District | Type | Rating | Effective |
|---|---|---|---|
| Apex | Municipal | 1 | 06/01/2026 |
| Hipex | Rural | 1/9E | 06/01/2026 |

The NCRRS rating system ranges from one (highest) to 10 (not recognized as a certified fire department by the state), with most rural departments falling into the 9S category. While lower ratings do not necessarily indicate poor service, a higher rating does suggest that a department is overall better equipped to respond to fires in its district. Higher ratings can also significantly lower homeowners insurance rates in that fire district.

State Fire Marshal Brian Taylor extends his congratulations to Timothy H. Herman for the commendable performance of the Apex Fire Department and the dedicated efforts of its team. "The residents of Apex and Hipex fire district(s) can take comfort in knowing this highly capable team of firefighters from the Apex Fire Department is safeguarding them and their belongings in the event of an emergency," Brian stated. OSFM inspections are designed to assess various aspects of fire departments, including equipment, training, and emergency response capabilities, contributing to the overall effectiveness of fire services in North Carolina. State law mandates inspections by OSFM officials for departments serving districts with 100,000 people or fewer.

**-OSFM-**



OFFICE OF STATE FIRE MARSHAL
1202 MAIL SERVICE CENTER | RALEIGH NC 27699-1202 | TEL 919.647.0000 | FAX 866.851.6508 | NCOSFM.GOV

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: TOWN MANAGER'S REPORT

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Jon Griffin, Director

Department(s): Finance

Requested Motion

Receive an update on the current state of the Town's Utility Billing, consider several proposed policy enhancements, and provide direction as appropriate.

Approval Recommended?

[Yes or No]

Item Details

This item is intended to provide an informational update to Town Council, covering a comprehensive list of topics on the transition back to standard operating procedures for the Utility billing division and follow up on items initially discussed at the February 12th, 2026 meeting.

The update will cover the following topics:

- A review of the calendar of events covering utility billing
- An update on the current number and dollar figures associated with delinquent accounts.
- An overview of pending policies for standard operating procedures.

This is intended to inform the Council's understanding of progress on the project and provide the opportunity to ask questions or provide feedback concerning the effort.

Attachments

- TM2-A1: PowerPoint Presentation – Utility Billing Program Update

April 28, 2026

Regular Town Council Meeting

# **Billing & Collections Update**

Return to Standard Procedures Plan

APEX
NORTH CAROLINA

## Purpose

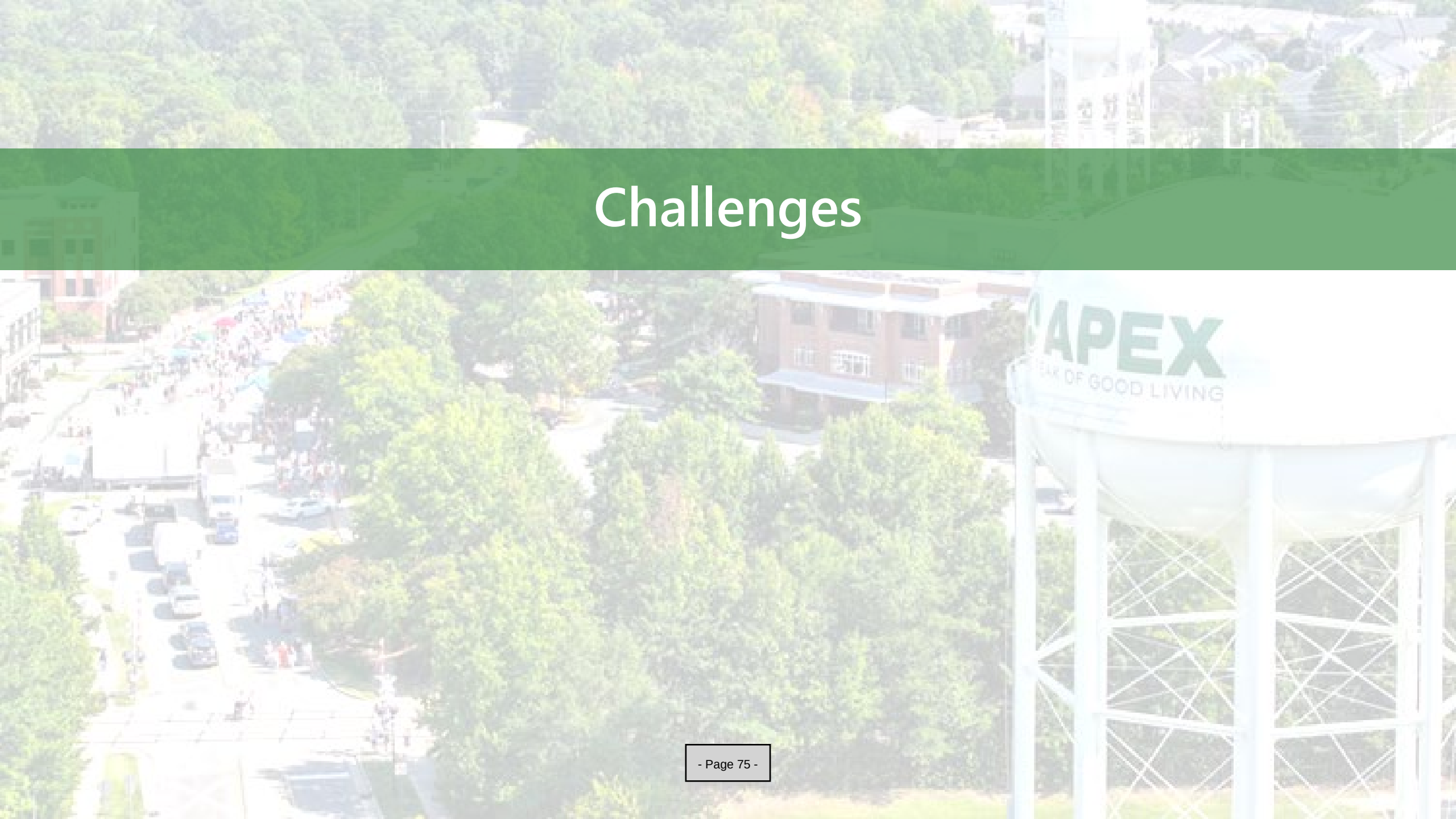
Discuss current utility billing operations and consider plan to return to standard operations.

## Guiding Principles

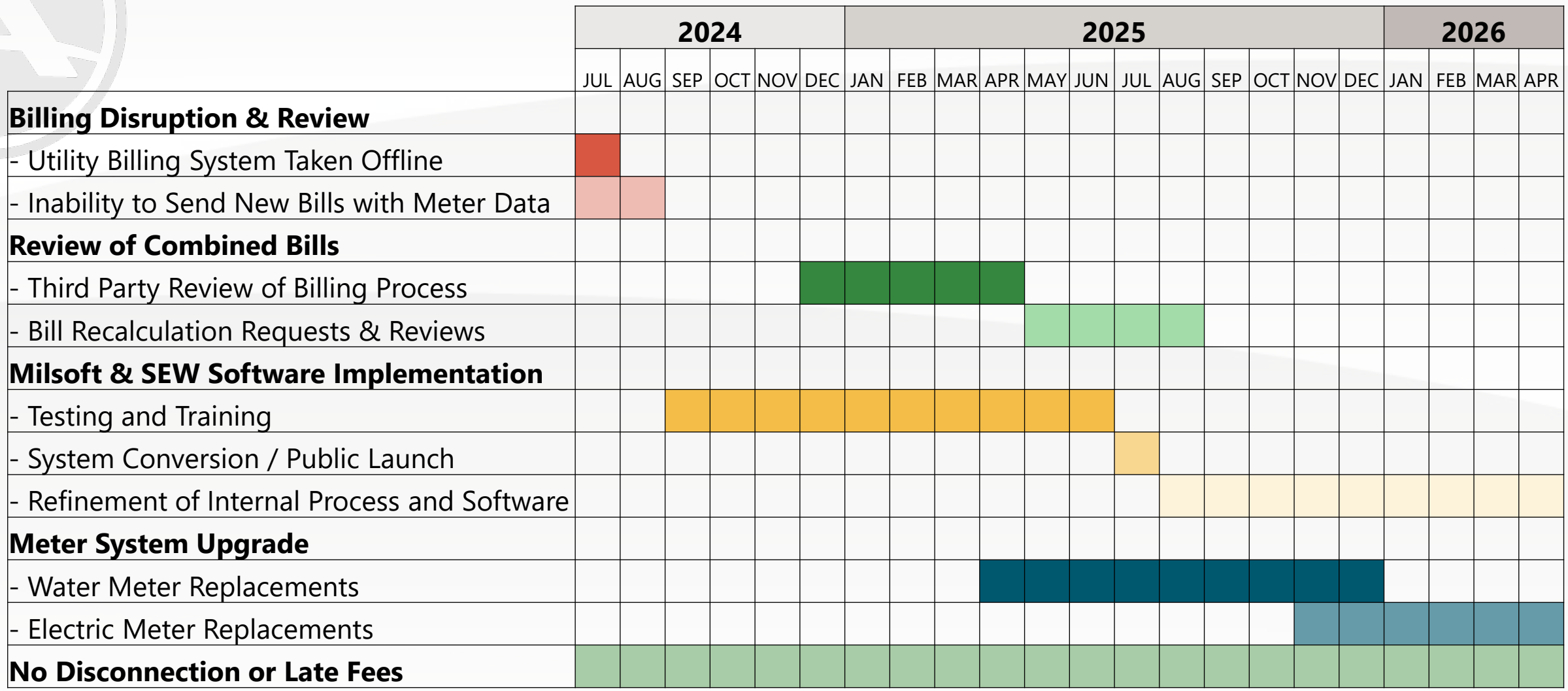
Financial Stewardship: The Town has customers with significant past-due utility amounts, which is of financial concern for upcoming budget and rate setting discussions.

Customer Support: The Town is committed to treating customers fairly and consistently.

# Challenges



# Timeline




*All of these factors informed a general suspension of fees or disconnections.*

# Impact

The town has 30,597 active customer accounts as of April 2026.

There are 4,405 Customers with a past due balance (4088 residential accounts, 317 commercial accounts)

| | Residential | Commercial |
|---|---|---|
| Maximum | $15,094 | $61,523 |
| Average | $1,292 | $2,478 |
| Customers Over $500 | 1,715 | 110 |

- $6,069,472 in balances due over 30 days for **active** accounts.
- $4,363,249 in balances due over 90 days for **active** accounts

*4/1/2026 Data*

# Call Volume and SEW Ticket Trend

| Months | Ask Apex | ABD | Portal Queries | QBD | Combined |
|---|---|---|---|---|---|
| Aug-25 | 2159 | 70 | 1315 | 42 | 112 |
| Sep-25 | 2984 | 99 | 813 | 27 | 127 |
| Oct-25 | 1882 | 61 | 424 | 14 | 74 |
| Nov-25 | 1491 | 50 | 295 | 10 | 60 |
| Dec-25 | 1909 | 62 | 291 | 9 | 71 |
| Jan-26 | 1440 | 46 | 272 | 9 | 55 |
| Feb-26 | 1469 | 52 | 216 | 8 | 60 |
| Mar-26 | 1675 | 54 | 382 | 12 | 66 |

# Billing Update

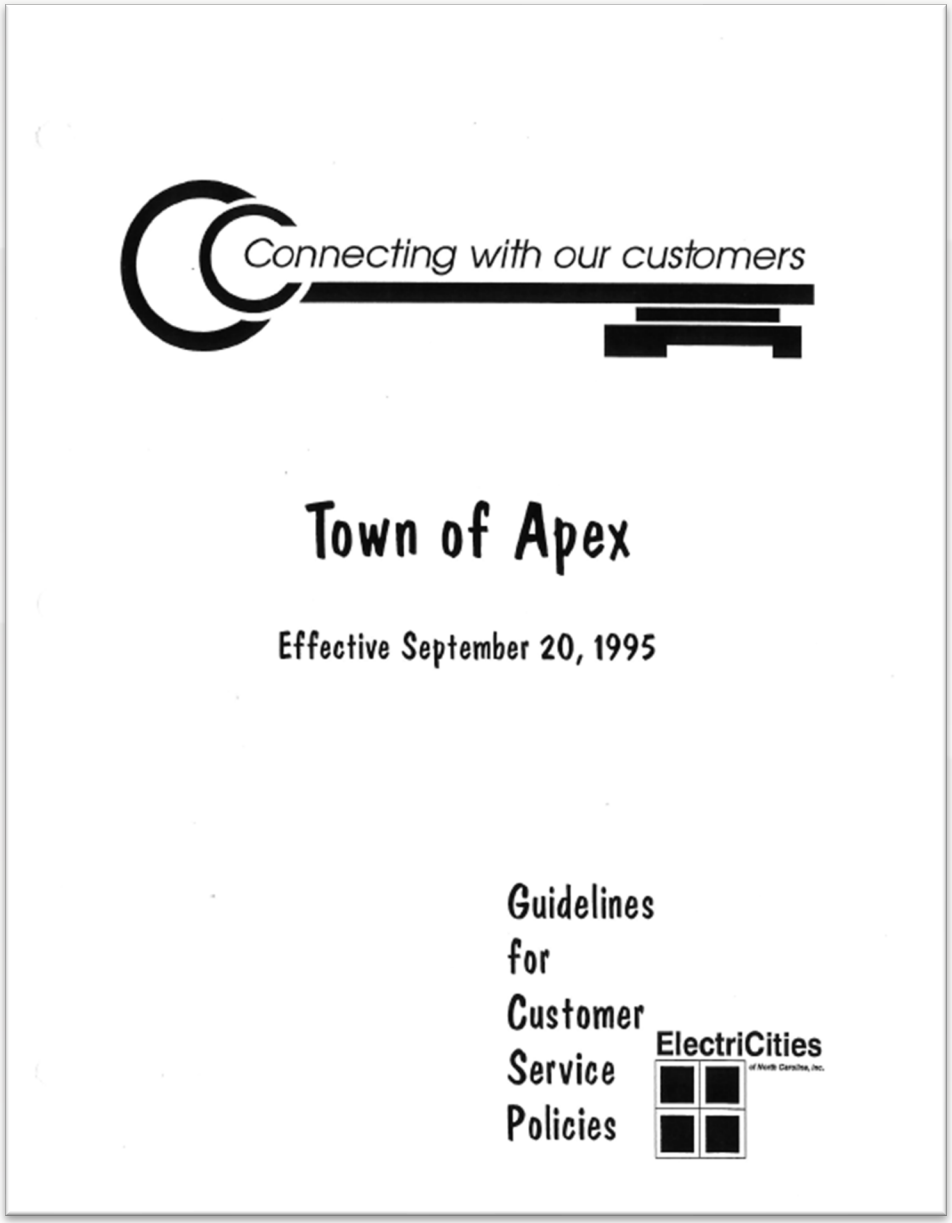
| | Total Billed | Adjustments | Corrections | Net | |
|---|---|---|---|---|---|
| Sep-25 | $ 9,716,610 | $ (24,524) | $ (317,036) | $ (341,560) | 3.5% |
| Oct-25 | $ 8,769,278 | $ (19,764) | $ (478,412) | $ (498,176) | 5.7% |
| Nov-25 | $ 8,249,948 | $ 37,164 | $ (424,363) | $ (387,199) | 4.7% |
| Dec-25 | $ 8,458,281 | $ 58,429 | $ (288,065) | $ (229,636) | 2.7% |
| Jan-26 | $ 8,437,227 | $ 17,055 | $ (90,584) | $ (73,530) | 0.9% |
| Feb-26 | $ 8,106,314 | $ 16,764 | $ (116,200) | $ (99,436) | 1.2% |
| Mar-26 | $ 7,587,998 | $ (6,876) | $ (31,209) | $ (38,086) | 0.5% |
| | $ 59,325,657 | $ 78,247 | $ (1,745,870) | $ (1,667,623) | 2.8% |

- Number of corrections and adjustments to usages/amounts on customer accounts continues to trend downward.

# Standard Operating Procedures

# Town Customer Service Policy

- The Town's current customer service policy is dated to 1995.
- The Finance Department is coordinating with Electric and Water to revise and modernize this document and bring it forward for Council consideration in June 2026.
- Policies on following slides will be included in the draft for Council approval.



# Billing Calendar

| Cycle | Read Dates | Bill Date | Due Date | Penalties Calculated | Potential Cutoff Date |
|---|---|---|---|---|---|
| 1 | 6/17/26 | 7/1/26 | 7/28/26 | 7/29/26 | 9/22/26 |
| 2 | 7/1/26 | 7/15/26 | 8/11/26 | 8/12/26 | 10/16/26 |

**Notification**

- 2 written communications
- 2 automated calls

**Services Impact**

- Accounts with all services will have electric services suspended via remote disconnect.
- Accounts with all services but no-AMI meters would be suspended via Electric Department operations (roll truck)
- Accounts with no electric services would be disconnected manually via Water Resources Department operations. (roll truck)

# Penalties

- **Late Fees:** 1% on outstanding balance, calculated 1 day after due date
  - 2 Late Fee Adjustments Per Year for Customers who otherwise pay on time
- **Reconnection Fee:** $75
- **Disconnection**
  - Minimum due for disconnection is $500 (between usage and fees)

# Exceptions

- **Medical Considerations**
  - Customers with doctor approval/medical documentation receive additional time before fees and cutoffs apply.
- **Payment Arrangements**
  - Late Fees not applied to customers on deferred payment arrangements.

# Customer Example

This customer has a total overdue balance of $2,400 and a current month bill amount of $175

## With Payment Plan

## Without Payment Plan

# Deferred Payment Arrangement (Payment Plan)

- Customers can take delinquent balances and spread that amount evenly up to 12 months.
- Payment plan amounts are included in the ‘Current Charges’ line on the current bill design.
  - A $300 current bill for use + $500 payment plan = $800 in “Current Charges" on their monthly bill
- Customers on Deferred Payment Arrangement are not eligible for budget billing.

| Month | Count |
|---|---|
| July 2025 | 26 |
| August 2025 | 9 |
| September 2025 | 40 |
| October 2025 | 14 |
| November 2025 | 7 |
| December 2025 | 12 |
| January 2026 | 6 |
| February 2026 | 8 |
| March 2026 | 16 |

# Budget Billing / Equal Payment Plan

- An option for customers who want to smooth out their bills for 11 months, and then true up in the 12th month (June).
- Acts as a contract between the town and customer to pay an estimated amount in equal monthly installments, rather than actual charges.
  - Ex; if a customer on average owes $2,400 – they would pay $200 per month.
  - If they underpay, then their next monthly payment would increase to cover the deficit.
  - If they overpay, then their next monthly payment would decrease to offset the surplus.
- Customers who fall behind their budget payments will void the equal payment contract and are subject to penalties and collections.
  - Straying from the budget plan for more than 2 months will void the budget plan.

# Assistance Programs

- Town of Apex Customer Assistance Program
  - Residential customers in Apex town limits
  - Customers may receive up to $636 in assistance, or their total outstanding balance (whichever is less).
  - Approximately $85,000 remaining in the program as of April 2026
- NeighborUp
  - Apex-based resource that helps with rent, utility bills, prescription costs, and other items necessary for maintaining housing or employment.
- Wake County Assistance Programs
  - Warmth for Wake / Cool for Wake (seasonal relief programs)
  - LIEAP (Low Income Energy Assistance Program)
- North Carolina Programs
  - Energy Saver NC (provides energy-efficient upgrades)
  - DEQ Weatherization Assistance Program (tunes / repairs equipment, installs energy efficient lights, insulation, etc.)

***All resources linked from www.apexnc.org/help***

# Communications Tactics

## Digital

- Website (specific page updates, banners, homepage call out)
- MyAccount Portal banner
- Social media
- All in Apex eNewsletter
- Ebill (triggered when bill is generated)
- Digital displays in town facilities
- Email (targeted outreach for customers with > $500 balance past due > 90 days

## Print

- Bill inserts
- Bill message (printed on first page of bill)
- Flyer (placed at billing window, distributed at town facilities & events)
- Suburban Living article
- Letter (targeted outreach for customers with > $500 balance past due > 90 days

## Other

- IVR message (played when customer calls Ask Apex)
- In-person outreach at events
- Regular Town Manager updates during Council meetings

# Reporting

- Beginning **monthly** 7/1/26:
  - Reporting on 30-60-90+ day utility balances and customer count
  - Number of payment plans established
  - Monitor and report inquiry volume

- This issue would be considered as returned to standard conditions when the >90-day amounts owed to the Town are below $500,000.

- Council action may be required to write off any amounts owed to the Town in June 2027 prior to our year end close.

# Questions?

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PRESENTATION

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Councilmember Terry Mahaffey, Sponsor
Aspen Ambrose, Secretary, Apex Public School Foundation

Department(s): Governing Body
Apex Public School Foundation

Requested Motion

Presentation of the Peak S.T.A.R. Award for the 3rd Quarter of the 2025-2026 School Year.

Approval Recommended?

N/A

Item Details

The Apex Town Council is pleased to work in partnership with the Apex Public School Foundation (APSF) to present the Peak S.T.A.R. Award to a deserving Apex school staff member, teacher, or someone in school administration. This award will be presented quarterly by the Apex Town Council and the APSF.

Attachments

- N/A

# Proclamation

## Asian American, Native Hawaiian, and Pacific Islander Heritage Month 2026

*from the Office of the Mayor*

**WHEREAS, The month of May offers a meaningful opportunity to celebrate the diverse cultures, histories, and contributions of Asian American, Native Hawaiian, and Pacific Islander (AANHPI) communities across the nation; and,**

**WHEREAS, North Carolina has been a home for AANHPI communities since the mid-1800's, when the first Chinese immigrants came to the state; and,**

**WHEREAS, AANHPI communities have played a vital role in shaping our nation's story, contributing to advancements in education, science, business, public service, and culture, often in the face of historical and ongoing challenges; and,**

**WHEREAS, The Town of Apex is proud to have its first Asian American Councilmember, Sue Mu, and to be represented by Ya Liu in the North Carolina House of Representatives; and,**

**WHEREAS, The Town of Apex is fortunate to have such a strong and vibrant AANHPI community, and we will always continue to celebrate and support them, as they make Apex a much better place.**

**NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the Month of May 2026, "Asian American and Pacific Islander Heritage Month" in the Town of Apex, and encourage residents to immerse themselves in the cultural and educational opportunities offered throughout this month.**

**I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 28th day of April, 2026**

**Jacques Gilbert, Mayor**

DRAFT

# Proclamation

## Jewish American Heritage Month 2026

*from the Office of the Mayor*

**WHEREAS, Jewish American Heritage Month is celebrated nationwide each May to honor the generations of Jewish Americans who have contributed to the history & culture of our nation from its origin 250 years ago; and,**

**WHEREAS, Jewish Americans have been vital to the growth and success of our nation, through roles in political leadership, business ventures, military service, education, science, arts, and so much more; and,**

**WHEREAS, North Carolina has had a Jewish community since the early 1700s, who have since created numerous synagogues, cultural institutions, and charitable organizations that help make our state a great place to live.**

**WHEREAS, The strength and resilience of the Jewish American community serves as an inspiration to us all, and their kindness and community spirit is a key aspect of what makes Apex great; and,**

**WHEREAS, The Town of Apex stands firm in solidarity with the Jewish American community in our Town and nationwide, and strongly opposes any antisemitism, prejudice, or persecution they are subjected to.**

**NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the Month of May 2026, "Jewish American Heritage Month" in the Town of Apex, and urge all residents to come together through a shared commitment to unity and love for all people.**

**I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 28th day of April, 2026**

**Jacques Gilbert, Mayor**

DRAFT

# Proclamation

## Older Americans Month 2026

*from the Office of the Mayor*

**WHEREAS, Older Americans Month, observed each May, is a time to recognize the countless contributions, experiences, and achievements of older adults while reaffirming our commitment to supporting their health, independence, and well-being; and,**

**WHEREAS, the 2026 theme, "Champion Your Health," emphasizes the importance of wellness, prevention, and self-care, encouraging individuals to take an active role in maintaining their physical, mental, and emotional health as they age; and,**

**WHEREAS, older adults are vital members of our community, contributing their time, talents, and leadership through volunteering, mentoring, civic engagement, and participation in local programs and activities; and,**

**WHEREAS, the Town of Apex is home to 16,785 residents age 55 and older, each bringing unique life experiences, knowledge, and value that strengthen the fabric of our community; and,**

**WHEREAS, older adults in Apex have access to a wide range of opportunities throughout the community—including Town of Apex facilities & parks, local organizations, and civic groups—that support championing their health through active living, connection, learning, and engagement; and,**

**WHEREAS, the Town of Apex is committed to fostering an environment where older adults can thrive by supporting active lifestyles, encouraging preventive health practices, reducing social isolation, and promoting opportunities for engagement, purpose, and connection.**

**NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the Month of May 2026 as Older Americans Month in the Town of Apex, and encourage all residents to recognize, celebrate, and support older adults in our community as they continue to champion their health and enrich the lives of those around them.**

**I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 28th day of April, 2026**

**Jacques Gilbert, Mayor**

*"The Peak of Good Living"*

TOWN OF APEX
NORTH CAROLINA

# *Proclamation*

## Public Service Recognition Week 2026

*from the Office of the Mayor*

**WHEREAS, The Town of Apex employs more than 700 public servants who work diligently to provide exceptional service across many types of programs and services, to our more than 80,000 residents; and,**

**WHEREAS, Town employees provide clear evidence every day of their dedication to public service, expertise in their role, and passion for serving a great community of residents; and,**

**WHEREAS, Town employees are vital to so many of the aspects of day-to-day life in Apex, including transportation, water and electricity access, fire and police protection, green space and recreation opportunities, waste and recycling services, building safety, planning and development, housing assistance, government connectivity, and more; and,**

**WHEREAS, Many Public Service jobs are physically hazardous or dangerous, and we extend our thanks to all of these employees who take risks in their daily lives to help our Town stay protected and run effectively; and,**

**WHEREAS, The Town of Apex extends its sincerest thanks to all of its public servants whose work has an immensely positive impact in making Apex the Peak of Good Living.**

**NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the week of May 3rd – Mary 9th, 2026, "Public Service Recognition Week" in the Town of Apex, and encourage residents to extend their thanks to a Town employee or department who has helped make their day a little better.**

**I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 28th day of April, 2026**

**Jacques Gilbert, Mayor**

DRAFT

*"The Peak of Good Living"*

TOWN OF APEX
NORTH CAROLINA

# *Proclamation*

## Safe Drinking Water Week 2026

*from the Office of the Mayor*

**WHEREAS, Water is our most important natural resource, and serves as the cornerstone for every other resource and services we enjoy each day; and,**

**WHEREAS, Safe drinking water is critical to the health and vitality of any community through its essential function in human life, and through its role in proper hygiene; and,**

**WHEREAS, The Town of Apex Water Resources Department employs 75 employees who work to maintain the health and quality of the town's water supply and ensure that all residents have access to this safe drinking water**

**WHEREAS, The work of Apex Water Resources is not only essential, but very complex, through working divisions of divisions of Administration, Stormwater Engineering, Utilities Engineering, Water Quality, Utility Maintenance, Meter Services, Compliance, Collections System Maintenance, Pump Station Maintenance, and Water Reclamation; and,**

**WHEREAS, The Town of Apex remains committed to the supplying of safe drinking water, as well as its responsible usage and the preservation of the natural sources which it comes from.**

**NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the week of May 3rd – May 9th, 2026, "Safe Drinking Water Week" in the Town of Apex, and commend our excellent Water Resources staff for their professionalism, commitment to safety, and hard work in keeping the Town healthy and hydrated.**

**I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 28th day of April, 2026**

**Jacques Gilbert, Mayor**

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PRESENTATION

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Jacques Gilbert, Mayor
Brianne Gill, Community Engagement Manager

Department(s): Governing Body
Community Development and Neighborhood Connections

### Requested Motion

Presentation of the tenth Annual "Think Apex" Awards to the "Top Thinker" and "Honorable Mention" in the categories of Business, Individual or Group, Non-Profit, and Youth.

### Approval Recommended?

N/A

### Item Details

This will be the presentation of the 10th annual "Think Apex" Awards. Awards will be given to the "Top Thinker" and "Honorable Mention" in the categories of: Business, Individual or Group, Non-Profit and Youth.

The "Think Apex" initiative was created in 2014 to encourage a strong local mindset across all parts of the Apex community, including businesses, residents, and visitors. Think Apex empowers the community to celebrate, engage, play, volunteer, shop, dine, and work locally.

Building on this initiative, the Think Apex Awards was established in 2016 to recognize local businesses, individuals, groups, nonprofits, and youth for their dedicated service to others and to the Apex community as a whole. Nominations were submitted through a public online application process. Nominees must be physically located in Apex and were evaluated based on their acts of service in 2025.

The Council will be asked to stand in front of the dias and form a line so that they may shake hands with each winner. Winners will come forward when their name is called. The Mayor and former Mayor Pro Tempore Nicole Dozier will be located at the end of the line to present the award itself. Upon receiving their award, the winners will pose for a quick photo.

Attachments

N/A

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Dianne Khin, Director

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion on the Question of Annexation - Apex Town Council's intent to annex 0.754 acres, located at 824 Stephenson Road (PIN 0750-88-3839), Annexation No. 824, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The annexation petition has been certified and a public hearing notice has been posted.

The project does not have an associated rezoning petition and is currently zoned as Rural Residential (RR). The applicant is seeking Town services in response to a septic system failure.

Attachments

- PH1-A1: Annexation Ordinance - Satellite Annexation No. 824 – 8204 Stephenson Road – 0.754 acres
- PH1-A2: Legal Description – Satellite Annexation No. 824 – 8204 Stephenson Road – 0.754 acres
- PH1-A3: Aerial Map – Satellite Annexation No. 824 – 8204 Stephenson Road – 0.754 acres
- PH1-A4: Plat Map – Satellite Annexation No. 824 – 8204 Stephenson Road – 0.754 acres
- PH1-A5: Annexation Petition – Satellite Annexation No. 824 – 8204 Stephenson Road – 0.754 acres
- PH1-A6: Public Hearing Notice - Satellite Annexation No. 824 – 8204 Stephenson Road – 0.754 acres

**TOWN OF APEX, NORTH CAROLINA**
Municipality No. 333

**After recording, please return to: Town Clerk, Town of Apex, P.O. Box 250, Apex, NC 27502**

ORDINANCE NO. 2026-_____
SATELLITE ANNEXATION PETITION NO. 824
8204 STEPHENSON ROAD – 0.754 ACRES

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on April 28, 2026, after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council finds that the area described therein meets the standards of G.S.§160A-58.1(b), to with:

a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town;

b) No point on the proposed satellite corporate limits is closer to another municipality than to the Town;

c) The area described is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;

d) No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;

WHEREAS, the Apex Town Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Apex Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-58.2, as amended, the non-contiguous territory described in the attached property description and also shown on the below identified survey plat entitled "SATELLITE ANNEXATION MAP FOR TOWN OF APEX" is hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on April 28, 2026. The total area to be annexed is identified on the aforementioned plat map as "0.754 ACRES TOTAL ANNEXED TO THE TOWN OF APEX" also known as PIN No. 0750-88-3839. The survey plat printed revised date is March 11, 2025 and Land Surveyor dated April 16, 2025 and recorded in Book of Maps book number 2026 and page number _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 28th day of April, 2026.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk

APPROVED AS TO FORM:

_____

Laurie L. Hohe
Town Attorney

Legal Description

**LEGAL DESCRIPTION PER FIELD SURVEY**

A certain tract or parcel of land situated in **Wake County, North Carolina**, now or formerly owned by **Maria Guillermo Salinas and Alejandro Camacho Jaramillo and Marie Guillermo**, and being more particularly described as follows:

**BEGINNING** at a point located along the northern right-of-way of Stephenson Road (SR 1302), said point being the southeastern corner of the tract herein described; said Point of Beginning having North Carolina State Plane Coordinates (NAD83/2011) of Northing 708773.38'U.S. Survey Feet and Easting 2058383.00'U.S. Survey Feet;

thence from said Point of Beginning the following **seven (7) courses and distances:**

1. **N 60° 06' 23" W**, a distance of 173.93 feet to a existing iron pipe;

2. **N 25° 56' 39" E**, a distance of 93.92 feet to an existing iron pipe;

3. **N 77° 31' 39" E**, a distance of 125.68 feet to an existing iron pipe;

4. **S 88° 43' 35" E**, a distance of 113.37 feet to a point on the western side of the Stephenson Rd;

5. **S 24° 48' 57" W**, a distance of 52.07 feet to an iron rod along the western side of the Stephenson Rd;

6. **S 31° 06' 04" W**, a distance of 96.08 feet to an iron rod along the western side of the Stephenson Rd,

7. **S 39° 38' 19" W**, a distance of 86.01 feet along the northern right-of-way of Stephenson Road to the Point of Beginning.

Containing **0.754 acres, more or less**, and being subject to any and all **easements, rightsof-way, and restrictions of record**.

**Closure Note:** All bearings are referenced to the North Carolina State Plane Coordinate System, NAD83/2011, and are grid bearings. Coordinates shown are grid values expressed in U.S. Survey Feet. The description, as written, mathematically closes.

**********

ORDINANCE NO. 2026-_____
SATELLITE ANNEXATION PETITION NO. 824
8204 STEPHENSON ROAD – 0.754 ACRES

STATE OF NORTH CAROLINA

COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Allen L. Coleman, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Satellite Annexation Ordinance No. 2026-_____, adopted at a meeting of the Town Council, on the 28th day of April, 2026, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 28th day of April, 2026.

_____
Allen L. Coleman, CMC
Town Clerk

(SEAL)

**LEGAL DESCRIPTION PER FIELD SURVEY**

A certain tract or parcel of land situated in **Wake County, North Carolina**, now or formerly owned by **Maria Guillermo Salinas and Alejandro Camacho Jaramillo and Marie Guillermo.**, and being more particularly described as follows:

**BEGINNING** at a point located along the northern right-of-way of Stephenson Road (SR 1302), said point being the **southeastern corner** of the tract herein described; said Point of Beginning having North Carolina State Plane Coordinates (NAD83/2011) of **Northing 708773.38' U.S. Survey Feet** and **Easting 2058383.00' U.S. Survey Feet**;

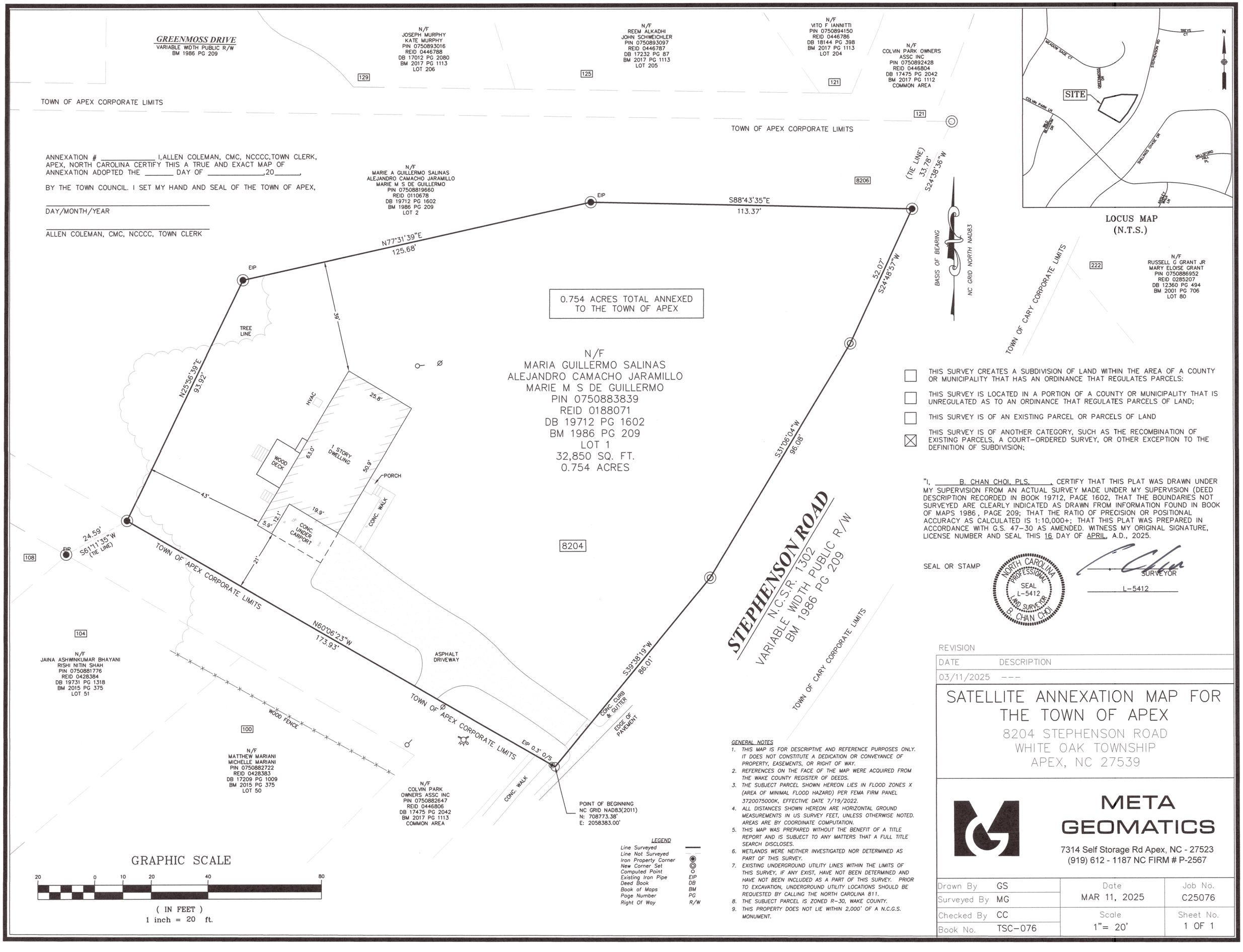
thence from said Point of Beginning the following **eight (7) courses and distances**:

1. **N 60° 06' 23" W**, a distance of 173.93 feet to a existing iron pipe;
2. **N 25° 56' 39" E**, a distance of 93.92 feet to an existing iron pipe;
3. **N 77° 31' 39" E**, a distance of 125.68 feet to an existing iron pipe;
4. **S 88° 43' 35" E**, a distance of 113.37 feet to a point on the western side of the Stephenson Rd;
5. **S 24° 48' 57" W**, a distance of 52.07 feet to an iron rod along the western side of the Stephenson Rd;
6. **S 31° 06' 04" W**, a distance of 96.08 feet to an iron rod along the western side of the Stephenson Rd,
7. **S 39° 38' 19" W**, a distance of 86.01 feet along the northern right-of-way of Stephenson Road to the **Point of Beginning**.

Containing **0.754 acres, more or less**, and being subject to any and all **easements, rights-of-way, and restrictions of record.**

**Closure Note:** All bearings are referenced to the **North Carolina State Plane Coordinate System, NAD83/2011**, and are grid bearings. Coordinates shown are grid values expressed in **U.S. Survey Feet**. The description, as written, **mathematically closes**.

Colvin Park Ln
Colvin Park
Windermere
Shillings Chase Dr
Stephenson Rd
Annexation #824
0
100
200
Feet
March 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department




LEGEND

| | |
|---|---|
| Line Surveyed | ——— |
| Line Not Surveyed | ——— |
| Iron Property Corner | ◉ |
| New Corner Set | ◎ |
| Computed Point | ○ |
| Existing Iron Pipe | EIP |
| Deed Book | DB |
| Book of Maps | BM |
| Page Number | PG |
| Right Of Way | R/W |

GENERAL NOTES

1. THIS MAP IS FOR DESCRIPTIVE AND REFERENCE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF PROPERTY, EASEMENTS, OR RIGHT OF WAY.
2. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
3. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FIRM PANEL 3720075000K, EFFECTIVE DATE 7/19/2022.
4. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
6. WETLANDS WERE NEITHER INVESTIGATED NOR DETERMINED AS PART OF THIS SURVEY.
7. EXISTING UNDERGROUND UTILITY LINES WITHIN THE LIMITS OF THIS SURVEY, IF ANY EXIST, HAVE NOT BEEN DETERMINED AND HAVE NOT BEEN INCLUDED AS A PART OF THIS SURVEY. PRIOR TO EXCAVATION, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA 811.
8. THE SUBJECT PARCEL IS ZONED R-30, WAKE COUNTY.
9. THIS PROPERTY DOES NOT LIE WITHIN 2,000' OF A N.C.G.S. MONUMENT.

☐ THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS:

☐ THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND

☒ THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

"I, B. CHAN CHOI, PLS, , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 19712, PAGE 1602, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 1986 , PAGE 209; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16 DAY OF APRIL, A.D., 2025.

SEAL OR STAMP

NORTH CAROLINA PROFESSIONAL SEAL L-5412 LAND SURVEYOR B. CHAN CHOI

SURVEYOR

L-5412

| REVISION | |
|---|---|
| DATE | DESCRIPTION |
| 03/11/2025 | --- |

# SATELLITE ANNEXATION MAP FOR THE TOWN OF APEX

8204 STEPHENSON ROAD
WHITE OAK TOWNSHIP
APEX, NC 27539

META GEOMATICS
7314 Self Storage Rd Apex, NC - 27523
(919) 612 - 1187 NC FIRM # P-2567

| | | | |
|---|---|---|---|
| Drawn By | GS | Date | Job No. |
| Surveyed By | MG | MAR 11, 2025 | C25076 |
| Checked By | CC | Scale | Sheet No. |
| Book No. | TSC-076 | 1"= 20' | 1 OF 1 |

# PETITION FOR VOLUNTARY ANNEXATION

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 #: 824 Submittal Date: 1-6-2026

Fee Paid $200.00 Check # CC

## TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ☑ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ☑ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

## OWNER INFORMATION

Maria A. Guillermo Salinas — Owner Name (Please Print)
0750883839 — Property PIN or Deed Book & Page #
919-210-4470 — Phone
Salinasmaria8@gmail.com — E-mail Address

Alejandro Camacho Jaramillo — Owner Name (Please Print)
0750883839 — Property PIN or Deed Book & Page #
919-673-0169 — Phone
E-mail Address

Owner Name (Please Print)
Property PIN or Deed Book & Page #
Phone
E-mail Address

## SURVEYOR INFORMATION

Surveyor: Meta Geomatics
Phone: 919-612-1187 Fax:
E-mail Address: Chan@metageomatics.com

## ANNEXATION SUMMARY CHART

| Property Information | | Reason(s) for annexation (select all that apply) | |
|---|---|---|---|
| Total Acreage to be annexed: | 0.754 ~~.76~~ | Need water service due to well failure | ☐ |
| Population of acreage to be annexed: | | Need sewer service due to septic system failure | ☑ |
| Existing # of housing units: | 1 | Water service (new construction) | ☐ |
| Proposed # of housing units: | | Sewer service (new construction) | ☐ |
| Zoning District*: | | Receive Town Services | ☐ |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 824 Submittal Date: 1-6-2026

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Maria A. Guillermo Salinas
Please Print

Signature

Alejandro Camacho Jaramillo
Please Print

Alejandro Camacho J.
Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Hanna James, a Notary Public for the above State and County, this the 3rd day of, January, 2026.

SEAL HANNA JAMES NOTARY PUBLIC WAKE COUNTY NC

Notary Public

My Commission Expires: 11/23/2030

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name

SEAL

By:

Attest:

President (Signature)

Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

Notary Public

SEAL

My Commission Expires:

**Media Contact:**
Allen Coleman, Town Clerk to the Apex Town Council

**FOR IMMEDIATE RELEASE**

## PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (April 17, 2026) – The Town Council of Apex, North Carolina has scheduled a Public Hearing to be held at **6:00 p.m.** at Apex Town Hall, 73 Hunter Street, on the **28th day of April, 2026**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

**Satellite Annexation Petition No. 824**
**8204 Stephenson Road – 0.754 acres**

*Continued on next page*

# PUBLIC NOTICE – PUBLIC HEARING

Residents may submit written comments to the Town Council with attention marked to the Town Clerk Allen Coleman; P.O. Box 250; Apex, NC 27502 or by email at public public.hearing@apexnc.org. Please use subject line "Annexation Petition No. 824" and include your first and last name, your address, and your phone number in your written statements. Written comments will be accepted until 3:00 PM on Tuesday, April 28, 2026.

Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person.

Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. We request at least 48 hours' notice prior to the meeting to make the appropriate arrangements.

Questions should be directed to the Town Clerk's Office.

###

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Dianne Khin, Director

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion on the Question of Annexation - Apex Town Council's intent to annex 119.59 acres, Annexation No. 826, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The annexation petition has been certified and a public hearing notice has been posted.

This annexation petition is to combine portions currently considered in the Town's ETJ related to the Veridea Development. Details are included in the attached annexation petition on page 6 and included in summary below:

| Address | PIN No. | Acreage | Current Petitioner |
|---|---|---|---|
| 0 Veridea Parkway | 0740-16-7653 | 65.43 | RXR Len Apex Owner LLC |
| 0 Veridea Parkway | 0740-07-8021 | Combined with Above | RXR Len Apex Owner LLC |
| 0 Veridea Parkway | 0741-11-7192 | 1.75 | RXR Len Apex Owner LLC |
| 1712 East Williams Street | 0740-99-2632 | 0.38 | RXR Len Apex Owner LLC |
| 6300 King David Court | 0740-28-3126 | 5.00 | RXR Len Apex Owner LLC |
| 3134 Veridea Parkway | 0740-07-0950 | 0.52 | RXR Len Apex Owner LLC |
| 3130 Veridea Parkway | 0740-08-2199 | 2.09 | RXR Len Apex Owner LLC |
| 1716 East Williams Street | 0740-99-0489 | 1.13 | RXR Len Apex Owner LLC |
| 0 East Williams Street | 0740-99-2174 | 0.15 | RXR Len Apex Owner LLC |
| 0 Technology Drive | 0740-55-8687 | 50.55 | Greenway Waste Solutions of Apex LLC |

Attachments

- PH2-A1: Annexation Ordinance - Annexation No. 826 – Veridea ETJ – 119.59 acres
- PH2-A2: Legal Description – Annexation No. 826 – Veridea ETJ – 119.59 acres
- PH2-A3: Aerial Map – Annexation No. 826 – Veridea ETJ – 119.59 acres
- PH2-A4: Plat Map – Annexation No. 826 – Veridea ETJ – 119.59 acres
- PH2-A5: Annexation Petition – Annexation No. 826 – Veridea ETJ – 119.59 acres
- PH2-A6: Public Hearing Notice - – Annexation No. 826 – Veridea ETJ – 119.59 acres

**TOWN OF APEX, NORTH CAROLINA**
Municipality No. 333

**After recording, please return to: Town Clerk, Town of Apex, P.O. Box 250, Apex, NC 27502**

ORDINANCE NO. 2026-____
ANNEXATION PETITION NO. 826
**VERIDEA ETJ | 119.59 ACRES TOTAL**
0 VERIDEA PARKWAY – 65.43 ACRES
0 VERIDEA PARKWAY – 1.75 ACRES
1712 EAST WILLIAMS STREET – 0.38 ACRES
6300 KING DAVID COURT – 5.00 ACRES
3134 VERIDEA PARKWAY – 0.52 ACRES
3130 VERIDEA PARKWAY – 2.09 ACRES
1716 EAST WILLIAMS STREET – 1.13 ACRES
0 EAST WILLIAMS STREET – 0.15 ACRES
0 TECHNOLOGY DRIVE – 50.55 ACRES

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-31, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on April 28, 2026, after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council does hereby find as a fact that said petition meets the requirements of G.S.§160A-31, as amended.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-31, as amended, the territory described on the below identified survey plat, also properties: PIN No. 0740-

16-7653 and 740-07-8021 (65.43 acres), PIN No. 0741-11-7192 (1.75 acres), PIN No. 0740-99-2632 (0.385 acres), PIN No. 0740-28-3126 (5.00 acres), PIN No. 0740-07-0950 (0.52 acres), PIN No. 0740-08-2199 (2.09 acres), PIN No. 0740-99-0489 (1.13 acres), and PIN No. 0740-55-8687 (50.55 acres), are hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on April 28, 2026. The survey plat that describes the annexed territory is that certain survey plat entitled "VERIDEA ANNEXATION MAP FOR THE TOWN OF APEX" with a total of 13 pages. Plat map print date January 29, 2026 and Land Surveyor dated March 31, 2026 and recorded in Book of Maps book number 2026 and page numbers _____----- _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 28th day of April, 2026.

_____
Jacques K. Gilbert
Mayor | Town of Apex

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk | Town of Apex

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney | Town of Apex

Legal Description

ANNEXATION AREA DESCRIPTION
TOWN OF APEX
ANNEXATION PETITION NO. 826
**VERIDEA ETJ | 119.59 ACRES TOTAL**

(A) 0 VERIDEA PARKWAY – 65.43 ACRES
(B) 0 VERIDEA PARKWAY – 1.75 ACRES
(C) 1712 EAST WILLIAMS STREET – 0.38 ACRES
(D) 6300 KING DAVID COURT – 5.00 ACRES
(E) 3134 VERIDEA PARKWAY – 0.52 ACRES
(F) 3130 VERIDEA PARKWAY – 2.09 ACRES
(G) 1716 EAST WILLIAMS STREET – 1.13 ACRES
(H) 0 EAST WILLIAMS STREET – 0.15 ACRES
(I) 0 TECHNOLOGY DRIVE – 50.55 ACRES

**A: Tract PIN: 0740167653/0740078021 (REID: 0407980/0407983)**

Being a portion of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and a portion of Veridea Parkway, a variable width public and controlled access right of way as described in Deed Book 15539, page 1885 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing rebar with cap, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335, being also on the northern right of way line of the N.C. Highway 540 ramp, a variable width controlled access right of way as described in Deed Book 15539, page 1855, having local site coordinates Northing: 705,760.28 feet and Easting: 2,042,299.05 feet, the point of beginning; thence from the beginning and with the northern right of way line of N.C. Highway 540 ramp, North 65°24'12" West a distance of 112.48 feet to an existing concrete monument; thence with a curve to the right a radius of 865.00 feet, an arc length of 261.30 feet, a chord bearing of North 54°43'51" West, a chord length of 260.31 feet to an existing concrete monument; thence North 42°11'22" West a distance of 182.87 feet to an existing concrete monument; thence North 40°19'02" West a distance of 35.61 feet to a point; thence North 44°05'45" West a distance of 184.73 feet to an existing concrete monument; thence with a curve to the left a radius of 534.00 feet, an arc length of 249.50 feet, a chord bearing of North 64°32'31" West, a chord length of 247.24 feet to an existing concrete monument; thence North 77°55'37" West a distance of 220.93 feet to an existing concrete monument at the intersection of the northern right of way line of the N.C. Highway 540 ramp and the eastern right of way line of Veridea Parkway, a variable width controlled access right of way as described in Deed Book 15539, page 1885; thence across the right of way of Veridea Parkway, North 77°32'08" West a distance of 260.80 feet to an existing concrete monument on the western right of way line of Veridea Parkway;

thence with the western right of way line of Veridea Parkway, with a curve to the left a radius of 6150.50 feet, an arc length of 203.98 feet, a chord bearing of South 15°28'40" West, a chord length of 203.97 feet to an existing concrete monument; thence with a curve to the left a radius of 6150.50 feet, an arc length of 244.84 feet, a chord bearing of South 13°23'14" West, a chord length of 244.82 feet to an existing concrete monument; thence South 82°34'50" West a distance of 63.94 feet to an existing concrete monument at the intersection of the western right of way line of Veridea Parkway and the northern right of way line of N.C. Highway 540, a variable width controlled access right of way as described in Deed Book 15539, page 1837; thence with the northern right of way line of N.C. Highway 540, with a curve to the right a radius of 4035.00 feet, an arc length of 584.49 feet, a chord bearing of North 63°59'55" West, a chord length of 583.98 feet to a point, being the southeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the northern right of way line of N.C. Highway 540 and with said common line, North 02°26'42" East a distance of 1505.96 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 1995, page 1346; thence with said common line, South 89°09'45" East a distance of 1110.26 feet to an existing concrete monument on the western right of way line of Veridea Parkway, a variable width public right of way as described in Deed Book 15539, page 1885; thence across the right of way of Veridea Parkway, North 84°33'26" East a distance of 140.36 feet to a point on the eastern right of way line of Veridea Parkway, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 732 and further shown on Book of Maps 2025, page 2368; thence leaving the eastern right of way line of Veridea Parkway and with said common line, North 84°14'41" East a distance of 440.42 feet to a point; thence South 01°55'47" East a distance of 1400.56 feet to a point; thence North 87°37'02" East a distance of 180.32 feet to a point; thence South 00°14'49" East a distance of 667.80 feet to the point and place of beginning; containing an area of 2,850,035 square feet or 65.43 acres.

**B: Tract PIN: 0741117192 (REID: 0360256)**

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described as "PIN: 0741-11-7192 (Tract 1)" in Deed Book 19947, page 487 and a portion of U.S. Highway 1, a variable width controlled access right of way as shown on Book of Maps 2010, page 282 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being a southern corner of lands now or formerly owned by Greater Raleigh Area Christian Education, Inc., as described in Deed Book 19213, page 1730 and further shown on Book of Maps 2015, page 14 in the Wake County Register of Deeds, being also on the northern right of way line of U.S. Highway 1, a variable width controlled access right of way as shown on Book of Maps 2010,

page 282, having local site coordinates Northing: 711,159.83 feet and Easting: 2,041,910.61 feet, the point of beginning; thence from the beginning and across the right of way of U.S. Highway 1, South 31°17'32" East a distance of 260.10 feet to a point on the southern right of way line of U.S. Highway 1, being also on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described as "PIN: 0741-20-7566 (Tract 2)" in Deed Book 19947, page 487 and further shown as Tract 2 on Book of Maps 1978, page 731; thence with the southern right of way line of U.S. Highway 1, South 58°39'55" West a distance of 160.09 feet to an existing concrete monument near the eastern right of way line of Veridea Parkway, a 60 foot public right of way as shown on Book of Maps 2003, page 1756; thence South 58°41'20" West a distance of 31.03 feet to a point in the center of Veridea Parkway; thence South 58°41'20" West a distance of 29.77 feet to a point on the western right of way line of Veridea Parkway; thence across the right of way of U.S. Highway 1, North 36°21'11" West a distance of 305.56 feet to an existing iron pipe at the intersection of the northern right of way line of U.S. Highway 1 and the western right of way line of Veridea Parkway, a 60 foot public right of way as shown on Book of Maps 2015, page 14; thence with the western right of way line of Veridea Parkway, North 35°43'21" West a distance of 32.12 feet to a point; thence across the right of way of Veridea Parkway, North 53°44'50" East a distance of 60.08 feet to an existing iron pipe on the eastern right of way line of Veridea Parkway, being a southern corner of lands now or formerly owned by Greater Raleigh Area Christian Education, Inc., as described in Deed Book 19213, page 1730 and further shown on Book of Maps 2015, page 14; thence leaving the eastern right of way line of Veridea Parkway and with said common line, North 00°44'04" East a distance of 32.54 feet to an existing iron pipe; thence South 89°07'32" East a distance of 204.62 feet to the point and place of beginning; containing an area of 76,025 square feet or 1.75 acres

**C: Tract PIN: 0740992632 (REID: 0362133)**

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC as described in Deed Book 19821, page 1026, in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being also the northeast corner of the subject parcel, having local site coordinates Northing: 709,671.98 feet and Easting: 2,049,318.12 feet, the point of beginning; thence from the beginning and with the western right of way line of N.C. Highway 55 with a curve to the right a radius of 5412.50 feet, an arc length of 100.31 feet, a chord bearing of South 03°00'35" East, a chord length of 100.31 feet to a point on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the western right of way line of N.C. Highway 55 and with said common line, South 89°43'19" West a distance of 116.24 feet to an existing iron pipe, being a northern corner of lands now or formerly owned by RXR Len

Apex Owner, LLC, as described in Deed Book 19789, page 32; thence with said common line, South 89°41'49" West a distance of 51.79 feet to a point, being the southeast corner of lands now or formerly owned by David E. Page Heirs, as described in Deed Book 1107, page 549; thence with said common line, North 02°22'35" West a distance of 99.98 feet to an existing iron pipe on a northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 2024, page 630; thence with said common line, North 89°36'58" East a distance of 166.91 feet to a the point and place of beginning; containing an area of 16,770 square feet or 0.38 acres.

**D: Tract PIN: 0740283126 (REID: 0243734)**

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19737, page 1859 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point, being the northeast corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197, being also a corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335, having local site coordinates Northing: 708,253.26 feet and Easting: 2,042,163.54 feet, the point of beginning; thence from the beginning, and with the common line of RXR Len Apex Owner, LLC, North 09°39'36" East a distance of 200.09 feet to a point; thence North 85°22'14" East a distance of 220.54 feet to a point; thence South 25°29'27" East a distance of 398.53 feet to a point; thence South 28°17'19" West a distance of 258.03 feet to an existing iron pipe; thence South 89°42'24" West a distance of 427.65 feet to an existing iron pipe; thence North 09°53'16" East a distance of 120.00 feet to an existing iron pipe, being a southern corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197; thence with said common line, South 80°06'44" East a distance of 60.00 feet to a point; thence North 09°39'36" East a distance of 270.00 feet to the point and place of beginning, containing an area of 217,807 square feet or 5.00 acres.

**E: Tract PIN: 0740070950 (REID: 0059783)**

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19968, page 1143, in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being a southern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423

and further shown as the "Bobby and Elizabeth Poe" parcel on Book of Maps 2014, page 1223, having local site coordinates Northing: 707,783.00 feet and Easting: 2,040,005.84 feet, the point of beginning; thence from the beginning and with said common line, North 15°48'08" West a distance of 246.92 feet to an existing iron pipe; thence South 55°46'59" East a distance of 284.93 feet to an existing iron pipe on a northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the "Bobby and Elizabeth Poe Tract 2" parcel on Book of Maps 2014, page 1223; thence with said common line, South 65°19'22" West a distance of 185.29 feet to the point and place of beginning, containing an area of 22,602 square feet or 0.52 acres.

**F: Tract PIN: 0740082199 (REID: 0066408)**

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20094, page 330 and further shown as the "Ralph W. Milby and E. Virginia Oswald" parcel on Book of Maps 2014, page 1223 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20094, page 330 and further shown as the "Ralph W. Milby and E. Virginia Oswald" parcel on Book of Maps 2014, page 1223, having local site coordinates Northing: 708,308.67 feet and Easting: 2,040,148.28 feet, the point of beginning; thence from the beginning and with said common line, North 68°21'14" East a distance of 277.39 feet to an existing iron pipe, being a western corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19297, page 1692; thence with said common line, South 02°19'40" West a distance of 199.14 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 2002, page 109; thence with said common line, South 02°19'40" West a distance of 64.13 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 1995, page 1346; thence with said common line, South 02°13'53" West a distance of 189.40 feet to an existing iron pipe, being an eastern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the "Bobby and Elizabeth Poe – Tract 2" parcel on Book of Maps 2014, page 1223; thence with said common line, South 65°17'57" West a distance of 161.57 feet to an existing iron pipe, being the southeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the "Bobby and Elizabeth Poe" parcel on Book of Maps 2014, page 1223; thence with said

common line, North 12°33'12" West a distance of 427.74 feet to the point and place of beginning; containing an area of 91,125 square feet or 2.09 acres.

**G: Tract PIN: 0740-99-0489 (REID: 0013417)**

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19789, page 32 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being the northeast corner of the subject parcel, having local site coordinates Northing: 709,521.92 feet and Easting: 2,049,325.33 feet, the point of beginning; thence with the western right of way line of N.C. Highway 55, with a curve to the right a radius of 2791.21 feet, an arc length of 91.54 feet, a chord bearing of South 00°35'17" East, a chord length of 91.54 feet to a point; thence with a curve to the right a radius of 5411.27 feet, an arc length of 12.91 feet, a chord bearing of South 00°14'58" West, a chord length of 12.91 feet to a point on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown as "New Tract 4" on Book of Maps 2024, page 630; thence with said common line, North 87°06'10" West a distance of 364.98 feet to an existing iron pipe; thence North 17°12'56" West a distance of 140.08 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by David E. Page, Heirs as described in Deed Book 1107, page 549; thence with said common line, North 89°41'49" East a distance of 235.12 feet to a point, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19821, page 1026; thence with said common line, North 89°41'49" East a distance of 51.79 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 02°18'46" East a distance of 50.01 feet to an existing iron pipe; thence North 89°40'44" East a distance of 116.17 feet to the point and place of beginning; containing an area of 49,432 square feet or 1.13 acres.

**H: Tract PIN: 0740992174 (REID: 0043277)**

Being a portion of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown as New Tract 4 on Book of Maps 2024, page 630, in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, having local site coordinates Northing: 709,116.67 feet and Easting: 2,049,336.28 feet, the point of beginning; thence from the beginning, leaving the western right of way line of N.C. Highway 55 and across said parcel, North 87°06'47" West a distance of 127.65 feet to a point; thence North 01°28'23" East a distance of 50.04 feet to a point; thence South 87°04'26" East a distance of 127.90 feet to an existing iron pipe on the western right of way line of N.C. Highway 55; thence with the western right of way line of N.C. Highway 55, South 01°45'44" West a distance of 49.94 feet to the point and place of beginning, containing an area of 6,386 square feet or 0.15 acres.

**I: Tract PIN: 0740558687 (REID: 0072826)**

Being all of the land now or formerly owned by Greenway Waste Solutions of Apex, LLC, as described in Deed Book 9099, page 1045 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing rebar at a northeast corner of the subject parcel, having local site coordinates Northing: 706,447.20 feet and Easting: 2,046,758.62 feet, being also a southern corner of lands now or formerly owned by EMC Corporation, as described in Deed Book 8681, page 1014 and further shown on Book of Maps 2009, page 884, having local site coordinates Northing: 706,447.20 feet and Easting: 2,046,758.62 feet, the point of beginning; thence from the beginning and with said common line, South 01°08'38" East a distance of 80.10 feet to a point; thence North 88°51'22" East a distance of 155.80 feet to a point in the center of Technology Drive, a variable width public right of way as shown on Book of Maps 2008, page 448; thence leaving the center of Technology Drive, South 02°16'38" West a distance of 29.95 feet to an existing iron pipe on the southern right of way line of Technology Drive, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20009, page 1511, being referenced by an existing concrete monument 2.11 feet northeast of the corner; thence leaving the southern right of way line of Technology Drive and with said common line, South 02°16'38" West a distance of 429.35 feet to an existing iron pipe on the northern right of way line of N.C. Highway 540, a variable width public right of way as described in Deed Book 15539, page 1850 and further shown on Highway Map 4, page 241; thence with the northern right of way line of N.C. Highway 540, South 61°42'52" West a distance of 59.45 feet to an existing rebar with right of way disk; thence South 59°07'34" West a distance of 205.74 feet to a point; thence North 28°22'04" West a distance of 10.00 feet to a point; thence with a curve to the right a radius of 1650.00 feet, an arc length of 786.41 feet, a chord bearing of South 75°17'10" West, a chord length of 778.99 feet to a point; thence North 88°45'04" West a distance of 203.97 feet to a point; thence North 87°37'46" West a distance of 718.10 feet to a point; thence North 87°36'50" West a distance of 643.60

feet to a point; thence North 87°37'20" West a distance of 356.63 feet to a point in the centerline of a creek; thence with the centerline of the creek, North 19°26'04" East a distance of 147.77 feet to a point; thence North 11°48'54" West a distance of 104.71 feet to a point; thence North 30°01'31" East a distance of 156.29 feet to a point; thence North 23°38'07" West a distance of 210.79 feet to a point; thence North 03°52'45" East a distance of 158.77 feet to a point, being an eastern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the centerline of the creek and with said common line, North 88°51'48" East a distance of 28.47 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by EMC Corporation, as described in Deed Book 8681, page 1014 and further shown on Book of Maps 2009, page 884; thence with said common line, North 88°51'48" East a distance of 1457.31 feet to a point; thence North 88°51'48" East a distance of 1251.38 feet to the point and place of beginning, containing an area of 2,202,092 square feet or 50.55 acres.

**********

ORDINANCE NO. 2026-____

ANNEXATION PETITION NO. 826
**VERIDEA ETJ | 119.59 ACRES TOTAL**
0 VERIDEA PARKWAY – 65.43 ACRES
0 VERIDEA PARKWAY – 1.75 ACRES
1712 EAST WILLIAMS STREET – 0.38 ACRES
6300 KING DAVID COURT – 5.00 ACRES
3134 VERIDEA PARKWAY – 0.52 ACRES
3130 VERIDEA PARKWAY – 2.09 ACRES
1716 EAST WILLIAMS STREET – 1.13 ACRES
0 EAST WILLIAMS STREET – 0.15 ACRES
0 TECHNOLOGY DRIVE – 50.55 ACRES

STATE OF NORTH CAROLINA
COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Allen L. Coleman, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Annexation Ordinance No. 2026_____, adopted at a meeting of the Town Council, on the 28th day of April, 2026, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 28th day of April, 2026.

_____
Allen L. Coleman, CMC
Town Clerk

Tract PIN: 0740167653/0740078021 (REID: 0407980/0407983)

Being a portion of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and a portion of Veridea Parkway, a variable width public and controlled access right of way as described in Deed Book 15539, page 1885 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing rebar with cap, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335, being also on the northern right of way line of the N.C. Highway 540 ramp, a variable width controlled access right of way as described in Deed Book 15539, page 1855, having local site coordinates Northing: 705,760.28 feet and Easting: 2,042,299.05 feet, the point of beginning; thence from the beginning and with the northern right of way line of N.C. Highway 540 ramp, North 65°24'12" West a distance of 112.48 feet to an existing concrete monument; thence with a curve to the right a radius of 865.00 feet, an arc length of 261.30 feet, a chord bearing of North 54°43'51" West, a chord length of 260.31 feet to an existing concrete monument; thence North 42°11'22" West a distance of 182.87 feet to an existing concrete monument; thence North 40°19'02" West a distance of 35.61 feet to a point; thence North 44°05'45" West a distance of 184.73 feet to an existing concrete monument; thence with a curve to the left a radius of 534.00 feet, an arc length of 249.50 feet, a chord bearing of North 64°32'31" West, a chord length of 247.24 feet to an existing concrete monument; thence North 77°55'37" West a distance of 220.93 feet to an existing concrete monument at the intersection of the northern right of way line of the N.C. Highway 540 ramp and the eastern right of way line of Veridea Parkway, a variable width controlled access right of way as described in Deed Book 15539, page 1885; thence across the right of way of Veridea Parkway, North 77°32'08" West a distance of 260.80 feet to an existing concrete monument on the western right of way line of Veridea Parkway; thence with the western right of way line of Veridea Parkway, with a curve to the left a radius of 6150.50 feet, an arc length of 203.98 feet, a chord bearing of South 15°28'40" West, a chord length of 203.97 feet to an existing concrete monument; thence with a curve to the left a radius of 6150.50 feet, an arc length of 244.84 feet, a chord bearing of South 13°23'14" West, a chord length of 244.82 feet to an existing concrete monument; thence South 82°34'50" West a distance of 63.94 feet to an existing concrete monument at the intersection of the western right of way line of Veridea Parkway and the northern right of way line of N.C. Highway 540, a variable width controlled access right of way as described in Deed Book 15539, page 1837; thence with the northern right of way line of N.C. Highway 540, with a curve to the right a radius of 4035.00 feet, an arc length of 584.49 feet, a chord bearing of North 63°59'55" West, a chord length of 583.98 feet to a point, being the southeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the northern right of way line of N.C. Highway 540 and with said common line, North

02°26'42" East a distance of 1505.96 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 1995, page 1346; thence with said common line, South 89°09'45" East a distance of 1110.26 feet to an existing concrete monument on the western right of way line of Veridea Parkway, a variable width public right of way as described in Deed Book 15539, page 1885; thence across the right of way of Veridea Parkway, North 84°33'26" East a distance of 140.36 feet to a point on the eastern right of way line of Veridea Parkway, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 732 and further shown on Book of Maps 2025, page 2368; thence leaving the eastern right of way line of Veridea Parkway and with said common line, North 84°14'41" East a distance of 440.42 feet to a point; thence South 01°55'47" East a distance of 1400.56 feet to a point; thence North 87°37'02" East a distance of 180.32 feet to a point; thence South 00°14'49" East a distance of 667.80 feet to the point and place of beginning; containing an area of 2,850,035 square feet or 65.43 acres.

Tract PIN: 0741117192 (REID: 0360256)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described as “PIN: 0741-11-7192 (Tract 1)” in Deed Book 19947, page 487 and a portion of U.S. Highway 1, a variable width controlled access right of way as shown on Book of Maps 2010, page 282 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being a southern corner of lands now or formerly owned by Greater Raleigh Area Christian Education, Inc., as described in Deed Book 19213, page 1730 and further shown on Book of Maps 2015, page 14 in the Wake County Register of Deeds, being also on the northern right of way line of U.S. Highway 1, a variable width controlled access right of way as shown on Book of Maps 2010, page 282, having local site coordinates Northing: 711,159.83 feet and Easting: 2,041,910.61 feet, the point of beginning; thence from the beginning and across the right of way of U.S. Highway 1, South 31°17'32" East a distance of 260.10 feet to a point on the southern right of way line of U.S. Highway 1, being also on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described as “PIN: 0741-20-7566 (Tract 2)” in Deed Book 19947, page 487 and further shown as Tract 2 on Book of Maps 1978, page 731; thence with the southern right of way line of U.S. Highway 1, South 58°39'55" West a distance of 160.09 feet to an existing concrete monument near the eastern right of way line of Veridea Parkway, a 60 foot public right of way as shown on Book of Maps 2003, page 1756; thence South 58°41'20" West a distance of 31.03 feet to a point in the center of Veridea Parkway; thence South 58°41'20" West a distance of 29.77 feet to a point on the western right of way line of Veridea Parkway; thence across the right of way of U.S. Highway 1, North 36°21'11" West a distance of 305.56 feet to an existing iron pipe at the intersection of the northern right of way line of U.S. Highway 1 and the western right of way line of Veridea Parkway, a 60 foot public right of way as shown on Book of Maps 2015, page 14; thence with the western right of way line of Veridea Parkway, North 35°43'21" West a distance of 32.12 feet to a point; thence across the right of way of Veridea Parkway, North 53°44'50" East a distance of 60.08 feet to an existing iron pipe on the eastern right of way line of Veridea Parkway, being a southern corner of lands now or formerly owned by Greater Raleigh Area Christian Education, Inc., as described in Deed Book 19213, page 1730 and further shown on Book of Maps 2015, page 14; thence leaving the eastern right of way line of Veridea Parkway and with said common line, North 00°44'04" East a distance of 32.54 feet to an existing iron pipe; thence South 89°07'32" East a distance of 204.62 feet to the point and place of beginning; containing an area of 76,025 square feet or 1.75 acres

Tract PIN: 0740992632 (REID: 0362133)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC as described in Deed Book 19821, page 1026, in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being also the northeast corner of the subject parcel, having local site coordinates Northing: 709,671.98 feet and Easting: 2,049,318.12 feet, the point of beginning; thence from the beginning and with the western right of way line of N.C. Highway 55 with a curve to the right a radius of 5412.50 feet, an arc length of 100.31 feet, a chord bearing of South 03°00'35" East, a chord length of 100.31 feet to a point on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the western right of way line of N.C. Highway 55 and with said common line, South 89°43'19" West a distance of 116.24 feet to an existing iron pipe, being a northern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19789, page 32; thence with said common line, South 89°41'49" West a distance of 51.79 feet to a point, being the southeast corner of lands now or formerly owned by David E. Page Heirs, as described in Deed Book 1107, page 549; thence with said common line, North 02°22'35" West a distance of 99.98 feet to an existing iron pipe on a northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 2024, page 630; thence with said common line, North 89°36'58" East a distance of 166.91 feet to a the point and place of beginning; containing an area of 16,770 square feet or 0.38 acres.

Tract PIN: 0740283126 (REID: 0243734)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19737, page 1859 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point, being the northeast corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197, being also a corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335, having local site coordinates Northing: 708,253.26 feet and Easting: 2,042,163.54 feet, the point of beginning; thence from the beginning, and with the common line of RXR Len Apex Owner, LLC, North 09°39'36" East a distance of 200.09 feet to a point; thence North 85°22'14" East a distance of 220.54 feet to a point; thence South 25°29'27" East a distance of 398.53 feet to a point; thence South 28°17'19" West a distance of 258.03 feet to an existing iron pipe; thence South 89°42'24" West a distance of 427.65 feet to an existing iron pipe; thence North 09°53'16" East a distance of 120.00 feet to an existing iron pipe, being a southern corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197; thence with said common line, South 80°06'44" East a distance of 60.00 feet to a point; thence North 09°39'36" East a distance of 270.00 feet to the point and place of beginning, containing an area of 217,807 square feet or 5.00 acres.

Tract PIN: 0740070950 (REID: 0059783)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19968, page 1143, in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being a southern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the “Bobby and Elizabeth Poe” parcel on Book of Maps 2014, page 1223, having local site coordinates Northing: 707,783.00 feet and Easting: 2,040,005.84 feet, the point of beginning; thence from the beginning and with said common line, North 15°48'08" West a distance of 246.92 feet to an existing iron pipe; thence South 55°46'59" East a distance of 284.93 feet to an existing iron pipe on a northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the “Bobby and Elizabeth Poe Tract 2” parcel on Book of Maps 2014, page 1223; thence with said common line, South 65°19'22" West a distance of 185.29 feet to the point and place of beginning, containing an area of 22,602 square feet or 0.52 acres.

Tract PIN: 0740082199 (REID: 0066408)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20094, page 330 and further shown as the “Ralph W. Milby and E. Virginia Oswald” parcel on Book of Maps 2014, page 1223 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20094, page 330 and further shown as the “Ralph W. Milby and E. Virginia Oswald” parcel on Book of Maps 2014, page 1223, having local site coordinates Northing: 708,308.67 feet and Easting: 2,040,148.28 feet, the point of beginning; thence from the beginning and with said common line, North 68°21'14" East a distance of 277.39 feet to an existing iron pipe, being a western corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19297, page 1692; thence with said common line, South 02°19'40" West a distance of 199.14 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 2002, page 109; thence with said common line, South 02°19'40" West a distance of 64.13 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown on Book of Maps 1995, page 1346; thence with said common line, South 02°13'53" West a distance of 189.40 feet to an existing iron pipe, being an eastern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the “Bobby and Elizabeth Poe – Tract 2” parcel on Book of Maps 2014, page 1223; thence with said common line, South 65°17'57" West a distance of 161.57 feet to an existing iron pipe, being the southeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1423 and further shown as the “Bobby and Elizabeth Poe” parcel on Book of Maps 2014, page 1223; thence with said common line, North 12°33'12" West a distance of 427.74 feet to the point and place of beginning; containing an area of 91,125 square feet or 2.09 acres.

Tract PIN: 0740-99-0489 (REID: 0013417)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19789, page 32 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being the northeast corner of the subject parcel, having local site coordinates Northing: 709,521.92 feet and Easting: 2,049,325.33 feet, the point of beginning; thence with the western right of way line of N.C. Highway 55, with a curve to the right a radius of 2791.21 feet, an arc length of 91.54 feet, a chord bearing of South 00°35'17" East, a chord length of 91.54 feet to a point; thence with a curve to the right a radius of 5411.27 feet, an arc length of 12.91 feet, a chord bearing of South 00°14'58" West, a chord length of 12.91 feet to a point on the northern line of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown as “New Tract 4” on Book of Maps 2024, page 630; thence with said common line, North 87°06'10" West a distance of 364.98 feet to an existing iron pipe; thence North 17°12'56" West a distance of 140.08 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by David E. Page, Heirs as described in Deed Book 1107, page 549; thence with said common line, North 89°41'49" East a distance of 235.12 feet to a point, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19821, page 1026; thence with said common line, North 89°41'49" East a distance of 51.79 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 02°18'46" East a distance of 50.01 feet to an existing iron pipe; thence North 89°40'44" East a distance of 116.17 feet to the point and place of beginning; containing an area of 49,432 square feet or 1.13 acres.

Tract PIN: 0740992174 (REID: 0043277)

Being a portion of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 and further shown as New Tract 4 on Book of Maps 2024, page 630, in the Wake County Register of Deeds; being more particularly described as:

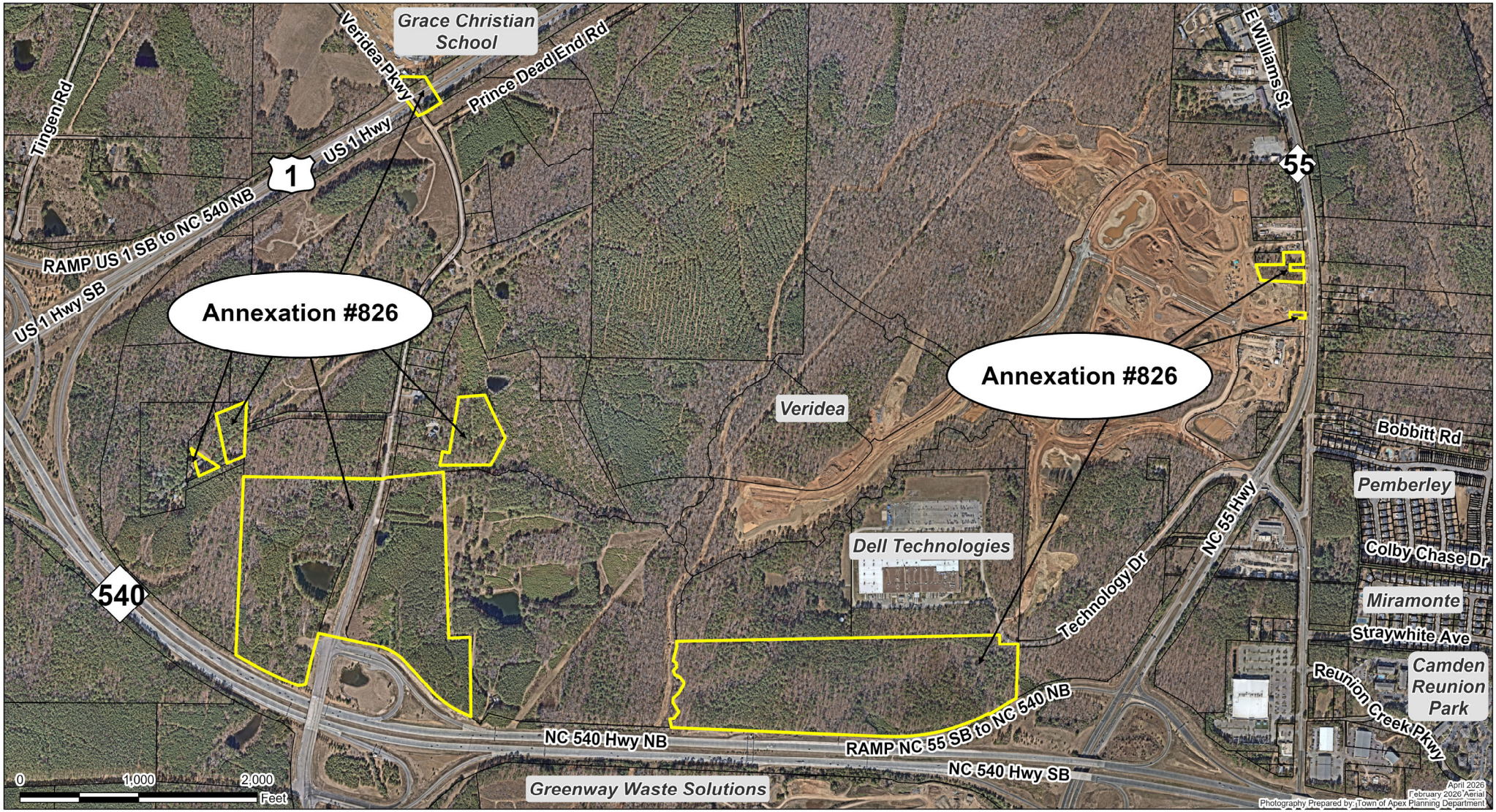
Beginning at an existing iron pipe on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, having local site coordinates Northing: 709,116.67 feet and Easting: 2,049,336.28 feet, the point of beginning; thence from the beginning, leaving the western right of way line of N.C. Highway 55 and across said parcel, North 87°06'47" West a distance of 127.65 feet to a point; thence North 01°28'23" East a distance of 50.04 feet to a point; thence South 87°04'26" East a distance of 127.90 feet to an existing iron pipe on the western right of way line of N.C. Highway 55; thence with the western right of way line of N.C. Highway 55, South 01°45'44" West a distance of 49.94 feet to the point and place of beginning, containing an area of 6,386 square feet or 0.15 acres.

Tract PIN: 0740558687 (REID: 0072826)

Being all of the land now or formerly owned by Greenway Waste Solutions of Apex, LLC, as described in Deed Book 9099, page 1045 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing rebar at a northeast corner of the subject parcel, having local site coordinates Northing: 706,447.20 feet and Easting: 2,046,758.62 feet, being also a southern corner of lands now or formerly owned by EMC Corporation, as described in Deed Book 8681, page 1014 and further shown on Book of Maps 2009, page 884, having local site coordinates Northing: 706,447.20 feet and Easting: 2,046,758.62 feet, the point of beginning; thence from the beginning and with said common line, South 01°08'38" East a distance of 80.10 feet to a point; thence North 88°51'22" East a distance of 155.80 feet to a point in the center of Technology Drive, a variable width public right of way as shown on Book of Maps 2008, page 448; thence leaving the center of Technology Drive, South 02°16'38" West a distance of 29.95 feet to an existing iron pipe on the southern right of way line of Technology Drive, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20009, page 1511, being referenced by an existing concrete monument 2.11 feet northeast of the corner; thence leaving the southern right of way line of Technology Drive and with said common line, South 02°16'38" West a distance of 429.35 feet to an existing iron pipe on the northern right of way line of N.C. Highway 540, a variable width public right of way as described in Deed Book 15539, page 1850 and further shown on Highway Map 4, page 241; thence with the northern right of way line of N.C. Highway 540, South 61°42'52" West a distance of 59.45 feet to an existing rebar with right of way disk; thence South 59°07'34" West a distance of 205.74 feet to a point; thence North 28°22'04" West a distance of 10.00 feet to a point; thence with a curve to the right a radius of 1650.00 feet, an arc length of 786.41 feet, a chord bearing of South 75°17'10" West, a chord length of 778.99 feet to a point; thence North 88°45'04" West a distance of 203.97 feet to a point; thence North 87°37'46" West a distance of 718.10 feet to a point; thence North 87°36'50" West a distance of 643.60 feet to a point; thence North 87°37'20" West a distance of 356.63 feet to a point in the centerline of a creek; thence with the centerline of the creek, North 19°26'04" East a distance of 147.77 feet to a point; thence North 11°48'54" West a distance of 104.71 feet to a point; thence North 30°01'31" East a distance of 156.29 feet to a point; thence North 23°38'07" West a distance of 210.79 feet to a point; thence North 03°52'45" East a distance of 158.77 feet to a point, being an eastern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the centerline of the creek and with said common line, North 88°51'48" East a distance of 28.47 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by EMC Corporation, as described in Deed Book 8681, page 1014 and further shown on Book of Maps 2009, page 884; thence with said common line, North

88°51'48" East a distance of 1457.31 feet to a point; thence North 88°51'48" East a distance of 1251.38 feet to the point and place of beginning, containing an area of 2,202,092 square feet or 50.55 acres.


Grace Christian School
Veridea Pkwy
Prince Dead End Rd
Tingen Rd
US 1 Hwy
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RAMP US 1 SB to NC 540 NB
US 1 Hwy SB
Annexation #826
Annexation #826
Veridea
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Bobbitt Rd
Pemberley
Colby Chase Dr
Miramonte
Straywhite Ave
Camden Reunion Park
Reunion Creek Pkwy
NC 55 Hwy
Technology Dr
Dell Technologies
540
NC 540 Hwy NB
RAMP NC 55 SB to NC 540 NB
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Greenway Waste Solutions
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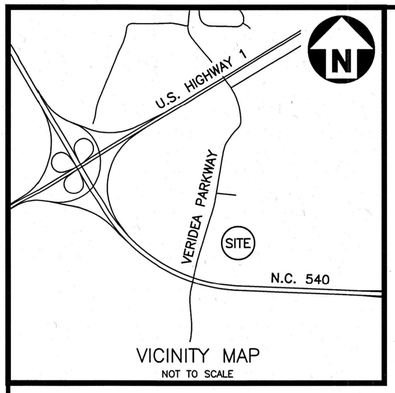
Feet
April 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department




VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

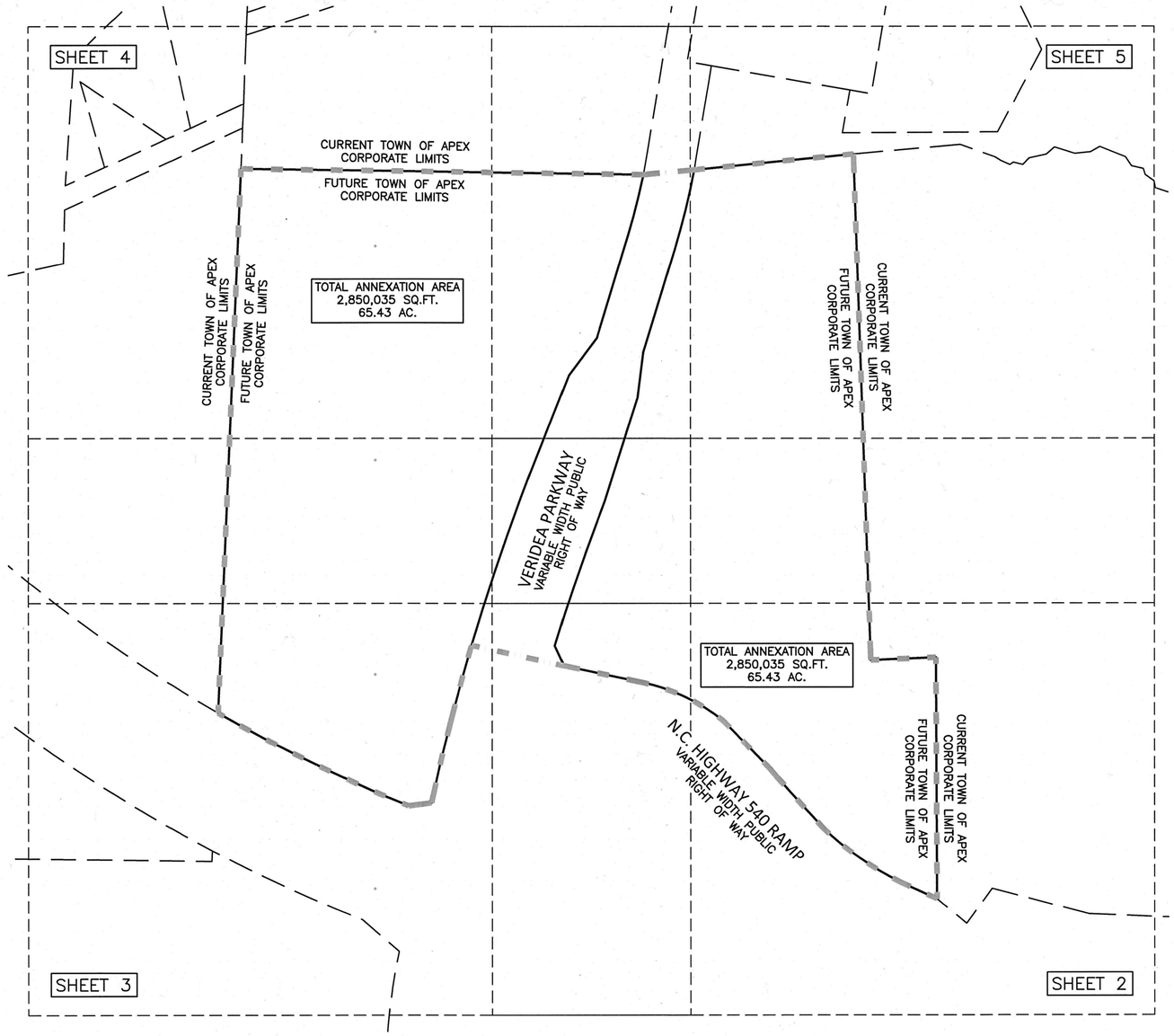
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 40°19'02" W | 35.61' |
| L2 | N 25°05'55" W | 60.93' |
| L3 | N 20°49'17" E | 59.37' |
| L4 | S 20°42'10" W | 61.19' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 865.00' | 261.30' | N 54°43'51" W | 260.31' |
| C2 | 534.00' | 249.50' | N 64°32'31" W | 247.24' |
| C3 | 5930.50' | 363.87' | N 18°48'19" E | 363.81' |
| C4 | 2067.50' | 227.29' | N 13°47'56" E | 227.18' |
| C5 | 6150.50' | 203.98' | S 15°28'40" W | 203.97' |
| C6 | 6150.50' | 244.84' | S 13°23'14" W | 244.82' |
| C7 | 4035.00' | 584.49' | N 63°59'55" W | 583.98' |
| C8 | 1933.03' | 173.41' | S 14°22'33" W | 173.35' |
| C9 | 6150.50' | 428.45' | S 18°25'23" W | 428.36' |

## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-16-7653<br>0740-07-8021 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 2,850,035 SQ.FT. - 65.43 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

SITE DATUM




NOT TO SCALE

## LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING REBAR | N/F | NOW OR FORMERLY |
| ■ | EXISTING CONCRETE MONUMENT | D.B. | DEED BOOK |
| ▲ | CALCULATED POINT | B.M. | BOOK OF MAPS |
| WF | WETLAND FLAGS | PG. | PAGE |
| C/A | CONTROLLED ACCESS R/W | SQ.FT. | SQUARE FEET |
| | | AC. | ACRE |
| | | ERB | EXISTING REBAR |
| | | EIP | EXISTING IRON PIPE |
| | | EIS | EXISTING IRON STAKE |

BOUNDARY LINE
ADJOINER LINE
RIGHT OF WAY LINE
ANNEXATION LINE
EASEMENT LINE
WETLANDS
APEX FLOODPLAIN

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ___DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F1_0407980.dwg, 3/27/2026 5:28:55 PM, Connor Stearns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**CLIENT**

RXR REALTY
75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA
## ANNEXATION PLAT FOR THE TOWN OF APEX
## VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 04. 2026 | APEX COMMENTS |
| 2 | 03. 20. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

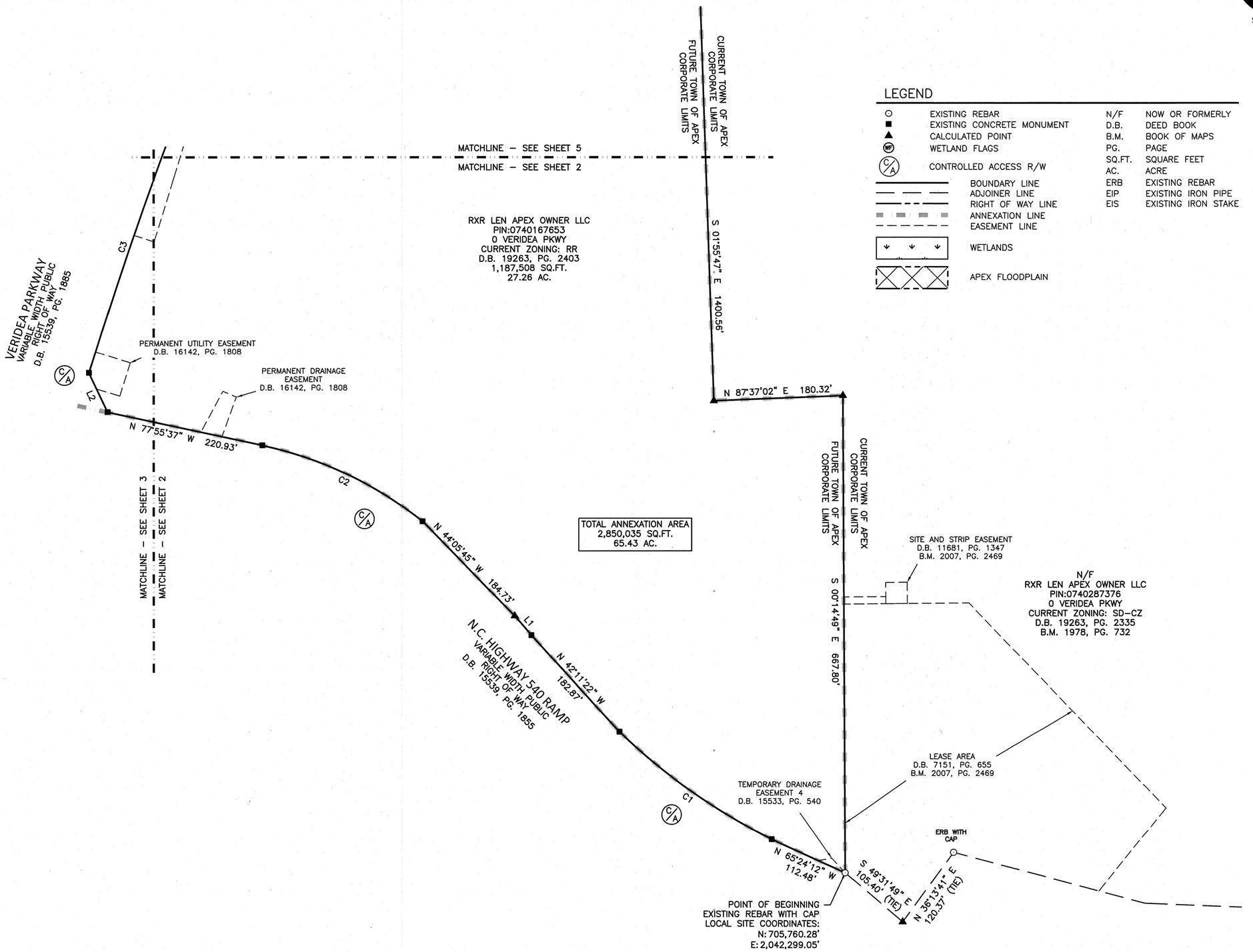
| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F1 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | NOT TO SCALE |
| DATE | 01. 29. 2026 |

**SHEET**

ANNEXATION PLAT 1-5

## GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.




### LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING REBAR | N/F | NOW OR FORMERLY |
| ■ | EXISTING CONCRETE MONUMENT | D.B. | DEED BOOK |
| ▲ | CALCULATED POINT | B.M. | BOOK OF MAPS |
| WF | WETLAND FLAGS | PG. | PAGE |
| C/A | CONTROLLED ACCESS R/W | SQ.FT. | SQUARE FEET |
| | | AC. | ACRE |
| | BOUNDARY LINE | ERB | EXISTING REBAR |
| | ADJOINER LINE | EIP | EXISTING IRON PIPE |
| | RIGHT OF WAY LINE | EIS | EXISTING IRON STAKE |
| | ANNEXATION LINE | | |
| | EASEMENT LINE | | |
| | WETLANDS | | |
| | APEX FLOODPLAIN | | |

SITE DATUM

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F1_04079B0.dwg, 3/27/2026 5:29:00 PM, Connor Stearns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# VERIDEA
## ANNEXATION PLAT FOR THE TOWN OF APEX
## VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-5412 LAND SURVEYOR JAY B. TAYLOR
03/31/26

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 04. 2026 | APEX COMMENTS |
| 2 | 03. 20. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F1 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=100' |
| DATE | 01. 29. 2026 |

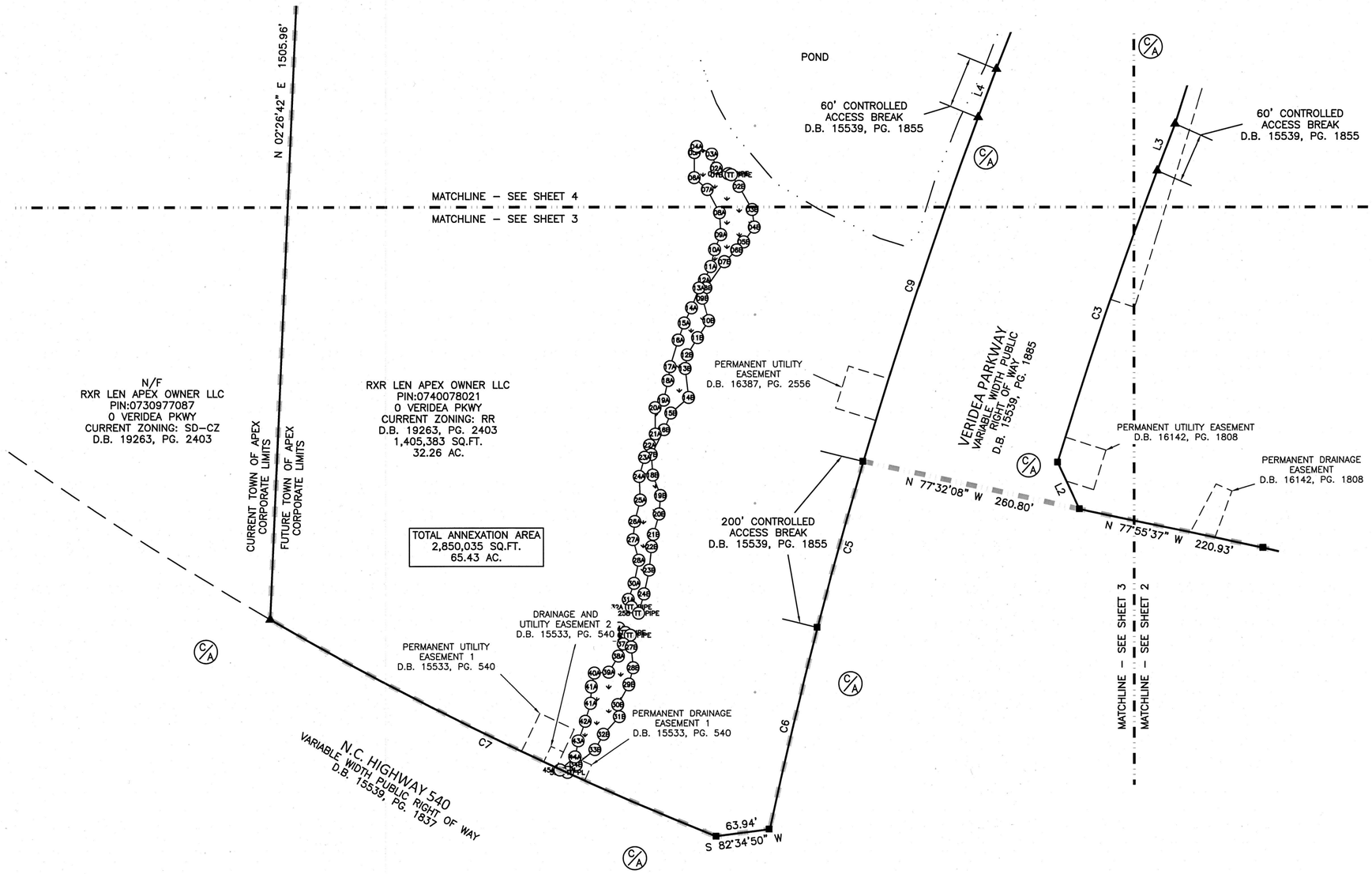
**SHEET**

**ANNEXATION PLAT**

**2-5**

## GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.




GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

### LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING REBAR | N/F | NOW OR FORMERLY |
| ■ | EXISTING CONCRETE MONUMENT | D.B. | DEED BOOK |
| ▲ | CALCULATED POINT | B.M. | BOOK OF MAPS |
| WF | WETLAND FLAGS | PG. | PAGE |
| C/A | CONTROLLED ACCESS R/W | SQ.FT. | SQUARE FEET |
| | | AC. | ACRE |
| | BOUNDARY LINE | ERB | EXISTING REBAR |
| | ADJOINER LINE | EIP | EXISTING IRON PIPE |
| | RIGHT OF WAY LINE | EIS | EXISTING IRON STAKE |
| | ANNEXATION LINE | | |
| | EASEMENT LINE | | |
| | WETLANDS | | |
| | APEX FLOODPLAIN | | |

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F1_0407980.dwg, 3/27/2026 5:29:05 PM, Connor Stearns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# VERIDEA

ANNEXATION PLAT FOR
THE TOWN OF APEX
VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-3472 LAND SURVEYOR JAY B. TAYLOR 03/31/26

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 04. 2026 | APEX COMMENTS |
| 2 | 03. 20. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

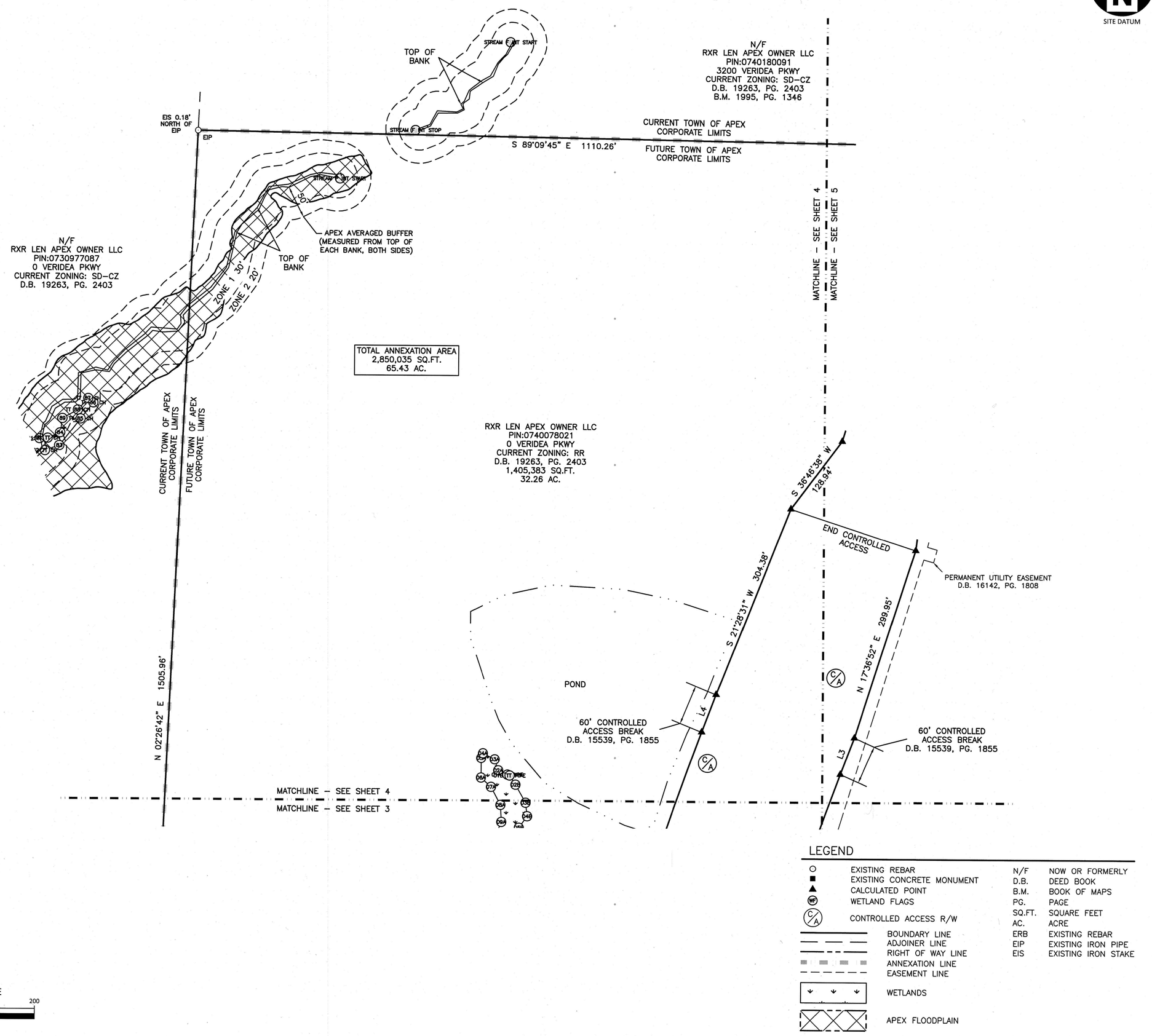
| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F1 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=100' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**
**3-5**

## GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.

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# VERIDEA

ANNEXATION PLAT FOR
THE TOWN OF APEX
VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY,
NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR 03/31/26

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 04. 2026 | APEX COMMENTS |
| 2 | 03. 20. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F1 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=100' |
| DATE | 01. 29. 2026 |

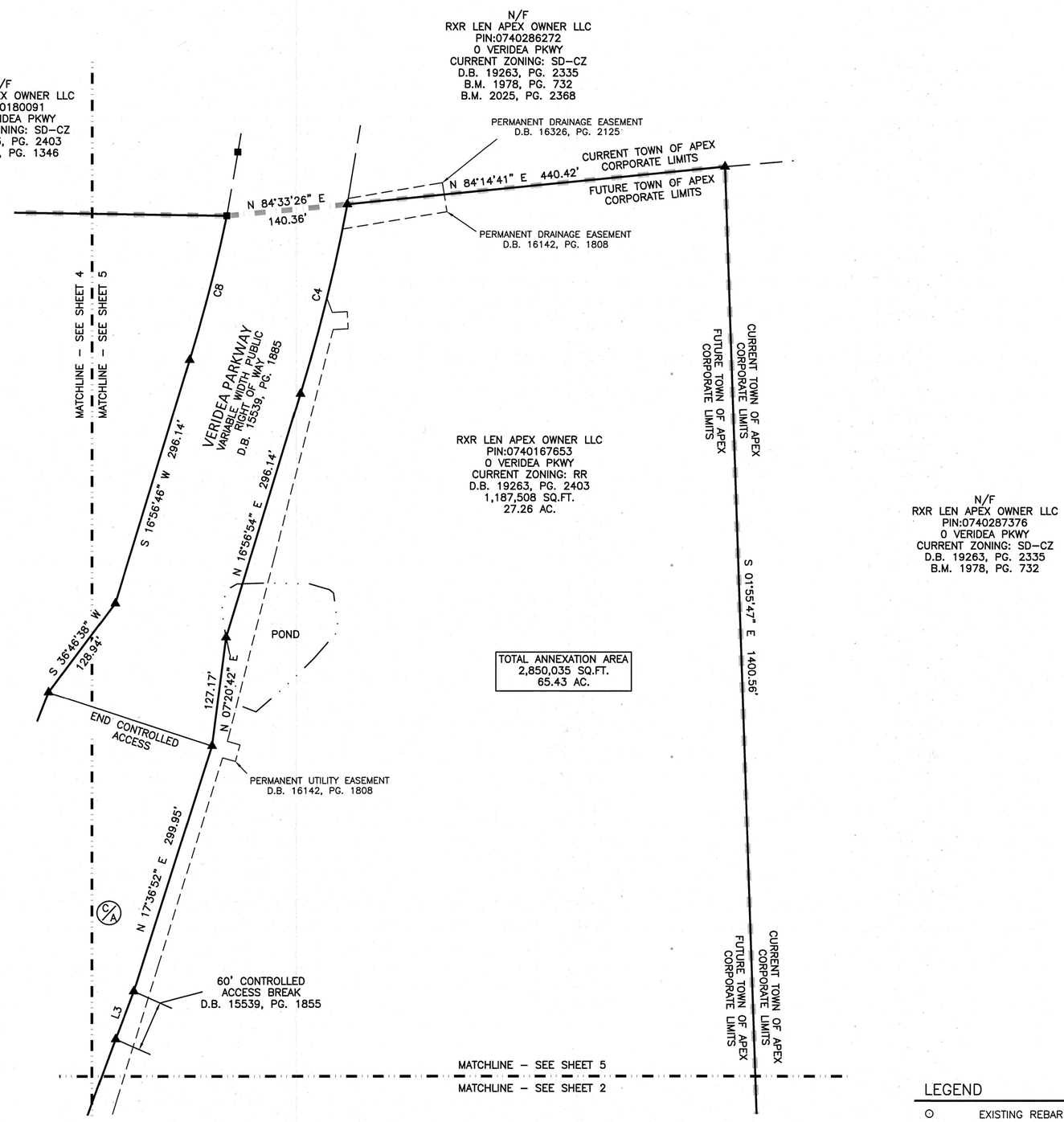
**SHEET**

**ANNEXATION PLAT**

**4-5**

## GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 1 FOR LINE AND CURVE TABLES.




GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

### LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING REBAR | N/F | NOW OR FORMERLY |
| ■ | EXISTING CONCRETE MONUMENT | D.B. | DEED BOOK |
| ▲ | CALCULATED POINT | B.M. | BOOK OF MAPS |
| WF | WETLAND FLAGS | PG. | PAGE |
| C/A | CONTROLLED ACCESS R/W | SQ.FT. | SQUARE FEET |
| | | AC. | ACRE |
| | BOUNDARY LINE | ERB | EXISTING REBAR |
| | ADJOINER LINE | EIP | EXISTING IRON PIPE |
| | RIGHT OF WAY LINE | EIS | EXISTING IRON STAKE |
| | ANNEXATION LINE | | |
| | EASEMENT LINE | | |
| | WETLANDS | | |
| | APEX FLOODPLAIN | | |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# VERIDEA
## ANNEXATION PLAT FOR THE TOWN OF APEX
## VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-3472 LAND SURVEYOR JAY B. TAYLOR 03/31/26

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 04. 2026 | APEX COMMENTS |
| 2 | 03. 20. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F1 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=100' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**
**5-5**

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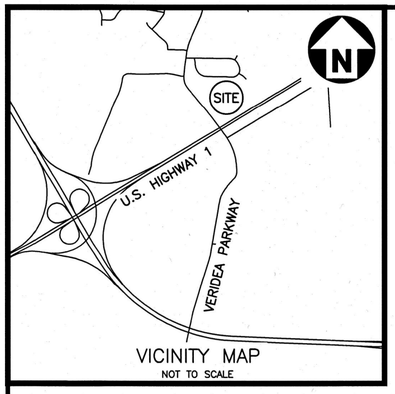



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

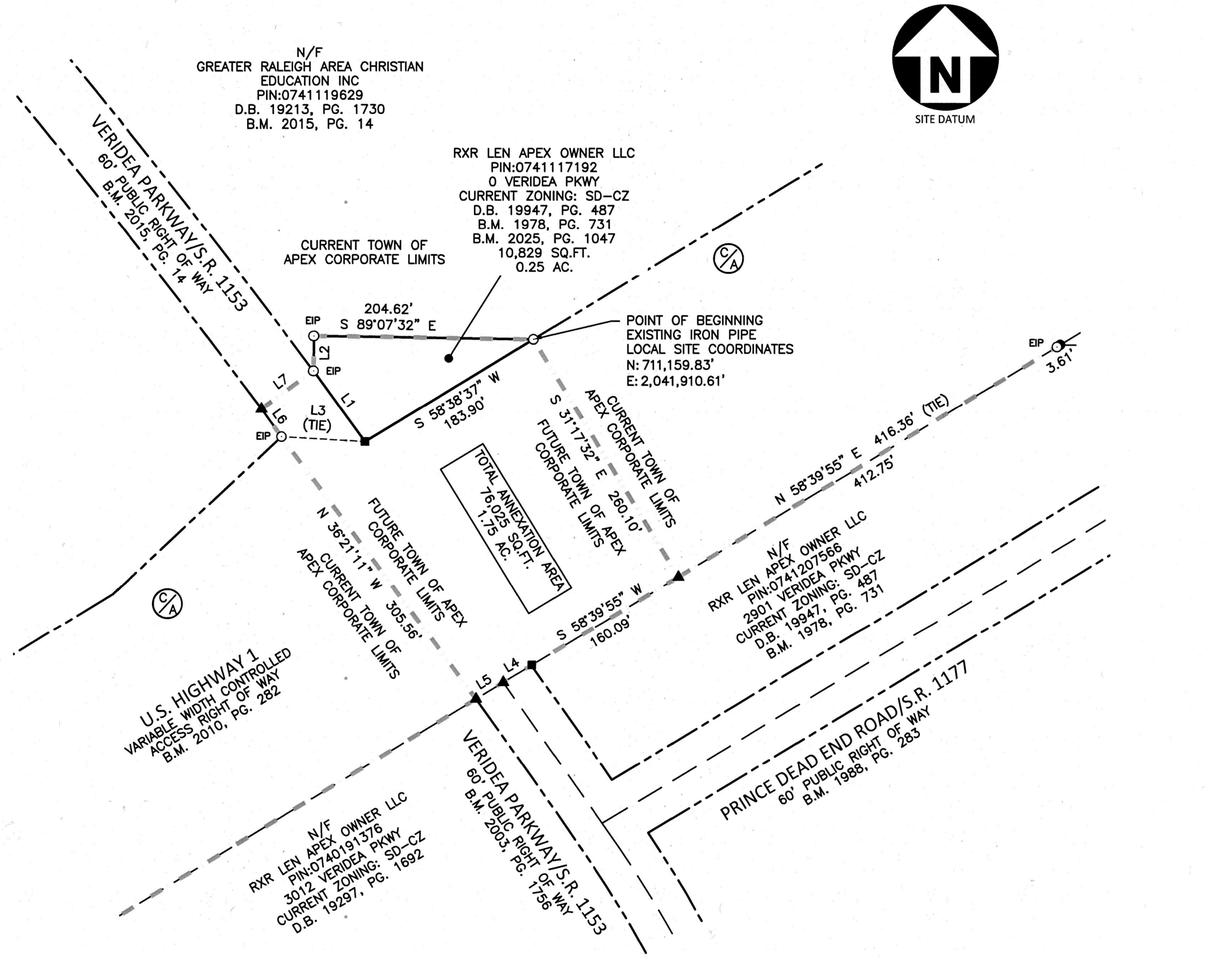
NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720074100J PANEL 0741 DATED MAY 2, 2006; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 35°53'59" W | 81.82' |
| L2 | N 00°44'04" E | 32.54' |
| L3 | N 86°30'54" W | 77.81' |
| L4 | S 58°41'20" W | 31.03' |
| L5 | S 58°41'20" W | 29.77' |
| L6 | N 35°43'21" W | 32.12' |
| L7 | N 53°44'50" E | 60.08' |

| PROJECT INFORMATION | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0741-11-7192 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 76,025 SQ.FT. - 1.75 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |




## LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING IRON PIPE | N/F | NOW OR FORMERLY |
| ● | IRON PIPE SET | D.B. | DEED BOOK |
| ■ | EXISTING CONCRETE MONUMENT | B.M. | BOOK OF MAPS |
| C/A | CONTROLLED ACCESS R/W | PG. | PAGE |
| | BOUNDARY LINE | SQ.FT. | SQUARE FEET |
| | ADJOINER LINE | AC. | ACRE |
| | RIGHT OF WAY LINE | EIP | EXISTING IRON PIPE |
| | ANNEXATION LINE | | |

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ___DAY OF _____, 2023, BY THE THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK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NEW YORK, NEW YORK 10019

# VERIDEA
ANNEXATION PLAT FOR
THE TOWN OF APEX
VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |
| 2 | 03. 20. 2026 | APEX COMMENTS |

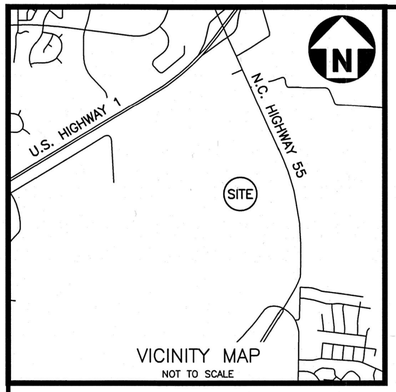
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F3 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=100' |
| DATE | 01. 28. 2026 |

**SHEET**

ANNEXATION PLAT
1-1

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F3_0360256.dwg, 3/27/2026 5:25:54 PM, Connor Stearns




VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

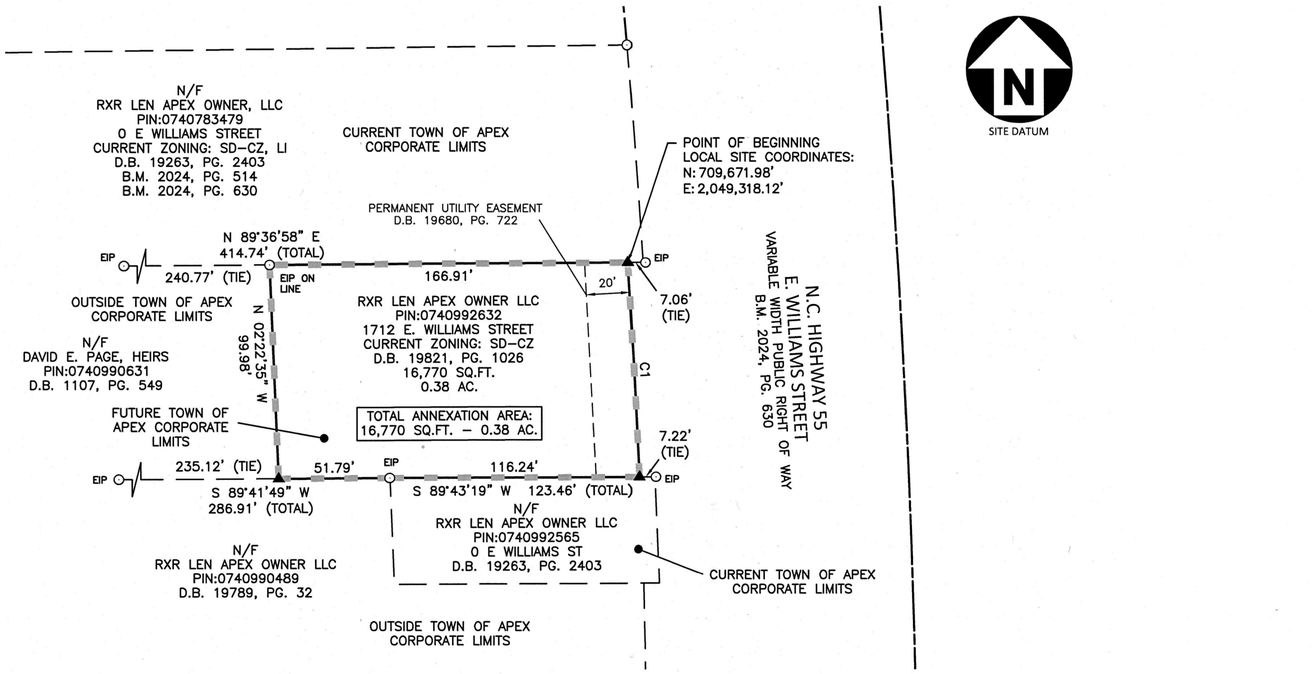
1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-99-2632 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 16,770 SQ.FT. - 0.38 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

## LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING IRON PIPE | N/F | NOW OR FORMERLY |
| ▲ | CALCULATED POINT | D.B. | DEED BOOK |
| ——— | BOUNDARY LINE | B.M. | BOOK OF MAPS |
| — — — | ADJOINER LINE | PG. | PAGE |
| ——— | RIGHT OF WAY LINE | SQ.FT. | SQUARE FEET |
| ■ ■ ■ | ANNEXATION LINE | AC. | ACRE |
| - - - - | EASEMENT LINE | EIP | EXISTING IRON PIPE |




N
SITE DATUM

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ___DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 5412.50' | 100.31' | S 03°00'35" E | 100.31' |

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.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**CLIENT**

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NEW YORK, NEW YORK 10019

# VERIDEA

ANNEXATION PLAT FOR
THE TOWN OF APEX
1712 E. WILLIAMS STREET
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

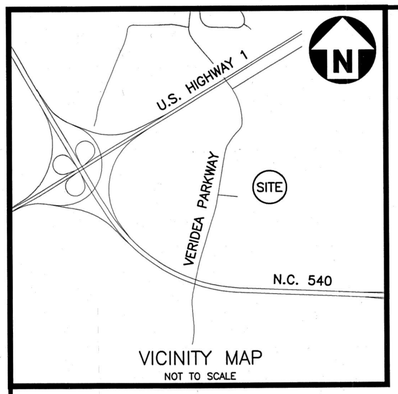
| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F4 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=50' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**

**1-1**

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F4_0362133.dwg, 3/27/2026 5:25:14 PM, Connor Stearns




VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

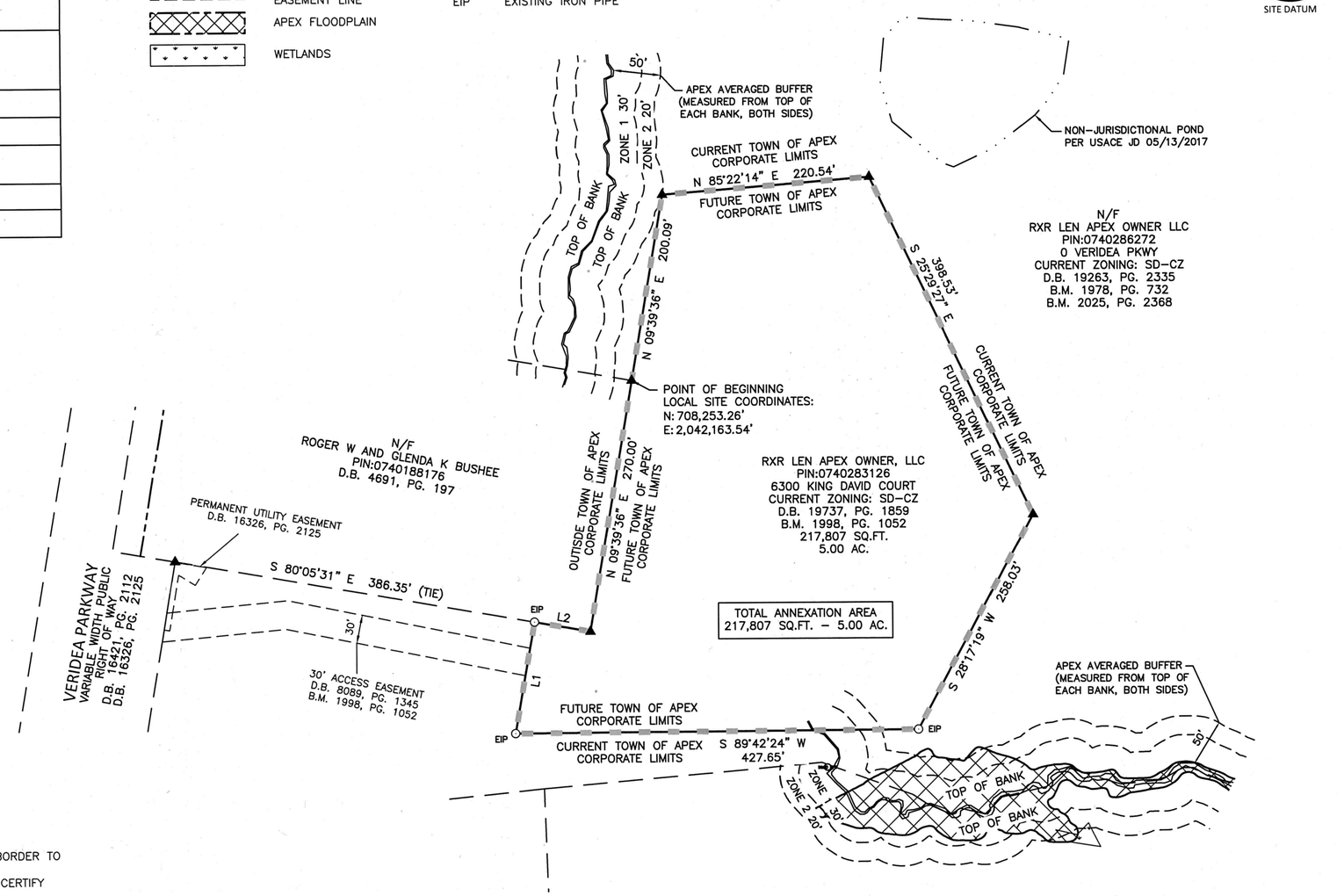
1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.
10. STREAM BUFFERS ARE PER APPROVED TOWN OF APEX BUFFER CALL NO. 22-010 AND NO. 22-017.
11. JURISDICTIONAL STREAMS AND WETLANDS SHOWN PER UASCE DETERMINATION DATED 5/31/2017.

## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-28-3126 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 217,807 SQ.FT. - 5.00 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

## LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING IRON PIPE | N/F | NOW OR FORMERLY |
| ▲ | CALCULATED POINT | D.B. | DEED BOOK |
| | BOUNDARY LINE | B.M. | BOOK OF MAPS |
| | ADJOINER LINE | PG. | PAGE |
| | RIGHT OF WAY LINE | SQ.FT. | SQUARE FEET |
| | ANNEXATION LINE | AC. | ACRE |
| | EASEMENT LINE | EIP | EXISTING IRON PIPE |
| | APEX FLOODPLAIN | | |
| | WETLANDS | | |




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 09°53'16" E | 120.00' |
| L2 | S 80°06'44" E | 60.00' |

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ____DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF
APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F5_0243734.dwg, 3/30/2026 4:00:28 PM, Connor Stearns


MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

RXR REALTY
75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA
ANNEXATION PLAT FOR
THE TOWN OF APEX
6300 KING DAVID COURT
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

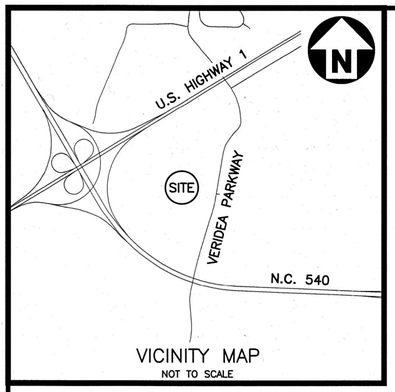
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F5 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=100' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**

**1-1**




VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

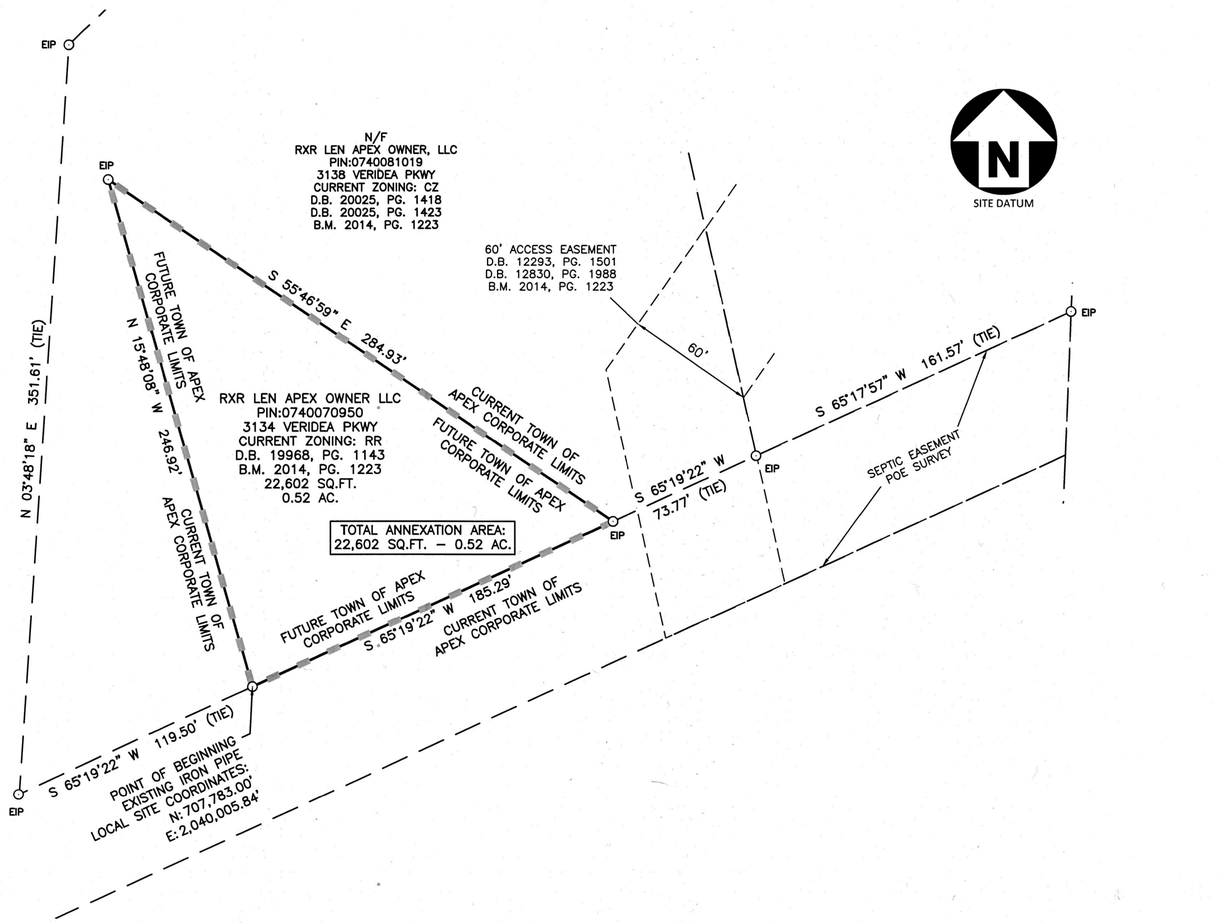
1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720073000K PANEL 0730 DATED JULY 19, 2022 AND 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-07-0950 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 22,602 SQ.FT. - 0.52 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

## LEGEND

| | | | |
|---|---|---|---|
| ○ | EXISTING IRON PIPE | N/F | NOW OR FORMERLY |
| ▲ | CALCULATED POINT | D.B. | DEED BOOK |
| ——— | BOUNDARY LINE | B.M. | BOOK OF MAPS |
| — — — | ADJOINER LINE | PG. | PAGE |
| ■ ■ ■ | ANNEXATION LINE | SQ.FT. | SQUARE FEET |
| - - - - - | EASEMENT LINE | AC. | ACRE |
| | | EIP | EXISTING IRON PIPE |




GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ___DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

RXR REALTY
75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA
ANNEXATION PLAT FOR
THE TOWN OF APEX
3134 VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F6 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=50' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**
**1-1**

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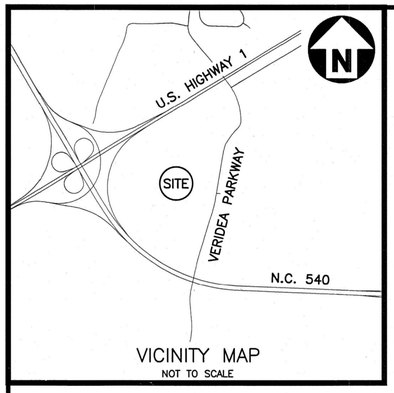


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
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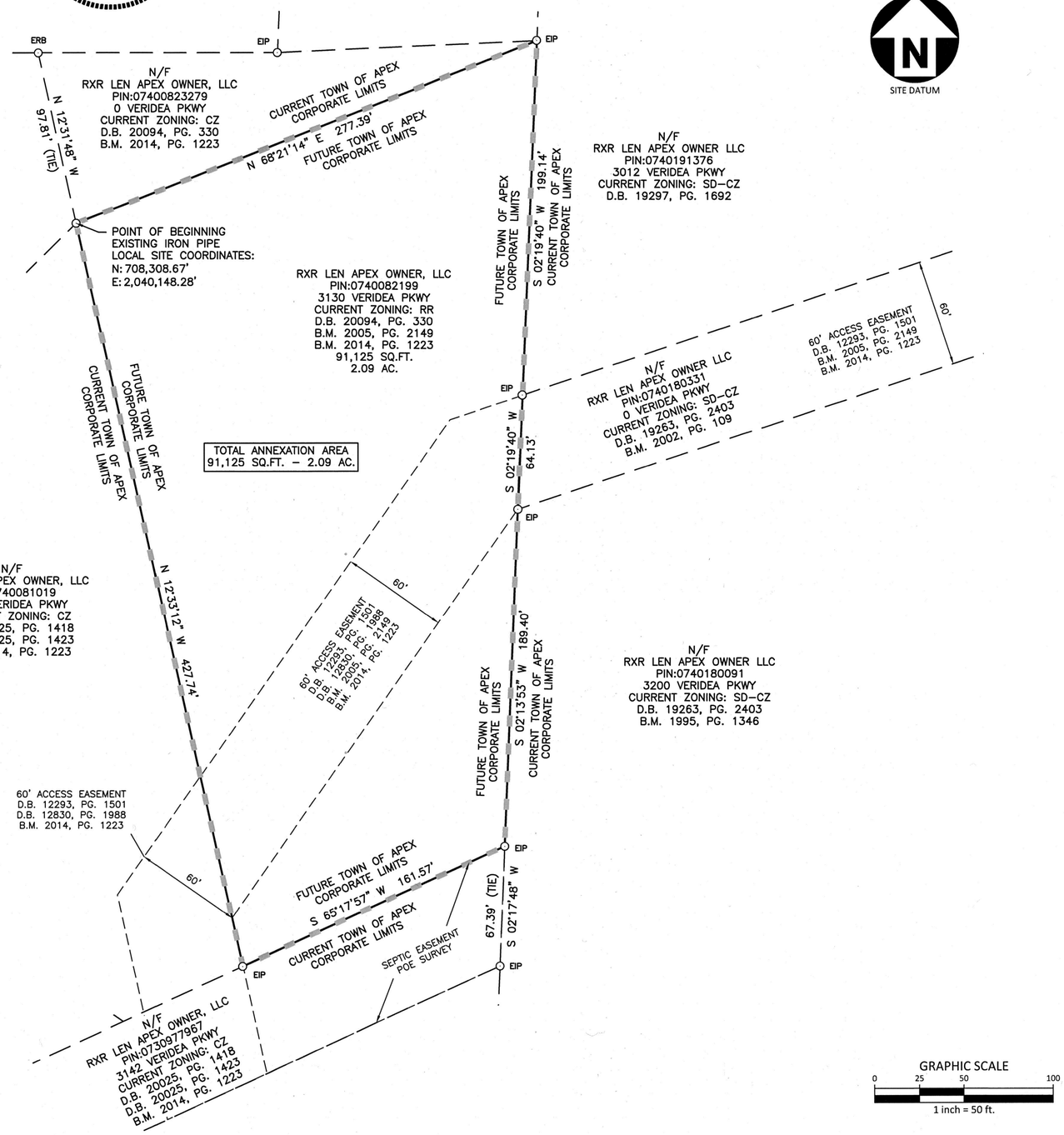
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720073000K PANEL 0730 DATED JULY 19, 2022 AND 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

## LEGEND

| | |
|---|---|
| ○ | EXISTING IRON PIPE |
| ○ | EXISTING REBAR |
| ▲ | CALCULATED POINT |
| ——— | BOUNDARY LINE |
| — — — | ADJOINER LINE |
| ▪ ▪ ▪ | ANNEXATION LINE |
| - - - - | EASEMENT LINE |
| N/F | NOW OR FORMERLY |
| D.B. | DEED BOOK |
| B.M. | BOOK OF MAPS |
| PG. | PAGE |
| SQ.FT. | SQUARE FEET |
| AC. | ACRE |
| EIP | EXISTING IRON PIPE |
| ERB | EXISTING REBAR |

## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-08-2199 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 91,125 SQ.FT. - 2.09 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |




THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ____DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK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**CLIENT**

RXR REALTY
75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA

ANNEXATION PLAT FOR
THE TOWN OF APEX
3130 VERIDEA PARKWAY
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F7 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=50' |
| DATE | 01. 28. 2026 |

**SHEET**

ANNEXATION PLAT
1-1

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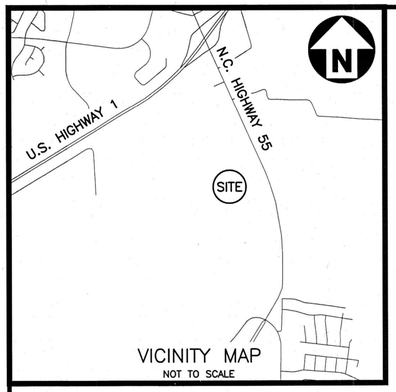


SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
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9. FLOOD NOTE: THERE IS A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP. 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

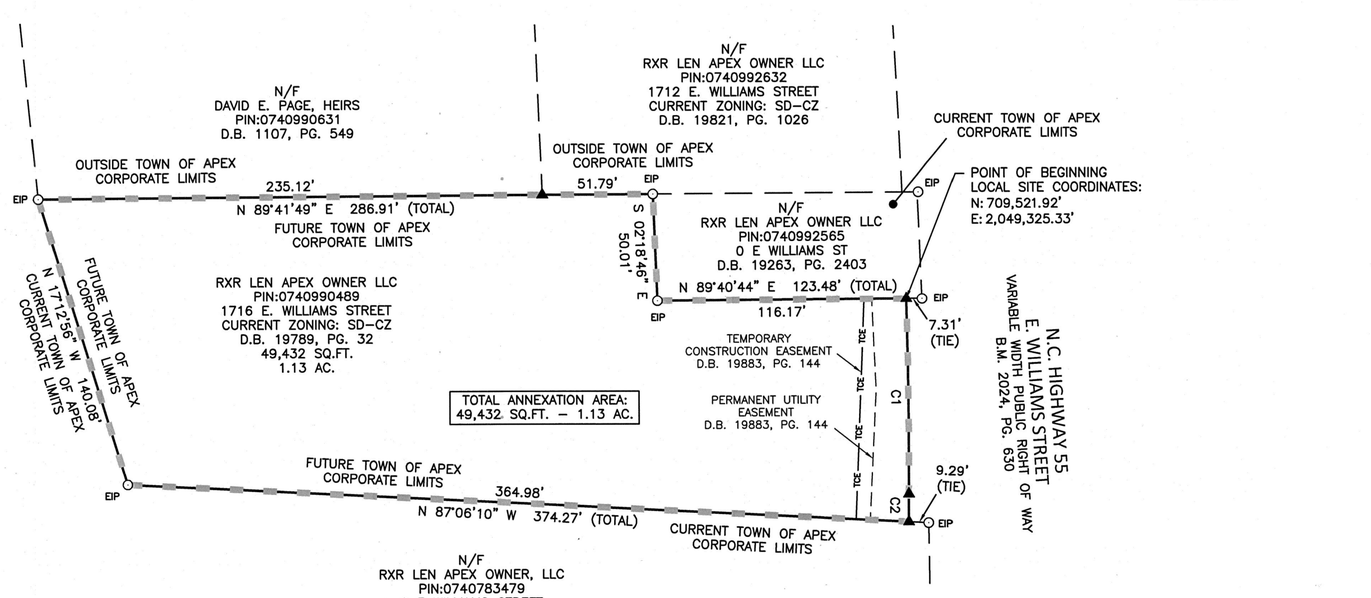
## LEGEND

| | |
|---|---|
| ○ | EXISTING IRON PIPE |
| ▲ | CALCULATED POINT |
| ——— | BOUNDARY LINE |
| — — — | ADJOINER LINE |
| ■ ■ ■ | ANNEXATION LINE |
| - - - - | EASEMENT LINE |
| —TCE—TCE— | TEMPORARY CONSTRUCTION EASEMENT LINE |
| N/F | NOW OR FORMERLY |
| D.B. | DEED BOOK |
| B.M. | BOOK OF MAPS |
| PG. | PAGE |
| SQ.FT. | SQUARE FEET |
| AC. | ACRE |
| EIP | EXISTING IRON PIPE |

## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-99-0489 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 49,432 SQ.FT. - 1.13 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 2791.21' | 91.54' | S 00°35'17" E | 91.54' |
| C2 | 5411.27' | 12.91' | S 00°14'58" W | 12.91' |




N
SITE DATUM

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ____DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F8_0013417.dwg, 3/27/2026 5:18:59 PM, Connor Stearns


MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

RXR REALTY
75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA
ANNEXATION PLAT FOR
THE TOWN OF APEX
1716 E. WILLIAMS STREET
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

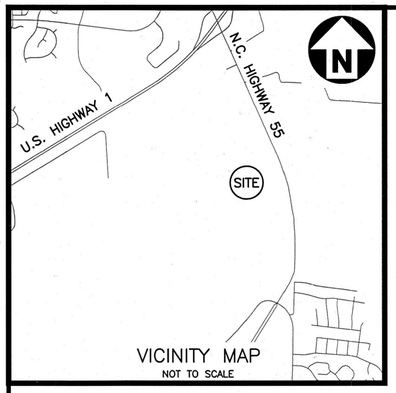
| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F8 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=50' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**
**1-1**




VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS NOT ON SITE.

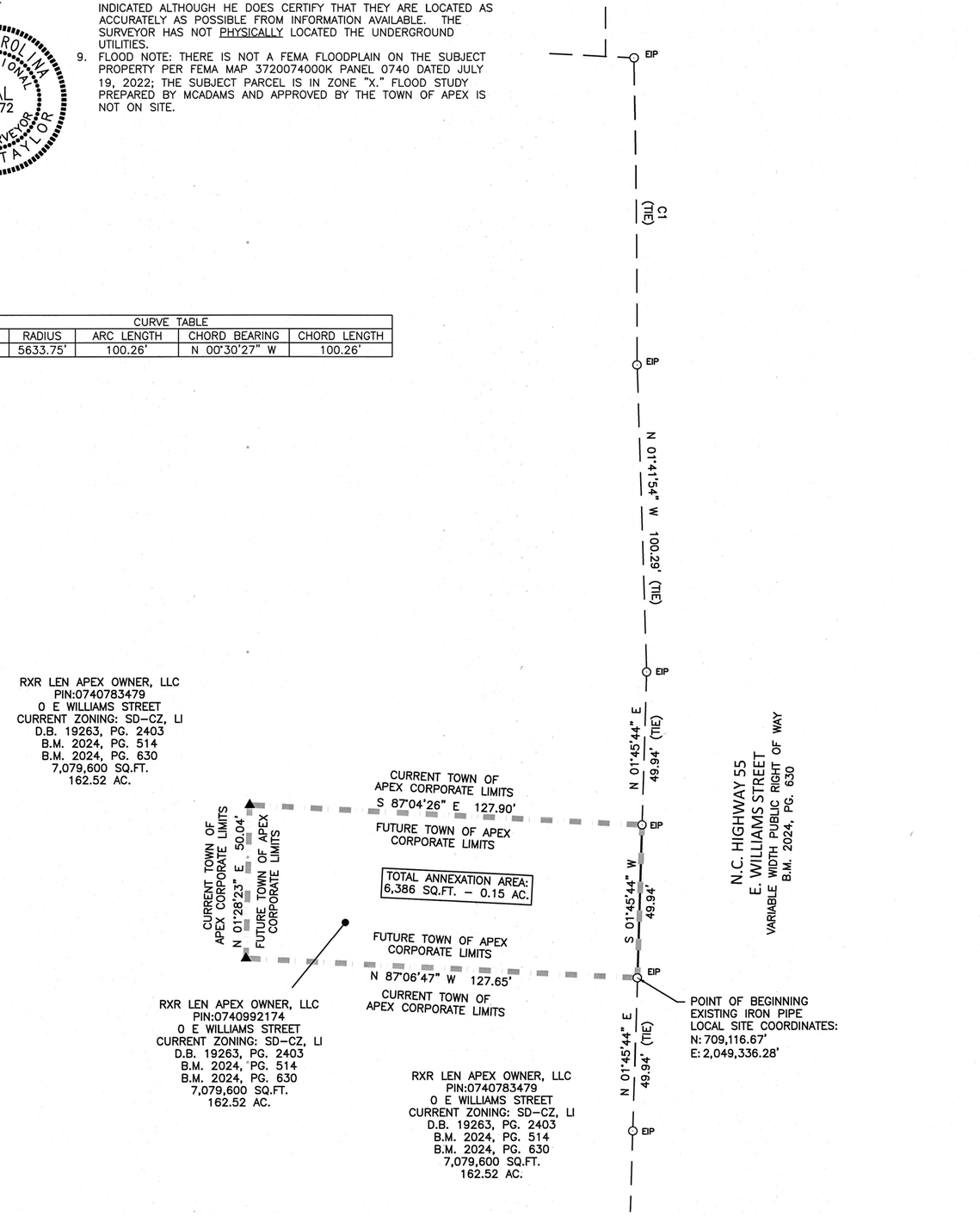
SITE DATUM

| PROJECT INFORMATION | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-99-2174 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 6,386 SQ.FT. - 0.15 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 5633.75' | 100.26' | N 00°30'27" W | 100.26' |

## LEGEND

| | |
|---|---|
| ○ | EXISTING IRON PIPE |
| ▲ | CALCULATED POINT |
| ——— | BOUNDARY LINE |
| —— — —— | ADJOINER LINE |
| - - - - - | ANNEXATION LINE |
| N/F | NOW OR FORMERLY |
| D.B. | DEED BOOK |
| B.M. | BOOK OF MAPS |
| PG. | PAGE |
| SQ.FT. | SQUARE FEET |
| AC. | ACRE |
| EIP | EXISTING IRON PIPE |




GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ____DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

X:\Projects\RW\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F9_0043277.dwg, 3/27/2026 5:16:59 PM, Connor Stearns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**CLIENT**

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75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA
## ANNEXATION PLAT FOR THE TOWN OF APEX
## E. WILLIAMS STREET
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

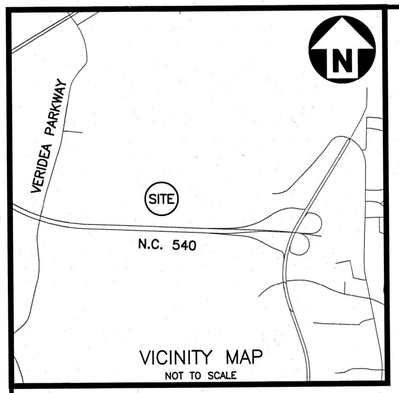
| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F9 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=30' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**
**1-1**




SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1':80,471'+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31 DAY OF March, A.D., 2026.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS AN ANNEXATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON SITE DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: SD-CZ PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. REFERENCES: AS SHOWN
7. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. FLOOD NOTE: THERE IS NOT A FEMA FLOODPLAIN ON THE SUBJECT PROPERTY PER FEMA MAP 3720074000K PANEL 0740 DATED JULY 19, 2022; THE SUBJECT PARCEL IS IN ZONE "X." FLOOD STUDY PREPARED BY MCADAMS AND APPROVED BY THE TOWN OF APEX IS SHOWN ON SITE.
9. STREAM BUFFERS ARE PER APPROVED TOWN OF APEX BUFFER CALL NO. 22-010 AND NO. 22-017.
10. JURISDICTIONAL STREAMS AND WETLANDS SHOWN PER UASCE DETERMINATION DATED 5/31/2017.

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 1650.00' | 786.41' | S 75°17'10" W | 778.99' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 01°08'38" E | 80.10' |
| L2 | N 88°51'22" E | 155.80' |
| L3 | S 02°16'38" W | 29.95' |
| L4 | S 61°42'52" W | 59.45' |
| L5 | S 59°07'34" W | 205.74' |
| L6 | N 28°22'04" W | 10.00' |
| L7 | N 88°45'04" W | 203.97' |
| L8 | N 19°26'04" E | 147.77' |
| L9 | N 11°48'54" W | 104.71' |
| L10 | N 30°01'31" E | 156.29' |
| L11 | N 23°38'07" W | 210.79' |
| L12 | N 03°52'45" E | 158.77' |

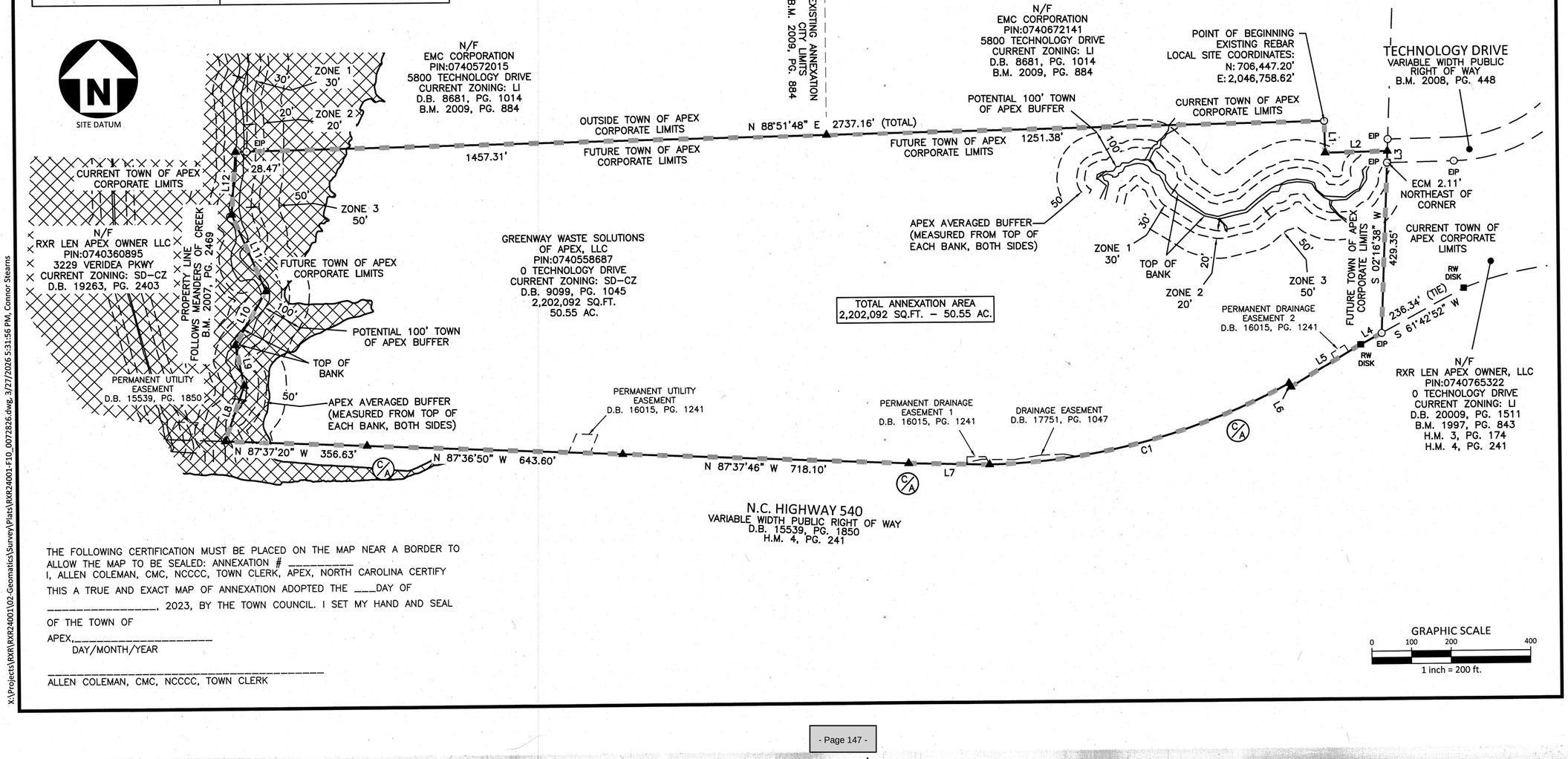
## PROJECT INFORMATION

| | |
|---|---|
| LANDOWNER | RXR LEN APEX OWNER LLC<br>GENERAL COUNSEL<br>625 RXR PLAZA<br>NEW YORK, NEW YORK 11556-3815 |
| ENGINEER | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| SURVEYOR | MCADAMS<br>2905 MERIDIAN PARKWAY<br>DURHAM, NORTH CAROLINA 27713<br>PHONE: (919)-361-5000 |
| PARCEL ID | 0740-55-8687 |
| MAP BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| DEED BOOK AND PAGE NUMBER | SEE PLAT SHEETS |
| SITE ZONING | SD-CZ |
| TOTAL ANNEXATION ACREAGE AREA | 2,202,092 SQ.FT. - 50.55 AC. |
| RIVER BASIN | CAPE FEAR RIVER BASIN |

## LEGEND

- EXISTING IRON PIPE
- EXISTING REBAR
- CALCULATED POINT
- EXISTING RIGHT OF WAY DISK
- C/A CONTROLLED ACCESS R/W
- BOUNDARY LINE
- ADJOINER LINE
- ANNEXATION LINE
- EASEMENT LINE
- APEX FLOODPLAIN

| | |
|---|---|
| N/F | NOW OR FORMERLY |
| D.B. | DEED BOOK |
| B.M. | BOOK OF MAPS |
| H.M. | HIGHWAY MAPS |
| PG. | PAGE |
| SQ.FT. | SQUARE FEET |
| AC. | ACRE |
| EIP | EXISTING IRON PIPE |
| ERB | EXISTING REBAR |
| RW DISK | EXISTING REBAR WITH RIGHT OF WAY DISK |




THE FOLLOWING CERTIFICATION MUST BE PLACED ON THE MAP NEAR A BORDER TO ALLOW THE MAP TO BE SEALED: ANNEXATION # _____
I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ____DAY OF _____, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX,_____
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK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fax 919. 361. 2269
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**CLIENT**

RXR REALTY
75 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10019

# VERIDEA

ANNEXATION PLAT FOR THE TOWN OF APEX
TECHNOLOGY DRIVE
HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 03. 05. 2026 | APEX COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | RXR-24001 |
| FILENAME | RXR24001-F10 |
| CHECKED BY | JBT |
| DRAWN BY | CJS |
| SCALE | 1"=200' |
| DATE | 01. 29. 2026 |

**SHEET**

**ANNEXATION PLAT**

**1-1**

X:\Projects\RXR\RXR24001\02-Geomatics\Survey\Plats\RXR24001-F10_0072826.dwg, 3/27/2026 5:31:56 PM, Connor Stearns

# PETITION FOR VOLUNTARY ANNEXATION

Town of Apex, North Carolina

**ANNEXATION PETITION SUBMISSION:** Applications are due by 12:00 pm on the first business day of each month. See the "Annexation Petition Schedule" on the website for details.

**ANNEXATION FEE:** $300; $200.00 for well/septic failure

**VOLUNTARY ANNEXATION:** Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. A petition submitted pursuant to North Carolina General Statute 160A-58.1 need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

## HARD COPY SUBMITTAL REQUIREMENTS:

- Town of Apex Petition for Annexation with original wet ink signatures. No photocopies or scanned images.
- Petition Fee by one of the following forms of payment:
  - Visa or Master Card (online only);
  - In person: Cash (exact amount only); or
  - Check payable to 'Town of Apex'

## ELECTRONIC SUBMITTAL REQUIREMENTS: GEOCIVIX (IDT)

- Town of Apex Petition for Annexation
- Written Metes and Bounds Legal Description: Submit original PDF. Scanned documents will not be accepted.
- Electronic plat submittal (18" x 24")

## REVIEW AND APPROVAL PROCESS:

- **SUBMITTAL:** Submit hard copy application with original wet signatures (no photo copies or scanned images) and fee to the Planning Department and upload an electronic copy of the application, legal description and Annexation Plat via GeoCivix.
- **REVIEW BY STAFF:** The Planning Department and Development Services Department review the annexation submission. Comments will be sent to the applicant via email.
- **DESIGNATION OF ANNEXATION NUMBER:** The application is assigned an annexation number once the annexation petition is received.
- **ANNEXATION PLAT SUBMISSION:** After the map and legal description are deemed sufficient by the Town of Apex, the applicant is required to submit three (3) 18"x24" Mylar annexation plats to the Planning Department by the due date on the attached Annexation Schedule.
- **1ST TOWN COUNCIL MEETING:** This Town Council Meeting is typically held the second Tuesday of each month. The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.
- **LEGAL ADVERTISEMENT:** A legal advertisement will be published on the Town of Apex's website no more than 25 days and no less than 10 days prior to the date of the public hearing.
- **2ND TOWN COUNCIL MEETING/PUBLIC HEARING:** This Town Council Meeting is typically held the fourth Tuesday of each month. The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Apex.
- **RECORDATION:** If the annexation is approved by the Town Council, the Town Clerk will have the Annexation Plats recorded at the Wake County or Chatham County Register of Deeds, as appropriate. Wake County or Chatham County will keep one of the recorded plats, one copy will be returned to the Planning Department, and the surveying company is given the remaining recorded Annexation Plat.

## FOR WELL AND/OR SEPTIC FAILURES:

If the purpose of the petition is to connect to public water and/or sewer, contact Water Resources Program Coordinator Jessica Sloan at 919-372-7478 or jessica.sloan@apexnc.org to confirm that public water and/or sewer is available to the property. In order to receive public water and/or sewer services from the Town of Apex, refer to the checklist of items below to assist with obtaining one or both of these services:

- Apply for a plumbing permit with the Building Inspections and Permitting Department.
- The plumbing permit and associated costs for water and/or sewer will be included with the permit.

Please refer to the Town of Apex Fee Schedule for the list of current fees.

# Petition for Voluntary Annexation

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 #: _____ Submittal Date: _____

Fee Paid $ _____ Check # _____

## To The Town Council Apex, North Carolina

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ☒ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ☒ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

## Owner Information

| | |
|---|---|
| RXR LEN APEX OWNER LLC | See attached Property List |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| 1-844-837-4332 | verideaproject@rxr.com |
| Phone | E-mail Address |
| | |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| Phone | E-mail Address |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| Phone | E-mail Address |

## Surveyor Information

Surveyor: James Pickens - McAdams

Phone: 919.361.5000 Fax: _____

E-mail Address: pickens@mcadamsco.com

## Annexation Summary Chart

| Property Information | | Reason(s) for annexation (select all that apply) | |
|---|---|---|---|
| Total Acreage to be annexed: | 127.00 | Need water service due to well failure | ☐ |
| Population of acreage to be annexed: | n/a | Need sewer service due to septic system failure | ☐ |
| Existing # of housing units: | | Water service (new construction) | ☑ |
| Proposed # of housing units: | n/a | Sewer service (new construction) | ☑ |
| Zoning District*: | SD-CZ | Receive Town Services | ☑ |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

# Petition for Voluntary Annexation

Application #: _____ Submittal Date: _____

## Complete If Signed By Individuals:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

N/A
Please Print _____ Signature _____

Please Print _____ Signature _____

Please Print _____ Signature _____

Please Print _____ Signature _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of, _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## Complete If A Corporation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name N/A

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## Petition for Voluntary Annexation

Application #: _____ Submittal Date: _____

### Complete If In A Limited Liability Company

In witness whereof, RXR LEN APEX OWNER LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 27th day of JANUARY, 2026.

Name of Limited Liability Company RXR LEN APEX OWNER LLC

By: _____
Signature of Member/Manager
Todd Rechler, Authorized Person

STATE OF NEW YORK
COUNTY OF NEW YORK

Sworn and subscribed before me, GUIRGUIS ISKANDAR a ~~Notary Public~~ for the above State and County, this the 27th day of JANUARY, 2026.

_____
Notary Public

SEAL

GUIRGUIS S. ISKANDAR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IS4995548
Qualified in Queens County
Commission Expires APRIL 27, 2026

My Commission Expires: _____

### Complete If In A Partnership

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the _____ day of _____, 20____.

Name of Partnership N/A

By: _____
Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## PETITION FOR VOLUNTARY ANNEXATION

Application #: _____ Submittal Date: _____

### COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Greenway Waste Solutions of Apex LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 30 day of January, 2026.

Name of Limited Liability Company Greenway Waste Solutions of Apex LLC

By: _____
Signature of Member/Manager
Mike Griffin

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Bruni Trinidad Melius, a Notary Public for the above State and County, this the 30 day of January, 2026

Bruni Trinidad Melius
Notary Public

SEAL

Bruni Trinidad Melius
Notary Public
Iredell County, NC
My Commission Expires 11/22/2026

My Commission Expires: 11/22/2026

### COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the _____ day of _____, 20____.

Name of Partnership N/A

By: _____
Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

# Veridea Annexation Property List

| # | Address | REID | PIN | Surveyed Acres | Owner | Mailing Address 1 | Mailing Address 2 | Mailing Address 3 | Deed Book | Deed Page | Deed Date | CITY/ETJ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0 VERIDEA PKWY | 0407980 | 0740167653 | 65.43 | RXR LEN APEX OWNER LLC | GENERAL COUNSEL | 625 RXR PLZ | UNIONDALE NY 11556-3815 | 019263 | 02403 | 2/17/2023 | ETJ |
| 2 | 0 VERIDEA PKWY | 0407983 | 0740078021 | Combined as requested | RXR LEN APEX OWNER LLC | GENERAL COUNSEL | 625 RXR PLZ | UNIONDALE NY 11556-3815 | 019263 | 02403 | 2/17/2023 | ETJ |
| 3 | 0 VERIDEA PKWY | 0360256 | 0741117192 | 1.75 | RXR LEN APEX OWNER LLC | 625 RXR PLZ | UNIONDALE NY 11556-3815 | | 019947 | 00487 | 6/30/2025 | ETJ |
| 4 | 1712 E WILLIAMS ST | 0362133 | 0740992632 | 0.38 | RXR LEN APEX OWNER LLC | 625 RXR PLZ | UNIONDALE NY 11556-3815 | | 019821 | 01026 | 1/31/2025 | ETJ |
| 5 | 6300 KING DAVID CT | 0243734 | 0740283126 | 5.00 | RXR LEN APEX OWNER LLC | RXR MTF APEX VEHICLE LLC | 625 RXR PLZ | UNIONDALE NY 11556-3815 | 019737 | 01859 | 10/16/2024 | ETJ |
| 6 | 3134 VERIDEA PKWY | 0059783 | 0740070950 | 0.52 | RXR LEN APEX OWNER LLC | 625 RXR PLZ | UNIONDALE NY 11556-3815 | | 019968 | 01143 | 7/25/2025 | ETJ |
| 7 | 3130 VERIDEA PKWY | 0066408 | 0740082199 | 2.09 | RXR LEN APEX OWNER LLC | 625 RXR PLZ | UNIONDALE NY 11556-3815 | | 020094 | 00330 | 1/27/2022 | ETJ |
| 8 | 1716 E WILLIAMS ST | 0013417 | 0740990489 | 1.13 | RXR LEN APEX OWNER LLC | 625 RXR PLZ | UNIONDALE NY 11556-3815 | | 019789 | 00032 | 12/16/2024 | ETJ |
| 9 | 0 E WILLIAMS ST | 0043277 | 0740992174 | 0.15 | RXR LEN APEX OWNER LLC | GENERAL COUNSEL | 625 RXR PLZ | UNIONDALE NY 11556-3815 | 019263 | 02403 | 2/17/2023 | ETJ |
| 10 | 0 TECHNOLOGY DR | 0072826 | 0740558687 | 50.55 | GREENWAY WASTE SOLUTIONS OF APEX LLC | GREENWAY WASTE | 19109 W CATAWHA AVE STE 110 | CORNELIUS NC 28031-5613 | 008681 | 01014 | 2/18/2011 | ETJ |

Total Acres 127.0

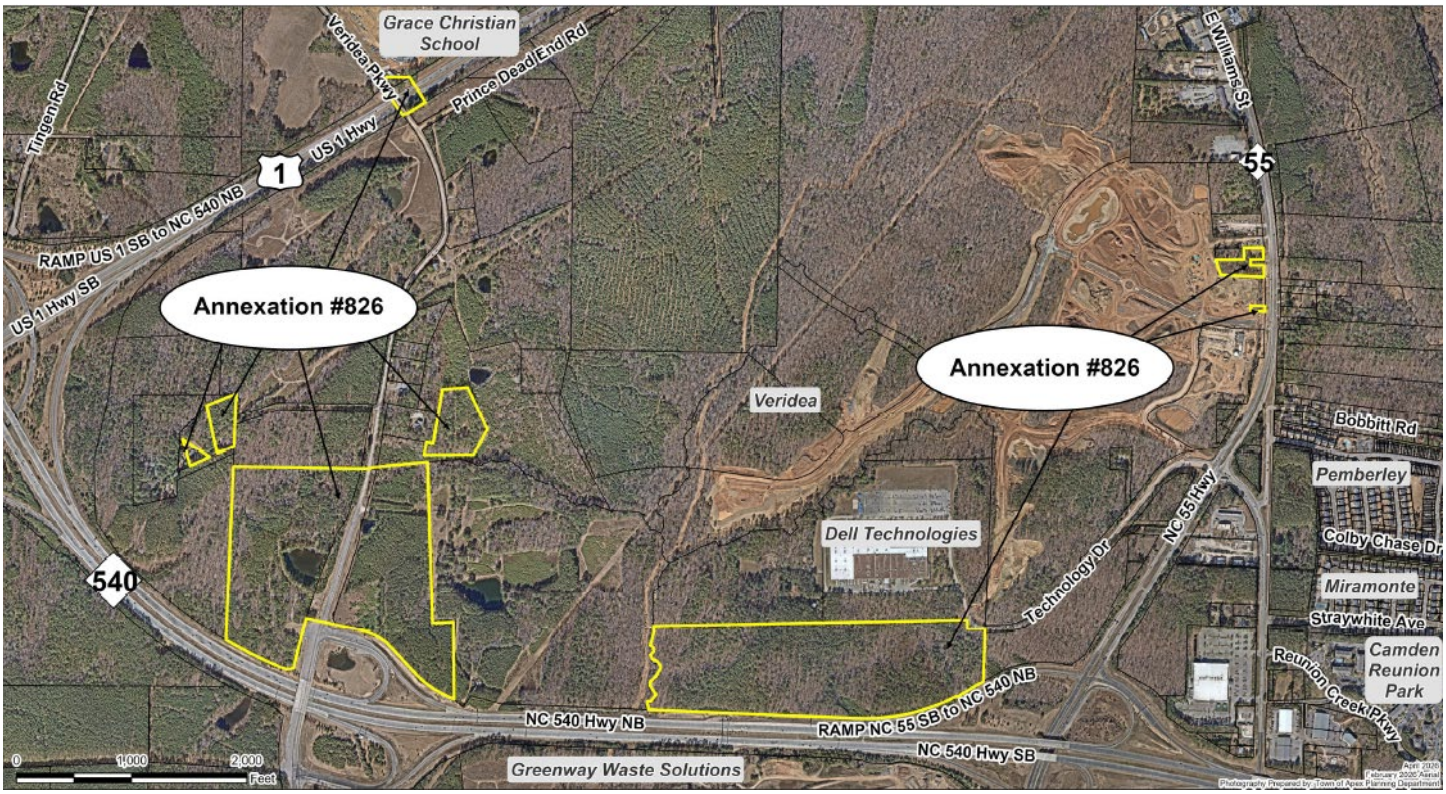
**Media Contact:**
Allen Coleman, Town Clerk to the Apex Town Council

**FOR IMMEDIATE RELEASE**

## PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (April 17, 2026) – The Town Council of Apex, North Carolina has scheduled a Public Hearing to be held at **6:00 p.m.** at Apex Town Hall, 73 Hunter Street, on the **28th day of April, 2026**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

**Annexation Petition No. 826**
**Veridea ETJ – 119.59 acres**




*Continued on next page*

# PUBLIC NOTICE – PUBLIC HEARING

Residents may submit written comments to the Town Council with attention marked to the Town Clerk Allen Coleman; P.O. Box 250; Apex, NC 27502 or by email at public public.hearing@apexnc.org. Please use subject line "Annexation Petition No. 826" and include your first and last name, your address, and your phone number in your written statements. Written comments will be accepted until 3:00 PM on Tuesday, April 28, 2026.

Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person.

Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. We request at least 48 hours' notice prior to the meeting to make the appropriate arrangements.

Questions should be directed to the Town Clerk's Office.

###

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Dianne Khin, Director

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion on the Question of Annexation - Apex Town Council's intent to annex 5 acres, located at 1217 Twin Creek Road, Annexation No. 827, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The annexation petition has been certified and a public hearing notice has been posted.

This annexation petition is requested in response to a well and septic system failure and is not associated with a rezoning petition. The property is currently adjacent to other Corporate Limits Developments with the Town of Apex and is zoned as Rural Residential.

Attachments

- PH3-A1: Annexation Ordinance - Annexation No. 827 – 1217 Twin Creek Road – 5 acres
- PH3-A2: Legal Description – Annexation No. 827 – 1217 Twin Creek Road – 5 acres
- PH3-A3: Aerial Map – Annexation No. 827 – 1217 Twin Creek Road – 5 acres
- PH3-A4: Plat Map – Annexation No. 827 – 1217 Twin Creek Road – 5 acres
- PH3-A5: Annexation Petition – Annexation No. 827 – 1217 Twin Creek Road – 5 acres
- PH3-A6: Public Notice - Annexation No. 827 – 1217 Twin Creek Road – 5 acres

**TOWN OF APEX, NORTH CAROLINA**
Municipality No. 333

**After recording, please return to: Town Clerk, Town of Apex, P.O. Box 250, Apex, NC 27502**

ORDINANCE NO. 2026-____
ANNEXATION PETITION NO. 827
1217 TWIN CREEK ROAD – 5.00 ACRES

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-31, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on April 28, 2026, after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council does hereby find as a fact that said petition meets the requirements of G.S.§160A-31, as amended.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-31, as amended, the territory described on the below identified survey plat, also referred to as PIN No. 0743-13-3375 is hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on April 28, 2026. The survey plat that describes the annexed territory is that certain survey plat entitled "ANNEXATION MAP FOR THE TOWN OF APEX". Plat map print date March 17, 2026 and Land Surveyor dated March 17, 2026 and recorded in Book of Maps book number 2026 and page numbers _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and

regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 28th day of April, 2026.

_____
Jacques K. Gilbert
Mayor | Town of Apex

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk | Town of Apex

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney | Town of Apex

Legal Description

ANNEXATION AREA DESCRIPTION
TOWN OF APEX
ORDINANCE NO. 2026-____
ANNEXATION PETITION NO. 827
1217 TWIN CREEK ROAD – 5.00 ACRES

Beginning at a point at the northwest corner of Cramer property (DB 19639, PG 1359) a point in common with Sutton Place Property Owners Association (DB 12126, PG 2756), point being North 74°44'07" East, 565.06 feet from the intersection of Tenafly Ct and Holtridge Dr (BM 2006, PG 1384)

THENCE (1) South 86°08'09" East, 488.63 [illegible] point;

THENCE (2) South 22°30'38" West, 389.60 feet to a point;

THENCE (3) South 86°05'55" East, 20.00 feet to a point;

THENCE (4) South 3°54'05" West, 157.15 feet to a point;

THENCE (5) North 86°05'55" West, 384.37 feet to a point;

THENCE (1) North 3°54'27" East, 526.07 feet to the point and place of beginning, Containing 217,797 Square feet / 5.000 Acres.

Being the same as Lot 10 shown on Book of Map 1976, Page 500 recorded at the Wake County Register of Deeds.

**********

ORDINANCE NO. 2026-____
ANNEXATION PETITION NO. 827
1217 TWIN CREEK ROAD – 5.00 ACRES

STATE OF NORTH CAROLINA

COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Allen L. Coleman, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Annexation Ordinance No. 2026_____, adopted at a meeting of the Town Council, on the 28th day of April, 2026, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 28th day of April, 2026.

_____
Allen L. Coleman, CMC
Town Clerk

(SEAL)

Beginning at a point at the northwest corner of Cramer property (DB 19639, PG 1359) a point in common with Sutton Place Property Owners Association (DB 12126, PG 2756), point being North 74°44’07” East, 565.06 feet from the intersection of Tenafly Ct and Holtridge Dr (BM 2006, PG 1384)

THENCE (1) South 86°08'09" East, 488.63 feet to a point;

THENCE (2) South 22°30'38" West, 389.60 feet to a point;

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THENCE (4) South 3°54'05" West, 157.15 feet to a point;

THENCE (5) North 86°05'55" West, 384.37 feet to a point;

THENCE (1) North 3°54'27" East, 526.07 feet to the point and place of beginning, containing 217,797 Square feet / 5.000 Acres.

Being the same as Lot 10 shown on Book of Map 1976, Page 500 recorded at the Wake County register of deeds.

Hasbrouck Dr
Montclair
Tenafly Ct
Holtridge Dr
Annexation #827
The Courtyards on Holt
Flat Laurel St
Raven Cliff St
Twin Creek Rd
Roosondall Ct
0
200
400
Feet
March 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department

# GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT AN ANNEXATION PLAT FOR THE TOWN OF APEX ACROSS THE PROPERTY OF SCOTT & NICOLE CRAMER, PIN 0743133375. THIS MAP WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE NOT BEEN CONFIRMED AS PART OF A SURVEY BY YOUR LAND SURVEYOR, PLLC. PROPERTY LINES SHOWN REFERENCED FROM DEED BOOK 19639, PAGE 1359, AND BOOK OF MAPS 1976, PAGE 500 LOT 10 BOUNDARY. RECOVERED MONUMENTATION AND OTHER REFERENCES LISTED HEREON.
3. THIS MAP IS HELD TO THE G.S. 47-30 SUBSECTION "J" - "THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR PLATS OF MUNICIPAL BOUNDARIES, WEATHER OR NOT REQUIRED BY LAW TO RECORD"
4. HORIZONTAL DATUM IS REFERENCED TO BOOK OF MAPS 1976, PAGE 500, LOT 10 NORTHERN BOUNDARY LINE.
5. BOUNDARY PRECISIONS FOR LOT 10 IN BOOK OF MAPS 1976, PAGE 500 CALCULATED AT 1 : 167,261
6. ALL DISTANCES ARE IN U.S. SURVEY FEET. AREA COMPUTED BY COORDINATE METHOD.
7. THE SUBJECT PROPERTY IS ZONED "RR" (TOWN OF APEX).
8. THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 3720074300K DATED 7/19/2022. FRIS.NC.GOV.
9. SITE ADDRESS: 1217 TWIN CREEK RD

LEGEND

- IPF — IRON PIPE FOUND
- ▲ — CALCULATED POINT
- PROPERTY LINE COMPILATION
- ADJACENT PROPERTY
- D.B — DEED BOOK
- B.M — BOOK OF MAPS
- CURRENT JURISDICTIONAL LIMITS
- NEW JURISDICTIONAL LIMITS

WAKE COUNTY ROD STAMP:

ANNEXATION # _____

I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20___, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, _____.
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

-SEAL-

I, WILLIAM J. TURNER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 19639, PAGE 1359; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK -AS SHOWN-; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:167,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (J) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF MARCH, A.D. 2026.

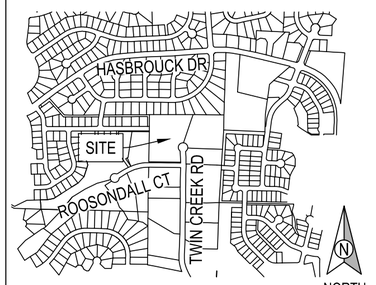
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYORS PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A-D).

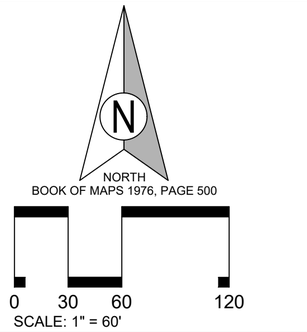
_____
WILLIAM J. TURNER, PLS # 5598

NORTH CAROLINA PROFESSIONAL SEAL L-5598 LAND SURVEYOR WILLIAM J. TURNER


5704 CARRIAGEHOUSE CT
APEX, NC 27539
919.904.3338
Firm License #: P-3151
YLS YOUR LAND SURVEYOR


Vicinity Map (N.T.S.)




Title:

# ANNEXATION MAP FOR THE TOWN OF APEX:

ACROSS THE PROPERTY OF:

## SCOTT & NICOLE CRAMER

AT:

## 1217 TWIN CREEK RD

WHITE OAK TOWNSHIP, TOWN OF APEX
WAKE COUNTY, NORTH CAROLINA
DATE: 03/17/2026 SCALE: 1"=60'
CONTOUR INTERVAL = N/A

Revisions:

| No. | Date | Description |
|---|---|---|
| 01 | 03/17/2026 | ADDRESS CORRECTION |
| 02 | 03/20/2026 | COMMENTS |

Project #: YLS25050
Date: 03/17/2026
Drawn by: WJT
Sheet: 1 OF 1

#827

# PETITION FOR VOLUNTARY ANNEXATION

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 #: | 827 | Submittal Date: | 3/17/26 |
| Fee Paid | $ 200.00 | Check # | CC |

## TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ■ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ■ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

## OWNER INFORMATION

| | |
|---|---|
| Scott Cramer | 0743133375 |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| 8018356682 | smcramer@gmail.com |
| Phone | E-mail Address |
| Nicole Cramer | |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| | |
| Phone | E-mail Address |
| | |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| | |
| Phone | E-mail Address |

## SURVEYOR INFORMATION

Surveyor: Will Turner

Phone: 9199043338 Fax:

E-mail Address: willturner@ylsurveyor.com

## ANNEXATION SUMMARY CHART

| Property Information | | Reason(s) for annexation (select all that apply) | |
|---|---|---|---|
| Total Acreage to be annexed: | 5 | Need water service due to well failure | ✓ |
| Population of acreage to be annexed: | 6 | Need sewer service due to septic system failure | ✓ |
| Existing # of housing units: | 1 | Water service (new construction) | |
| Proposed # of housing units: | 1 | Sewer service (new construction) | |
| Zoning District*: | ETJ | Receive Town Services | |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 827 Submittal Date: 3/17/26

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Scott Cramer
Please Print

Signature

Please Print

Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Geraldine Ransom, a Notary Public for the above State and County, this the 17th day of March, 20 26.

SEAL

GERALDINE RANSOM NOTARY PUBLIC CUMBERLAND COUNTY, N.C. My Comm. Exp. 09-13-2028

Geraldine Ransom
Notary Public

My Commission Expires: 09/13/2028

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 827 Submittal Date: 3-17-2026

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Nicole Cramer
Please Print

Signature

Please Print

Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 18th day of, MARCH, 2026.

Notary Public

SEAL

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/27

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

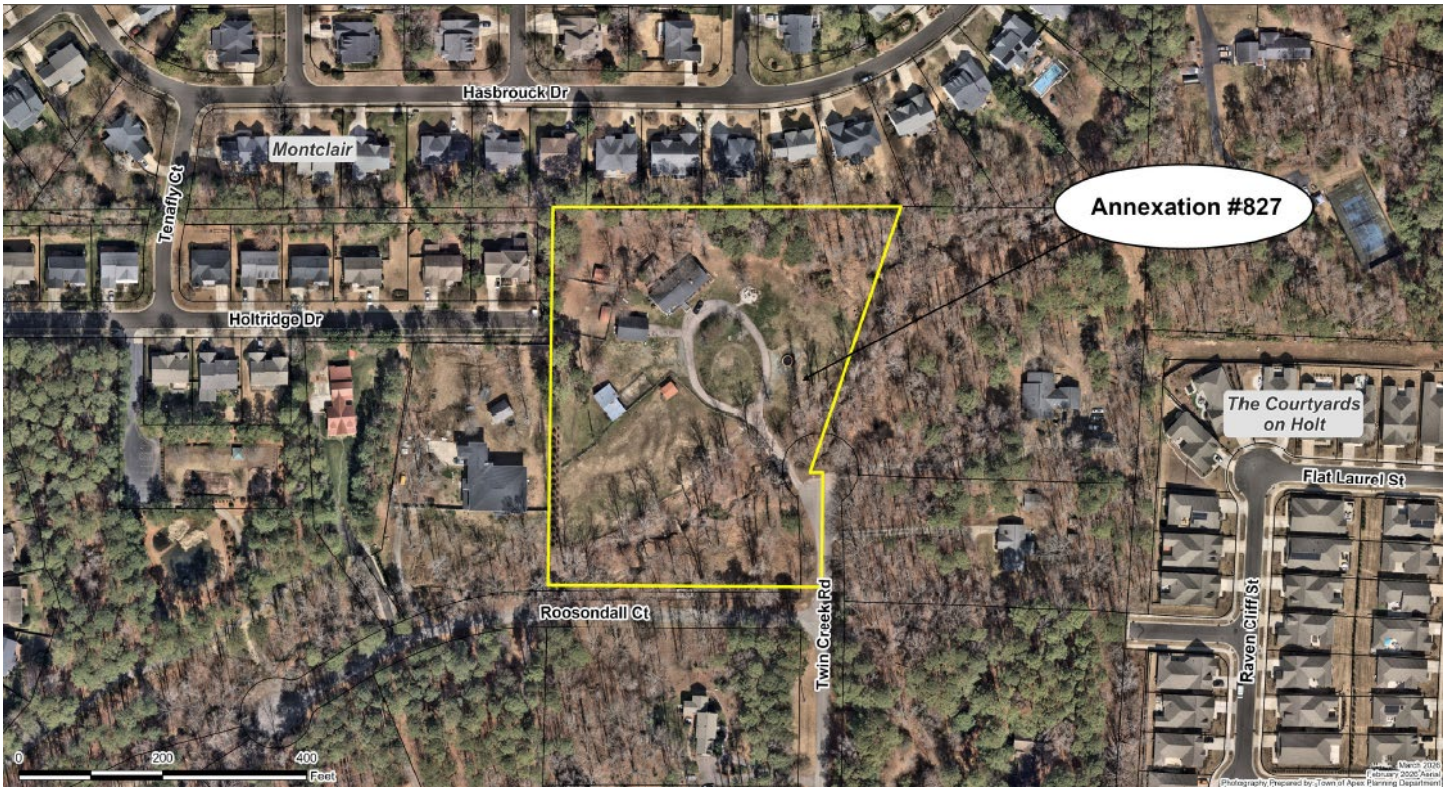
**Media Contact:**
Allen Coleman, Town Clerk to the Apex Town Council

**FOR IMMEDIATE RELEASE**

## PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (April 17, 2026) – The Town Council of Apex, North Carolina has scheduled a Public Hearing to be held at **6:00 p.m.** at Apex Town Hall, 73 Hunter Street, on the **28th day of April, 2026**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

**Annexation Petition No. 827**
**1217 Twin Creek Road – 5 acres**




*Continued on next page*

# PUBLIC NOTICE – PUBLIC HEARING

Residents may submit written comments to the Town Council with attention marked to the Town Clerk Allen Coleman; P.O. Box 250; Apex, NC 27502 or by email at public public.hearing@apexnc.org. Please use subject line "Annexation Petition No. 827" and include your first and last name, your address, and your phone number in your written statements. Written comments will be accepted until 3:00 PM on Tuesday, April 28, 2026.

Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person.

Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. We request at least 48 hours' notice prior to the meeting to make the appropriate arrangements.

Questions should be directed to the Town Clerk's Office.

###

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): John Mullis, Director

Department(s): Public Works

Requested Motion

Conduct a public hearing on the proposed changes to the Yard Waste Program with the Town of Apex. NOTE: No staff presentation is anticipated. The staff presentation provided on April 14, 2026 is also included in the list of attachments.

Approval Recommended?

Yes

Item Details

At the retreat, Council deliberated several related motions concerning the future structure of yard waste services, including the phased elimination of grass-only collection beginning July 1, 2026, exploration of a transition to containerized yard waste collection by July 1, 2028, and movement toward a biweekly yard waste collection schedule. Council ultimately provided direction supporting a transition toward biweekly service and further evaluation of long-term system changes, including containerization and modified service models.

Below are the motions as provided by the Town Clerk –

A **motion** was made by **Councilmember Zegerman** to direct staff to initiate the phased elimination of grass-only collection, effective July 1, 2026, and to implement containerization beginning July 1, 2028. During the transition period, Town staff will continue to collect grass on an as-needed basis as a courtesy prior to full discontinuation.

**VOTE: Motion died, failing to receive a second.**

A **motion** was made by **Councilmember Zegerman**, seconded by **Councilmember Gray**, to direct staff to begin immediate communication with the public regarding the Town Council's intent to eliminate grass collection effective July 1, 2026, with enforcement to be carried out at the discretion of the Town Manager or their designee.

**VOTE: 3-2, with *Mayor Pro-Tempore Mahaffey and Councilmember Reese dissenting*.**

A **motion** was made by **Councilmember Zegerman**, seconded by **Mayor Pro-Tempore Mahaffey**, to direct staff to evaluate the feasibility of transitioning all other yard waste to a containerized collection system, with an effective date of July 1, 2028.

**VOTE: UNANIMOUS (5-0)**

A **motion** was made by **Mayor Pro-Tempore Mahaffey**, seconded by **Councilmember Reese**, to transition to biweekly yard-waste collection and to direct staff to begin immediate public communication of this change. The proposed effective date is July 1, 2026, with the Town Manager authorized to adjust the start date as necessary to accommodate operational feasibility and ensure appropriate communication to residents.

**VOTE: UNANIMOUS (5-0)**

Based on this direction, staff has developed a phased implementation framework that seeks to balance operational feasibility, customer communication, and service continuity. This phased structure is intended to allow for gradual operational adjustments while supporting clarity and predictability for residents.

In addition to service changes, staff is proposing corresponding ordinance updates to reflect Council direction and establish the regulatory framework necessary to support implementation. These revisions are expected to be brought forward for Council consideration at the May 12, 2026 Regular Town Council meeting.

Finally, the item includes a comprehensive communications strategy designed to ensure residents are informed and prepared for upcoming changes. Outreach efforts will begin in advance of implementation and will include a combination of in-person engagement, print and digital messaging, and coordination with community partners to maximize awareness and understanding of the evolving yard waste program.

Attachments

- PH4-1: PowerPoint Presentation - Yard Waste Program Update – Provided on April 14, 2026

April 14, 2026

# **Yard Waste Changes:**
# Timeline & Communication Strategies

APEX
NORTH CAROLINA

# AGENDA

- Recap February 2026 Council Retreat Motions
- Proposed Timeline
- Proposed Key Ordinance Revisions
- Proposed Communications Strategy

# Motions from the February 13, 2026 Council Retreat:

1. A motion was made by Councilmember Zegerman to **direct staff to initiate the phased elimination of grass-only collection**, effective July 1, 2026, and to **implement containerization** beginning July 1, 2028. During the transition period, Town staff will continue to collect grass on an as-needed basis as a courtesy prior to full discontinuation.

   **VOTE: Motion died, failing to receive a second. *(Combined motion separated for clarity)***

2. A motion was made by Councilmember Zegerman, seconded by Councilmember Gray, to **direct staff to begin immediate communication with the public regarding the Town Council's intent to eliminate grass collection effective July 1, 2026**, with enforcement to be carried out at the discretion of the Town Manager or their designee.

   **VOTE: 3-2, with Mayor Pro-Tempore Mahaffey and Councilmember Reese dissenting.**

3. A motion was made by Councilmember Zegerman, seconded by Mayor Pro-Tempore Mahaffey, to **direct staff to evaluate the feasibility of transitioning all other yard waste to a containerized collection system**, with an effective date of July 1, 2028.

   **VOTE: UNANIMOUS (5-0)**

4. A motion was made by Mayor Pro-Tempore Mahaffey, seconded by Councilmember Reese, to **transition to biweekly yard-waste collection** and to direct staff to begin immediate public communication of this change. The proposed effective date is July 1, 2026, with the Town Manager authorized to adjust the start date as necessary to accommodate operational feasibility and ensure appropriate communication to residents.

   **VOTE: UNANIMOUS (5-0)**

# **Timeline:** Yard Waste Service Changes

**April 2026**
Town Council Update & Receive Public Input on Yard Waste Ordinance Changes

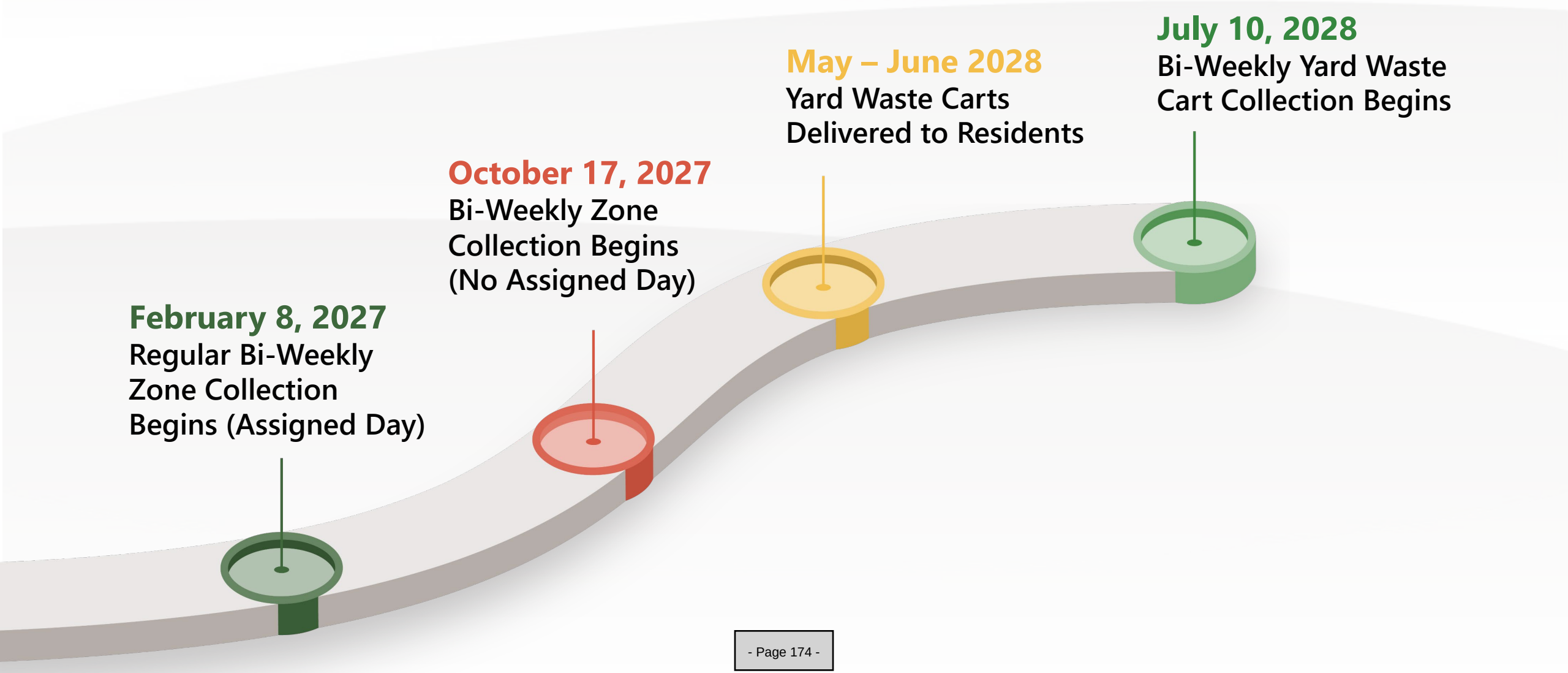
**May 12, 2026**
Yard Waste Ordinance Changes Presented for Adoption

**July 1, 2026**
Fiscal Year that Yard Waste Ordinance Changes Take Effect

**October 18, 2026**
Bi-Weekly Zone Collection Begins (No Assigned Day)

**January 1, 2027**
Grass Clippings No Longer Accepted As Yard Waste

# **Timeline:** Yard Waste Service Changes



# Proposed Ordinance Changes: Definitions

| Current | Proposed (7/1/26) | AFTER Containerization (Spring 2028) |
|---|---|---|
| along curb / edge of pavement | < 3' behind curb / edge of pavement | collection point for carts |
| small limbs = < 8' long and < 8' diameter | small limbs = < 6' long and < 6' diameter and < 50 lbs | |
| yard waste includes grass clippings | yard waste excludes grass clippings | |

# Proposed Ordinance Changes: Pre-Collection Practices

| Current | Proposed (7/1/26) | AFTER Containerization (Spring 2028) |
|---|---|---|
| no yard waste < 10' of storm drain | no yard waste < 10' upstream of storm drain | Placement restrictions only apply for leaf piles (seasonal collection) and excess yard waste (scheduled collection). |
| | no yard waste from separate property | |
| | no yard waste < 6' from obstacles | |
| | no yard waste in parking / ramp / sidewalk | |
| | yard waste placed in direction of travel | |
| unlimited yard waste | < 2 cubic yards of yard waste without a fee | one cart included in fee |

# Proposed Ordinance Changes: Service Limitations

| Current | Proposed (7/1/26) |
|---|---|
| once per week collection | collection schedule set by Council (bi-weekly) |
| no land clearing debris (LCD) | no LCD, grass, dirt, root, soil, sod, mulch, concrete, rocks, debris, pallets, trash, plastic, pet waste, lumber, or mailbox posts |

# Proposed Ordinance Changes: Enforcement

| Current | Proposed (7/1/26) | AFTER Containerization (Spring 2028) |
|---|---|---|
| refusing collection | Refusing collection and education are still the primary method of compliance. However, new provisions are added so that the Town has additional tools, specifically to abate nuisance yard waste at owner's cost, plus a fee. | Enforcement is simplified since volume is naturally limited by cart size. |

341
MACK
BRUSH HAWG
TOWN OF APEX
PUBLIC WORKS
YARD WASTE COLLECTIONS
FIRST AID

# Questions?

# Communications Plan

- Multi-phase, Multi-year
- Yard Waste Ordinance Updates
- Educational Resources for Yard Waste Alternatives

# Ordinance Changes

*Focus on explaining the phased implementation of yard waste ordinance changes in the upcoming fiscal year*

July 1st 2026

Upon council approval

## In-Person

- Educational Booths at Special Events
- **Presentation at CommUniversity (CDNC's Community Engagement Program)**
- Outreach to HOAs
- FAQs Delivered to Ask Apex to answer resident calls

## Print

- **Mailer**
- Updated Brochures
- Articles and Advertisements in Suburban Living Magazine
- Utility Bill Inserts
- Materials in Town Facilities (Senior Center, Town Hall, etc)
- **Door hanger**

## Digital

- **Community Survey Questions**
- Website Updates
- Social Media Posts
- All In Apex eNewsletter
- Apex Collects Mobile App Campaign
- Lobby Displays
- Council Pre-meeting slides

# Biweekly Collection

*Special emphasis on understanding the updated collection schedule*

Oct 18, 2026

Summer - Fall 2026

## In-Person

- Educational Booths at Special Events
- Outreach to HOAs
- **FAQs Delivered to Ask Apex to answer resident calls**

## Print

- **Postcard Mailer with Zones & Leaf Schedule**
- Updated Brochures
- Articles and Advertisements in Suburban Living Magazine
- Utility Bill Inserts
- Materials in Town Facilities (Senior Center, Town Hall, etc)

## Digital

- Website Updates
- Social Media Posts
- All In Apex eNewsletter
- **Apex Collects Mobile App Campaign & Schedule Update**
- Lobby Displays
- Council Pre-meeting slides
- Meet the Team Video

# Elimination of Grass Collection

*Attention on educational materials for grasscycling and other grass disposal options*

Jan 1, 2027

Early Fall 2026

## In-Person

- Educational Booths at Special Events
- Outreach to HOAs
- **Q&A Video with Soil / Turf Experts and Public Works Staff**
- FAQs Delivered to Ask Apex to answer resident calls

## Print

- Mailer
- **Updated Brochures**
- Articles and Advertisements in Suburban Living Magazine
- Utility Bill Inserts
- Materials in Town Facilities (Senior Center, Town Hall, etc)
- Door hangers placed for notification

## Digital

- Website Updates
- Social Media Posts
- All In Apex eNewsletter
- **Apex Collects Mobile App Campaign & Schedule Update**
- Lobby Displays
- Council Pre-meeting slides
- Meet the Team Video

# Spring 2027 Reminder Campaign

*Reminders of all changes as we approach the heavier yard waste season*

Early March 2027

## In-Person

- Educational Booths at Special Events
- Outreach to HOAs

## Print

- Updated Brochures
- Articles and Advertisements in Suburban Living Magazine
- Utility Bill Inserts
- Materials in Town Facilities (Senior Center, Town Hall, etc)

## Digital

- Website Updates
- Social Media Posts
- All In Apex eNewsletter
- Apex Collects Mobile App Campaign
- Lobby Displays
- Council Pre-meeting slides

341
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TOWN OF APEX
PUBLIC WORKS
YARD WASTE COLLECTIONS
FIRST AID

# Questions?

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): June Cowles, Senior Planner

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion on the Question of Annexation - Apex Town Council's intent to annex 3.35 acres, located at 8905 Castleberry Road (PIN 0713-71-9698 and PIN 0713-71-9580), Annexation No. 807, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The annexation petition has been certified and a public hearing notice has been posted.

The project has an associated rezoning case (26CZ01). Originally, this project was scheduled for January 13, 2026 and the applicant withdrew their rezoning petition and subsequently held their annexation petition. Additional information on the rezoning petition has been provided (HERE).

Attachments

- PH5-A1: Annexation Ordinance - Satellite Annexation No. 807 – 8905 Castleberry Road – 3.35 acres
- PH5-A2: Legal Description – Satellite Annexation No. 807 – 8905 Castleberry Road – 3.35 acres
- PH5-A3: Aerial Map – Satellite Annexation No. 807 – 8905 Castleberry Road – 3.35 acres
- PH5-A4: Plat Map – Satellite Annexation No. 807 – 8905 Castleberry Road – 3.35 acres
- PH5-A5: Annexation Petition – Satellite Annexation No. 807 – 8905 Castleberry Road – 3.35 acres
- PH5-A6: Public Hearing Notice - Satellite Annexation No. 807 – 8905 Castleberry Road – 3.35 acres

**TOWN OF APEX, NORTH CAROLINA**
Municipality No. 333

**After recording, please return to: Town Clerk, Town of Apex, P.O. Box 250, Apex, NC 27502**

ORDINANCE NO. 2026-_____
SATELLITE ANNEXATION PETITION NO. 807
8905 CASTLEBERRY ROAD - 3.35 ACRES

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on April 28, 2026, after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council finds that the area described therein meets the standards of G.S.§160A-58.1(b), to with:

a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town;

b) No point on the proposed satellite corporate limits is closer to another municipality than to the Town;

c) The area described is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;

d) No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;

WHEREAS, the Apex Town Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Apex Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-58.2, as amended, the non-contiguous territory described in the attached property description and also shown on the below identified survey plat entitled "SATELLITE ANNEXATION MAP FOR TOWN OF APEX" is hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on April 28, 2026. The total area to be annexed is identified on the aforementioned plat map as a total of 3.353 acres also known as Trac 10 – PIN No. 0713-71-9698 (1.994 acres) and Tract 11 – PIN No. 0713-71-9580 (1.007 acres), and Right-Of-Way (ROW) of 0.352 acres. The revised survey plat printed date is October 27, 2025 and Land Surveyor dated November 18, 2025 and recorded in Book of Maps book number 2026 and page number _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 28th day of April, 2026.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk

APPROVED AS TO FORM:

_____

Laurie L. Hohe
Town Attorney

Legal Description

**8905 Castleberry Road**
**Area to Be Annexed:**
**REID 0062234 (8905 Castleberry Road), REID 0529629, and p/o Castleberry Road Right-of-Way**

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence along Council Drive with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence N 11°51'46" E a distance of 81.96' to a calculated point in the northern side of Castleberry Road Right-of-Way (S.R. 1604); running thence along Castleberry Road N 77°53'48" E a distance of 242.17' to a calculated point; running thence S 12°00'56" E a distance of 60.00' to a 1" existing iron pipe flush in the southern side of Castleberry Road; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S 12°05'29" E a distance of 110.11' to a 3/4" existing iron pipe 0.1' above grade; running thence S 85°03'41" W a distance of 422.35' to a 3/4" existing iron pipe 0.1' above grade, which is the POINT OF BEGINNING, containing an area of 3.353 acres, 146,074 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated September 4, 2025, and entitled "Satellite Annexation Map For The Town Of Apex Property Of Sri Lakshmi Koneru & Ramya Devabhakthuni."

**********

ORDINANCE NO. 2026-_____
SATELLITE ANNEXATION PETITION NO. 807
8905 CASTLEBERRY ROAD - 3.35 ACRES

STATE OF NORTH CAROLINA

COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Allen L. Coleman, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Satellite Annexation Ordinance No. 2026-_____, adopted at a meeting of the Town Council, on the 28th day of April, 2026, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 28th day of April, 2026.

_____
Allen L. Coleman, CMC
Town Clerk

(SEAL

2025-09-04

8905 Castleberry Road

Area to Be Annexed:
REID 0062234 (8905 Castleberry Road), REID 0529629, and p/o Castleberry Road Right-of-Way

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence along Council Drive with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence N 11°51'46" E a distance of 81.96' to a calculated point in the northern side of Castleberry Road Right-of-Way (S.R. 1604); running thence along Castleberry Road N 77°53'48" E a distance of 242.17' to a calculated point; running thence S 12°00'56" E a distance of 60.00' to a 1" existing iron pipe flush in the southern side of Castleberry Road; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S

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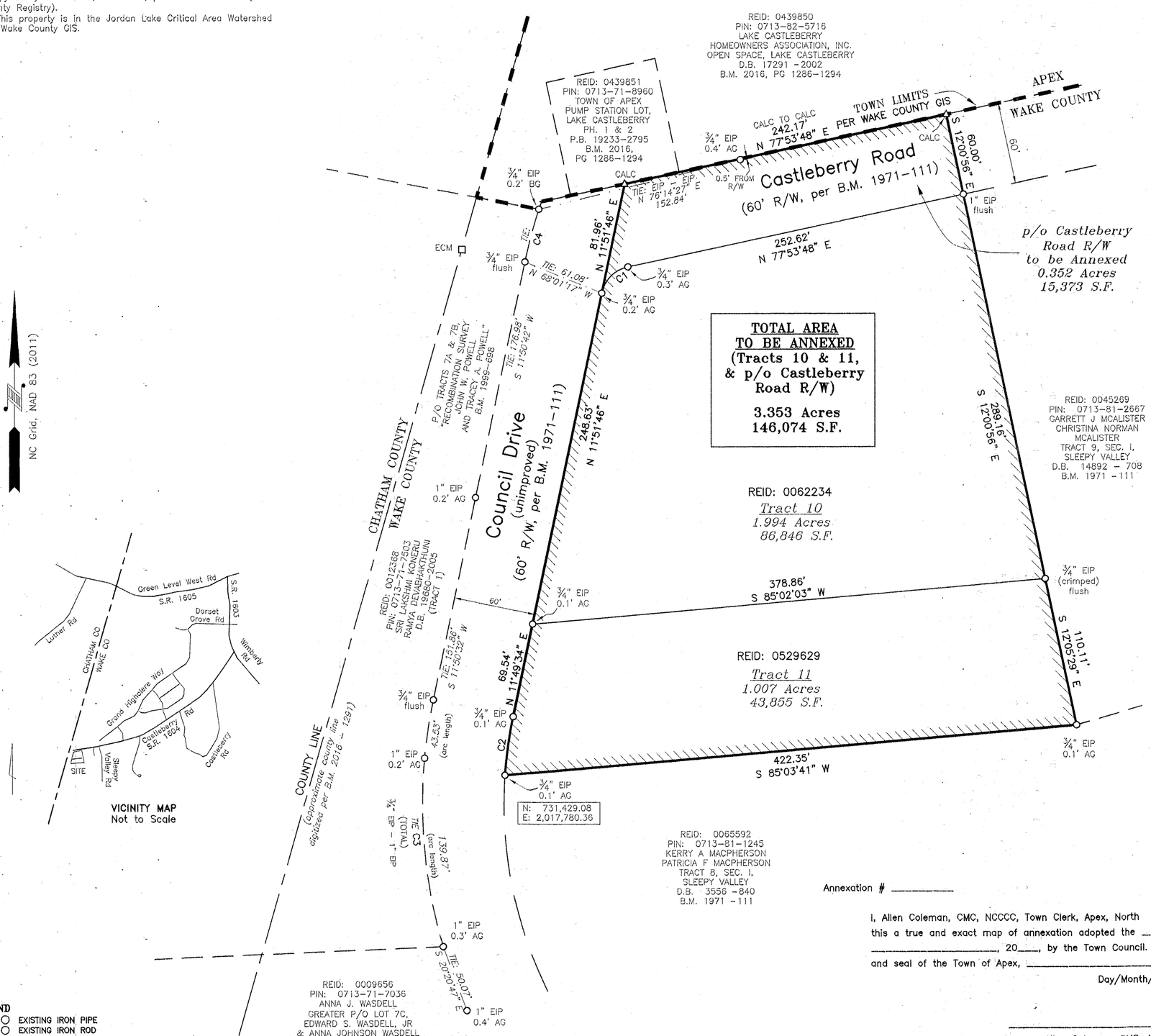
Annexation #807
Castleberry Rd
Lake Castleberry
Grand Highclere Way
Pendennis Park Pl
Sleepy Valley Rd
CHATHAM COUNTY
November 2025
November 2025 Aerial
Photography Prepared by: Town of Apex Planning Department
0
200
400
Feet

Notes
1) This survey was performned without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
3) This property is not in a flood hazard zone per DFIRM panel 0713, map #3720071300K, effective 7/19/2022.
4) State Plane coordinates were established for this survey using a Spectra SP85 GPS antenna with the RTK method.
5) This property may be subject to Protective Covenants of Sleepy Valley Subdivision, Section 1, per D.B. 1990-281 (Wake County Registry).
6) This property is in the Jordan Lake Critical Area Watershed per Wake County GIS.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 25.00' | 28.75' | 27.19' | S 44°41'22" W | 65°53'17" |
| C2 | 310.38' | 43.62' | 43.59' | S 07°57'10" W | 8°03'10" |
| C3 | 370.38' | 183.40' | 181.53' | N 02°17'45" W | 28°22'16" |
| C4 | 377.92' | 40.05' | 40.03' | N 14°38'00" E | 6°04'17" |




Annexation # _____

I, Allen Coleman, CMC, NCCCC, Town Clerk, Apex, North Carolina certify this a true and exact map of annexation adopted the _____ day of _____, 20____, by the Town Council. I set my hand and seal of the Town of Apex, _____.

Day/Month/Year

_____

Allen Coleman, CMC, NCCCC, Town Clerk

-Seal-

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 19680, PAGE 2005); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:
A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
3. THAT THE SURVEY IS A CONTROL SURVEY.
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 18th DAY OF November, 2025.

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

NORTH CAROLINA PROFESSIONAL SEAL L-5083 LAND SURVEYOR STEPHEN M. HALLSTROM

# SATELLITE ANNEXATION MAP for the TOWN OF APEX

PROPERTY OF

## SRI LAKSHMI KONERU & RAMYA DEVABHAKTHUNI

PROPERTY ADDRESS: 8905 CASTLEBERRY ROAD
TRACT 10, SECTION I, SLEEPY VALLEY
REID: 0062234
PIN REFERENCE: 0713-71-9698
DEED REFERENCE: 19680-2005 (TRACT 2)
PLAT REFERENCE: B.M. 1971 - 111 (TRACT 10)

TRACT 11, SECTION I, SLEEPY VALLEY
REID: 0529629
PIN REFERENCE: 0713-71-9580
DEED REFERENCE: 19680-2005 (TRACT 2)
PLAT REFERENCE: B.M. 1971 - 111 (TRACT 11)

OWNERS' ADDRESS:
SRI LAKSHMI KONERU
RAMYA DEVABHAKTHUNI
709 VINE POND CT.
APEX, NC 27523

WHITE OAK TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

PLAT REV DATE: OCT. 27, 2025
PLAT REV DATE: SEPT. 4, 2025
PLAT DATE: JULY 28, 2025
SURVEY DATE: APRIL 12, 2024

SCALE: 1" = 60'

0 30 60 120 180 240

FREEHOLD LAND SURVEYS, INC. C-165
mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD. SUITE 104 CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J26252

## PETITION FOR VOLUNTARY ANNEXATION

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 #: _____ Submittal Date: _____

Fee Paid $ _____ Check # _____

### TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ☒ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ☐ contiguous, ☒ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

### OWNER INFORMATION

| | |
|---|---|
| Sri Lakshmi Koneru<br>Owner Name (Please Print) | 0713-71-9698 & 0713-71-9580<br>Property PIN or Deed Book & Page # |
| <br>Phone | kp@konerugroup.com<br>E-mail Address |
| Ramya Devabhakthuni<br>Owner Name (Please Print) | 0713-71-9698 & 0713-71-9580<br>Property PIN or Deed Book & Page # |
| <br>Phone | <br>E-mail Address |
| <br>Owner Name (Please Print) | <br>Property PIN or Deed Book & Page # |
| <br>Phone | <br>E-mail Address |

### SURVEYOR INFORMATION

Surveyor: Freehold Land Surveys, Inc. - Steve Hallstrom, PLS

Phone: (919) 929-8090 Fax: _____

E-mail Address: steve@freeholdlandsurveys.com

### ANNEXATION SUMMARY CHART

| Property Information | | Reason(s) for annexation (select all that apply) | |
|---|---|---|---|
| Total Acreage to be annexed: | 3.35 | Need water service due to well failure | ☐ |
| Population of acreage to be annexed: | 0 | Need sewer service due to septic system failure | ☐ |
| Existing # of housing units: | 1 | Water service (new construction) | ☐ |
| Proposed # of housing units: | 4 | Sewer service (new construction) | ☐ |
| Zoning District*: | LD | Receive Town Services | ☑ |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 807 Submittal Date: 8-1-2025

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

| | |
|---|---|
| SRI LAKSHMI KONERU | Srilakshmi K. |
| Please Print | Signature |
| | |
| Please Print | Signature |
| | |
| Please Print | Signature |
| | |
| Please Print | Signature |

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Geraldine Ransom, a Notary Public for the above State and County, this the 30th day of JUNE, 2025

SEAL

GERALDINE RANSOM NOTARY PUBLIC CUMBERLAND COUNTY, N.C. My Comm. Exp. 09-13-2028

Geraldine Ransom
Notary Public

My Commission Expires: 09/13/2028

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 807 Submittal Date: 8-1-2025

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

RAMYA DEVABHAKTHUNI — Please Print
D. Ramya — Signature

Please Print
Signature

Please Print
Signature

Please Print
Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Rucha Patel, a Notary Public for the above State and County, this the 1st day of July, 2025.

Notary Public

SEAL

RUCHA PATEL
Notary Public, North Carolina
Wake County
My Commission Expires
March 26, 2027

My Commission Expires: March 26, 2027

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

**Media Contact:**
Allen Coleman, Town Clerk to the Apex Town Council

**FOR IMMEDIATE RELEASE**

## PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (April 17, 2026) – The Town Council of Apex, North Carolina has scheduled a Public Hearing to be held at **6:00 p.m.** at Apex Town Hall, 73 Hunter Street, on the **28th day of April, 2026**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

**Annexation Petition No. 807**
**8905 Castleberry Road – 3.35 acres**

*Continued on next page*

# PUBLIC NOTICE – PUBLIC HEARING

Residents may submit written comments to the Town Council with attention marked to the Town Clerk Allen Coleman; P.O. Box 250; Apex, NC 27502 or by email at public public.hearing@apexnc.org. Please use subject line "Annexation Petition No. 807" and include your first and last name, your address, and your phone number in your written statements. Written comments will be accepted until 3:00 PM on Tuesday, April 28, 2026.

Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person.

Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. We request at least 48 hours' notice prior to the meeting to make the appropriate arrangements.

Questions should be directed to the Town Clerk's Office.

###

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): June Cowles, Senior Planner

Department(s): Planning

Requested Motion

Public hearing and possible motion concerning Rezoning Application #26CZ01 8905 Castleberry Road-Tracts 10 & 11 and Ordinance. The applicant, Silver Developers, LLC, seeks to rezone approximately 3 acres from Wake County Residential-80W (R-80W) to Rural Residential-Conditional Zoning (RR-CZ). The proposed rezoning is located at 8905 Castleberry Road & 0 Castleberry Road.

Approval Recommended?

The Planning Department recommends approval.
The Planning Board held a Public Hearing on April 13, 2026 and by a vote of 6 to 2 recommended denial of the rezoning.

Item Details

The properties to be rezoned are identified as PINs 0713719698 & 0713719580.

Attachments

- PH6-A1: Staff Report - Rezoning Case No. 26CZ01 8905 Castleberry Road-Tracts 10 & 11
- PH6-A2: Planning Board Report to Town Council - Rezoning Case No. 26CZ01 8905 Castleberry Road-Tracts 10 & 11
- PH6-A3: Statement of Town Council and Ordinance - Rezoning Case No. 26CZ01 8905 Castleberry Road-Tracts 10 & 11
- PH6-A4: Attachment A: Legal Description - Rezoning Case No. 26CZ01 8905 Castleberry Road-Tracts 10 & 11

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:** 8905 Castleberry Road and 0 Castleberry Road
**Applicant/Agent:** William Norton, Jones & Cnossen Engineering, PLLC
**Owners:** Sri Lakshmi Koneru & Ramya Devabhakthuni

**PROJECT DESCRIPTION:**

**Acreage:** 3.0
**PINs:** 0713719698 & 0713719580
**Current Zoning**: Wake County Residential-80W (R-80W)
**Proposed Zoning**: Rural Residential-Conditional Zoning (RR-CZ)
**Current 2045 Land Use Map**: Rural Density Residential
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Rural Transition Residential
**Town Limits**: Outside – annexation is required at the time of rezoning

**Adjacent Zoning & Land Uses:**

| | Zoning | Land Use |
|---|---|---|
| **North:** | Low Density Residential-Conditional Zoning (LD-CZ #13CZ17) | Castleberry Road; Single-family Residential and Open Space (Lake Castleberry subdivision) |
| **South:** | Wake County Residential-80W (R-80W) | Single-family Residential |
| **East:** | Wake County Residential-80W (R-80W) | Single-family Residential |
| **West:** | Wake County Residential-80W (R-80W) | Council Drive (privately maintained road) & Vacant land |

**BACKGROUND**

The 8905 Castleberry Road-Tracts 10 & 11 project background includes the following:

| Date | Action |
|---|---|
| August 1, 2025 | Applicant submitted rezoning application #25CZ11 for Low Density Residential-Conditional Zoning. |
| December 8, 2025 Planning Board Meeting | The Planning Board held a Public Hearing and by a vote of 8-0 recommended denial of #25CZ11. |
| January 13, 2026 Town Council Meeting | Applicant requested to continue #25CZ11 to the February 24, 2026 Town Council meeting. |
| February 18, 2026 | Applicant withdrew #25CZ11. |
| February 18, 2026 | Applicant submitted rezoning application #26CZ01for Rural Residential-Conditional Zoning. |

**EXISTING CONDITIONS**

The properties to be rezoned are located south of Castleberry Road, north and west of Single-family Residential, and approximately 130 feet east of the Chatham County line. (See Figure 1: Existing Conditions). The properties include the following:

- Single-family residential house, mature trees, an existing stream, and the grade sloping toward the western section of the project site.

**Figure 1: Existing Conditions**

Castleberry Road is a North Carolina Department of Transportation (NCDOT) road with an existing terminus of state maintenance at Sleepy Valley Road. Castleberry Road, west of Sleepy Valley Road and Council Drive are privately maintained roads.

**NEIGHBORHOOD MEETING**

The applicant conducted two neighborhood meetings on February 5, 2026 and March 5, 2026. The neighborhood meeting reports are attached.

**WCPSS Coordination**

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet.

WCPSS indicates that elementary, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the elementary, middle, and high school grade level.

**2045 LAND USE MAP**

The 2045 Land Use Map designates the subject properties as Rural Density Residential. The proposed rezoning to Rural Residential-Conditional Zoning (RR-CZ) includes a maximum density of 1 unit per acre which is inconsistent with the Rural Density Residential (1 unit per 5 acres) classification. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Rural Transition Residential classification (maximum 1 unit per acre) per NCGS 160D-605(a).

## 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.

1. Single-family dwelling
2. Accessory Apartment
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

**Design Standards:**

1. A maximum of 3 lots.
2. The minimum lot size shall be 35,000 sf. And average lot size shall be 42,000 sf after the R/W dedication of approximately 1,200 sf.
3. A 40 ft undisturbed Type B Landscape Buffer shall be located along the eastern and southern property line, adjacent to existing residential lots. Each lot containing a buffer shall have a deed restriction recorded that states “Buffers shall be undisturbed in perpetuity.”
4. The home builder shall install a 6-ft high privacy fence outside of the required landscape buffer along the southern property line, adjacent to existing residential lots, prior to each home Certificate of Occupancy. The fence material shall be either wood or composite wood, such as but not limited to Trex brand.
5. The home builder shall install a single row of evergreen trees outside the required landscape buffer along the eastern property line adjacent to the neighboring primary residence consistent with the heigh and spacing requirements per the Type A buffer standards in Section 8.2.6.B.5.
6. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
7. Any accessory dwelling unit, whether attached or detached, shall be limited to one bedroom and shall not exceed a heated square footage of 1,500 square feet or 40% of the heated square footage of the primary dwelling unit, whichever is less.

**Transportation/Infrastructure:**

8. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary frontage of Castleberry Road as a 22-foot wide public street in a minimum 50-foot-wide Right of Way based on the Town of Apex rural residential street standard and also construct a 5-foot sidewalk along the project frontage. Developer shall terminate Castleberry Road with a public cul-de-sac.
9. Each lot shall be served by a single driveway and all driveways shall exclusively access the public street extension of Castleberry Road.
10. Construction activities shall be restricted to Monday – Saturday, no later than 7 pm.
11. Construction vehicles shall not use Sleepy Valley Rd to access the properties.

**Environmental:**

12. At least 75 percent of the plant species used in the landscape design shall be native species to the eastern U.S.
13. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
14. Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
15. Signage and other common owned elements that include outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3,000K.
16. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
17. All homes shall include solar conduits for future rooftop solar installation. Additionally, 2 of the 3 proposed residential homes shall be constructed with active 3.5kW systems.
18. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
19. HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.

**Architectural:**

20. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
21. Eaves shall project at least 12 inches from the wall of the structure.
22. Garage doors shall have windows, decorative details or carriage-style adornments on them.
23. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
24. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer

25. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
26. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
27. Front porches shall be a minimum of 6 feet deep.

**NATURAL RESOURCE AND ENVIRONMENTAL DATA**
The properties are within the Cape Fear River Basin and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map dated August 2025 and subject to stormwater requirements in UDO Section 6.1.

The project is not located in a designated current 100-year floodplain as shown on FEMA FIRM Panel 3720071300L with an effective date of July 19, 2022.

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

**AFFORDABLE HOUSING**
Housing Staff did not recommend an affordable housing condition to be included with this rezoning due to the limited size of the rezoning.

**HISTORIC STRUCTURES**
There are no known historic structures present on the Property.

**PUBLIC FACILITIES**
The proposed rezone shall be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. The development will receive water and sewer service from the Town of Apex.

**RESOURCE CONSERVATION AREA AND BUFFERS**
UDO Section 8.1.2.C *Size of the RCA* states that Resource Conservation Area (RCA) for developments with a density of 2.0 units per acre or less is not required. The proposed buffers are stated in the table below:

| Buffer Location: | UDO Buffer Width & Type | Proposed Buffer Width & Type |
|---|---|---|
| Along Eastern Boundary | 10' Type B | 40' Type B within the lot |
| Along Southern Boundary | 10' Type B | 40' Type B within the lot |

UDO Section 8.2.6.C.6.b *Ownership of Buffers* states the following:

*The buffers required under this Sec. 8.2 may be left under the control of the lot owner provided that:*

*(1) the width of the buffer is doubled; and*
*(2) each lot that contains a buffer must have a deed restriction recorded with a restriction that the buffer is to be left undisturbed.*

*In any case, where control of the buffer is through a property owner's association, modifications, removal, or damage to the buffer by an adjacent homeowner shall be prohibited. The property owner's association shall be responsible for any violation related to the buffers in accordance with Sec. 8.2.3 Maintenance Responsibility and Replacement of Damaged Vegetation. This Provision applies to residential developments only.*

The applicant provided zoning condition #3 for the undisturbed buffer deed restriction.

**PLANNING STAFF ANALYSIS**

The rezoning is not consistent with the existing Rural Density Residential classification on the 2045 Land Use Map, which supports up to 1 dwelling unit per 5 acres. If the property is rezoned to Rural Residential-Conditional Zoning the 2045 Land Use Map will be amended to Rural Transition Residential classification, which supports up to 1 dwelling unit per 1 acre. The Rural Transition Residential classification is defined as a "transition between more rural density areas and low density residential areas. Both Rural Density Residential and Rural Transition Residential classifications are intended to protect and enhance the rural character and remain minimally developed with single-family residential uses at very low densities and provide a transition from the Protected Open Spaces around Jordan Lake to areas classified as Low Density Residential.

Advance Apex 2045 provided a principle related to the western portion of the study area:

- *Preserve rural character in the western portion of the study area*

The surrounding area includes the following Land Use Classification and Density:

| Location | 2045 Land Use Classification | Density |
|---|---|---|
| Proposed Project Site | Proposed Rural Transition Residential | Proposed 1.0<br>(Existing 2 lots are 0.66) |
| North of the Project site (Lake Castleberry subdivision) | Low Density Residential | 1.28 |
| East of the Project site | Rural Density Residential | 0.5 |
| West of the Project site | Rural Density Residential | 0 (0.9 acres Vacant parcel) |
| South of the Project site | Rural Density Residential | 1 unit per 5 acres (5.7 acres) |

The 2045 Land Use Classifications and corresponding densities include the following:

Rural Density Residential: 1 unit per 5 acres
Rural Transition Residential: 1 unit per 1 acre (Land Use Classification adopted June 2022)
Low Density Residential: Up to 3 units per acre

**PLANNING BOARD RECOMMENDATION:**

The Planning Board held a public hearing on April 13, 2026 meeting and recommended denial by a vote of 6 to 2.

**PLANNING STAFF RECOMMENDATION**
Planning staff recommends approval of Rezoning #26CZ01 Castleberry Road Tract 10 & 11 as proposed 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 (LUM) designates the site as Rural Density Residential classification. The applicant proposes a rezoning to Rural Residential-Conditional Zoning (RR-CZ) with a maximum of 3 lots (1 unit per acre). If the properties are rezoned as proposed, the 2045 LUM will automatically be amended to Rural Transition Residential per NCGS 160D-605(a). The proposed rezoning to Rural Residential Conditional Zoning (RR-CZ) will provide the flexibility to accommodate one additional single family lot.
>
> The proposed rezoning is reasonable and in the public interest because the proposed rezoning will implement stricter environmental conditions than the UDO requires and will allow single-family lots that are compatible with the surrounding neighborhood character, as it provides a transition between more rural residential areas and low density residential areas (Lake Castleberry subdivision). Furthermore, the proposed rezoning requires improvements to the Castleberry Road infrastructure from the end of the existing pavement on Castleberry Road to Council Drive.

**CONDITIONAL ZONING STANDARDS:**
The Town Council shall find the development 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.

Lake Castleberry
Castleberry Rd
Sleepy Valley Rd
CHATHAM COUNTY
Rezoning #26CZ01
0
200
400
Feet
March 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department

## 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 #: 26CZ01 Submittal Date: 2/18/26

Fee Paid:

### Project Information

Project Name: 8905 & 0 Castleberry Rd

Address(es): 8905 & 0 Castleberry Rd

PIN(s): 0713-71-9698 & 0713-71-9580

Acreage: 3

Current Zoning: R-80W Proposed Zoning: RR-CZ

Current 2045 LUM Classification(s): RR

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:

Area proposed as non-residential development: Acreage:

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

### Applicant Information

Name: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: E-mail: kp@konerugroup.com

### Owner Information

Name: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex State: NC Zip: 27523

Phone: E-mail: kp@konerugroup.com

### Agent Information

Name: Jones & Cnossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 E-mail: will@jonescnossen.com

Other contacts:

## PETITION INFORMATION

Application #: 26CZ01 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from R-80W to RR-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 | Single Family | 21 | |
| 2 | Accessory Apartment | 22 | |
| 3 | Utility, minor | 23 | |
| 4 | Park, active | 24 | |
| 5 | Park, passive | 25 | |
| 6 | Greenway | 26 | |
| 7 | | 27 | |
| 8 | | 28 | |
| 9 | | 29 | |
| 10 | | 30 | |
| 11 | | 31 | |
| 12 | | 32 | |
| 13 | | 33 | |
| 14 | | 34 | |
| 15 | | 35 | |
| 16 | | 36 | |
| 17 | | 37 | |
| 18 | | 38 | |
| 19 | | 39 | |
| 20 | | 40 | |

## PETITION INFORMATION

Application #: 26CZ01 Submittal Date:

## 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.

See attached list.

## 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.

Although this proposed rezoning would amend the 2045 Land Use Map in order to convert the designation from Rural Density Residential to Rural Transitional Residential, we believe this to be an appropriate LUM designation in line with the Lake Castleberry subdivision immediately north of the properties with a density of 1.28 Units/Acre and the 2023 approved PUD on the south side of Castleberry Road to the east, Castleberry Reserve (2 units/AC). The overall gross density of our project would be 1 unit per acre.

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

The conditional rezoning will cap the density at 1.0 unit/acre for the combined areas of the two rezoned parcels. The proposed single family homes are expected to be compatible with surrounding homes along Castleberry Road both architecturally and also with the commitment to keep as much existing vegetation as possible with the larger lot sizes and custom home building.

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO section 4.4

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.

The proposed rural residential use will allow for custom home development of large lots that will be minimally graded to preserve existing tree canopy. Castleberry Road is a residential street which should provide for safe travel of residents, service, and emergency vehicles. The impact to surrounding properties is expected to be minimal.

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.

The conditional zoning district will minimize the environmental impacts due to the nature of the planned project in general where single family homes will be constructed and preserve the landscape to the fullest extent. There are no environmental wetland or stream features on site and due to the density RCA and stormwater control would not be required per UDO. Native landscape requirements will also enhance the project's commitment to environmental protection and enhancement.

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.

The proposed project would not have adverse effects on public facilities, but rather increase and improve the infrastructure of Castleberry Road and Council Drive from a private road to be built to TOA minimum standards. This would help access to this area by all services as well as Town of Apex Public Works with access to their pump station at the end of Castleberry road adjacent to the parcels.

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.

The development of these parcels should not have a negative effect on the health, safety, or welfare of Apex citizens. Extending public water and sewer to these parcels would benefit the parcels and allow them to discontinue well and septic usage.

## PETITION INFORMATION

Application #: 26CZ01 Submittal Date: _____

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

The proposed single-family detached residences will be of similar size and overall quality to that of existing homes along Castleberry Road. No allowed uses as listed would be harmful to adjacent properties and architectural requirements would safeguard the character of the area. The 10' undisturbed landscape easement will also help preserve the natural buffer between 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.

Residential homes generally do not constitute a nuisance or hazard because of the character of the area and surrounding neighborhoods. The number of units planned for these parcels is small and the impact of these units on the surrounding area should be minimal.

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.

The conditional zoning district will follow the standards of the Town of Apex UDO and comply with additional standards.

# 26CZ01 Castleberry Road Zoning Conditions

## Design Standards

1. A Maximum of 3 lots
2. Minimum lot size shall be 35,000 sf. And average lot size shall be 42,000 sf after the R/W dedication of approximately 1,200 sf
3. A 40' undisturbed Type B Landscape Buffer shall be located along the eastern and southern property line, adjacent to existing residential lots. Each lot containing a buffer shall have a deed restriction recorded that states "Buffers shall be undisturbed in perpetuity."
4. The home builder shall install a 6-foot high privacy fence outside of the required landscape buffer along the southern property line, adjacent to existing residential lots, prior to each home Certificate of Occupancy. The fence material shall be either wood or composite wood, such as but not limited to Trex brand.
5. The home builder shall install a single row of evergreen trees outside the required landscape buffer along the eastern property line adjacent to the neighboring primary residence consistent with the height and spacing requirements per the Type A buffer standards in section 8.2.6.B.5
6. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
7. Any accessory dwelling unit, whether attached or detached, shall be limited to one bedroom and shall not exceed a heated square footage of 1,500 square feet or 40% of the heated square footage of the primary dwelling unit, whichever is less

## Transportation/Infrastructure

8. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary frontage of Castleberry Road as a 22-foot wide public street in a minimum 50-foot-wide Right of Way based on the Town of Apex rural residential street standard and also construct a 5-foot sidewalk along the project frontage. Developer shall terminate Castleberry Road with a public cul-de-sac.
9. Each lot shall be served by a single driveway and all driveways shall exclusively access the public street extension of Castleberry Road.
10. Construction activities shall be restricted to Monday – Saturday, no later than 7pm.
11. Construction vehicles shall not use Sleepy Valley Rd to access the properties.

## Environmental

12. At least 75 percent of the plant species used in the landscape design shall be native species to the eastern U. S.
13. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
14. Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
15. Signage and other common owned elements that include outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3,000K.
16. All garages shall be wired with 220-volt outlet inside the garage to facilitate electronic vehicle charging.
17. All homes shall include solar conduits for future rooftop solar installation. Additionally, 2 of the 3 residential homes shall be constructed with active 3.5 kW systems.
18. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.

19. HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual lots and HOA owned common areas.

Architectural

20. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
21. Eaves shall project at least 12 inches from the wall of the structure.
22. Garage doors shall have windows, decorative details or carriage-style adornments on them.
23. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
24. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer
25. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
26. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
27. Front porches shall be a minimum of 6 feet deep.

8905 Castleberry Road
Tract 11, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade;

running thence N 85°02'03" E a distance of 378.86' to a 3/4" existing iron pipe (crimped) flush;

running thence S 12°05'29" E a distance of 110.11' to a 3/4" existing iron pipe 0.1' above grade;

running thence S 85°03'41" W a distance of 422.35' to a 3/4" existing iron pipe 0.1' above grade, which is the POINT OF

BEGINNING,

containing an area of 1.007 acres, 43,855 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
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Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade;

running thence with a curve turning to the right with an arc

length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604);

running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush;

running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush;

running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING,

containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

## AGENT AUTHORIZATION FORM

Application #: 26CZ01 Submittal Date: _____

Ramya Devabhakthuni 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: 8905 & 0 Castleberry Rd, Apex NC 27523

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Will Norton

Address: 221 N. Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)*

D. Ramya

RAMYA DEVABHAKTHUNI 06/31
Type or print name Date 07/01/2025

_____

_____ _____
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 OWNERSHIP

Application #: 26CZ01 Submittal Date: _____

The undersigned, Ramya Devabhakthuni (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 8905 & 0 Castleberry Rd, Apex NC 27523 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 07/30/2024, and recorded in the Wake County Register of Deeds Office on 08/07/2024, in Book 019680 Page 02005-02007.

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 08/07/2024, 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 08/07/2024, 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 01 day of JULY, 2025.

D Ramya (seal)

RAMYA DEVABHAKTHUNI
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 Ramya Devabhakthuni Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Ramya Devabhakthuni personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

RUCHA PATEL
Notary Public, North Carolina
Wake County
My Commission Expires
March 26, 2027
[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: March 26, 2027

Last Updated: August 30, 2019

## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 26CZ01 Submittal Date: _____

**Insert legal description below.**

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as
BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07° 57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence with a curve turning to the right with an arc length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604); running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING, containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road
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## AGENT AUTHORIZATION FORM

Application #: 26CZ01 Submittal Date: _____

Sri Lakshmi Koneru 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: 8905 & 0 Castleberry Rd, Apex NC 27523

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Will Norton

Address: 221 N. Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)*

Sri Lakshmi K.

SRI LAKSHMI KONERU — 06/30/2025

Type or print name — 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 OWNERSHIP

Application #: 26CZ01 Submittal Date: _____

The undersigned, Sri Lakshmi Koneru (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 8905 & 0 Castleberry Rd, Apex NC 27523 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 07/30/2024, and recorded in the Wake County Register of Deeds Office on 08/07/2024, in Book 019680 Page 02005-02007.

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 08/07/2024, 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 08/07/2024, 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 30 day of JUNE, 2025.

Srilakshmi Koneru (seal)

SRI LAKSHMI KONERU
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of CUMBERLAND hereby certify that SRILAKSHMI KONERU, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SRILAKSHMI KONERU, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Geraldine Ransom
Notary Public
State of North Carolina
My Commission Expires: 09/13/2028

GERALDINE RANSOM NOTARY PUBLIC CUMBERLAND COUNTY N.C. [NOTARY SEAL] My Comm. Exp. 09-13-2028

Last Updated: August 30, 2019

## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 26CZ01 Submittal Date: _____

**Insert legal description below.**

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as
BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07° 57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence with a curve turning to the right with an arc length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604); running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING, containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road
Tract 11, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
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## AGENT AUTHORIZATION FORM

Application #: 26CZ01 Submittal Date: _____

Ramya Devabhakthuni 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: 8905 & 0 Castleberry Rd, Apex NC 27523

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Will Norton

Address: 221 N. Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)*

D. Ramya

RAMYA DEVABHAKTHUNI 06/31
Type or print name Date 07/01/2025

_____

_____ _____
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 OWNERSHIP

Application #: 26CZ01 Submittal Date: _____

The undersigned, Ramya Devabhakthuni (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 8905 & 0 Castleberry Rd, Apex NC 27523 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 07/30/2024, and recorded in the Wake County Register of Deeds Office on 08/07/2024, in Book 019680 Page 02005-02007.

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5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 08/07/2024, 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 08/07/2024, 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 01 day of JULY, 2025.

D Ramya (seal)

RAMYA DEVABHAKTHUNI
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 Ramya Devabhakthuni Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Ramya Devabhakthuni personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

RUCHA PATEL
Notary Public, North Carolina
Wake County
My Commission Expires
March 26, 2027
[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: March 26, 2027

Last Updated: August 30, 2019

## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 26CZ01 Submittal Date: _____

**Insert legal description below.**

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as
BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07° 57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence with a curve turning to the right with an arc length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604); running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING, containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road
Tract 11, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07° 57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade; running thence N 85°02'03" E a distance of 378.86' to a 3/4" existing iron pipe (crimped) flush; running thence S 12°05'29" E a distance of 110.11' to a 3/4" existing iron pipe 0.1' above grade; running thence S 85°03'41" W a distance of 422.35' to a 3/4" existing iron pipe 0.1' above grade, which is the POINT OF BEGINNING, containing an area of 1.007 acres, 43,855 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

# 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.

January 20, 2026

Date

Dear Neighbor:

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

| Address(es) | PIN(s) |
|---|---|
| 8905 Castleberry Rd | 0713-71-9698 |
| 0 Castleberry Rd | 0713-71-9580 |

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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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)): *This is the second required Neighborhood meeting for this project.*

The two parcels are proposed to be rezoned from Wake County R-80W to RR-CZ to allow for a maximum of 3 primary single family residential units with an individual minimum lot size of 35,000 sq. ft. This rezoning would require a long range plan amendment to change the Apex 2045 Land Use Map from Rural Residential to Rural Transition Residential.

Estimated submittal date: Resubmittal February 06, 2026

**MEETING INFORMATION:**

| | |
|---|---|
| Property Owner(s) name(s): | Sri Lakshmi Koneru & Ramya Devabhakthuni |
| Applicant(s): | Silver Developers LLC and Jones & Cnossen Engineering, PLLC |
| Contact information (email/phone): | will@jonescnossen.com; (919) 387-1174 |
| Meeting Address: | Zoom - see enclosed details |
| Date/Time of meeting**: | February 05, 2026 5:30-6:30 PM |

Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 5:50 - 6:30 PM

**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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 8905 & 0 Castleberry Rd Rezoning

When: **February 05, 2026** **05:30 PM Eastern Time** (US and Canada)

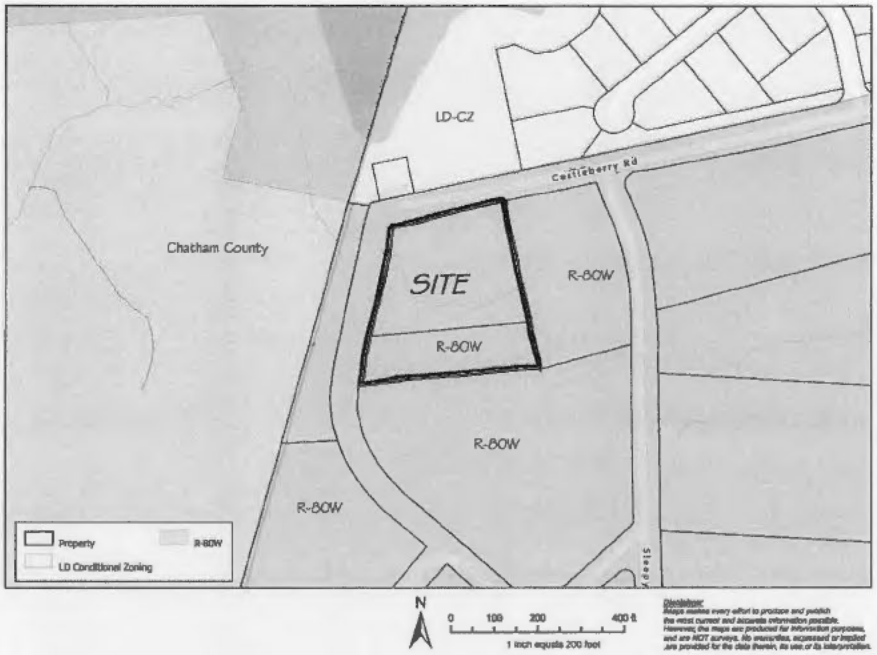
**Register using the QR code:**

**Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 815 3815 0947 and then the Passcode: 669015.**

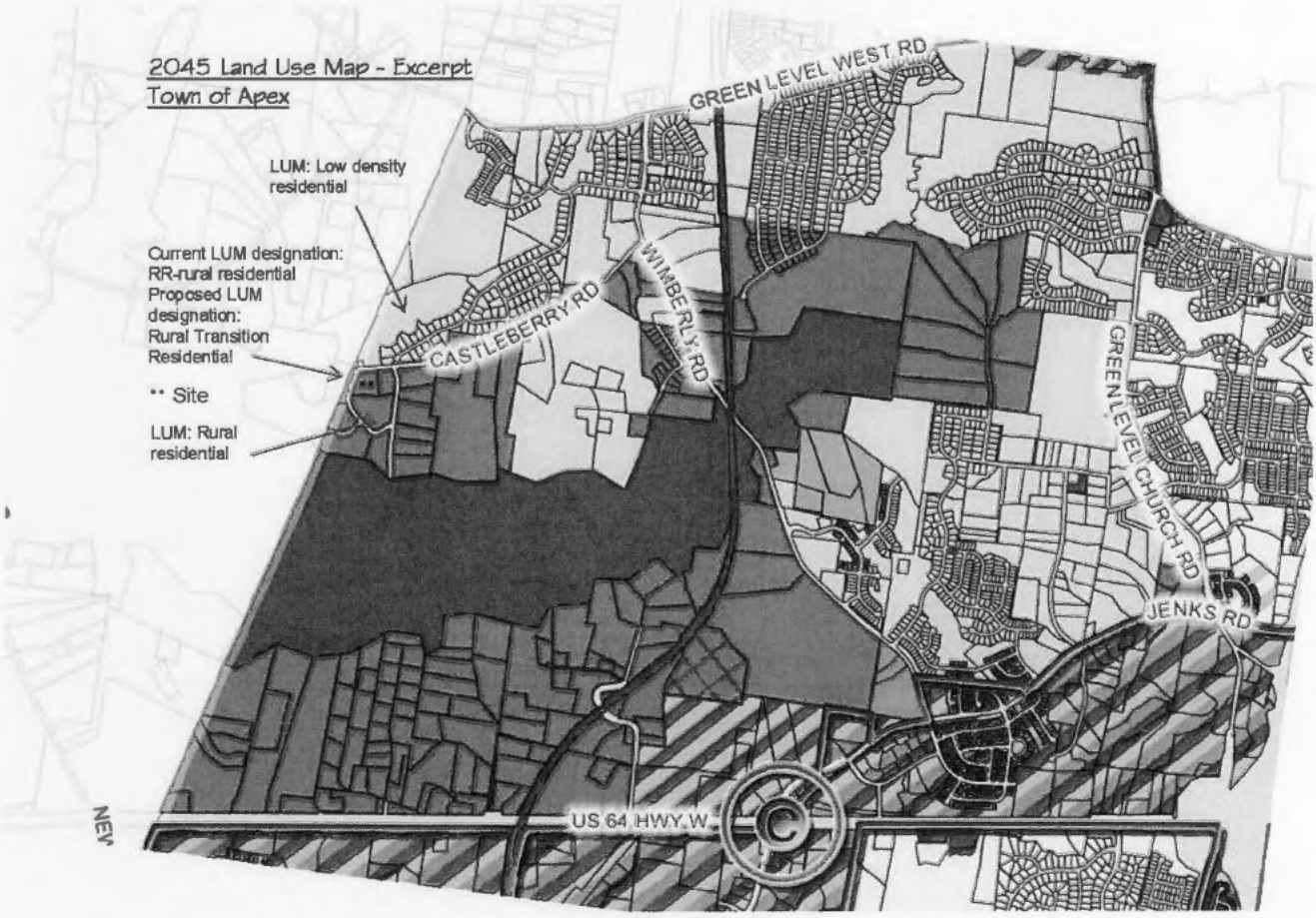
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on February 5th.

**Or to join the meeting by phone:** dial (312) 626-6799 or (646) 931-3860 and enter the Meeting ID 815 3815 0947 and the Passcode 669015. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

## Vicinity & Existing Zoning Exhibit




## Land Use Map Amendment Exhibit



# 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: 8905 & 0 Castleberry Road Zoning: R-80W

Location: 8905 & 0 Castleberry Rd

Property PIN(s): 0713-71-9698 & 0713-71-9580 Acreage/Square Feet: 3

Property Owner: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex State: NC Zip: 27523

Phone: Email:

Developer: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: Fax: Email: kp@konerugroup.com

Engineer: Jones & Cnossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: will@jonescnossen.com

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

## Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

## Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

## Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

| | | |
|---|---|---|
| **Noise & Hours of Construction:** | **Non-Emergency Police** | **919-362-8661** |

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

| | | |
|---|---|---|
| **Construction Traffic:** | **Infrastructure Inspections** | **919-249-3386** |

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

| | | |
|---|---|---|
| **Road Damage & Traffic Control:** | **Infrastructure Inspections** | **919-249-3386** |

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

| | | |
|---|---|---|
| **Parking Violations:** | **Non-Emergency Police** | **919-362-8661** |

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

| | | |
|---|---|---|
| **Dirt in the Road:** | **Water Resources** | **919-362-8166** |

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

| | | |
|---|---|---|
| **Dirt on Properties or in Streams:** | **Water Resources** | **919-362-8166** |

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

| | | |
|---|---|---|
| **Dust:** | **Water Resources** | **919-362-8166** |

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

| | | |
|---|---|---|
| **Trash:** | **Water Resources** | **919-362-8166** |

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

| | | |
|---|---|---|
| **Temporary Sediment Basins:** | **Water Resources** | **919-362-8166** |

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

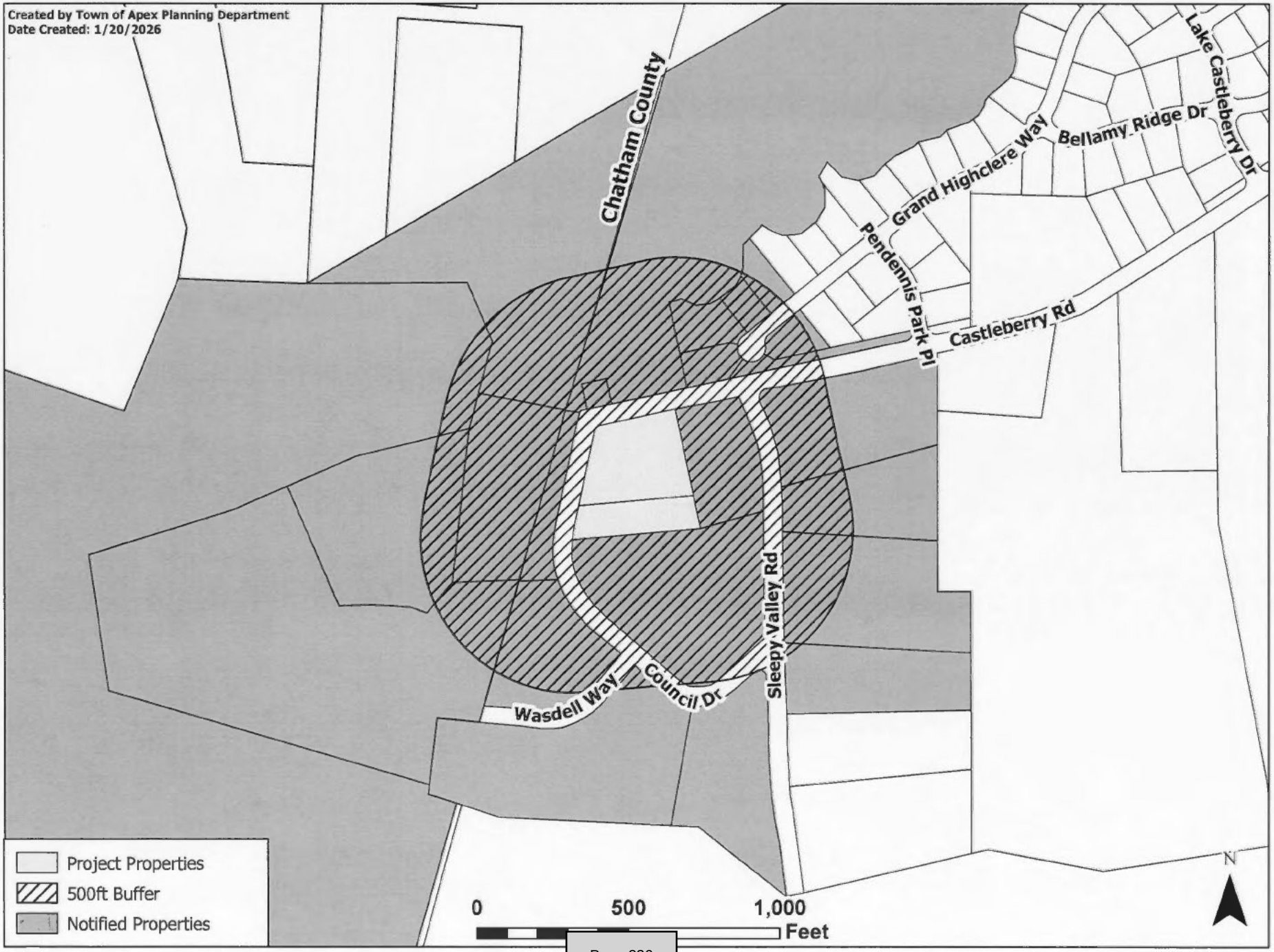
| | | |
|---|---|---|
| **Stormwater Control Measures:** | **Water Resources** | **919-362-8166** |

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

| | | |
|---|---|---|
| **Electric Utility Installation:** | **Electric Utilities** | **919-249-3531** |

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# Notified Properties within 500ft of the Project Properties



| ADDRESS | PIN | OWNER | MAILING ADDRESS | ADDR3 |
|---|---|---|---|---|
| 805 WASDELL WAY | 0713708837 | ANCHURI, SREEDHAR PATHA, SWAPNA | 805 WASDELL WAY | APEX NC 27523-6798 |
| 501 SLEEPY VALLEY RD | 0713807975 | DE, PROSPERO DAN A DE, JACKIE K | 501 SLEEPY VALLEY RD | APEX NC 27523-8056 |
| 467 GRAND HIGHCLERE WAY | 0713825018 | GOPI, SUGANYA GURUNATHAN, SHANMUGHANATHAN | 467 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 413 SLEEPY VALLEY RD | 0713817233 | HAMILTON, BRIAN | 8805 CASTLEBERRY RD | APEX NC 27523-6759 |
| 470 GRAND HIGHCLERE WAY | 0713823149 | JAVERZAC, VINCENT AHOVAARA-JAVERZAC, SANNA | 470 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 409 SLEEPY VALLEY RD | 0713817564 | KENDIG, KAREN MASSON KENDIG, THOMAS R | 409 SLEEPY VALLEY RD | APEX NC 27523-8057 |
| 474 GRAND HIGHCLERE WAY | 0713822113 | KESSLER, CHAD SAMUEL TRUSTEE PATEL, SONAL RAMESH TRUSTEE | 474 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 0 CASTLEBERRY RD | 0713717503 | KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA | 709 VINE POND CT | APEX NC 27523-6500 |
| 0 GRAND HIGHCLERE WAY | 0713825083 | LAKE CASTLEBERRY OWNERS ASSOCIATION INC | PO BOX 1149 | APEX NC 27502-3149 |
| 408 SLEEPY VALLEY RD | 0713811245 | MACPHERSON, KERRY A MACPHERSON, PATRICIA F | 408 SLEEPY VALLEY RD | APEX NC 27523-8056 |
| 8901 CASTLEBERRY RD | 0713812567 | MCALISTER, GARRETT J MCALISTER, CHRISTINA NORMAN | 8901 CASTLEBERRY RD | APEX NC 27523-6781 |
| 8821 CASTLEBERRY RD | 0713817812 | NORRIS, FRANK ALLEN NORRIS, ILETA | 8821 CASTLEBERRY RD | APEX NC 27523-8759 |
| 478 GRAND HIGHCLERE WAY | 0713822030 | PATIL, SUSHANT A YELLAPRAGADA, SUSHMA | 478 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 466 GRAND HIGHCLERE WAY | 0713824218 | PENKE, NICOLE AMY CO-TRUSTEES DAVIES, JAMES ROBERT CO-TRUSTEES | 466 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 504 SLEEPY VALLEY RD | 0713802696 | TAYLOR, AMBER | 504 SLEEPY VALLEY RD | APEX NC 27523-8055 |
| 8910 CASTLEBERRY RD | 0713718960 | TOWN OF APEX | PO BOX 250 | APEX NC 27502-0250 |
| 825 WASOELL WAY | 0713717036 | WASDELL, ANNA J | 825 WASDELL WAY | APEX NC 27523-6798 |
| CASTLEBERRY LN | 0713007157 22 | KONERU, SRI LAKSHMI;DEVABHAKTHUNI, RAMYA | 709 VINE POND CT | APEX, NC 27523-6500 |
| CASTLEBERRY LN | 0713007234 20 | LAKE CASTLEBERRY OWNERS, ASSOCIATION INC | P.O BOX 1149 | APEX, NC 27502-3149 |
| 600 MARTHAS CHAPEL RD | 979200350720 | UNITED STATES OF AMERICA, | PO BOX 144 | MONCURE, NC 27559-0144 |
| 825 WASDELL WAY | 0713006172 40 | WASDELL, ANNA JOHNSON, | 825 WASDELL WAY | APEX, NC 27523-6799 |
| 812 WASDELL WAY | 0713007114 97 | WASDELL, CAROLYN C;WASDELL, EDWARD SHEPPARD III | 825 WASDELL WAY | APEX, NC 27523-6798 |
| | | MONIQUE TAYLOR | 11010 Raven Ridge Road | RALEIGH, NC 27614 |
| | | Current Tenant | 8905 Castleberry RD | APEX NC 27523 |
| | | Current Tenant | 413 Sleepy Valley RD | APEX NC 27523 |
| | | Current Tenant | 501 Sleepy Valley RD | APEX NC 27523 |
| | | Current Tenant | 504 Sleepy Valley RD | APEX NC 27523 |
| | | Current Tenant | 812 Wasdell WAY | APEX NC 27523 |

Created by Town of Apex Planning Department
Date Created: 1/20/2026

# 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: Zoom

Date of meeting: February 05, 2026 Time of meeting: 5:30 - 6:30 pm

Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni

Applicant(s): Silver Developers, LLC and Jones & Cnossen Engineering, PLLC

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. | Will Norton, Jones & Cnossen Engineering | 221 N Salem St, Suite 001 | (919) 387-1174 | [redacted] | ☐ |
| 2. | Kerry MacPherson | 408 Sleepy Valley Rd | | [redacted] | ☑ |
| 3. | Sanna Javerzac | 470 Grand Highclere Way | | [redacted] | ☑ |
| 4. | Christina Mcalister | 8901 Castleberry Rd | | [redacted] | ☑ |
| 5. | Frank Norris | 8821 Castleberry Rd | | [redacted] | ☑ |
| 6. | Jackie DeProspero | 501 Sleepy Valley Rd | | [redacted] | ☑ |
| 7. | Fred Rasmussen | 509 Sleepy Valley Rd | | [redacted] | ☑ |
| 8. | Tom & Karen Kendig | 409 Sleepy Valley Rd | | [redacted] | ☑ |
| 9. | | | | | ☐ |
| 10. | | | | | ☐ |
| 11. | | | | | ☐ |
| 12. | | | | | ☐ |
| 13. | | | | | ☐ |
| 14. | | | | | ☐ |

*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): Sri Lakshmi Koneru and Ramya Devabhakthuni

Applicant(s): Silver Developers, LLC and Jones & Cnossen Engineering, PLLC

Contact information (email/phone): will@jonescnossen.com; (919) 387-1174

Meeting Address: Zoom

Date of meeting: February 05, 2026 Time of meeting: 5:30 - 6:30 pm

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:

What is the reasoning behind the condition of accessory dwelling units not being restricted by HOA covenants? Can they build whatever they want on their property and call it an accessory dwelling unit?

Applicant's Response:

This condition has been offered from the beginning of the rezoning case and comes from a housing affordability standpoint where accessory apartments can help certain folks that may want to downsize and reside with a relative, The towns UDO explicitly states what is allowed as an accessory structure in the UDO and there are limitations in size and amount of ADU's. UDO section was sent to the requesting neighbor by email.

Question/Concern #2:

Will Council Drive be disturbed as part of this rezoning? The condition now only states improvements to Castleberry Road. Are there plans for Council Drive to be built in the future?

Applicant's Response:

After planning board and discussing with Town Staff, the intent is to limit the needed road construction associated with this development and so that is why the condition was revised and the driveway access would be oriented to come to Castleberry Drive in order to limit what road would be necessary to construct.

For this development plan there would be no need to build Council Drive but it is a recorded Right of Way and therefore road construction could come in the future if necessary to serve parcels frontage.

Question/Concern #3:

Can you install an evergreen screening line against the eastern property line? We would also like to restrict garages to be on the west and restrict any flood lights on houses.

Applicant's Response:

We can discuss with the owner and I would anticipate being able to accommodate the additional evergreen plantings rather than a fence. As far as western side garages and flood lights I will pass along the request.

Question/Concern #4:

What is the difference between Rural Transitional and Rural Residential that you are referencing.

Applicant's Response:

The Apex 2045 Land Use map would be amended to Rural Transitional, indicating 1 unit per acre on that map. Surrounding developments along Castleberry have all been amended as Low Density. The zoning district would be Rural Residential-CZ which indicates 1 unit per acre in the Apex UDO and development standards are associated with that zoning classification. Rural Transitional was not a land use map when the 2045 plan was created and so it would be amended in this case as that is the density that this project would now fit within.

# 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, Will Norton, 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 Zoom (location/address) on February 05, 2026 (date) from 5:30 PM (start time) to 6:30 PM (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.

02/06/2026
Date

By: William L. Norton

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ CHATHAM

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 6th day of February, 2026.

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

# 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.

February 11, 2026

Date

Dear Neighbor:

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

| Address(es) | PIN(s) |
|---|---|
| 8905 Castleberry Rd | 0713-71-9698 |
| 0 Castleberry Rd | 0713-71-9580 |

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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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)): *This is the second required Neighborhood meeting for this project.*

The two parcels are proposed to be rezoned from Wake County R-80W to RR-CZ to allow for a maximum of 3 primary single family residential units with an individual minimum lot size of 35,000 sq. ft. This rezoning would require a long range plan amendment to change the Apex 2045 Land Use Map from Rural Residential to Rural Transition Residential.

Estimated submittal date: Resubmitted February 06, 2026 *This is the second required neighborhood meeting*

**MEETING INFORMATION:**

| | |
|---|---|
| Property Owner(s) name(s): | Sri Lakshmi Koneru & Ramya Devabhakthuni |
| Applicant(s): | Silver Developers LLC and Jones & Cnossen Engineering, PLLC |
| Contact information (email/phone): | will@jonescnossen.com; (919) 387-1174 |
| Meeting Address: | Zoom - see enclosed details |
| Date/Time of meeting**: | March 05, 2026 5:30-6:30 PM |

Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 5:50 - 6:30 PM

**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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 8905 & 0 Castleberry Rd Rezoning

When: **March 05, 2026** **05:30 PM Eastern Time** (US and Canada)

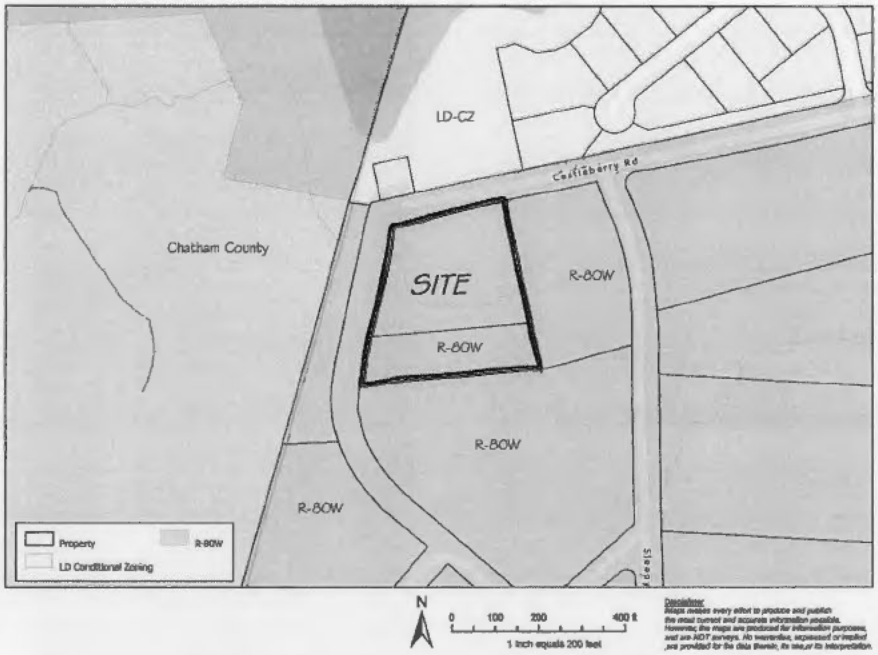
**Register using the QR code:**

**Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 841 4628 9402 and then the Passcode: 776174.**

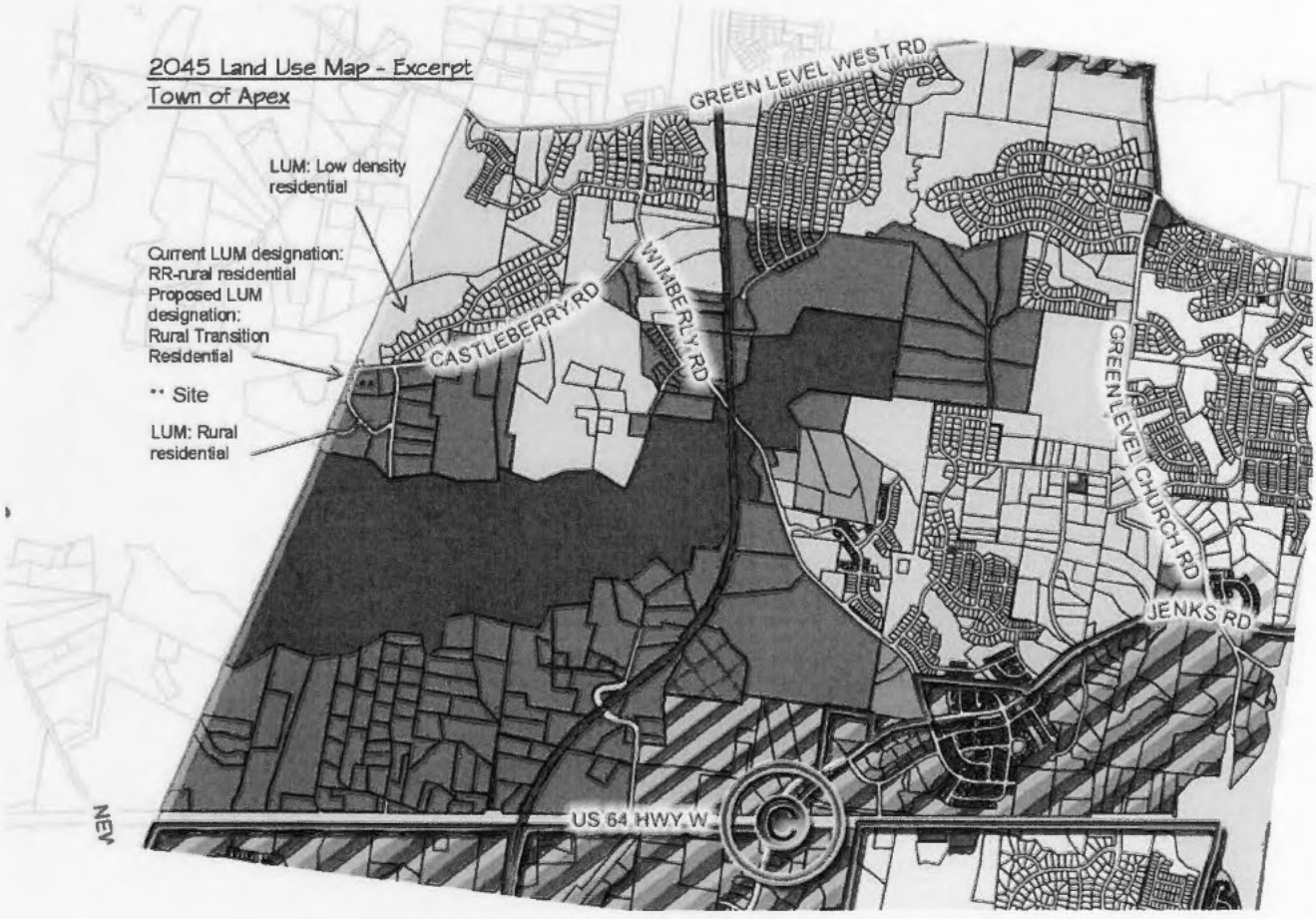
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on March 5th.

**Or to join the meeting by phone:** dial (301) 715-8592 or (305) 224-1968 and enter the Meeting ID 841 4628 9402 and the Passcode 776174. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

## Vicinity & Existing Zoning Exhibit




## Land Use Map Amendment Exhibit



# 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: 8905 & 0 Castleberry Road Zoning: R-80W

Location: 8905 & 0 Castleberry Rd

Property PIN(s): 0713-71-9698 & 0713-71-9580 Acreage/Square Feet: 3

Property Owner: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex State: NC Zip: 27523

Phone: Email:

Developer: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: Fax: Email: kp@konerugroup.com

Engineer: Jones & Cnossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: will@jonescnossen.com

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

## Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

## Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

## Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

| Noise & Hours of Construction: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

| Construction Traffic: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

| Road Damage & Traffic Control: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

| Parking Violations: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

| Dirt in the Road: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

| Dirt on Properties or in Streams: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

| Dust: | Water Resources | 919-362-8166 |
|---|---|---|

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

| Trash: | Water Resources | 919-362-8166 |
|---|---|---|

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

| Temporary Sediment Basins: | Water Resources | 919-362-8166 |
|---|---|---|

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

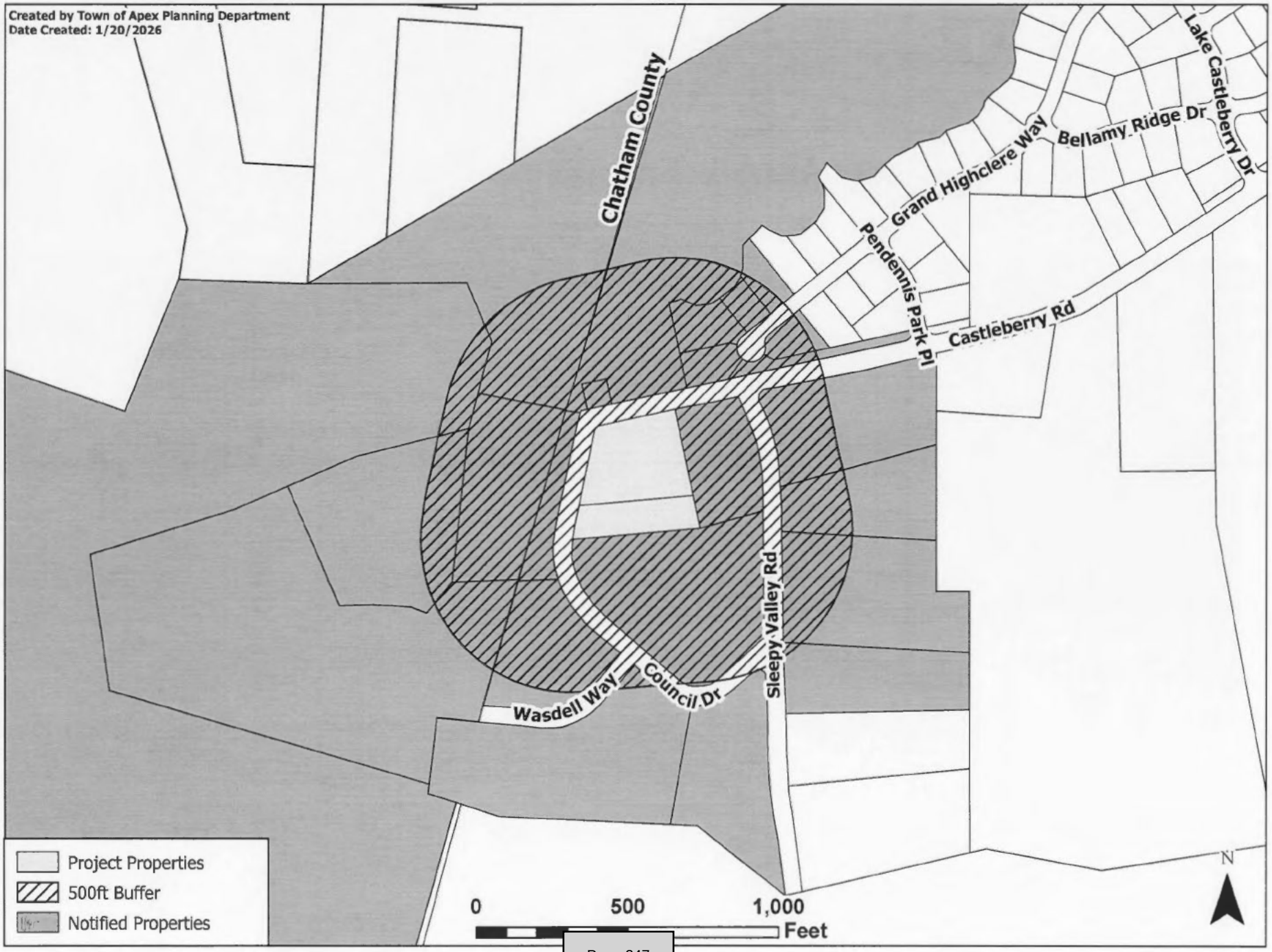
| Stormwater Control Measures: | Water Resources | 919-362-8166 |
|---|---|---|

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

| Electric Utility Installation: | Electric Utilities | 919-249-3531 |
|---|---|---|

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# Notified Properties within 500ft of the Project Properties



| [redacted] | PIN NUMBER | OWNER | MAILING ADDRESS | ADDR3 |
|---|---|---|---|---|
| 805 WASDELL WAY | 0713708637 | ANCHURI, SREEDHAR PATHA, SWAPNA | 805 WASDELL WAY | APEX NC 27523-8798 |
| 501 SLEEPY VALLEY RD | 0713807675 | DE, PROSPERO DAN A DE, JACKIE K | 501 SLEEPY VALLEY RD | APEX NC 27523-8058 |
| 467 GRAND HIGHCLERE WAY | 0713825018 | GOPI, SUGANYA GURUNATHAN, SHANMUGHANATHAN | 467 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 413 SLEEPY VALLEY RD | 0713817233 | HAMILTON, BRIAN | 8805 CASTLEBERRY RD | APEX NC 27523-8759 |
| 470 GRAND HIGHCLERE WAY | 0713823146 | JAVERZAC, VINCENT AHOVAARA-JAVERZAC, SANNA | 470 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 409 SLEEPY VALLEY RD | 0713817564 | KENDIG, KAREN MASSON KENDIG, THOMAS R | 409 SLEEPY VALLEY RD | APEX NC 27523-8057 |
| 474 GRAND HIGHCLERE WAY | 0713822113 | KESSLER, CHAD SAMUEL TRUSTEE PATEL, SONAL RAMESH TRUSTEE | 474 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 0 CASTLEBERRY RD | 0713717503 | KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA | 709 VINE POND CT | APEX NC 27523-8500 |
| 0 GRAND HIGHCLERE WAY | 0713825083 | LAKE CASTLEBERRY OWNERS ASSOCIATION INC | PO BOX 1149 | APEX NC 27502-3149 |
| 408 SLEEPY VALLEY RD | 0713811245 | MACPHERSON, KERRY A MACPHERSON, PATRICIA F | 408 SLEEPY VALLEY RD | APEX NC 27523-8056 |
| 8801 CASTLEBERRY RD | 0713812667 | MCALISTER, GARRETT J MCALISTER, CHRISTINA NORMAN | 8801 CASTLEBERRY RD | APEX NC 27523-8761 |
| 8821 CASTLEBERRY RD | 0713817812 | NORRIS, FRANK ALLEN NORRIS, ILETA | 8821 CASTLEBERRY RD | APEX NC 27523-8759 |
| 478 GRAND HIGHCLERE WAY | 0713822030 | PATIL, SUSHANT A YELLAPRAGADA, SUSHMA | 478 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 466 GRAND HIGHCLERE WAY | 0713824218 | PENKE, NICOLE AMY CO-TRUSTEES DAVIES, JAMES ROBERT CO-TRUSTEES | 466 GRAND HIGHCLERE WAY | APEX NC 27523-9609 |
| 504 SLEEPY VALLEY RD | 0713802696 | TAYLOR, AMBER | 504 SLEEPY VALLEY RD | APEX NC 27523-8055 |
| 8810 CASTLEBERRY RD | 0713718960 | TOWN OF APEX | PO BOX 250 | APEX NC 27502-0250 |
| 825 WASDELL WAY | 0713717036 | WASDELL, ANNA J | 825 WASDELL WAY | APEX NC 27523-8798 |
| CASTLEBERRY LN | 071300715722 | KONERU, SRI LAKSHMI,DEVABHAKTHUNI, RAMYA | 709 VINE POND CT | APEX, NC 27523-8500 |
| CASTLEBERRY LN | 071300723420 | LAKE CASTLEBERRY OWNERS, ASSOCIATION INC | P.O BOX 1149 | APEX, NC 27502-3149 |
| 800 MARTHAS CHAPEL RD | 97#200350720 | UNITED STATES OF AMERICA, | PO BOX 144 | MONCURE, NC 27559-0144 |
| 825 WASDELL WAY | 071300617240 | WASDELL ANNA JOHNSON, | 825 WASDELL WAY | APEX, NC 27523-8799 |
| 812 WASDELL WAY | 071300711497 | WASDELL, CAROLYN C;WASDELL, EDWARD SHEPPARD III | 825 WASDELL WAY | APEX, NC 27523-8798 |
| | | MONIQUE TAYLOR | 11010 Raven Ridge Road | RALEIGH, NC 27614 |
| | | Current Tenant | 8905 Castleberry RD | APEX NC 27523 |
| | | Current Tenant | 413 Sleepy Valley RD | APEX NC 27523 |
| | | Current Tenant | 501 Sleepy Valley RD | APEX NC 27523 |
| | | Current Tenant | 504 Sleepy Valley RD | APEX NC 27523 |
| | | Current Tenant | 812 Wasdell WAY | APEX NC 27523 |

Created by Town of Apex Planning Department
Data Created: 1/20/2026

# 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: Zoom

Date of meeting: March 05, 2026 Time of meeting: 5:30 - 6:30 pm

Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni

Applicant(s): Silver Developers, LLC and Jones & Cnossen Engineering, PLLC

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. | Will Norton, Jones & Cnossen Engineering | 221 N Salem St, Suite 001 | (919) 387-1174 | [redacted] | ☐ |
| 2. | Christina Mcalister | 8901 Castleberry Rd | | [redacted] | ☑ |
| 3. | Kerry MacPherson | 408 Sleepy Valley Rd | | [redacted] | ☑ |
| 4. | Trish MacPherson | 408 Sleepy Valley Rd | | [redacted] | ☑ |
| 5. | Frank Norris | 8821 Castleberry Rd | | [redacted] | ☑ |
| 6. | Tom & Karen Kendig | 409 Sleepy Valley Rd | | [redacted] | ☑ |
| 7. | Fred Rasmussen | 509 Sleepy Valley Rd | | [redacted] | ☑ |
| 8. | | | | | ☐ |
| 9. | | | | | ☐ |
| 10. | | | | | ☐ |
| 11. | | | | | ☐ |
| 12. | | | | | ☐ |
| 13. | | | | | ☐ |
| 14. | | | | | ☐ |

*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): Sri Lakshmi Koneru and Ramya Devabhakthuni

Applicant(s): Silver Developers, LLC and Jones & Cnossen Engineering, PLLC

Contact information (email/phone): will@jonescnossen.com; (919) 387-1174

Meeting Address: Zoom

Date of meeting: March 05, 2026 Time of meeting: 5:30 - 6:30 pm

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:

See attached Question & Answer Summary

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Q: How is the 40' type B buffer determined and what led to this increase in buffer from the previous rezoning?

A: The condition for the 40' type B buffer resulted from consultation with planning and what made the most sense for any development. In our case, lots greater than 12,000 square feet and the adjacent parcels also being Residential parcels by zoning and use greater than 12,000 square feet leads to a UDO 10' Type B perimeter buffer. The previous rezoning called out a 20' buffer with a deed restriction as they were on the lot, these have been doubled from before in order to provide a 40' type B perimeter buffer as a request from planning and to find a common ground with the neighbors that makes sense with a Rural Residential rezoning request

Q: We requested that the garages not be located on the east side of the homes to be on the opposite side of the lots as the adjacent neighbors, what can be done about that?

A: In general, the parcels that are in question slope from east to west, making the east side of any parcel the high side and this is generally where driveways and homes are preferred to help with drainage and overall construction practicality of any home. Any stormwater that falls on this lot does not drain onto any adjacent neighbor here and falls to the west and north primarily. With the rezoning brought forth as such with perimeter buffers and as we have tried to mitigate problems it would be impractical to require driveways to enter on the low side of the lot which would require additional fill dirt and change the natural drainage pattern of the parcel for the 3 proposed lots.

Q: What is the bulb R/W width that the transportation condition calls out?

A: The standard is a 47' diameter R/W but our hope would be to minimize the impervious required but still allow safe maneuvers for town vehicles

Q: Why are accessory dwelling units being called out as not being restricted by HOA Covenants? Does this mean there can be multiple other houses built on the property?

A: As we talked about before this condition is requested by the affordable housing department with the Town on projects that can't practically dedicate affordable housing units in order to allow for a mother-in-law suite or some type of aging in place solution or for younger folks who can't yet afford a home of their own is the intention behind this. The town UDO has conditions to restrict detached accessory apartments that I have shared

with you before. We will look into if attached accessory apartments can also have a condition to restrict them the same way if that would help alleviate some concerns from quantity and sizing of any ADU's

Q: Is there anything to be done regarding restricting lighting pollution from these 3 homes? Possibly restricting any light poles or any high bright white lights.

A: The town does have lighting restrictions in the UDO but I'm not sure any would apply to this nature of development. I can relay on to the owner that neighbors would request full cutoff fixtures for the private residences. I am unsure of whether or not the town would put any light poles on the street when they take over public maintenance but I can certainly relay this request to them

In general the neighbors voiced opinions to keep the 2 parcels at a maximum to only allow for 2 homes.

# 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, Will Norton, 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 Zoom (location/address) on March 05, 2026 (date) from 5:30 PM (start time) to 6:40 PM (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.

3/6/2026
Date

By: William C. Norton

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 6th day of March, 2026.

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

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

# PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #26CZ01
8905 Castleberry Road – Tract 10 & 11

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:** Silver Developers, LLC
**Authorized Agent:** William Norton, Jones & Cnossen Engineering, PLLC
**Property Addresses:** 8905 Castleberry Road & 0 Castleberry Road
**Acreage:** 3 acres
**Property Identification Numbers (PINs):** 0713719698, 0713719580
**Current 2045 Land Use Map Designation:** Rural Density Residential
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Rural Transition Residential
**Existing Zoning of Properties:** Wake County Residential-80W (R-80W)
**Proposed Zoning of Properties:** Rural Residential – Conditional Zoning (RR-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: April 28th, 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/imaps. 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/53850.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6 – April 28, 2026

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

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ01
8905 Castleberry Road – Tract 10 & 11

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:** Silver Developers, LLC
**Agente autorizado:** William Norton, Jones & Cnossen Engineering, PLLC
**Dirección de las propiedades:** 8905 Castleberry Road & 0 Castleberry Road
**Superficie:** 3 acres
**Números de identificación de las propiedades:** 0713719698, 0713719580
**Designación actual en el Mapa de Uso Territorial para 2045:** Rural Density Residential
**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Rural Transition Residential
**Ordenamiento territorial existente de las propiedades:** Wake County Residential-80W (R-80W)
**Ordenamiento territorial propuesto para las propiedades:** Rural Residential – Conditional Zoning (RR-CZ)

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

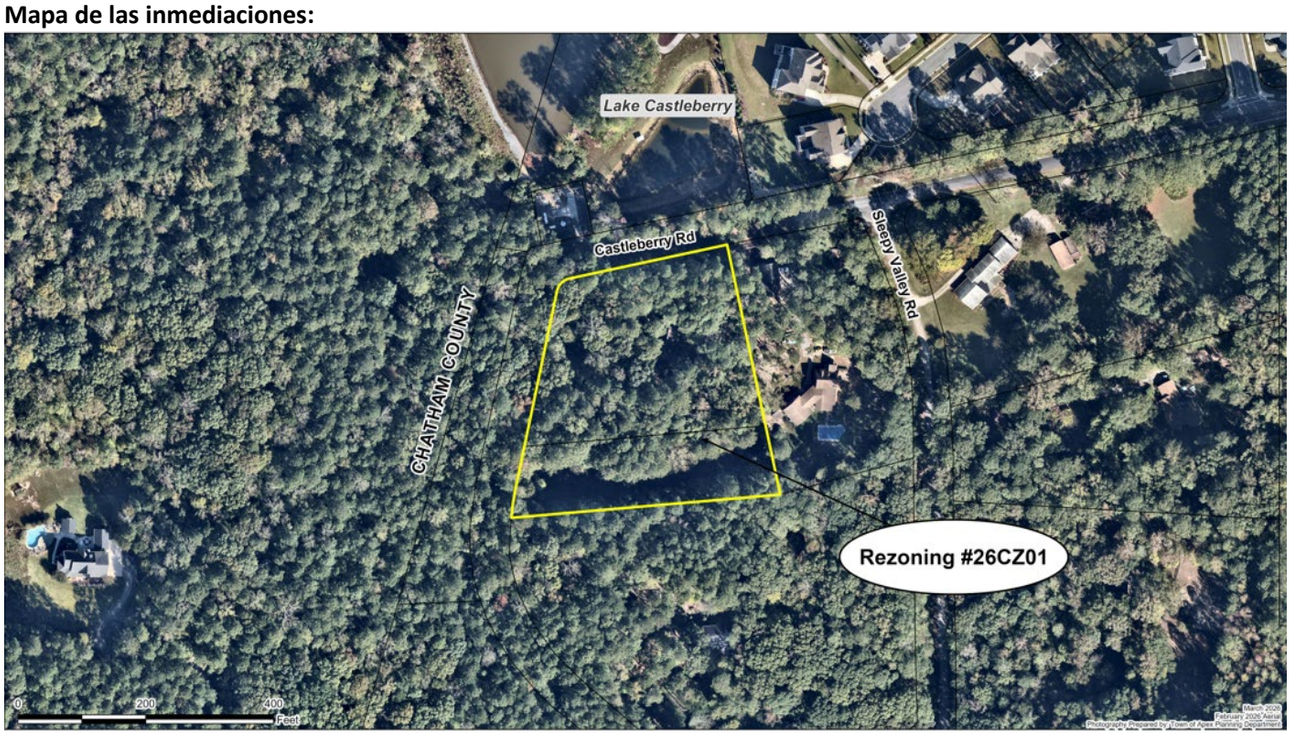
***Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.***

**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril 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/53850.

Dianne F. Khin, AICP
Directora de Planificación



Fechas de publicación: 6 de abril – 28 de abril 2026

https://www.apexnc.org/DocumentCenter/View/54054/26CZ01-TC-PN-Combo?bidId=

Draw | 1 of 2

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

**PUBLIC NOTIFICATION**
**OF PUBLIC HEARINGS**
CONDITIONAL ZONING #26CZ01
8905 Castleberry Road – Tract 10 & 11

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:** Silver Developers, LLC
**Authorized Agent:** William Norton, Jones & Cnossen Engineering, PLLC
**Property Address:** 8905 Castleberry Road & 0 Castleberry Road
**Acreage:** 3 acres
**Property Identification Numbers (PINs):** 0713719698, 0713719580
**Current 2045 Land Use Map Designation:** Rural Density Residential
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Rural Transition Residential
**Existing Zoning of Properties:** Wake County Residential-80W (R-80W)
**Proposed Zoning of Properties:** Rural Residential – Conditional Zoning (RR-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: April 28th, 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/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/1976. 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/53850.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6 – April 28, 2026

10:28 AM
4/6/2026

https://www.apexnc.org/DocumentCenter/View/54054/26CZ01-TC-PN-Combo?bidId=

Draw | 2 of 2

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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ01
8905 Castleberry Road – Tract 10 & 11

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:** Silver Developers, LLC
**Agente autorizado:** William Norton, Jones & Cnossen Engineering, PLLC
**Dirección de las propiedades:** 8905 Castleberry Road & 0 Castleberry Road
**Superficie:** 3 acres
**Números de identificación de las propiedades:** 0713719698, 0713719580
**Designación actual en el Mapa de Uso Territorial para 2045:** Rural Density Residential
**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Rural Transition Residential
**Ordenamiento territorial existente de las propiedades:** Wake County Residential-80W (R-80W)
**Ordenamiento territorial propuesto para las propiedades:** Rural Residential – Conditional Zoning (RR-CZ)

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

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**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril 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.

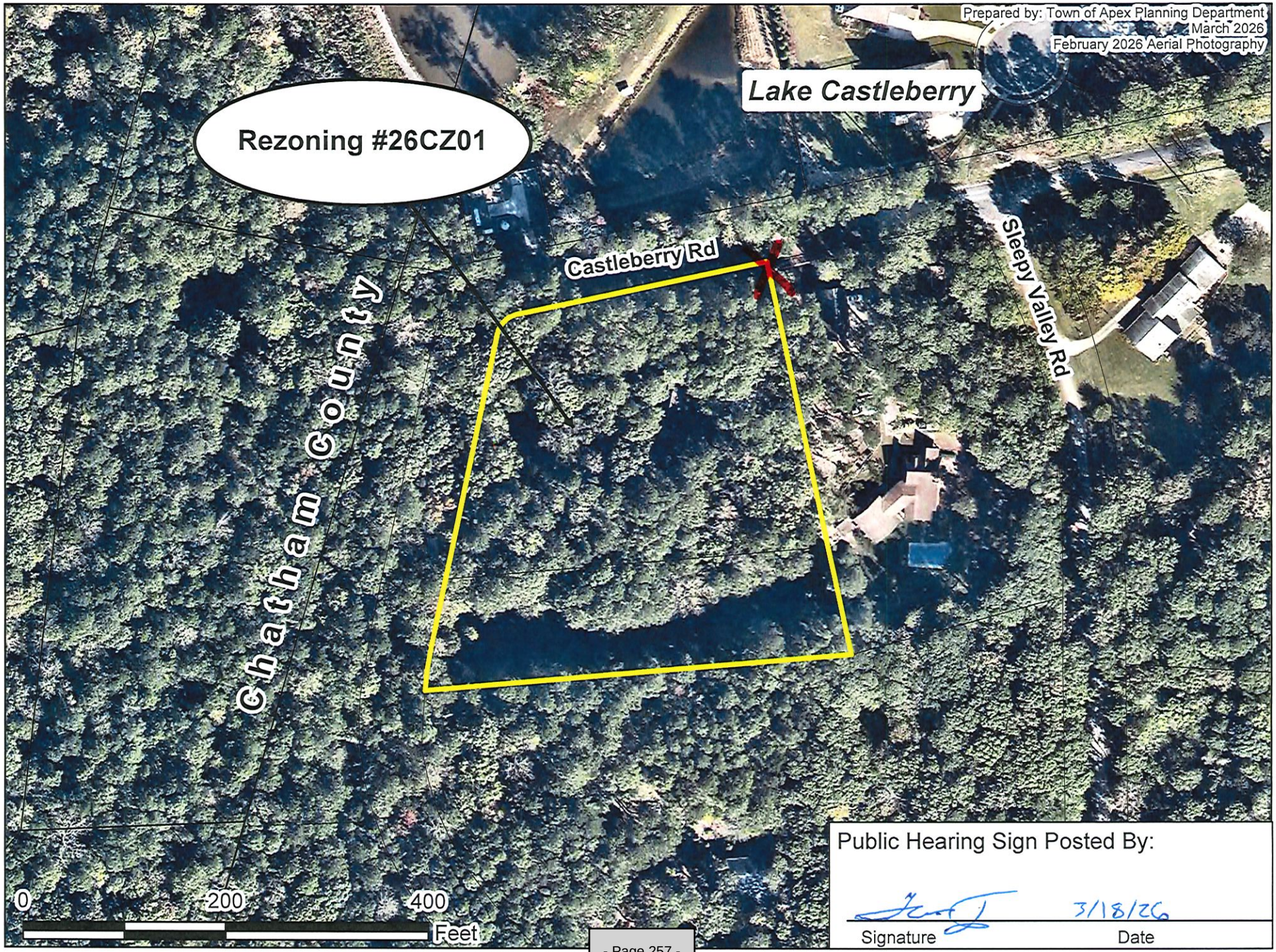
**Mapa de las inmediaciones:**

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/1976. 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/53850.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 6 de abril – 28 de abril 2026

10:27 AM
4/6/2026




Public Hearing Sign Posted By:

Signature 3/18/26 Date

**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 # 26CZ01 8905 Castleberry Road – Tracts 10 & 11 |
| Project Location: | 8905 Castleberry Road & 0 Castleberry Road |
| Applicant or Authorized Agent: | William Norton |
| Firm: | Jones & Cnossen Engineering, PLLC |
| Town Council Public Hearing Date: | April 28, 2026 |
| Project Planner: | June Cowles |

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 April 6, 2026, 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.

4/6/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 6th day of APRIL, 2026.

Notary Public

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/2027

**WAKE COUNTY**
**PUBLIC SCHOOL SYSTEM**

**Office of Student Assignment**
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

August 20, 2025

Dianne Khin, AICP
Director, Planning Department
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: August 1, 2025
- Name of development: 25CZ11 8905 Castleberry Rd (Tracts 10 & 11)
- Address of rezoning: 8905 & 0 Castleberry Rd
- Total number of proposed residential units: 6
- Type(s) of residential units proposed: Single family detached

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☒ Middle ☒ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction or reassignment within the next five years may address concerns at these grade levels:

☒ Elementary ☒ Middle ☒ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

# PLANNING BOARD REPORT TO TOWN COUNCIL

## Rezoning Case: 26CZ01 8905 Castleberry Road -Tracts 10 & 11

**Planning Board Meeting Date:** April 13, 2026

### Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

**PROJECT DESCRIPTION:**

**Acreage:** 3.0

**PIN(s):** 0713719698 & 0713719580

**Current Zoning:** Wake County Residential-80W (R-80W)

**Proposed Zoning:** Rural Residential-Conditional Zoning (RR-CZ)

**Current 2045 Land Use Map:** Rural Density Residential

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Rural Transition Residential

**Town Limits:** Outside - annexation is required at the time of rezoning

### Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map

☐ Consistent ☑ Inconsistent Reason: Rezoning would result in an amendment to the map.

☑ Apex Transportation Plan

☑ Consistent ☐ Inconsistent Reason:

☑ Parks, Recreation, Open Space, and Greenways Plan

☑ Consistent ☐ Inconsistent Reason:

**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 Plan*. 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 Plan.
   ☐ Consistent ☑ Inconsistent Reason:

Rezoning would result in an amendment to the 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.
   ☐ Consistent ☑ Inconsistent Reason:

Doesn't match the character of the community.

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

N/A

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.
   ☐ Consistent ☑ Inconsistent Reason:

Concerns about lighting from the single-family homes.

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.
   ☑ Consistent ☐ Inconsistent Reason:

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
   ☐ Consistent ☑ Inconsistent Reason: _____

Improvements to the road would be 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.
   ☐ Consistent ☑ Inconsistent Reason: _____

The imp

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.
    ☑ Consistent ☐ Inconsistent Reason: _____

**Planning Board Recommendation:**

Motion: Recommend denial of the rezoning.

Introduced by Planning Board member: Jeff Hastings

Seconded by Planning Board member: Sarah Soh

☐ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☐ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

☑ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 2 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

Keith Braswell and Alyssa Byrd voted no on the recommendation. See attached.

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2026.04.13 17:35:29 -04'00'

Amanda Bunce, Assistant Planning Director

# PLANNING BOARD REPORT TO TOWN COUNCIL
## Dissenting Member Comments

**Planning Board Member Name:** Alyssa Byrd

**Meeting Date:** 04/13/2026

☒ Rezoning # 26CZ01

☐ Long Range Plan amendment(s)_____

☐ Other_____

Reason(s) for dissenting vote:

I voted no to the motion to deny Rezoning Case #26CZ01. It is my opinion that the updated rezoning request addresses concerns raised at the December 8, 2025 planning board meeting. I think that the road improvements and proposed cul de sac will be an overall benefit to residents and the visitor traffic generated by the adjacent agritourism use.

Overall, this looks like a challenging site to develop. I would be in favor of allowing the development to proceed if the applicant addresses lighting concerns as staff sees fit. I do not think the concerns raised in opposition of the proposal were adequate for outright denial of the request.

# PLANNING BOARD REPORT TO TOWN COUNCIL
## Dissenting Member Comments

**Planning Board Member Name:** Keith Braswell

**Meeting Date:** April 13 2026

☒ Rezoning # 26CZ01

☐ Long Range Plan amendment(s)_____

☐ Other_____

Reason(s) for dissenting vote:

I voted in favor because the proposal provides a thoughtful transition ~~from~~ 2 to 3 lots, includes appropiate buffering for adjacent properties, and incorporates public infrastructure improvements, including road extension, sidewalk, and drainage. The limited lot count supports a reasonable well planned project.

**STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 3 ACRES LOCATED AT 8905 AND 0 CASTLEBERRY ROAD FROM WAKE COUNTY RESIDENTIAL-80 WATERSHED (R-80W) TO RURAL RESIDENTIAL-CONDITIONAL ZONING (RR-CZ)**

**#26CZ01**

**WHEREAS**, William Norton, Jones & Cnossen Engineering, PLLC (the "Applicant"), submitted a completed application for a conditional zoning on the 18th day of February 2026 (the "Application"). The proposed conditional zoning is designated #26CZ01.

**WHEREAS**, the Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #26CZ01 before the Apex Planning Board on the 13th day of April 2026.

**WHEREAS**, the Apex Planning Board held a public hearing on the 13th day of April 2026, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #26CZ01. A motion was made by the Apex Planning Board to recommend denial with a vote of 6-2 for the application for #26CZ01.

**WHEREAS**, pursuant to G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #26CZ01 before the Town Council on the 28th day of April 2026.

**WHEREAS**, the Apex Town Council held a public hearing on the 28th day of April 2026. June Cowles, Senior Planner, presented the Planning Board's recommendation at the public hearing.

**WHEREAS**, all persons who desired to present information relevant to the application for #26CZ01 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away.

**WHEREAS,** the Apex Town Council finds that the approval of the rezoning is not consistent with the 2045 Land Use Map and other adopted plans in the that the 2045 Land Use Map designates the site as Rural Density Residential classification and approval of this rezoning will automatically amend the 2045 Land Use Map to Rural Transition Residential. This designation on the 2045 Land Use Map includes the zoning district Rural Residential-Conditional Zoning (RR-CZ) and the Apex Town Council has further considered that the proposed rezoning to Rural Residential (RR-CZ) will provide the flexibility to accommodate one additional single-family lot.

**WHEREAS,** the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that the rezoning will implement stricter environmental conditions than the UDO requires and will allow single-family lots that are compatible with the surrounding neighborhood character, as it provides a transition between more rural density areas and low density residential areas (Lake Castleberry subdivision). Furthermore, the proposed rezoning requires improvements to the Castleberry Road infrastructure from the end of the existing pavement on Castleberry Road to Council Drive

**WHEREAS**, the Apex Town Council by a vote of ____ to ____ approved Application #26CZ01 rezoning the subject tract located at 8905 and 0 Castleberry Road from Wake County Residential-80 Watershed (R-80W) to Rural Residential-Conditional Zoning (RR-CZ).

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX**

**Section 1:** The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

**Section 2:** The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Wake County R-80W to Rural Residential-Conditional Zoning (RR-CZ) District, subject to the conditions stated herein.

**Section 3:** The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

**Section 4:** The "Rezoned Lands" are subject to all of the following conditions which are imposed as part of this rezoning:

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. Single-family dwelling
2. Accessory Apartment
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

**Design Standards:**

1. A maximum of 3 lots.
2. The minimum lot size shall be 35,000 sf. And average lot size shall be 42,000 sf after the R/W dedication of approximately 1,200 sf.
3. A 40 ft undisturbed Type B Landscape Buffer shall be located along the eastern and southern property line, adjacent to existing residential lots. Each lot containing a buffer shall have a deed restriction recorded that states "Buffers shall be undisturbed in perpetuity."
4. The home builder shall install a 6-ft high privacy fence outside of the required landscape buffer along the southern property line, adjacent to existing residential lots, prior to each home Certificate of Occupancy. The fence material shall be either wood or composite wood, such as but not limited to Trex brand.
5. The home builder shall install a single row of evergreen trees outside the required landscape buffer along the eastern property line adjacent to the neighboring primary residence consistent with the height and spacing requirements per the Type A buffer standards in Section 8.2.6.B.5.
6. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
7. Any accessory dwelling unit, whether attached or detached, shall be limited to one bedroom and shall not exceed a heated square footage of 1,500 square feet or 40% of the heated square footage of the primary dwelling unit, whichever is less.

**Transportation/Infrastructure:**

8. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary frontage of Castleberry Road as a 22-foot wide public street in a minimum 50-foot-wide Right of Way based on the Town of Apex rural

residential street standard and also construct a 5-foot sidewalk along the project frontage. Developer shall terminate Castleberry Road with a public cul-de-sac.

9. Each lot shall be served by a single driveway and all driveways shall exclusively access the public street extension of Castleberry Road.
10. Construction activities shall be restricted to Monday – Saturday, no later than 7 pm.
11. Construction vehicles shall not use Sleepy Valley Rd to access the properties.

**Environmental:**

12. At least 75 percent of the plant species used in the landscape design shall be native species to the eastern U.S.
13. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
14. Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
15. Signage and other common owned elements that include outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3,000K.
16. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
17. All homes shall include solar conduits for future rooftop solar installation. Additionally, 2 of the 3 proposed residential homes shall be constructed with active 3.5kW systems.
18. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
19. HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.

**Architectural:**

20. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
21. Eaves shall project at least 12 inches from the wall of the structure.
22. Garage doors shall have windows, decorative details or carriage-style adornments on them.
23. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
24. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico

- Balcony
- Dormer

25. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
26. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
27. Front porches shall be a minimum of 6 feet deep.

**Section 5:** The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

**Section 6:** This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2026.

**TOWN OF APEX**

_____
Jacques K. Gilbert
Mayor

**ATTEST:**

_____
Allen Coleman, CMC, NCCCC
Town Clerk

**APPROVED AS TO FORM:**

_____
Town Attorney

8905 Castleberry Road
Tract 11, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade;

running thence N 85°02'03" E a distance of 378.86' to a 3/4" existing iron pipe (crimped) flush;

running thence S 12°05'29" E a distance of 110.11' to a 3/4" existing iron pipe 0.1' above grade;

running thence S 85°03'41" W a distance of 422.35' to a 3/4" existing iron pipe 0.1' above grade, which is the POINT OF

BEGINNING,

containing an area of 1.007 acres, 43,855 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade;

running thence with a curve turning to the right with an arc

length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604);

running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush;

running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush;

running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING,

containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): June Cowles, Senior Planner

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion on the Question of Annexation - Apex Town Council's intent to annex 4.5509 acres, located at 3100 Olive Chapel Road (PIN 0712-90-5851), Annexation No. 822, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The annexation petition has been certified and a public hearing notice has been posted.

The project has an associated rezoning case (25CZ22) petition which is scheduled to be considered at the same time of the annexation. Additional information on the rezoning petition has been provided (HERE).

Attachments

- PH7-A1: Annexation Ordinance – Satellite Annexation No. 822 – 3100 Olive Chapel Road – 4.5509 acres
- PH7-A2: Legal Description – Satellite Annexation No. 822 – 3100 Olive Chapel Road – 4.5509 acres
- PH7-A3: Aerial Map – Satellite Annexation No. 822 – 3100 Olive Chapel Road – 4.5509 acres
- PH7-A4: Plat Map – Satellite Annexation No. 822 – 3100 Olive Chapel Road – 4.5509 acres
- PH7-A5: Annexation Petition – Satellite Annexation No. 822 – 3100 Olive Chapel Road – 4.5509 acres
- PH7-A6: Public Hearing Notice - 3100 Olive Chapel Road – 4.5509 acres

**TOWN OF APEX, NORTH CAROLINA**
Municipality No. 333

**After recording, please return to: Town Clerk, Town of Apex, P.O. Box 250, Apex, NC 27502**

ORDINANCE NO. 2026-_____
SATELLITE ANNEXATION PETITION NO. 822
3100 OLIVE CHAPEL ROAD – 4.5509 ACRES

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on April 28, 2026, after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council finds that the area described therein meets the standards of G.S.§160A-58.1(b), to with:

a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town;

b) No point on the proposed satellite corporate limits is closer to another municipality than to the Town;

c) The area described is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;

d) No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;

WHEREAS, the Apex Town Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Apex Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-58.2, as amended, the non-contiguous territory described in the attached property description and also shown on the below identified survey plat entitled "SATELLITE ANNEXATION MAP FOR TOWN OF APEX" is hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on April 28, 2026. The total area to be annexed is identified on the aforementioned plat map as "2R JOSEPH V. IANNONE JR." also known as PIN No. 0712-90-5851. The survey plat printed date is February 17, 2021 and Land Surveyor dated January 5, 2026 and recorded in Book of Maps book number 2026 and page number _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 28th day of April, 2026.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk

APPROVED AS TO FORM:

_____

Laurie L. Hohe
Town Attorney

Legal Description

Lying and being in White Oak Township, Wake County, North Carolina, and described more fully as follows to wit:

BEGINNING at an existing iron pipe on the eastern 60' public right of way of Transit Trail (B.M. 2024, PG. 2356), southwest corner of Sarah Jessica Iannone & Jonathon Ray Perkins (D.B. 19294, PG. 2413 ~ Lot 3 ~ B.M. 2024, PG. 2356); thence with Iannone South 89° 30' 03" East, 559.71 feet to an existing iron pipe; thence South 37° 07' 27" West, 586.81 feet to an existing magnetic nail in the public right of way of Olive Chapel Road (NCSR 1160); thence North 69° 49' 41" West, 318.29 feet to an existing magnetic nail; thence North 09° 14' 40" East, 29.60 feet to an existing iron pipe; thence a curve to the right North 28° 16' 03" West, 34.10 feet (chord), 25.00 feet (radius) to an existing iron pipe on the eastern 60' public right of way of Transit Trail; thence with the eastern 60' public right of way of Transit Trail the following 3 calls: North 14° 43' 39" East, 167.18 feet to an existing iron pipe; thence a curve to the right North 20° 36' 52" East, 75.90 feet (chord), 370.00 feet (radius) to an existing iron pipe; thence North 26° 30' 06" East, 79.36 feet to the BEGINNING, containing 4.5509 total acres more or less.
This description was prepared for the sole purpose of annexation of a municipal boundary and for no other use.

**********

ORDINANCE NO. 2026-_____
SATELLITE ANNEXATION PETITION NO. 822
3100 OLIVE CHAPEL ROAD – 4.5509 ACRES

STATE OF NORTH CAROLINA
COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Allen L. Coleman, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Satellite Annexation Ordinance No. 2026-_____, adopted at a meeting of the Town Council, on the 28th day of April, 2026, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 28th day of April, 2026.

_____

Allen L. Coleman, CMC
Town Clerk

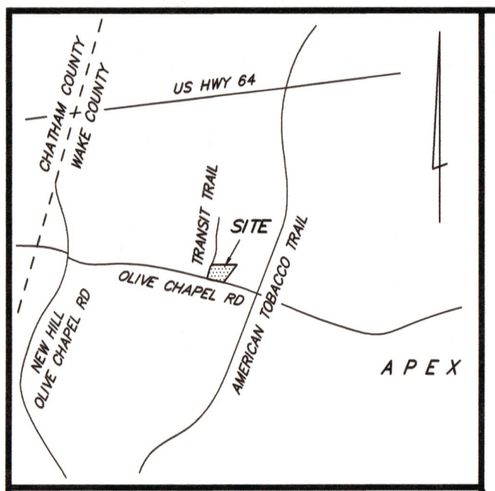
Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina, and described more fully as follows to wit:

BEGINNING at an existing iron pipe on the eastern 60' public right of way of Transit Trail (B.M. 2024, PG. 2356), southwest corner of Sarah Jessica Iannone & Jonathon Ray Perkins (D.B. 19294, PG. 2413 ~ Lot 3 ~ B.M. 2024, PG. 2356); thence with Iannone South 89° 30' 03" East, 559.71 feet to an existing iron pipe; thence South 37° 07' 27" West, 586.81 feet to an existing magnetic nail in the public right of way of Olive Chapel Road (NCSR 1160); thence North 69° 49' 41" West, 318.29 feet to an existing magnetic nail; thence North 09° 14' 40" East, 29.60 feet to an existing iron pipe; thence a curve to the right North 28° 16' 03" West, 34.10 feet (chord), 25.00 feet (radius) to an existing iron pipe on the eastern 60' public right of way of Transit Trail; thence with the eastern 60' public right of way of Transit Trail the following 3 calls: North 14° 43' 39" East, 167.18 feet to an existing iron pipe; thence a curve to the right North 20° 36' 52" East, 75.90 feet (chord), 370.00 feet (radius) to an existing iron pipe; thence North 26° 30' 06" East, 79.36 feet to the BEGINNING, containing 4.5509 total acres more or less.

This description was prepared for the sole purpose of annexation of a municipal boundary and for no other use.

Weston Reserve
Annexation #822
Lawson Ln
Transit Trl
Olive Chapel Rd
American Tobacco Trail
0
200
400
Feet
February 2026
November 2025 Aerial
Photography Prepared by: Town of Apex Planning Department




VICINITY MAP (NOT TO SCALE)

ANNEXATION # _____

I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, Apex, North Carolina certify this is a true and exact map of annexation adopted the _____ day of _____, 2026, by the Town Council. I set my hand and seal of the Town of Apex, _____, 2026.

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK

SURVEYOR NOTES:

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME.
2. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
3. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
4. ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FEET GROUND MEASUREMENTS.
5. AREA DETERMINED USING THE COORDINATE GEOMETRY METHOD.
6. CURRENT PROPERTY ZONING R-80W (WAKE COUNTY GIS)
7. THIS MAP WAS PREPARED FOR THE SOLE PURPOSE OF ANNEXATION OF A MUNICIPAL BOUNDARY. THIS MAP SHOULD NOT BE USED TO TRANSFER PROPERTY SHOWN HEREON.

MAP NORTH
B.M. 2023, PG. 389

I, STALEY C. SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AS RECORDED IN:
DEED BOOK 18479, PAGE 1421
BOOK OF MAPS 1980, PAGE 239
BOOK OF MAPS 2023, PAGE 110
THIS MAP OR PLAT IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30 PURSUANT TO G.S. 47-30(j).

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 5TH DAY OF JANUARY, A.D., 2026.

NORTH CAROLINA PROFESSIONAL SEAL L-3766 LAND SURVEYOR STALEY C. SMITH

Staley C. Smith
Professional Land Surveyor

L-3766
License Number

Legend

- EIP – ● – Existing Iron Pipe
- EMN – ● – Existing Magnetic Nail
- R/W – Right Of Way (Approximate)
- PSNC – Public Service Company of North Carolina
- TOA – Town Of Apex
- PIN – Parcel Identification Number
- NCSR – North Carolina Secondary Road
- Surveyed Line
- Surveyed Line
- Property Line (not surveyed)
- Approximate Right Of Way Line (not surveyed)
- Easement Centerline (not surveyed)
- Easement (not surveyed)
- Existing Town of Apex Corporate Limits (not surveyed)

| CURVE DATA TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C1 | 37.52' | 25.00' | N 28°16'03" W | 34.10' |
| C2 | 76.03' | 370.00' | N 20°36'52" E | 75.90' |

MARTHA S. CLEMENT
D.B. 2741, PG. 474
D.B. 19245, PG. 1565
D.B. 19496, PG. 1371
B.M. 2023, PG. 110
3124 OLIVE CHAPEL ROAD

TRANSIT TRAIL
60' PUBLIC R/W
B.M. 2024, PG. 2356

(4R) AREAS C & D
REBECCA C. WINGLER
BRIAN C. WINGLER
D.B. 3187, PG. 338
B.M. 2023, PG. 110
1904 TRANSIT TRAIL

(3) SARAH JESSICA IANNONE
JONATHON RAY PERKINS
D.B. 19294, PG. 2413
B.M. 2023, PG. 480
B.M. 2024, PG. 2356
1911 TRANSIT TRAIL

AREA RESERVED BY OWNER
JVI BUILDING & DEVELOPMENT, INC.
D.B. 19674, PG. 2298
B.M. 2023, PG. 480
B.M. 2024, PG. 2356
B.M. 2025, PG. 578

(18) B.M. 2025, PG. 578
(17) B.M. 2025, PG. 578
(16) B.M. 2025, PG. 578

ANNEXATION # 735
B.M. 2023, Pg. 389

TOA ELECTRIC EASEMENT
D.B. 17035, PG. 1732
N 70°14'11" E
367.78'
TIE ONLY

EIP # 5306
(BURIED)

N 37°07'27" E
241.92'
TIE ONLY

EIP

BEARING BASIS
559.71'
S 89°30'03" E

PRIVATE OFF-SITE SEPTIC REPAIR EASEMENT SERVING LOT 2R
B.M. 2023, PG. 110

UNITED STATES OF AMERICA
CIVIL ACTION # 2542
FILED APRIL 10, 1970
TRACT 611-1

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
D.B. 6660, PG. 194
"AMERICAN TOBACCO TRAIL"
TOWN OF APEX CORPORATE LIMITS

ANNEXATION # 461
B.M. 2011, Pg. 599

4.5509 ACRES TOTAL ANNEXED

(2R) JOSEPH V. IANNONE, JR.
D.B. 18479, PG. 1421
B.M. 2023, PG. 110
3100 OLIVE CHAPEL RD
PIN 0712-90-5851

MARTHA S. CLEMENT
D.B. 2741, PG. 474
D.B. 19245, PG. 1565
D.B. 19496, PG. 1371
B.M. 2023, PG. 110
3124 OLIVE CHAPEL ROAD

ANNEXATION # 735
B.M. 2023, Pg. 389
N 26°30'06" E 79.36'
C2
167.18'
N 14°43'39" E

EIP
EIP
EIP
EIP
EMN

30' TOA WATER & FORCEMAIN EASEMENT
D.B. 16280, PG. 402
D.B. 16538, PG. 1112

S 37°07'27" W
586.81'

30' TOA UTILITY EASEMENT
D.B. 16280, PG. 413

PSNC ENERGY
10' UTILITY EASEMENT CENTERLINE
D.B. 17213, PG. 866

N 09°14'40" E
29.60'

N 69°49'41" W 318.29'

UNITED STATES OF AMERICA
CIVIL ACTION # 2542
FILED APRIL 10, 1970
TRACT 611-1

OLIVE CHAPEL ROAD
PUBLIC R/W ~ NCSR 1160

0 50 100 200
U.S. SURVEY FEET
1 inch = 100 ft.

SATELLITE ANNEXATION MAP for the TOWN OF APEX

# JOSEPH V. IANNONE, JR.

WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

LISTED OWNER
(NOT A TITLE VERIFICATION)
JOSEPH V. IANNONE, JR.
2509 SOUTHWINDS RUN
APEX, NC 27502

PIN 0712-90-5851

Smith & Smith, Surveyors, P.A.
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
FIRM LICENSE No. C-0155

FIELD DATE FEB 17, 2021
SCALE 1" = 100'
DRAWN BY WBH
PROJ. NO. 2021-14

## PETITION FOR VOLUNTARY ANNEXATION

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 #: 822 Submittal Date: 12-3-2025

Fee Paid $ 300.00 Check # CC

## TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ■ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ■ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

## OWNER INFORMATION

| | |
|---|---|
| Joseph V Iannone Jr | 0712-90-5851 |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| (919) 387-8846 | joey@jviconstruction.com |
| Phone | E-mail Address |
| | |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| Phone | E-mail Address |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| Phone | E-mail Address |

## SURVEYOR INFORMATION

Surveyor: Smith & Smith Surveyors

Phone: (919) 362-7111 Fax:

E-mail Address: ben@smithandsmithsurveyors.net

## ANNEXATION SUMMARY CHART

| Property Information | | Reason(s) for annexation (select all that apply) | |
|---|---|---|---|
| Total Acreage to be annexed: | 4.55 | Need water service due to well failure | ☐ |
| Population of acreage to be annexed: | | Need sewer service due to septic system failure | ☐ |
| Existing # of housing units: | 1 | Water service (new construction) | ☐ |
| Proposed # of housing units: | 1 | Sewer service (new construction) | ☐ |
| Zoning District*: | RR-CZ & O&I-CZ | Receive Town Services | ☑ |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 822 Submittal Date: 12-3-2025

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Joe V. Iannone
Please Print

Signature

Please Print

Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, this the 21st day of, November, 2025.

Notary Public

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

My Commission Expires: November 19, 2030

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____

Attest: President (Signature)

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

**Media Contact:**
Allen Coleman, Town Clerk to the Apex Town Council

**FOR IMMEDIATE RELEASE**

## PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (April 17, 2026) – The Town Council of Apex, North Carolina has scheduled a Public Hearing to be held at **6:00 p.m.** at Apex Town Hall, 73 Hunter Street, on the **28th day of April, 2026**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

**Satellite Annexation Petition No. 822**
**3100 Olive Chapel Road – 4.5509 acres**

*Continued on next page*

# PUBLIC NOTICE – PUBLIC HEARING

Residents may submit written comments to the Town Council with attention marked to the Town Clerk Allen Coleman; P.O. Box 250; Apex, NC 27502 or by email at public public.hearing@apexnc.org. Please use subject line "Annexation Petition No. 822" and include your first and last name, your address, and your phone number in your written statements. Written comments will be accepted until 3:00 PM on Tuesday, April 28, 2026.

Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person.

Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. We request at least 48 hours' notice prior to the meeting to make the appropriate arrangements.

Questions should be directed to the Town Clerk's Office.

###

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): June Cowles, Senior Planner

Department(s): Planning

Requested Motion

Public hearing and possible motion concerning Rezoning Application #25CZ22 3100 Olive Chapel Road and Ordinance. The applicant, Jones & Cnossen Engineering, PLLC, seeks to rezone approximately 4.58 acres from Wake County Residential-80W (R-80W) to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ). The proposed rezoning is located at 3100 Olive Chapel Road & 1911 Transit Trail (portion of).

Approval Recommended?

The Planning Department recommends approval of Rezoning #25CZ22 3100 Olive Chapel Road as proposed by the applicant.

The Planning Board held a Public Hearing on April 13, 2026 and by a vote of 8-0 recommended approval of the rezoning.

Item Details

The properties to be rezoned are identified as PINs 0712905851 & 0712915181 (portion of).

Attachments

- PH8-A1: Staff Report - Rezoning Case No. 25CZ22 - 3100 Olive Chapel Road
- PH8-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ22 - 3100 Olive Chapel Road
- PH8-A3: Statement of Town Council and Ordinance - Rezoning Case No. 25CZ22 - 3100 Olive Chapel Road
- PH8-A4: Attachment A: Legal Description - Rezoning Case No. 25CZ22 - 3100 Olive Chapel Road
- PH8-A5: Attachment B: Proposed Uses, Zoning Conditions, and Exhibit - Rezoning Case No. 25CZ22 - 3100 Olive Chapel Road

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:** 3100 Olive Chapel Road and 1911 Transit Trail (portion of)
**Applicant/Agent:** William Norton, Jones & Cnossen Engineering, PLLC
**Owners:** Joey Iannone & Sarah Iannone & Jonathon Perkins

**PROJECT DESCRIPTION:**

**Acreage:** 4.58 acres
**PINs:** 0712905851 & 0712915181 (portion of)
**Current Zoning**: Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ#23CZ09)
**Proposed Zoning**: Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ)
**Current 2045 Land Use Map**: Rural Density Residential and Rural Transition Residential
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Office Employment & Rural Transition Residential
**Town Limits**: Outside – annexation is required at the time of rezoning

**Adjacent Zoning & Land Uses:**

| | Zoning | Land Use |
|---|---|---|
| **North:** | Rural Residential-Conditional Zoning (RR-CZ #23CZ09) | Single-family Residential |
| **South:** | Olive Chapel Road & Wake County Residential-80W (R-80W) | Vacant; North Carolina Wildlife Resources Open Space |
| **East:** | Wake County Residential-80W (R-80W) | Vacant; North Carolina Wildlife Resources Open Space |
| **West:** | Wake County Residential-80W (R-80W) | Transit Trail; Vacant land |

**EXISTING CONDITIONS:**

The project site is located at 3100 Olive Chapel Road and a portion of 1911 Transit Trail (See Figure 1: Existing Site Conditions).

The 3100 Olive Chapel Road parcel includes the following:

- Single-family residential house, mature trees, an existing stream located in the northeast corner, and the grade sloping toward the southern eastern section of the project site.
- The site includes a driveway on Olive Chapel Road and another on Transit Trail. An existing sidewalk, curb and gutter is located along the east side of Transit Trail.

A portion of 1911 Transit Trail, the southwest corner of the parcel, includes grassland.

**Figure 1: Existing Site Conditions**

**NEIGHBORHOOD MEETING:**
The applicant conducted two neighborhood meetings on November 25, 2025 and March 3, 2026. The neighborhood meeting reports are attached.

**2045 LAND USE MAP:**
The 2045 Land Use Map designates the subject property as Rural Density Residential and the portion of the project site of the northern parcel as Rural Transition Residential. (See Figure 2: Existing 2045 Land Use Map). The proposed rezoning to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) is inconsistent with the Rural Density Residential (1 unit per 5 acres) classification. However, the Rural Residential-Conditional Zoning is consistent with the portion that is classified as Rural Transition Residential classification. (See Figure 3: Proposed 2045 Land Use Map). If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Office Employment and Rural Transition Residential classification (maximum 1 unit per acre) per NCGS 160D-605(a). (See Figure 3: Proposed 2045 Land Use Map).

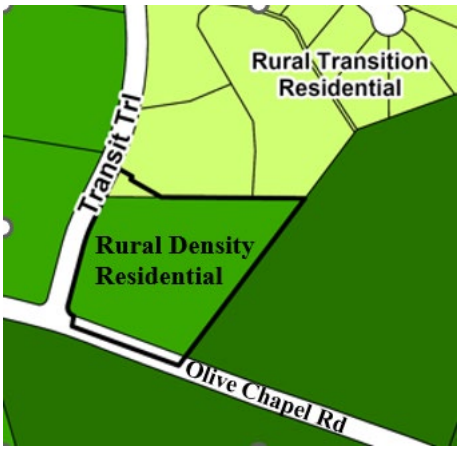



**Figure 2: Existing 2045 Land Use Map**

**Figure 3: Proposed 2045 Land Use Map**

**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. The proposed zoning for the properties is shown in Figure 4: Proposed Zoning Districts.

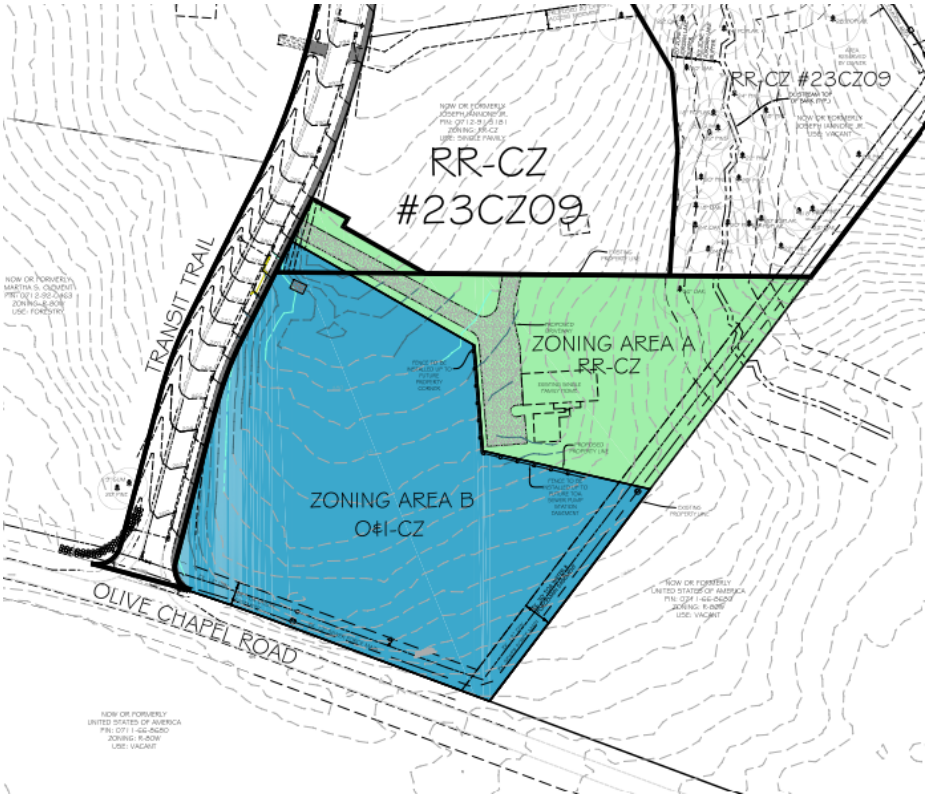



**Figure 4: Proposed Zoning Districts**

**Zoning Area A: Rural Residential-Conditional Zoning District (RR-CZ)**

Permitted Uses:

1. Single-family dwelling
2. Accessory Apartment
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

Zoning Condition:

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
   (a) Front-25 ft; (b) Side-8 ft min/20 ft total; (c) Corner side-15 ft; (d) Rear-25 ft
2. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
3. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

Architectural Conditions

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front porches shall be a minimum of 6 feet deep.

**Zoning Area B: Office & Institutional-Conditional Zoning District (O&I-CZ)**

Permitted Uses:

1. Day care facility
2. Drop in or short-term day care
3. Government service
4. Veterinary clinic or hospital
5. Utility
6. Botanical garden
7. Greenway
8. Park, active
9. Park, passive
10. Youth or day camps
11. Restaurant, general 10%
12. Medical or dental clinic or office
13. Medical or dental laboratory
14. Office, business or professional
15. Publishing office
16. Barber and beauty shop
17. Newsstand or gift shop 10%
18. Personal service 20%
19. Pharmacy 10%
20. Studio for art
21. Tailor shop
22. Pet services

The following uses shall be limited to the operation hours of 7am to 9pm:

a) Restaurant, general
b) Newsstand or gift shop
c) Pharmacy
d) Personal service
e) Barber and beauty shop

**Zoning Area B (O&I-CZ): Government Services Use:**
The following zoning conditions shall apply only if the use for the parcel is government services.

General Conditions

1. Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

| Buffer Location | UDO Required Buffer | Proposed Buffer |
|---|---|---|
| Along Olive Chapel Road | 30' Type E | 10' Type B |
| Along Transit Trail | 30' Type D | 20' Type B |
| Along Area A (RR-CZ) | 20' Type B | 10' Type A* |
| Along Eastern Public Utility Easement | 0' | 0' |

*A 6 ft tall privacy fence shall be installed as shown on the Zoning Exhibit Map.

2. Only emergency service vehicles shall be allowed direct ingress and egress driveway onto Olive Chapel Road. A full access driveway shall be required on Transit Trail.
3. RCA dedication shall be 20% of Zone B gross site area.

**Zoning Area B (O&I-CZ): Non-Residential Uses other than Government Services**

General Conditions

1. Landscape Buffers: Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

| Buffer Location | UDO Required Buffer | Proposed Buffer |
|---|---|---|
| Along Olive Chapel Road | 30' Type E | 20' Type E |
| Along Transit Trail | 30' Type D | 20' Type B |
| Along Area A (RR-CZ) | 20' Type B | 20' Type B |
| Along Eastern Public Utility Easement | 0' | 0' |

2. There shall be a limit of one access point onto Olive Chapel Road and that point of access shall be a Right-in Right-out access point at least 250' east of the Transit Trail & Olive Chapel Road intersection. A full access point shall be allowed onto Transit Trail.
3. 25% of the gross area of Zoning Area B shall be dedicated as RCA

Architectural Conditions

1. Roof features may include hip roofs or awnings with metal or shingle roofs

Materials and colors:

2. Buildings shall be architecturally compatible by way of colors and use of materials.
3. The building exterior shall have more than one material color.
4. The exterior materials shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:

    - Brick masonry
    - Decorative concrete block (either integrally colored or textured)
    - Stone accents
    - Aluminum storefronts with anodized or pre-finished colors
    - EIFS cornices and parapet trim
    - Precast concrete

5. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
6. Soffit and fascia materials shall be EIFS with crown trim elements.
7. Exterior materials that will not be allowed as follows:
    - Vinyl siding
    - Painted, smooth faced concrete block (decorative blocks are acceptable)
    - Metal walls

**Transportation condition for any Zoning Area B development:**

- Developer shall dedicate public right of way and construct roadway frontage widening on Olive Chapel Road based on a Rural Thoroughfare typical section with a minimum 36-foot paved roadway width including 12-foot travel lanes and 6-foot paved shoulders on 110-foot right of way and provide a 5-foot sidewalk for the extent of the project frontage east of Transit Trail. Also, Developer shall provide variable road frontage widening in addition to the aforementioned typical section for lane transitions going from a 3-lane to 2-lane cross section east of Transit Trail, allowing for the future addition of an eastbound left turn lane by others on Olive Chapel Road at Transit Trail.

**NATURAL RESOURCE AND ENVIRONMENTAL DATA:**

The properties are within the Beaver Creek Basin and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay August 2025 and subject to stormwater requirements in UDO Section 6.1.

The project is not located in a designated current 100-year floodplain as shown on FEMA FIRM Panel 3720071200L with an effective date of July 19, 2022.

**ENVIRONMENTAL ADVISORY BOARD:**

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

**AFFORDABLE HOUSING:**
Housing Staff did not recommend an affordable housing condition to be included with this rezoning due to the limited size of the rezoning.

**HISTORIC STRUCTURES:**
There are no known historic structures present on the Property.

**PUBLIC FACILITIES:**
The proposed rezone shall be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. The development will receive water and sewer from the Town of Apex.

**RESOURCE CONSERVATION AREA AND BUFFERS:**
UDO Section 8.1.2.C *Size of the RCA* states the Resource Conservation Area (RCA) for developments 2.0 units per acre or less is not required. Zone A residential is less than 2 units per acre. Some of the proposed buffers were reduced in width, but increased buffer type. The RCA was reduced from 25% to 20% for Zone B (O&I-CZ) Government services use. For Zone B (O&I-CZ) non-residential uses other than Government service use, some of the proposed buffers were reduced in width but increased in the type of buffer. However, the 25% RCA is consistent with the UDO.

**PLANNING BOARD RECOMMENDATION:**
The Planning Board held a public hearing on April 13, 2026 meeting and recommended approval by a vote of 8 to 0 with the conditions as proposed by the applicant.

**PLANNING STAFF RECOMMENDATION:**
Planning staff recommends approval of Rezoning #25CZ22 3100 Olive Chapel Road as proposed 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 designates the properties as Rural Density Residential and Rural Transition Residential. The applicant proposes a rezoning to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) with limited uses and conditions. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Office Employment and Rural Transition Residential classification per NCGS 160D-605(a).
>
> The proposed rezoning is reasonable and in the public interest in that it will provide office, government service, and limited retail uses to serve the existing and proposed residential development in the area. The rezoning will also allow for an existing single-family home to remain on a lot that is generally consistent with those to the north. The proposed rezoning will provide roadway frontage widening with a sidewalk along Olive Chapel Road. Furthermore, the proposed rezoning includes stricter architectural conditions than the UDO requires.

**CONDITIONAL ZONING STANDARDS:**
The Town Council shall find the RR-CZ and O&I-CZ designations demonstrate 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.

Lawson Ln
Transit Trl
Weston Reserve
Rezoning #25CZ22
Olive Chapel Rd
American Tobacco Trail
0
200
400
Feet
March 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department

## 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 #: 25CZ22 Submittal Date: 12/1/25

Fee Paid:

### Project Information

Project Name: 3100 Olive Chapel Road

Address(es): 3100 Olive Chapel Road and 1911 Transit Trail

PIN(s): 0712-90-5851 and 0712-91-5181

Acreage: 4.58

Current Zoning: R-80W Proposed Zoning: RR-CZ and O&I-CZ

Current 2045 LUM Classification(s): Rural Density Residential

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:

Area proposed as non-residential development: Acreage:

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

### Applicant Information

Name: Joey Iannone

Address: 2509 Southwinds Run

City: Apex State: NC Zip: 27502

Phone: (919) 387-8846 E-mail: joey@jviconstruction.com

### Owner Information

Name: Joey Iannone and Sarah Iannone & Jonathon Perkins

Address: 2509 Southwinds Run and 1804 Kelly Glen Dr

City: Apex State: NC Zip: 27502

Phone: (919) 387-8846 E-mail: joey@jviconstruction.com

### Agent Information

Name: Jones & Cnossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 E-mail: will@jonescnossen.com

Other contacts:

## PETITION INFORMATION

Application #: 25CZ22 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from R-80W to RR-CZ and O&I-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 | See attached list | 21 | |
| 2 | | 22 | |
| 3 | | 23 | |
| 4 | | 24 | |
| 5 | | 25 | |
| 6 | | 26 | |
| 7 | | 27 | |
| 8 | | 28 | |
| 9 | | 29 | |
| 10 | | 30 | |
| 11 | | 31 | |
| 12 | | 32 | |
| 13 | | 33 | |
| 14 | | 34 | |
| 15 | | 35 | |
| 16 | | 36 | |
| 17 | | 37 | |
| 18 | | 38 | |
| 19 | | 39 | |
| 20 | | 40 | |

## PETITION INFORMATION

Application #: 25CZ22 Submittal Date: _____

## 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.

See Attached List

## 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.

The proposed parcel to be rezoned is located at Olive Chapel Road (Thoroughfare) and Transit Trail (Major collector) because of this location and proximity to infrastructure the Town of Apex has shown interest of a fire station at this parcel to better serve a growing area of the town. The existing home would remain on a separate lot. This particular parcel would be better served for a Fire Station use or a different compatible O&I use rather than a residential use and we feel that the 2045 LUM amendment would be appropriate.

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

The proposed rezoning is appropriate as it is at the corner of Olive Chapel Road and Transit Trail and will provide adequate access to the O&I portion of the property. The mixed use developments to the north and residential areas surrounding the site make this location ideal for an Apex Fire station or a lower intensity O&I use while maintaining the existing home.

## ZONING AREA A (RR-CZ)

Allowed Uses:

1. Single-family dwelling
2. Accessory Apartment
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

### Zoning Conditions

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
   (a) Front – 25 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 25 ft.
2. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
3. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

## ZONING AREA A (RR-CZ)

### Architectural Conditions for RR-CZ - Single Family Residential

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front porches shall be a minimum of 6 feet deep.

## ZONING AREA B (O&I-CZ)

Allowed Uses:

1. Day care facility
2. Drop-in or short-term day care
3. Government service
4. Veterinary clinic or hospital
5. Utility, minor
6. Botanical garden
7. Greenway
8. Park, active
9. Park, passive
10. Youth or day camps
11. Restaurant, general 10%
12. Medical or dental office or clinic
13. Medical or dental laboratory
14. Office, business or professional
15. Publishing office
16. Barber and beauty shop
17. Newsstand or gift shop 10%
18. Personal service 20%
19. Pharmacy 10%
20. Studio for art
21. Tailor shop
22. Pet services

The following uses shall be limited to the operating hours of 7am to 9pm:

a) Restaurant, general
b) Newsstand or gift shop
c) Pharmacy
d) Personal service
e) Barber and Beauty Shop

Government Services:

The following zoning conditions shall apply only if the use for the parcel is government services.

General Conditions

1. Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

| Location | Buffer Width & Type |
|---|---|
| Along Olive Chapel Road | 10' Type B |
| Along Transit Trail | 20' Type B |
| Along Area A (RR-CZ) | 10' Type A * |
| Along Eastern Public Utilities Easement | 0' |

* A 6 ft tall privacy fence shall be installed as shown on the Zoning Exhibit Map.

2. Only emergency service vehicles shall be allowed direct ingress and egress driveway onto Olive Chapel Road. A full access driveway shall be required on Transit Trail.

3. RCA dedication shall be 20% of Zone B gross site area.

ZONING AREA B (O&I-CZ) NON-RESIDENTIAL USES other than Government Services

General Conditions

1. **Landscape Buffers:** Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

| Location | Buffer Width & Type |
|---|---|
| Along Olive Chapel Road | 20' Type E |
| Along Transit Trail | 20' Type B |
| Along Area A (RR-CZ) | 20' Type B |
| Along Eastern Public Utilities Easement | 0' |

2. There shall be a limit of one access point onto Olive Chapel Road and that point of access shall be a Right-In-Right-Out access point at least 250' east of the Transit Trail & Olive Chapel Road intersection. A full access point shall be allowed onto Transit Trail.
3. 25% of the gross area of Zoning area B shall be dedicated as RCA.

Architectural Conditions

1. Roof features may include hip roofs or awnings with metal or shingle roofs.

Materials and colors:

2. Buildings shall be architecturally compatible by way of colors and use of materials.
3. The building exterior shall have more than one material color.
4. The exterior materials shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:
    - Brick masonry
    - Decorative concrete block (either integrally colored or textured)
    - Stone accents
    - Aluminum storefronts with anodized or pre-finished colors.
    - EIFS cornices and parapet trim.
    - Precast concrete
5. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
6. Soffit and fascia materials shall be EIFS with crown trim elements.
7. Exterior materials that will not be allowed are as follows:

- Vinyl siding
- Painted, smooth faced concrete block (decorative blocks are acceptable)
- Metal walls

Transportation condition for any zoning area B development:

- Developer shall dedicate public right of way and construct roadway frontage widening on Olive Chapel Road based on a Rural Thoroughfare typical section with a minimum 36-foot paved roadway width including 12-foot travel lanes and 6-foot paved shoulders on 110-foot right of way and provide a 5-foot sidewalk for the extent of the project frontage east of Transit Trail. Also, Developer shall provide variable road frontage widening in addition to the aforementioned typical section for lane transitions going from a 3-lane to 2-lane cross section east of Transit Trail, allowing for the future addition of an eastbound left turn lane by others on Olive Chapel Road at Transit Trail.

25CZ22 Zoning Exhibit Map

Application #: 25CZ22 Submittal Date:

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO.

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.

We have limited the uses and provided conditions to minimize the adverse impacts of traffic. Since the proposed uses are generally government use for a fire station, daycare facility and professional office uses a lot of the significant adverse impacts have been eliminated.

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.

The development of this site would provide Resource Conservation Area, meet the stormwater requirements as described in the UDO, and meet additional conditions as described in the attached documents in order to protect and enhance the sites 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.

The proposed CZ as intended for the Apex Fire Station shall provide beneficial impacts to the public facilities and well-being of the community in the area. If this or a different approved O&I use is provided, with the transportation conditions that have been provided and the infrastructure that is in place this would provide an overall benefit to all public facilities in general.

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.

The proposed fire station and other O&I uses will provide additional opportunities for employment and services that will benefit the health and welfare of the citizens. This project should not have any affect on the safety of the citizens in this area.

Application #: 25CZ22 Submittal Date:

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

The fire station use would provide a quality neighbor with increased safety presence for the surrounding residential areas.

Office uses are a good neighbor to residential because the peak use time for office is during the day and not at night.

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.

The office uses proposed generate less traffic during the day than residential uses so this project should not create a nuisance or hazard to the surrounding area.

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.

We have limited the uses allowed and provided architectural conditions that will help ensure this is a quality project capable of meeting all the standards in the UDO.

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.75 mile east of Olive Chapel Baptist Church yet west of and adjacent to the American Tobacco Trail and described more fully as follows to wit:

BEGINNING at an iron pipe set bearing NAD 83 (2011) coordinate values of North 720,774.93 feet, East 2,019,765.92 feet; thence North 77° 03’ 26” West, 179.06 feet to a point; thence North 04° 36’ 11” West, 110.68 feet to a point; thence North 60° 19’ 34” West, 220.80 feet to a point; thence North 26° 30’ 06” East, 34.76 feet to a point; thence a curve to the left North 25° 58’ 22” East, 15.32 feet (chord), 830.00 feet (radius) to a point; thence South 60° 19’ 34” East, 42.91 feet to a point; thence South 29° 40’ 26” West, 10.00 feet to a point; thence South 60° 19’ 34” East, 99.11 feet to a point; thence South 89° 30’ 03” East, 402.71 feet to a point; thence South 37° 07’ 27” West, 278.57 feet to the BEGINNING, containing 1.4963 total acres more or less.

This description was prepared for the sole purpose of rezoning and for no other use.

# PRELIMINARY

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.75 mile east of Olive Chapel Baptist Church yet west of and adjacent to the American Tobacco Trail and described more fully as follows to wit:

BEGINNING at an iron pipe set bearing NAD 83 (2011) coordinate values of North 720,774.93 feet, East 2,019,765.92 feet; thence South 37° 07’ 27” West, 308.24 feet to a point; thence North 69° 49’ 41” West, 318.29 feet to a point; thence North 09° 14’ 40” East, 29.60 feet to a point; thence a curve to the right North 28° 16’ 03” West, 34.10 feet (chord), 25.00 feet (radius) to a point; thence North 14° 43’ 39” East, 167.18 feet to a point; thence a curve to the right North 20° 36’ 52” East, 75.90 feet (chord), 370.00 feet (radius) to a point; thence North 26° 30’ 06” East, 115.96 feet to a point; thence South 60° 19’ 34” East, 220.80 feet to a point; thence South 04° 36’ 11” East, 110.68 feet to a point; thence South 77° 03’ 26” East, 179.06 feet to the BEGINNING, containing 3.1885 total acres more or less.

This description was prepared for the sole purpose of rezoning and for no other use.

# PRELIMINARY

## AGENT AUTHORIZATION FORM

Application #: 25CZ22 Submittal Date: _____

Joseph V Iannone 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: _____

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Will Norton

Address: 221 N Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-8846

E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)*

Joe V. Iannone — 11-21-25

Type or print name — 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 OWNERSHIP

Application #: 25CZ22 Submittal Date: _____

The undersigned, Joseph V Iannone 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 3100 Olive Chapel Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 04/29/2021, and recorded in the Wake County Register of Deeds Office on 04/29/2021, in Book 018479 Page 01421-01422.

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 04/29/2021, 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 04/29/2021, 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 21 day of NOV, 2025.

_____ (seal)

JOE V. IANNONE

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, the undersigned, a Notary Public in and for the County of Chatham, hereby certify that Joe V. Iannone, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

[NOTARY SEAL]

_____
Notary Public
State of North Carolina
My Commission Expires: November 19, 2030

## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ22 Submittal Date: _____

**Insert legal description below.**

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina, and described more fully as follows to wit:

BEGINNING at an existing iron pipe on the eastern 60' public right of way of Transit Trail (B.M. 2024, PG. 2356), southwest corner of Sarah Jessica Iannone & Jonathon Ray Perkins (D.B. 19294, PG. 2413 ~ Lot 3 ~ B.M. 2024, PG. 2356); thence with Iannone South 89° 30' 03" East, 559.71 feet to an existing iron pipe; thence South 37° 07' 27" West, 586.81 feet to an existing magnetic nail in the public right of way of Olive Chapel Road (NCSR 1160); thence North 69° 49' 41" West, 318.29 feet to an existing magnetic nail; thence North 09° 14' 40" East, 29.60 feet to an existing iron pipe; thence a curve to the right North 28° 16' 03" West, 34.10 feet (chord), 25.00 feet (radius) to an existing iron pipe on the eastern 60' public right of way of Transit Trail; thence with the eastern 60' public right of way of Transit Trail the following 3 calls: North 14° 43' 39" East, 167.18 feet to an existing iron pipe; thence a curve to the right North 20° 36' 52" East, 75.90 feet (chord), 370.00 feet (radius) to an existing iron pipe; thence North 26° 30' 06" East, 79.36 feet to the BEGINNING, containing 4.5509 total acres more or less.

This description was prepared for the sole purpose of annexation of a municipal boundary and for no other use.

# PRELIMINARY

## AGENT AUTHORIZATION FORM

Application #: 25CZ22 Submittal Date: _____

Sarah Iannone & Jonathon Perkins 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: 1911 Transit Trail

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Will Norton

Address: 221 N Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-8846

E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)*

Sarah Iannone — 11-21-2025

Sarah Iannone
Type or print name — Date

JP

JONATHON PERKINS — 11-21-2025

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 OWNERSHIP

Application #: 25CZ22 Submittal Date: _____

The undersigned, Sarah Iannone for Jonathan Perkins (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 1911 Transit Trail and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 03/28/23, and recorded in the Wake County Register of Deeds Office on 03/28/23, in Book 019294 Page 02413-02414.

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 03/28/23, 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 03/28/23, 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 21st day of November, 2025.

Sarah Iannone for Jonathan Perkins (seal)

Sarah Iannone for Jonathan Perkins
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, the undersigned, a Notary Public in and for the County of Chatham, hereby certify that Sarah Iannone for Jonathan Perkins Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030
[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: November 19, 2030

Application #: 25CZ22 Submittal Date: _____

**Insert legal description below.**

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in Town of Apex, White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at an existing iron pipe southeast corner for Lot 2 (B.M. 2025, PG. 880), also in the west line of Area Reserved By Owner (B.M. 2025, Pg. 578); thence with Area Reserved By Owner South 30° 23' 37" East, 121.77 feet to an existing iron pipe; thence South 04° 03' 53" East, 83.22 feet to an existing iron pipe; thence South 03° 33' 46" West, 131.60 feet to an existing iron pipe; thence North 89° 30' 03" West, 412.24 feet to an existing iron pipe; thence North 26° 30' 06" East, 71.35 feet to an existing iron pipe; thence a curve to the left North 19° 48' 50" East, 193.32 feet (chord), 830.00 feet (radius) to an existing iron pipe; thence North 81° 19' 05" East, 141.59 feet to an existing iron pipe; thence North 67° 09' 10" East, 125.40 feet to the BEGINNING, containing 2.2372 total acres (97,453 square feet) more or less.

The sole purpose of this land description is to be included in a 2025 rezoning application in the Town of Apex and for no other purpose.

# PRELIMINARY

# 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.

November 10, 2025

Date

Dear Neighbor:

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

| Address(es) | PIN(s) |
|---|---|
| 3100 Olive Chapel Rd | 0712-90-5851 |
| 1911 Transit Trail | 0712-91-5181 |

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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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)):

Propose to create a lot for the existing home that would recombine along with PIN 0712915181 and designate another portion of the 3100 Olive Chapel Road parcel for Office & Institutional uses to potentially accommodate a fire station or other O&I use. To accomplish this the parcel would be rezoned to Rural Residential and O&I while the 2045 Land Use Map would be amended to Rural Transition Residential and Office Employment & Commercial Services.

Estimated submittal date: December 01, 2025

**MEETING INFORMATION:**

Property Owner(s) name(s): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Cnossen Engineering, PLLC - Will Norton

Contact information (email/phone): will@jonescnossen.com/(919) 387-1174

Meeting Address: Zoom - see enclosed meeting details

Date/Time of meeting**: November 25, 2025 5:30-6:30 PM

Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 6:00 PM

**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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 3100 Olive Chapel Rd Rezoning

**When: November 25, 2025 05:30 PM Eastern Time** (US and Canada)

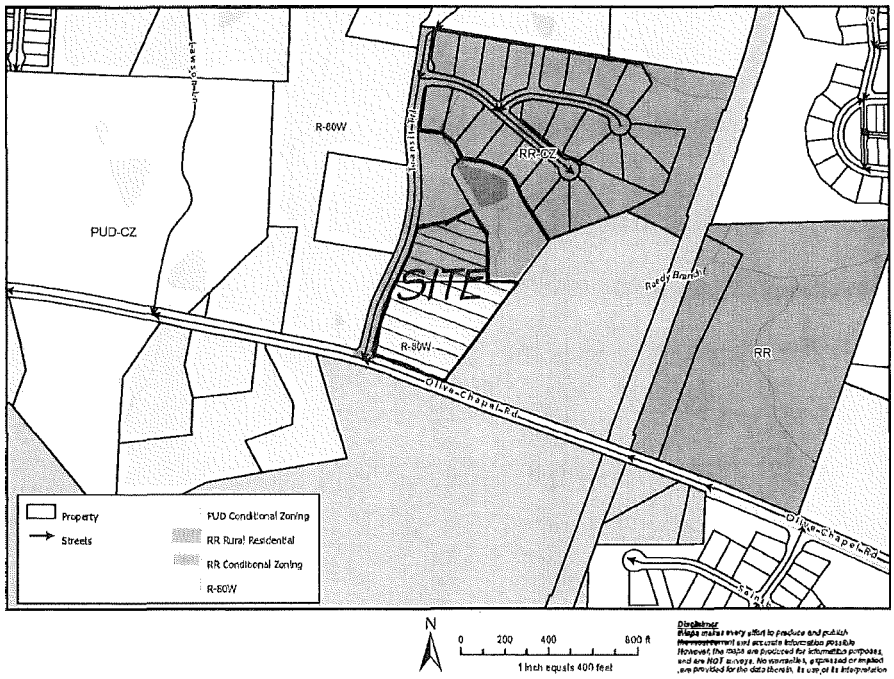
**Register using the QR code:**

**Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 882 4590 0115 and then the Passcode: 083803**

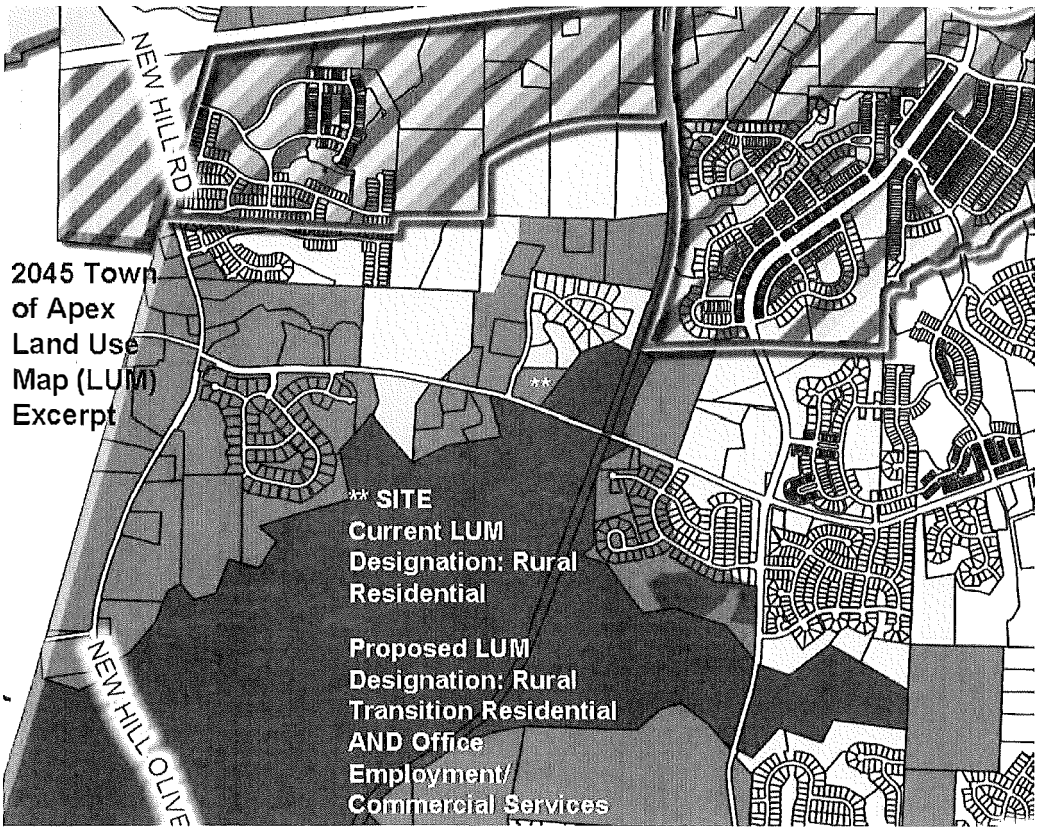
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on November 25th.

**Or to join the meeting by phone:** dial (929) 205-6099 or (301) 715-8592 and enter the Meeting ID 882 4590 0115 and the Passcode 083803. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

## Vicinity & Existing Zoning Exhibit




## Land Use Map Amendment Exhibit



# 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: 3100 Olive Chapel Rd Zoning: R-80W

Location: 3100 Olive Chapel Rd & 1911 Transit Trail

Property PIN(s): 0712-90-5851, 0712-91-5181 Acreage/Square Feet:

Property Owner: Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Address: 2509 Southwinds Run and 1804 Kelly Glen Dr

City: Apex State: NC Zip: 27502

Phone: (919) 387-8846 Email: joey@jviconstruction

Developer: JVI Building & Development, Inc

Address: 1600 Olive Chapel Rd

City: Apex State: NC Zip: 27502

Phone: (919) 387-8846 Fax: Email: joey@jviconstruction.com

Engineer: Jones & Cnossen Engineering, PLLC - Will Norton

Address: 221 N Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: will@jonescnossen.com

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<br>(Provide development name or location to be routed to correct planner) | (919) 249-3426 |
| Parks, Recreation & Cultural Resources Department<br>Angela Reincke, Parks Planning Manager | (919) 372-7468 |
| Transportation & Infrastructure Development<br>Russell Dalton, Traffic Engineering Manager | (919) 249-3358 |
| Water Resources Department<br>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<br>Jared Harris, Electric Technical Services Manager | (919) 372-7466 |

## Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

## Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

## Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

**Noise & Hours of Construction: Non-Emergency Police 919-362-8661**

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

**Construction Traffic: Infrastructure Inspections 919-249-3386**

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

**Road Damage & Traffic Control: Infrastructure Inspections 919-249-3386**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

**Parking Violations: Non-Emergency Police 919-362-8661**

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

**Dirt in the Road: Water Resources 919-362-8166**

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

**Dirt on Properties or in Streams: Water Resources 919-362-8166**

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

**Dust: Water Resources 919-362-8166**

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

**Trash: Water Resources 919-362-8166**

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

**Temporary Sediment Basins: Water Resources 919-362-8166**

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

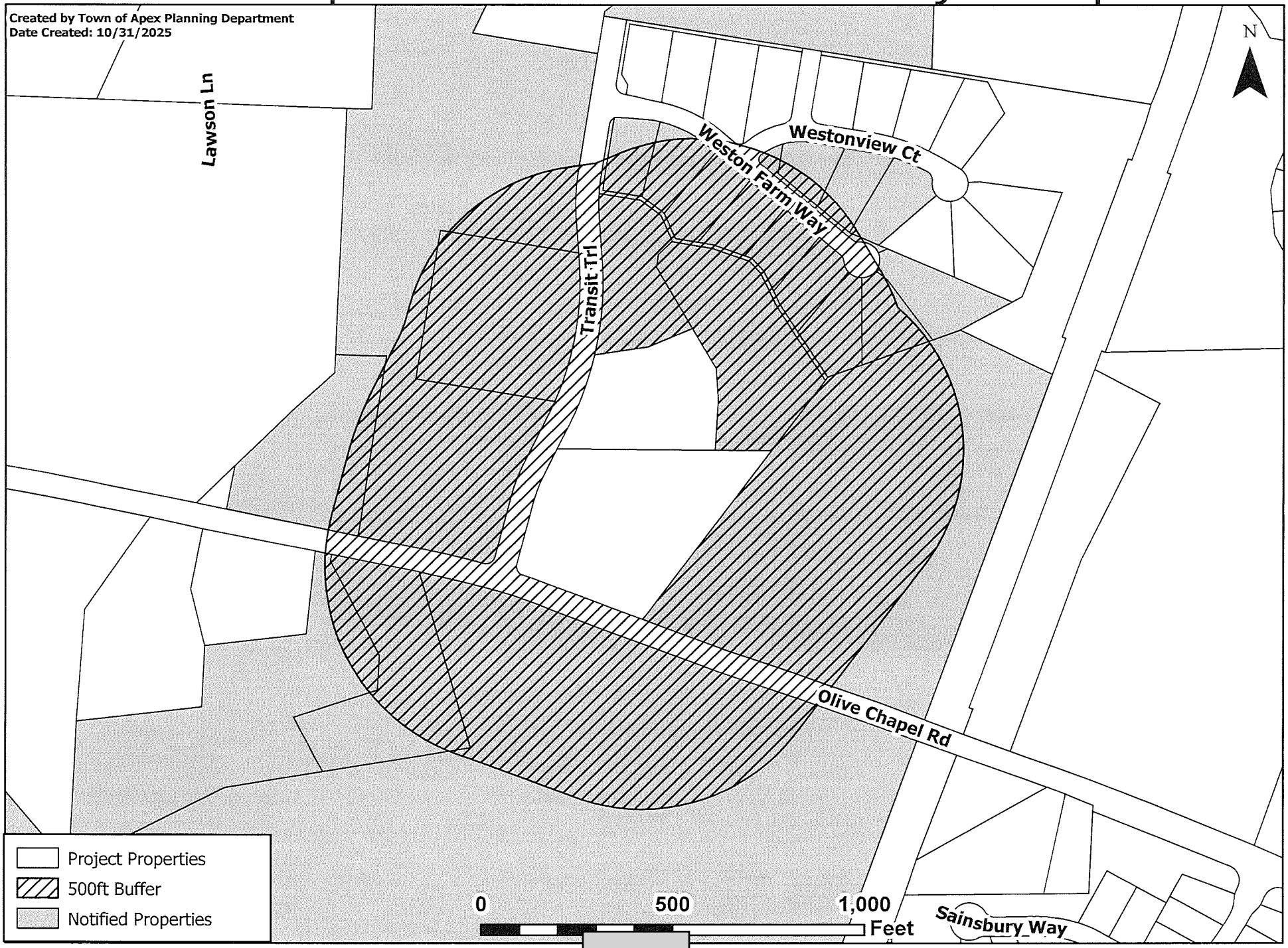
**Stormwater Control Measures: Water Resources 919-362-8166**

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

**Electric Utility Installation: Electric Utilities 919-249-3531**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# Notified Properties within 500ft of the Project Properties



| SITE ADDRESS | PIN NUMBER | OWNER | MAILING ADDRESS | |
|---|---|---|---|---|
| 3200 OLIVE CHAPEL RD | 0712807938 | CLEMENT, MARTHA S | 3200 OLIVE CHAPEL RD | APEX NC 27502-6785 |
| 1901 TRANSIT TRL | 0712915329 | DAVIS, LEROY JR DAVIS, SONYA BERNADELL | 1901 TRANSIT TRL | APEX NC 27502-8505 |
| 3133 OLIVE CHAPEL RD | 0712805207 | HOLLAND, BRIAN D HOLLAND, ROBIN T | 3133 OLIVE CHAPEL RD | APEX NC 27502-5710 |
| 3100 OLIVE CHAPEL RD | 0712905851 | IANNONE, JOSEPH V JR | 2509 SOUTHWINDS RUN | APEX NC 27502-6512 |
| 1911 TRANSIT TRL | 0712915181 | IANNONE, SARAH JESSICA PERKINS, JONATHON RAY | 1804 KELLY GLEN DR | APEX NC 27502-4861 |
| 0 OLIVE CHAPEL RD | 0712918257 | JVI BUILDING & DEVELOPMENT INC | 2509 SOUTHWINDS RUN | APEX NC 27502-6512 |
| 3129 OLIVE CHAPEL RD | 0712809339 | THORNTON, ANNE HARRIS | 1105 KNOLLWOOD DR | APEX NC 27502-1531 |
| 3121 WESTONVIEW CT | 0722011649 | TOLL SOUTHEAST LP COMPANY INC | 1140 VIRGINIA DR | FORT WASHINGTON PA 19034-3204 |
| 1101 NEW HILL OLIVE CHAPEL RD | 0711668680 | UNITED STATES OF AMERICA | 310 NEW BERN AVE | RALEIGH NC 27601-1441 |
| 1904 TRANSIT TRL | 0712912324 | WINGLER, REBECCA C WINGLER, BRIAN C | 1904 TRANSIT TRL | APEX NC 27502-8505 |
| | | APEX TOWN OF | PO BOX 250 | APEX NC 27502 |
| | | Current Tenant | 3100 Olive Chapel RD | APEX NC 27502 |
| | | Current Tenant | 3129 Olive Chapel RD | APEX NC 27502 |
| | | Current Tenant | 1911 Transit TRL | APEX NC 27502 |

Created by Town of Apex Planning Department
Date Created: 10/31/2025

# 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: Zoom - see enclosed details

Date of meeting: November 25, 2025 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Cnossen Engineering, PLLC - Will Norton

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. | Will Norton; Jones & Cnossen Engineering | 221 N Salem St, Suite 001 | 919-387-1174 | [redacted] | ☐ |
| 2. | Brian & Rebecca Wingler | 1904 Transit Trail | | [redacted] | ☑ |
| 3. | | | | | ☐ |
| 4. | | | | | ☐ |
| 5. | | | | | ☐ |
| 6. | | | | | ☐ |
| 7. | | | | | ☐ |
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| 11. | | | | | ☐ |
| 12. | | | | | ☐ |
| 13. | | | | | ☐ |
| 14. | | | | | ☐ |

*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): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Cnossen Engineering, PLLC - Will Norton

Contact information (email/phone): will@jonescnossen.com/(919) 387-1174

Meeting Address: Zoom - see enclosed details

Date of meeting: November 25, 2025 Time of meeting: 5:30-6:30 PM

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:

Our biggest concern is the traffic on Olive Chapel Road and what this project may bring. How will that be addressed and will cars be entering off of Transit Trail?

Applicant's Response:

The goal of the development is to bring a fire station that will have emergency vehicles access onto Olive Chapel Road and have a passenger car access point on Transit Trail. Depending on the number of trips generated there could be a traffic analysis warranted but I'm not sure a fire station would warrant a need for turn lanes however NCDOT and the town could make recommendations to improve traffic and turning out from Transit Trail.

Question/Concern #2:

Are there development options other than the fire station and what are the types of businesses that could come here?

Applicant's Response:

The intended use for this is going to be the fire station and keep the existing house. If the Town of Apex does not follow through with the fire station, the property owner will pursue another commercial use centered around a M-F 9-5 type of structure. There are options for daycare or a professional office use as well.

Question/Concern #3:

In general the attendees said the fire station would be the least concerning type of development they could think of and just hope that the traffic can be managed on Transit Trail that will have an increasing amount of traffic with the Weston houses and this development adding traffic

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, Will Norton, 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 Zoom (location/address) on November 25, 2025 (date) from 5:30 PM (start time) to 6:30 PM (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.

11/26/2025
Date

By: William C. Norton

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ CHATHAM

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 26th day of November, 2025.

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

# 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.

February 10, 2026

Date

Dear Neighbor:

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

| 3100 Olive Chapel Rd | 0712-90-5851 |
|---|---|
| 1911 Transit Trail | 0712-91-5181 |
| 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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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)):

Propose to create a lot for the existing home that would recombine along with PIN 0712915181 and designate another portion of the 3100 Olive Chapel Road parcel for Office & Institutional uses to potentially accommodate a fire station or other O&I use. To accomplish this the parcel would be rezoned to Rural Residential and O&I while the 2045 Land Use Map would be amended to Rural Transition Residential and Office Employment & Commercial Services.

Estimated submittal date: Project submitted December 01, 2025 *This is the second required Neighborhood meeting*

**MEETING INFORMATION:**

| | |
|---|---|
| Property Owner(s) name(s): | Joey Iannone Jr and Sarah Iannone & Jonathon Perkins |
| Applicant(s): | Jones & Cnossen Engineering, PLLC - Will Norton |
| Contact information (email/phone): | will@jonescnossen.com/(919) 387-1174 |
| Meeting Address: | Zoom - see enclosed meeting details |
| Date/Time of meeting**: | March 03, 2026 5:30-6:30 PM |

Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 6:00 PM

**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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 3100 Olive Chapel Rd Rezoning

Second Neighborhood Meeting

**When: March 03, 2026 05:30 PM Eastern Time** (US and Canada)

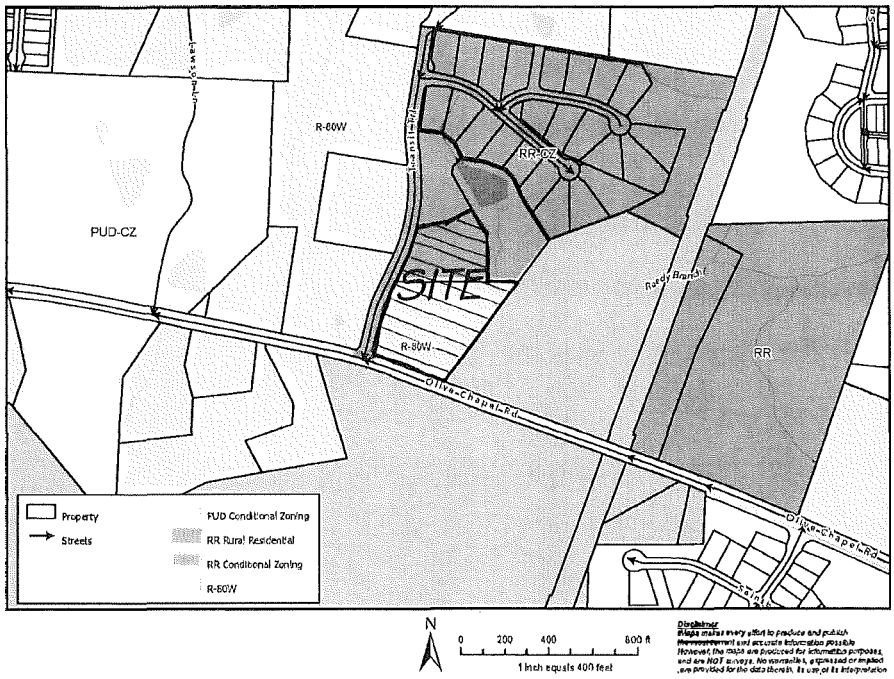
**Register using the QR code:**

**Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 881 5612 6814 and then the Passcode: 217518**

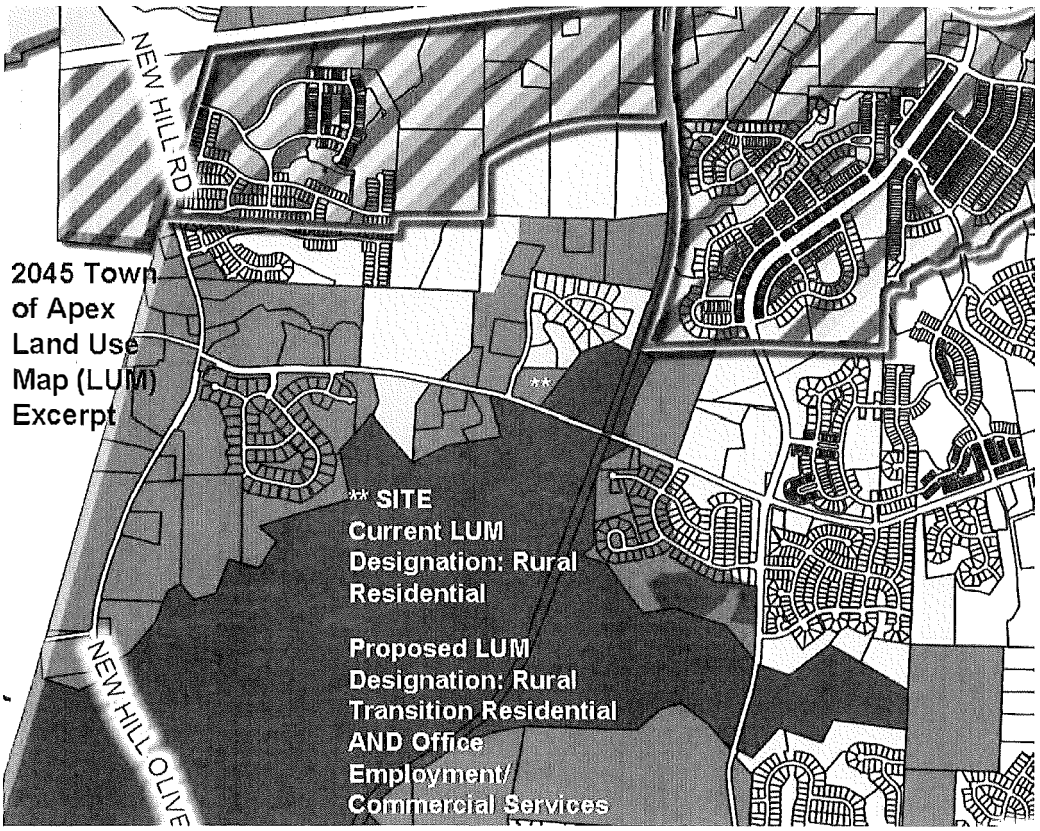
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on March 3rd.

**Or to join the meeting by phone:** dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 881 5612 6814 and the Passcode 217518. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

## Vicinity & Existing Zoning Exhibit




## Land Use Map Amendment Exhibit



# 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: 3100 Olive Chapel Rd Zoning: R-80W

Location: 3100 Olive Chapel Rd & 1911 Transit Trail

Property PIN(s): 0712-90-5851, 0712-91-5181 Acreage/Square Feet:

Property Owner: Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Address: 2509 Southwinds Run and 1804 Kelly Glen Dr

City: Apex State: NC Zip: 27502

Phone: (919) 387-8846 Email: joey@jviconstruction

Developer: JVI Building & Development, Inc

Address: 1600 Olive Chapel Rd

City: Apex State: NC Zip: 27502

Phone: (919) 387-8846 Fax: Email: joey@jviconstruction.com

Engineer: Jones & Cnossen Engineering, PLLC - Will Norton

Address: 221 N Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: will@jonescnossen.com

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

## Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

## Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

## Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

| Noise & Hours of Construction: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

| Construction Traffic: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

| Road Damage & Traffic Control: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

| Parking Violations: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

| Dirt in the Road: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

| Dirt on Properties or in Streams: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

| Dust: | Water Resources | 919-362-8166 |
|---|---|---|

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

| Trash: | Water Resources | 919-362-8166 |
|---|---|---|

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

| Temporary Sediment Basins: | Water Resources | 919-362-8166 |
|---|---|---|

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

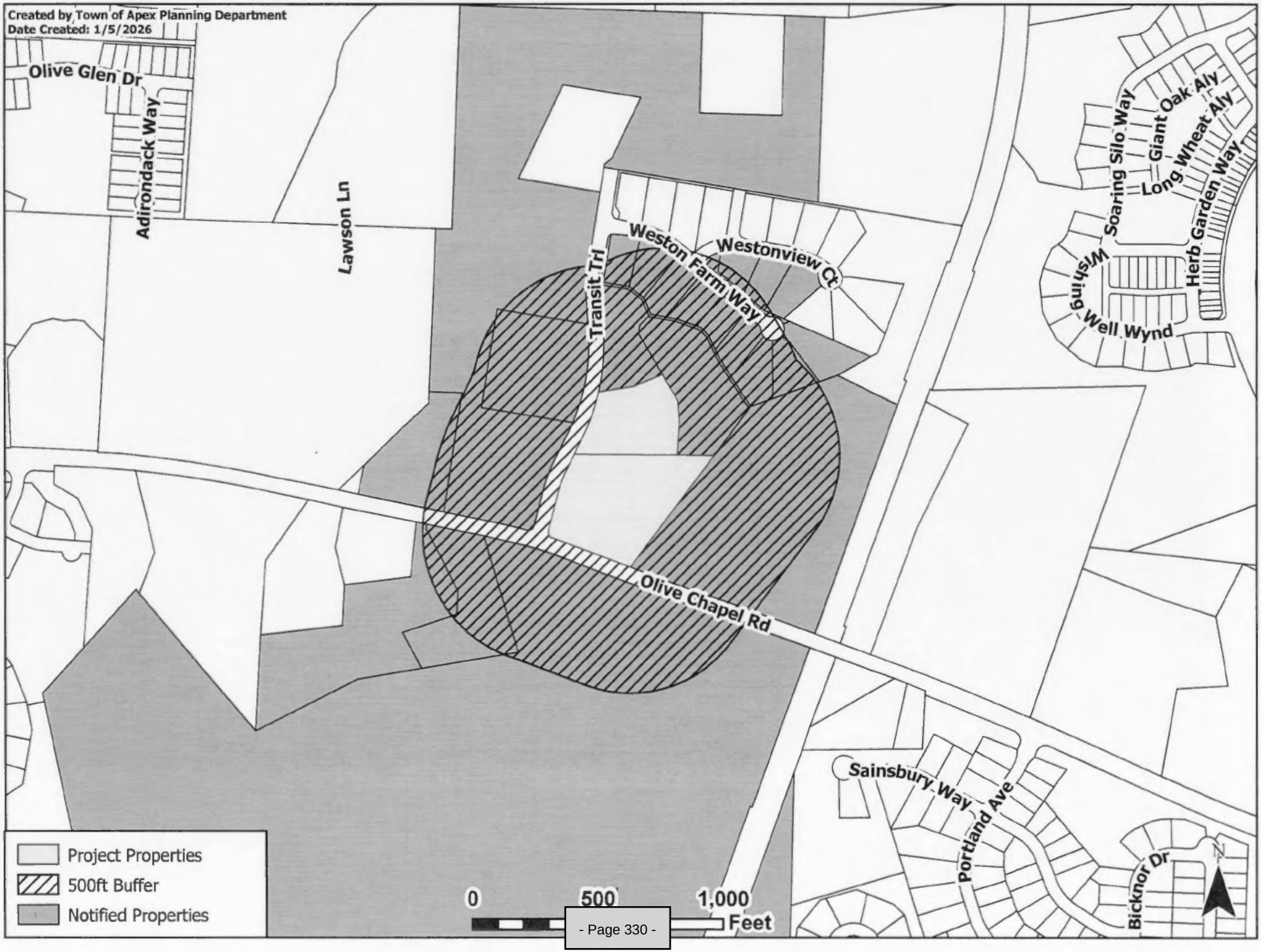
| Stormwater Control Measures: | Water Resources | 919-362-8166 |
|---|---|---|

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

| Electric Utility Installation: | Electric Utilities | 919-249-3531 |
|---|---|---|

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# Notified Properties within 500ft of the Project Properties



| Site Address | PIN NUMBER | OWNER | MAILING ADDRESS | |
|---|---|---|---|---|
| 3200 OLIVE CHAPEL RD | 0712807938 | CLEMENT, MARTHA S | 3200 OLIVE CHAPEL RD | APEX NC 27502-6785 |
| 1901 TRANSIT TRL | 0712915329 | DAVIS, LEROY JR DAVIS, SONYA BERNADELL | 1901 TRANSIT TRL | APEX NC 27502-8505 |
| 3133 OLIVE CHAPEL RD | 0712805207 | HOLLAND, BRIAN D HOLLAND, ROBIN T | 3133 OLIVE CHAPEL RD | APEX NC 27502-5710 |
| 3100 OLIVE CHAPEL RD | 0712905851 | IANNONE, JOSEPH V JR | 2509 SOUTHWINDS RUN | APEX NC 27502-6512 |
| 1911 TRANSIT TRL | 0712915181 | IANNONE, SARAH JESSICA PERKINS, JONATHON RAY | 1804 KELLY GLEN DR | APEX NC 27502-4861 |
| 0 OLIVE CHAPEL RD | 0712918257 | JVI BUILDING & DEVELOPMENT INC | 2509 SOUTHWINDS RUN | APEX NC 27502-6512 |
| 3129 OLIVE CHAPEL RD | 0712809339 | THORNTON, ANNE HARRIS | 1105 KNOLLWOOD DR | APEX NC 27502-1531 |
| 3121 WESTONVIEW CT | 0722011649 | TOLL SOUTHEAST LP COMPANY INC | 1140 VIRGINIA DR | FORT WASHINGTON PA 19034-3204 |
| 1101 NEW HILL OLIVE CHAPEL RD | 0711668680 | UNITED STATES OF AMERICA | 310 NEW BERN AVE | RALEIGH NC 27601-1441 |
| 1904 TRANSIT TRL | 0712912324 | WINGLER, REBECCA C WINGLER, BRIAN C | 1904 TRANSIT TRL | APEX NC 27502-8505 |
| | | APEX TOWN OF | PO BOX 250 | APEX NC 27502 |
| | | Current Tenant | 3100 Olive Chapel RD | APEX NC 27502 |
| | | Current Tenant | 3129 Olive Chapel RD | APEX NC 27502 |
| | | Current Tenant | 1911 Transit TRL | APEX NC 27502 |

Created by Town of Apex Planning Department
Date Created: 1/5/2026

# 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: Zoom - see enclosed details

Date of meeting: March 03, 2026 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Cnossen Engineering, PLLC - Will Norton

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. | Will Norton; Jones & Cnossen Engineering | 221 N Salem St, Suite 001 | 919-387-1174 | [redacted] | ☐ |
| 2. | Kip Clement | 1801 Transit Trail | | | ☑ |
| 3. | Brian & Rebecca Wingler | 1904 Transit Trail | | | ☑ |
| 4. | | | | | ☐ |
| 5. | | | | | ☐ |
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| 13. | | | | | ☐ |
| 14. | | | | | ☐ |

*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): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Cnossen Engineering, PLLC - Will Norton

Contact information (email/phone): will@jonescnossen.com/(919) 387-1174

Meeting Address: Zoom - see enclosed details

Date of meeting: March 03, 2026 Time of meeting: 5:30-6:30 PM

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:

In general the neighbors still understood the proposal and said that they would still object to the fire station (government service) the least

Applicant's Response:

Question/Concern #2:

The neighbors asked if construction traffic could mainly utilize olive chapel road to keep Transit Trail as clean as possible?

Applicant's Response:

We will relay this request to the town and even though it might not show up in a zoning condition they may be able to guide that during any site plan process

Question/Concern #3:

What will be the added traffic from the entrance on Transit Trail?

Applicant's Response:

Emergency vehicles coming back to the site and passenger cars coming for the parking lot for government services would be the main additional traffic added to the intersection.

Question/Concern #4:

Will the grade of the hill looking back east at the stop sign be lowered for increased sight distance?

Applicant's Response:

I would think the grade would be lowered some to be relative of the site more with Olive Chapel Road and provide safe movements and this will be analyzed during design and by NCDOT

# 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, Will Norton, 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 Zoom (location/address) on March 03, 2026 (date) from 5:30 PM (start time) to 6:30 PM (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.

3/6/2026
Date

By: William C. Norton

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 6th day of March, 2026.

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ22 3100 Olive Chapel Road

**Planning Board Meeting Date:** April 13, 2026

## Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

**PROJECT DESCRIPTION:**

| | |
|---|---|
| **Acreage:** | 4.58 |
| **PIN(s):** | 0712905851 & 0712915181 (portion of) |
| **Current Zoning:** | Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09) |
| **Proposed Zoning:** | Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) |
| **Current 2045 Land Use Map:** | Rural Density Residential and Rural Transition Residential |
| **If rezoned as proposed, the 2045 Land Use Map Designation will change to:** | Office Employment & Rural Transition Residential |
| **Town Limits:** | Outside – annexation is required at the time of rezoning |

## Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map

☑ Consistent ☐ Inconsistent Reason: _____

The 2045 Land Use Map will be automatically amended if the rezoning is approved.

☑ Apex Transportation Plan

☑ Consistent ☐ Inconsistent Reason: _____

☑ Parks, Recreation, Open Space, and Greenways Plan

☑ Consistent ☐ Inconsistent Reason: _____

**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 Plan*. 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 Plan.
   ☑ Consistent ☐ Inconsistent Reason: The 2045 Land Use Map will be automatically amended if the rezoning is approved.

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

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

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.
   ☑ Consistent ☐ Inconsistent Reason:

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.
   ☑ Consistent ☐ Inconsistent Reason:

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
    ☑ Consistent ☐ Inconsistent Reason: _____

**Planning Board Recommendation:**

Motion: Recommend approval as presented.

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Mary Petersen

☑ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☐ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2026.04.13 18:47:19 -04'00'

Amanda Bunce, Assistant Planning Director

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

# PUBLIC NOTIFICATION OF PUBLIC HEARINGS

## CONDITIONAL ZONING #25CZ22
## 3100 Olive Chapel Road

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:** Joey Iannone
**Authorized Agent:** William Norton, Jones & Cnossen Engineering, PLLC
**Property Addresses:** 3100 Olive Chapel Road & 1911 Transit Trail (portion of)
**Acreage:** 4.58 acres
**Property Identification Numbers (PINs):** 0712905851 & 0712915181 (portion of)
**Current 2045 Land Use Map Designation:** Rural Density Residential and Rural Transition Residential
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Office Employment & Rural Transition Residential
**Existing Zoning of Properties:** Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09)
**Proposed Zoning of Properties:** Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-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: April 28th, 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/imaps. 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/52721.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6 – April 28, 2026

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

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ22
3100 Olive Chapel Road

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:** Joey Iannone
**Agente autorizado:** William Norton, Jones & Cnossen Engineering, PLLC
**Dirección de las propiedades:** 3100 Olive Chapel Road & porción de 1911 Transit Trail
**Superficie:** 4.58 acres
**Números de identificación de las propiedades:** 0712905851 & porción de 0712915181
**Designación actual en el Mapa de Uso Territorial para 2045:** Rural Density Residential & Rural Transition Residential
**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Office Employment & Rural Transition Residential
**Ordenamiento territorial existente de las propiedades:** Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09)
**Ordenamiento territorial propuesto para las propiedades:** Office & Institutional-Conditional Zoning (O&I-CZ) & Rural Residential-Conditional Zoning (RR-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: 28 de abril 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/52721.

Dianne F. Khin, AICP
Directora de Planificación



Fechas de publicación: 6 de abril – 28 de abril 2026

https://www.apexnc.org/DocumentCenter/View/54053/25CZ22-TC-PN-Combo?bidId=

Draw | 1 of 2

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

**PUBLIC NOTIFICATION**
**OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ22
3100 Olive Chapel Road

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Dianne F. Khin, AICP
Planning Director

Published Dates: April 6 – April 28, 2026

10:50 AM
4/6/2026

https://www.apexnc.org/DocumentCenter/View/54053/25CZ22-TC-PN-Combo?bidId=

Draw | 2 of 2

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

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ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ22
3100 Olive Chapel Road

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Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

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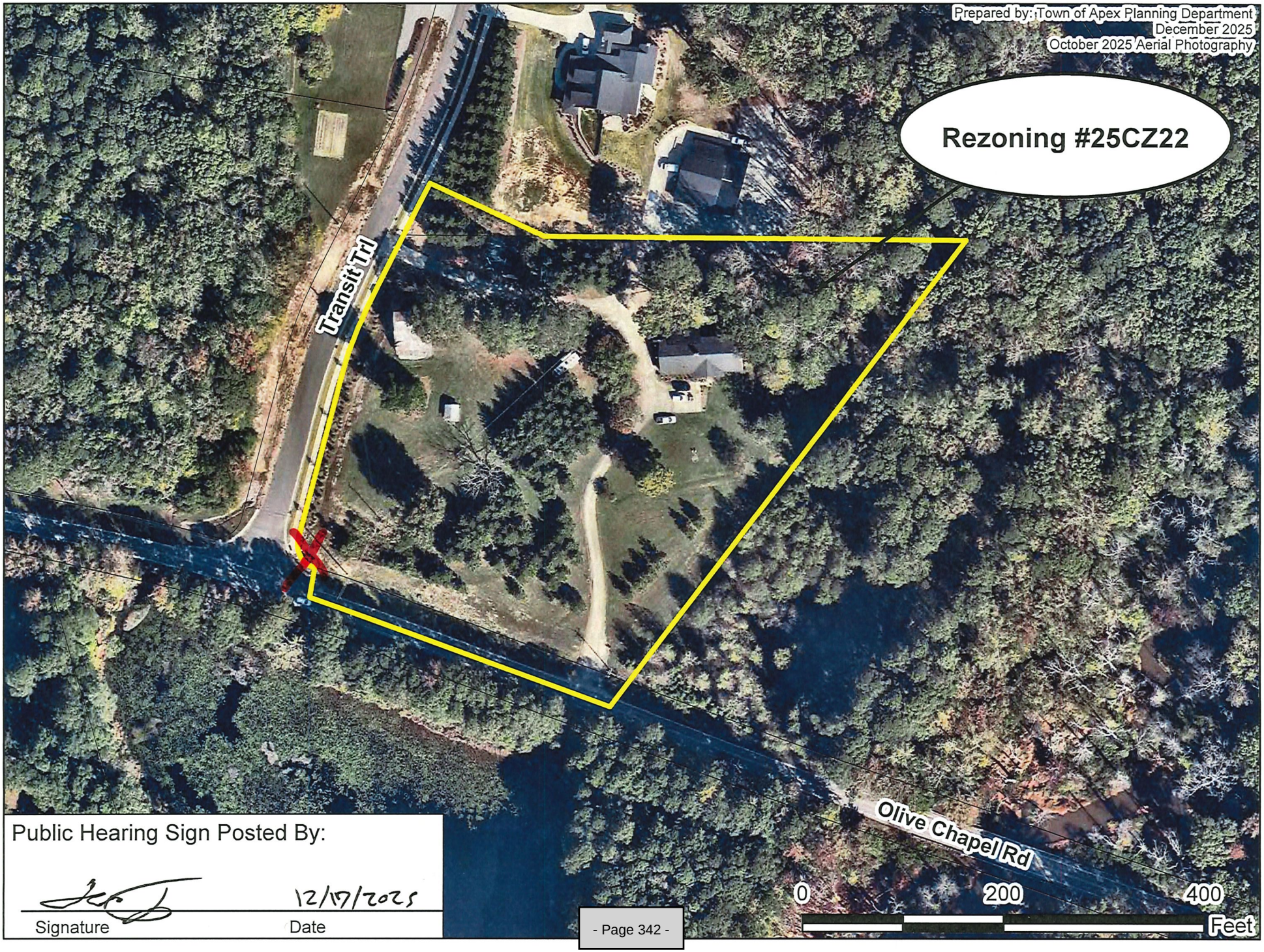
Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 6 de abril – 28 de abril 2026

10:46 AM
4/6/2026




Public Hearing Sign Posted By:

12/17/2025

Signature Date

**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 # 25CZ22 3100 Olive Chapel Road |
| Project Location: | 3100 Olive Chapel Road & 1911 Transit Trail (portion of) |
| Applicant or Authorized Agent: | William Norton |
| Firm: | Jones & Cnossen Engineering, PLLC |
| Town Council Public Hearing Date: | April 28, 2026 |
| Project Planner: | June Cowles |

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 April 6, 2026, 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.

4/6/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 6th day of APRIL, 2026.

Notary Public

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/2027

# PLANNING BOARD REPORT TO TOWN COUNCIL

## Rezoning Case: 25CZ22 3100 Olive Chapel Road

**Planning Board Meeting Date:** April 13, 2026

### Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

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The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map

☑ Consistent ☐ Inconsistent Reason: The 2045 Land Use Map will be automatically amended if the rezoning is approved.

☑ Apex Transportation Plan

☑ Consistent ☐ Inconsistent Reason:

☑ Parks, Recreation, Open Space, and Greenways Plan

☑ Consistent ☐ Inconsistent Reason:

**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 Plan*. 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 Plan.
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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.
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**Planning Board Recommendation:**

Motion: Recommend approval as presented.

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Mary Petersen

☑ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☐ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2026.04.13 18:47:19 -04'00'

Amanda Bunce, Assistant Planning Director

**STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 4.58 ACRES LOCATED AT 3100 OLIVE CHAPEL ROAD AND 1911 TRANSIT TRAIL (PORTION OF) FROM WAKE COUNTY RESIDENTIAL-80W (R-80W) & RURAL RESIDENTIAL-CONDITIONAL ZONING (RR-CZ#23CZ09) TO OFFICE & INSTITUTIONAL-CONDITIONAL ZONING (O&I-CZ) AND RURAL RESIDENTIAL-CONDITIONAL ZONING (RR-CZ)**

**#25CZ22**

**WHEREAS**, Jones & Cnossen Engineering, PLLC (the "Applicant"), submitted a completed application for a conditional zoning on the 1st day of December 2025 (the "Application"). The proposed conditional zoning is designated #25CZ22;

**WHEREAS**, the Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #25CZ22 before the Planning Board on the 13th day of April 2026;

**WHEREAS**, the Apex Planning Board held a public hearing on the 13th day of April 2026, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #25CZ22. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #25CZ22;

**WHEREAS**, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #25CZ22 before the Apex Town Council on the 28th day of April 2026;

**WHEREAS**, the Apex Town Council held a public hearing on the 28th day of April 2026. June Cowles, Senior Planner, presented the Planning Board's recommendation at the public hearing;

**WHEREAS**, all persons who desired to present information relevant to the application for #25CZ22 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

**WHEREAS**, the Apex Town Council finds that the approval of the rezoning is not consistent with the 2045 Land Use Map and other adopted plans in that the 2045 Land Use Map designates the properties as Rural Density Residential and Rural Transition Residential and approval of this rezoning will automatically amend the 2045 Land Use Map to Office Employment and Rural Transition Residential. These designations on the 2045 Land Use Map include the zoning districts Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) respectively. The Apex Town Council has further considered that the proposed rezoning to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) will provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

**WHEREAS**, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that it will provide office, government service, and limited retail uses to serve the existing and proposed residential development in the area. The rezoning will also allow for an existing single-family home to remain on a lot that is generally consistent with those to the north. The proposed rezoning will provide roadway frontage widening with a sidewalk along Olive Chapel Road. Furthermore, the proposed rezoning includes stricter architectural conditions than the UDO requires; and

**WHEREAS**, the Apex Town Council by a vote of ___ to ___ approved Application #25CZ22 rezoning the subject tract located at 3100 Olive Chapel Road and 1911 Transit Trail (portion of) from Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09) to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ).

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX**

**Section 1:** The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

**Section 2:** The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ#23CZ09) to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) subject to the conditions stated herein.

**Section 3:** The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

**Section 4:** The "Rezoned Lands" are subject to the conditions in Attachment "B" Rezoning #25CZ22 3100 Olive Chapel Rd which are imposed as part of this rezoning.

**Section 5:** The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Subdivision plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for subdivision plan approval as provided for in the Unified Development Ordinance.

**Section 6:** This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2026.

**TOWN OF APEX**

Mayor

**ATTEST:**

Allen Coleman, CMC, NCCCC
Town Clerk

**APPROVED AS TO FORM:**

Town Attorney

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.75 mile east of Olive Chapel Baptist Church yet west of and adjacent to the American Tobacco Trail and described more fully as follows to wit:

BEGINNING at an iron pipe set bearing NAD 83 (2011) coordinate values of North 720,774.93 feet, East 2,019,765.92 feet; thence South 37° 07’ 27” West, 308.24 feet to a point; thence North 69° 49’ 41” West, 318.29 feet to a point; thence North 09° 14’ 40” East, 29.60 feet to a point; thence a curve to the right North 28° 16’ 03” West, 34.10 feet (chord), 25.00 feet (radius) to a point; thence North 14° 43’ 39” East, 167.18 feet to a point; thence a curve to the right North 20° 36’ 52” East, 75.90 feet (chord), 370.00 feet (radius) to a point; thence North 26° 30’ 06” East, 115.96 feet to a point; thence South 60° 19’ 34” East, 220.80 feet to a point; thence South 04° 36’ 11” East, 110.68 feet to a point; thence South 77° 03’ 26” East, 179.06 feet to the BEGINNING, containing 3.1885 total acres more or less.

This description was prepared for the sole purpose of rezoning and for no other use.

# PRELIMINARY

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.75 mile east of Olive Chapel Baptist Church yet west of and adjacent to the American Tobacco Trail and described more fully as follows to wit:

BEGINNING at an iron pipe set bearing NAD 83 (2011) coordinate values of North 720,774.93 feet, East 2,019,765.92 feet; thence North 77° 03’ 26” West, 179.06 feet to a point; thence North 04° 36’ 11” West, 110.68 feet to a point; thence North 60° 19’ 34” West, 220.80 feet to a point; thence North 26° 30’ 06” East, 34.76 feet to a point; thence a curve to the left North 25° 58’ 22” East, 15.32 feet (chord), 830.00 feet (radius) to a point; thence South 60° 19’ 34” East, 42.91 feet to a point; thence South 29° 40’ 26” West, 10.00 feet to a point; thence South 60° 19’ 34” East, 99.11 feet to a point; thence South 89° 30’ 03” East, 402.71 feet to a point; thence South 37° 07’ 27” West, 278.57 feet to the BEGINNING, containing 1.4963 total acres more or less.

This description was prepared for the sole purpose of rezoning and for no other use.

# PRELIMINARY

## ZONING AREA A (RR-CZ)

Allowed Uses:

1. Single-family dwelling
2. Accessory Apartment
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

### Zoning Conditions

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
   (a) Front – 25 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 25 ft.
2. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
3. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

## ZONING AREA A (RR-CZ)

### Architectural Conditions for RR-CZ - Single Family Residential

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front porches shall be a minimum of 6 feet deep.

ZONING AREA B (O‡I-CZ)

Allowed Uses:

1. Day care facility
2. Drop-in or short-term day care
3. Government service
4. Veterinary clinic or hospital
5. Utility, minor
6. Botanical garden
7. Greenway
8. Park, active
9. Park, passive
10. Youth or day camps
11. Restaurant, general 10%
12. Medical or dental office or clinic
13. Medical or dental laboratory
14. Office, business or professional
15. Publishing office
16. Barber and beauty shop
17. Newsstand or gift shop 10%
18. Personal service 20%
19. Pharmacy 10%
20. Studio for art
21. Tailor shop
22. Pet services

The following uses shall be limited to the operating hours of 7am to 9pm:

a) Restaurant, general
b) Newsstand or gift shop
c) Pharmacy
d) Personal service
e) Barber and Beauty Shop

Government Services:

The following zoning conditions shall apply only if the use for the parcel is government services.

General Conditions

1. Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

| Location | Buffer Width & Type |
|---|---|
| Along Olive Chapel Road | 10' Type B |
| Along Transit Trail | 20' Type B |
| Along Area A (RR-CZ) | 10' Type A * |
| Along Eastern Public Utilities Easement | 0' |

* A 6 ft tall privacy fence shall be installed as shown on the Zoning Exhibit Map.

2. Only emergency service vehicles shall be allowed direct ingress and egress driveway onto Olive Chapel Road. A full access driveway shall be required on Transit Trail.

3. RCA dedication shall be 20% of Zone B gross site area.

ZONING AREA B (O&I-CZ) NON-RESIDENTIAL USES other than Government Services

General Conditions

**1.** **Landscape Buffers:** Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

| Location | Buffer Width & Type |
|---|---|
| Along Olive Chapel Road | 20' Type E |
| Along Transit Trail | 20' Type B |
| Along Area A (RR-CZ) | 20' Type B |
| Along Eastern Public Utilities Easement | 0' |

**2.** There shall be a limit of one access point onto Olive Chapel Road and that point of access shall be a Right-In-Right-Out access point at least 250' east of the Transit Trail & Olive Chapel Road intersection. A full access point shall be allowed onto Transit Trail.

**3.** 25% of the gross area of Zoning area B shall be dedicated as RCA.

Architectural Conditions

1. Roof features may include hip roofs or awnings with metal or shingle roofs.

Materials and colors:

2. Buildings shall be architecturally compatible by way of colors and use of materials.
3. The building exterior shall have more than one material color.
4. The exterior materials shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:
    - Brick masonry
    - Decorative concrete block (either integrally colored or textured)
    - Stone accents
    - Aluminum storefronts with anodized or pre-finished colors.
    - EIFS cornices and parapet trim.
    - Precast concrete
5. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
6. Soffit and fascia materials shall be EIFS with crown trim elements.
7. Exterior materials that will not be allowed are as follows:

- Vinyl siding
- Painted, smooth faced concrete block (decorative blocks are acceptable)
- Metal walls

Transportation condition for any zoning area B development:

- Developer shall dedicate public right of way and construct roadway frontage widening on Olive Chapel Road based on a Rural Thoroughfare typical section with a minimum 36-foot paved roadway width including 12-foot travel lanes and 6-foot paved shoulders on 110-foot right of way and provide a 5-foot sidewalk for the extent of the project frontage east of Transit Trail. Also, Developer shall provide variable road frontage widening in addition to the aforementioned typical section for lane transitions going from a 3-lane to 2-lane cross section east of Transit Trail, allowing for the future addition of an eastbound left turn lane by others on Olive Chapel Road at Transit Trail.

NOW OR FORMERLY
REBECCA AND BRIAN WINGLER
PIN: 0712-91-2403
ZONING: R-80W
USE: SINGLE FAMILY
NOW OR FORMERLY
DAVIS
PIN: 0712-91-5329
ZONING: RR-CZ
USE: SINGLE FAMILY
EXISTING POND
23826.9 SF
18
29489.2 SF
17
EX. MANHOLE (TYP.)
EX. 30' TOA PUB. SANITARY SEWER EASEMENT
EX. 30' TOA PUB. WATER, FORCEMAIN, & ELECTRIC EASEMENT
EX. TOA SEWER FORCE MAIN
EX. 12" DIW
PROPOSED 20' OFFSITE ACCESS EASEMENT
50' ZONE C JORDAN LAKE BUFFER
AREA RESERVED BY OWNER
RR-CZ #23CZ09
EX. STREAM TOP OF BANK (TYP.)
SPLIT-RAIL WOODEN FENCE (TYP.)
APPROXIMATE LOCATION UNDERGROUND ELECTRIC
NOW OR FORMERLY
JOSEPH IANNONE JR.
PIN: 0712-91-5181
ZONING: RR-CZ
USE: SINGLE FAMILY
NOW OR FORMERLY
JOSEPH IANNONE JR.
USE: VACANT
RR-CZ
#23CZ09
EXISTING PROPERTY LINE
NOW OR FORMERLY
MARTHA S. CLEMENT
PIN: 0712-92-0463
ZONING: R-80W
USE: FORESTRY
TRANSIT TRAIL
PROPOSED DRIVEWAY
ZONING AREA A
RR-CZ
FENCE TO BE INSTALLED UP TO FUTURE PROPERTY CORNER
EXISTING SINGLE FAMILY HOME
PROPOSED PROPERTY LINE
FENCE TO BE INSTALLED UP TO FUTURE TOA SEWER PUMP STATION EASEMENT
ZONING AREA B
O&I-CZ
EXISTING PROPERTY LINE
19" GUM
20" PINE
EX. 12" DIW
EX. TOA UTILITY EASEMENT
EX. 12" SEWER FORCE MAIN
EX. 12" DIW
EX. SEWER FORCE MAIN
30' TOA WATER & SEWER EASEMENT
NOW OR FORMERLY
UNITED STATES OF AMERICA
PIN: 0711-66-8680
ZONING: R-80W
USE: VACANT
OLIVE CHAPEL ROAD
NOW OR FORMERLY
UNITED STATES OF AMERICA
PIN: 0711-66-8680
ZONING: R-80W
USE: VACANT

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Elise Bielen, Senior Planner

Department(s): Planning

Requested Motion

Public hearing and possible motion concerning Rezoning #25CZ21 2728 Holland Road. The applicant, Ardent Building, LLC, seeks to rezone approximately 10.35 acres from Rural Residential (RR) to Medium Density Residential -Conditional Zoning (MD-CZ) at 2728 Holland Road.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a Public Hearing on April 13, 2026 and unanimously voted to recommend approval of the rezoning.

Item Details

The property to be rezoned is identified as PIN 0721926962.

Attachments

- PH9-A1: Staff Report - Rezoning Case No. 25CZ21 - 2728 Holland Road
- PH9-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ21 - 2728 Holland Road

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:** 2728 Holland Road
**Applicant:** Ardent Building, LLC
**Owners:** Victor L & Cindy L Teeter

**PROJECT DESCRIPTION:**

**Acreage:** ±10.35 acres
**PIN:** 0721926962
**Current Zoning**: Rural Residential (RR)
**Proposed Zoning**: Medium Density Residential-Conditional Zoning (MD-CZ)
**2045 Land Use Map:** Medium Density Residential
**Town Limits**: ETJ

**Adjacent Zoning & Land Uses**:

| | Zoning | Land Use |
|---|---|---|
| **North:** | Medium Density Residential-Conditional Use (MD-CU #05CU07) | Single-family residential (Holland Farm) |
| **South:** | Rural Residential (RR) | Single-family residential |
| **East:** | Rural Residential (RR) | Holland Rd; Single-family residential |
| **West:** | Medium Density Residential-Conditional Zoning (MD-CZ #13CZ16) | Single-family residential (Bella Casa) |

**Existing Conditions:**
The property to be rezoned is fully wooded with mature trees. A stream runs along the majority of the western border of the property and also branches diagonally from the northwestern corner to the center of the southern border of the property.

**Neighborhood Meeting:**
The applicant conducted two neighborhood meetings on November 26, 2025 and March 4, 2026. Both neighborhood meeting reports are attached.

**WCPSS Coordination:**
A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicated that schools at the middle school grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students and transportation to schools outside of the current assignment area should be anticipated. WCPSS indicates that school expansion or construction or reassignment within the next five years may address concerns at the middle school grade levels.

**2045 Land Use Map:**
The 2045 Land Use Map classifies the subject properties as Medium Density Residential. The proposed

rezoning to Medium Density Residential-Conditional Zoning (MD-CZ) is generally 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 and Limitations:**

1. Single-family
2. Accessory apartment
3. Utility, minor
4. Greenway
5. Park, active
6. Park, passive

**Architectural Conditions**

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
6. Garage doors shall have windows, decorative details or carriage-style adornments on them.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer
8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 6 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

**Zoning Conditions**

1. The number of resultant residential lots of this rezoning shall be limited to 13 single family units, equivalent to approximately 1.3 dwelling units per acre.
2. A minimum lot width of 65' shall be provided for all residential lots that are not facing a cul-de-sac. The minimum building setbacks shall be as follows: (a) Front – 15 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 15 ft.
3. 35% of the project area shall be recorded as Resource Conservation Area (RCA) if the project is stage-graded. An additional 5% RCA shall be required if the project is mass-graded.
4. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
5. Developer shall install pollinator-friendly and native flora within SCM planting areas.
6. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native to the eastern United States or a native of North Carolina.
7. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
8. Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
9. HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.
10. In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
11. A minimum of one pet waste station shall be installed within HOA common area.
12. HOA covenants shall not restrict the construction of accessory dwelling units.
13. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.
14. A monetary donation of $50,000 shall be made to the Town of Apex Affordable Housing Fund. Payment shall be made prior to recordation of the first plat.
15. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
16. For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.
17. Two (2) new street stubs – one of which being designed for the future connection to Pretorio Place – shall be provided to PIN# 0731-02-3636 in order to facilitate future interconnectivity between neighboring developments. The exact location of the street stubs shall be determined at time of Master Subdivision Plan.
18. Subject to Town of Apex and North Carolina Department of Transportation review and approval, Developer shall dedicate public right-of-way for the length of the property's Holland Road frontage, measured 40 feet from the existing centerline of Holland Road. Developer shall also widen and improve Holland Road for the length of the property's road frontage based on a 3-lane thoroughfare section with 50-foot curb and gutter (11-foot travel lanes, 11-foot two-way left turn lane, and 6-foot bike lanes) and 5-foot sidewalk, consistent with the Town of Apex Bicycle and Pedestrian System Plan Map and the Town of Apex Thoroughfare and Collector Street Plan Map.

19. The property shall not directly access Holland Road except for the purpose of temporary construction activities.
20. Due to the inability to access Holland Road because of the proximity of Old Byre Way, combined with the street stubs proffered in Condition #17, the developer shall not be required to provide a connecting secondary access point per UDO Sec. 7.5.4.E at the time of build-out. The two street stubs proffered by the developer provide opportunity for future connectivity. In its pre-development condition, the Holland Farm neighborhood has 81 lots that access Holland Road via one single access point. The 13 proposed units would bring this to a maximum of 94 lots off one single access point.
21. The construction entrance for this development shall be located along Holland Road. Construction vehicles shall be prohibited from accessing the site via Steeple Chase Bend until first plat of the subdivision, at which time the Holland Road frontage improvements must be completed and accepted.
22. Subject to the Applicant obtaining necessary easements from the property owner(s) of PIN #0731-03-4134 and #0731-03-4317 at appraised fair market value, or, subject to approval for construction within the existing right-of-way, an off-site sidewalk shall be constructed along Holland Road to the intersection of Old Byre Way and a crosswalk with ramps shall be installed to connect to the existing sidewalk on the north side of Old Byre Way. If the Applicant is unable to get permission to construct the off-site sidewalk completely within the right-of-way and is unable to acquire the necessary additional right-of-way and/or easement(s) to permit construction, then the Applicant shall submit the appraisal with documentation of property owner correspondence along with an engineer's estimate of the sidewalk construction cost subject to review and approval. The Applicant shall pay the fee-in-lieu for additional right-of-way and/or easement(s) and sidewalk construction at the time of construction plan approval. This condition is subject to review and approval by the North Carolina Department of Transportation. If the location of the proposed crosswalk does not meet NCDOT safety requirements without modifying the existing median within Old Byre Way, then the crosswalk shall not be built.

**Housing Staff Recommendation:**
The applicant has offered the following zoning condition in response to the Town of Apex Affordable Housing Incentive Zoning Policy:

> "A monetary donation of $50,000 shall be made to the Town of Apex Affordable Housing Fund. Payment shall be made prior to recordation of the first plat."

The Housing Division within the Community Development and Neighborhood Connections Department does recognize the effort of the applicant for Rezoning Case #25CZ21 (2728 Holland Rd Teeter Property). However, we do not support the proposed contribution of $50,000.00 Payment In-Lieu, for it is not consistent with the Town's adopted Affordable Housing Incentive Zoning Policy (revised June 24, 2025), which requests that 10% of the total proposed dwelling units be provided as affordable housing or In-Lieu, that a sum of $218,000 be assigned per unit of affordable housing not contributed. Under the policy, affordable units should be restricted to households earning up to 120% of Area Median Income (AMI) for for-sale units with a 20-year affordability period, or up to 80% AMI for rental units with a 30-year affordability period.

**ENVIRONMENTAL ADVISORY BOARD:**
The Apex Environmental Advisory Board (EAB) held a meeting for this rezoning on February 19, 2026. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

| EAB Suggested Conditions | Applicant's Response |
|---|---|
| No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer | Not Added |

| EAB Suggested Conditions | Applicant's Response |
|---|---|
| infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer. | |
| The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native to the eastern United States or a native of North Carolina. | Added |
| HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns. | Added |
| In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas. | Added |
| RCA Protection: Provide RCA signage or a farm-style fence (Option A or B) | Not Added |
| Solar PV: Require at least one home with a 3.5 kW solar PV system installed before 50% of building permits are issued. | Not Added |
| A single stub street shall be provided to the property to the south (PIN# 0731-02-3636) in order to facilitate future interconnectivity between neighboring developments. The location of the street stub shall be determined at time of Master Subdivision Plan. Board recommendation: Adjust the road to run more north–south. | Amended |

**PLANNING STAFF RECOMMENDATION:**
Planning staff recommends approval of Rezoning #25CZ21 with the conditions as offered by the applicant.

**PLANNING BOARD RECOMMENDATION:**
The Planning Board held a public hearing on April 13, 2026 and unanimously recommended approval.

**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:

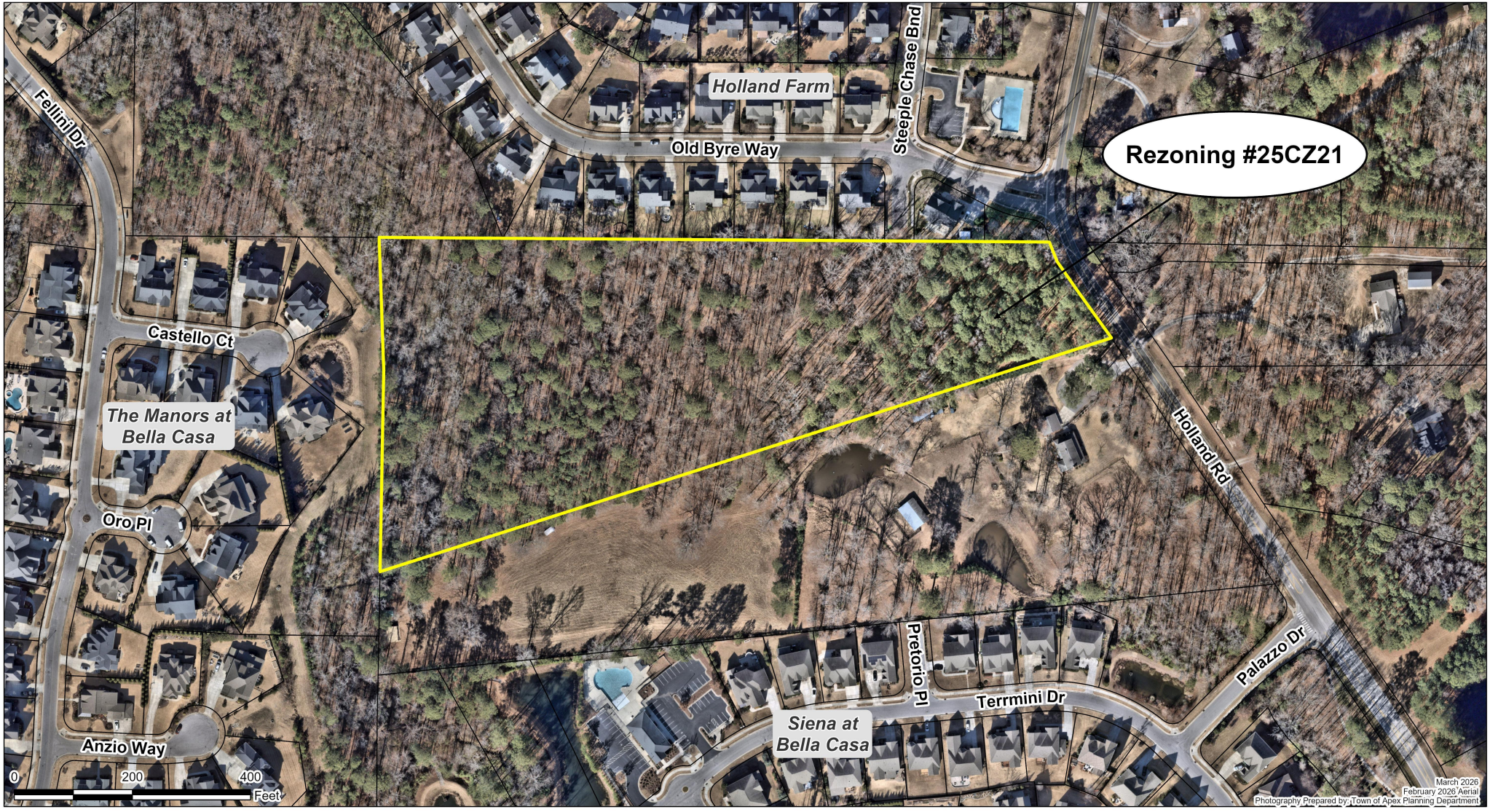
The 2045 Land Use Map classifies the subject property as Medium Density Residential. The proposed rezoning to Medium Density Residential-Conditional Zoning (MD-CZ) is generally consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest as the proposed density, uses, and architectural conditions are consistent with the adjacent developments to the north, west, and south and requires more Resource Conservation Area than required by the Unified Development Ordinance (UDO). In addition, the proposed rezoning provides more street connections to the south than required by the UDO to support future neighborhood connectivity without the addition of another public street connection on Holland Road, which is a major thoroughfare. Finally, a condition is offered to extend and connect the pedestrian network to the north along the frontage of the Holland Farm subdivision.

**CONDITIONAL ZONING STANDARDS:**
The Town Council shall find the MD-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.


Rezoning #25CZ21
Holland Farm
Old Byre Way
Steeple Chase Bnd
Fellini Dr
Castello Ct
The Manors at Bella Casa
Oro Pl
Anzio Way
Holland Rd
Pretorio Pl
Terrmini Dr
Palazzo Dr
Siena at Bella Casa
0
200
400
Feet
March 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department

## 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 #: 25CZ21 Submittal Date: _____

Fee Paid: _____

### Project Information

Project Name: Teeter Property Rezoning

Address(es): 2728 Holland Rd

PIN(s): 0721-92-6962

Acreage: 10.35

Current Zoning: RR Proposed Zoning: MD-CZ

Current 2045 LUM Classification(s): Medium Density Residential

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: _____

Area proposed as non-residential development: Acreage: _____

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

### Applicant Information

Name: Ardent Building, LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27515

Phone: (919) 991-1428 E-mail: cschmidt@e1homes.com

### Owner Information

Name: Victor & Cindy Teeter

Address: 2728 Holland Rd

City: Apex State: NC Zip: 27502

Phone: _____ E-mail: _____

### Agent Information

Name: Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Address: 221 N Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 E-mail: patrick@jonescnossen.com

Other contacts: _____

## PETITION INFORMATION

Application #: _____ Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from RR to MD-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 | Single Family | 21 | |
| 2 | Accessory Apartment | 22 | |
| 3 | Utility, minor | 23 | |
| 4 | Park, active | 24 | |
| 5 | Park, passive | 25 | |
| 6 | Greenway | 26 | |
| 7 | | 27 | |
| 8 | | 28 | |
| 9 | | 29 | |
| 10 | | 30 | |
| 11 | | 31 | |
| 12 | | 32 | |
| 13 | | 33 | |
| 14 | | 34 | |
| 15 | | 35 | |
| 16 | | 36 | |
| 17 | | 37 | |
| 18 | | 38 | |
| 19 | | 39 | |
| 20 | | 40 | |

## PETITION INFORMATION

Application #: _____ Submittal Date: _____

## 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.

See attached list.

## 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.

This proposed rezoning is consistent with the goals and objectives 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.

The proposed rezoning is compatible with the surrounding uses, as it matches the use and lot size / price point of the surrounding neighborhoods.

## PETITION INFORMATION

Application #: _____ Submittal Date: _____

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO.

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.

The proposed design would strategically place roads in a way that would avoid future impacts to the existing pond on the Hartley property. The roads would also introduce a circuitous route whenever a future connection to Bella Casa is made in order to discourage these streets being used as a "cut-through" for residents of Bella Casa

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.

The proposed rezoning shall minimize environmental impacts by offering more RCA and tree canopy preservation than the threshold defined in the UDO. A condition has also been proposed to increase the threshold of stormwater requirements to include treatment of the 25-year storm (an increase to state requirements).

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.

Since the project would begin at the Steeple Chase Bend intersection, the majority of the Holland Farm neighborhood would be unaffected by these additional lots. Per the NC Fire Code, the total number of dwelling units accessing Holland Road via Old Byre Way would be a max. of 94, which is below the 100-lot threshold.

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.

The development of this parcel should not have a negative affect on the health, safety or welfare of Apex citizens. It would develop as single-family residential lots, which matches the surrounding land uses.

## PETITION INFORMATION

Application #: _____ Submittal Date: _____

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

We do not believe this project would be detrimental to adjacent properties. The project would only have access via the Holland Farm neighborhood, so there would be an additional 13 lots introduced to the current traffic in their neighborhood, however we do not believe that number to be detrimental.

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.

Residential homes generally do not constitute a nuisance or hazard because of the character of the neighborhood. The number of units planned for this parcel is small and the impact of these units on the surrounding area should be minimal.

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.

The conditional zoning district will follow the standards of the Town of Apex UDO.

Architectural Conditions

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.

3. Eaves shall project at least 12 inches from the wall of the structure.

4. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.

5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.

6. Garage doors shall have windows, decorative details or carriage-style adornments on them.

7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer

8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.

9. House entrances for units with front-facing garages shall have a prominent covered porch/stoop area leading to the front door.

10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

11. Front porches shall be a minimum of 6 feet deep.

12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Additional Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 13 single family units, equivalent to approximately 1.3 dwelling units per acre.

2. A minimum lot width of 65' shall be provided for all residential lots that are not facing a cul-de-sac. The minimum building setbacks shall be as follows: (a) Front – 15 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 15 ft.

3. 35% of the project area shall be recorded as Resource Conservation Area (RCA) if the project is stage-graded. An additional 5% RCA shall be required if the project is mass-graded.

4. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.

5. Developer shall install pollinator-friendly and native flora within SCM planting areas.

6. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native to the eastern United States or a native of North Carolina.

7. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.

8. Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.

9. HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.

10. In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.

11. A minimum of one pet waste station shall be installed within HOA common area.

12. HOA covenants shall not restrict the construction of accessory dwelling units.

13. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.

14. A monetary donation of $50,000 shall be made to the Town of Apex Affordable Housing Fund. Payment shall be made prior to recordation of the first plat.

15. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

16. For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.

17. Two (2) new street stubs – one of which being designed for the future connection to Pretorio Place – shall be provided to PIN# 0731-02-3636 in order to facilitate future interconnectivity between neighboring developments. The exact location of the street stubs shall be determined at time of Master Subdivision Plan.

18. Subject to Town of Apex and North Carolina Department of Transportation review and approval, Developer shall dedicate public right-of-way for the length of the property's Holland Road frontage, measured 40 feet from the existing centerline of Holland Road. Developer shall also widen and improve Holland Road for the length of the property's road frontage based on a 3-lane thoroughfare section with 50-foot curb and gutter (11-foot travel lanes, 11-foot two-way left turn lane, and 6-foot bike lanes) and 5-foot sidewalk, consistent with the *Town of Apex Bicycle and Pedestrian System Plan Map* and the *Town of Apex Thoroughfare and Collector Street Plan Map.*

19. The property shall not directly access Holland Road except for the purpose of temporary construction activities.

20. Due to the inability to access Holland Road because of the proximity of Old Byre Way, combined with the street stubs proffered in Condition #17, the developer shall not be required to provide a connecting secondary access point per UDO Sec. 7.5.4.E at the time of build-out. The two street stubs proffered by the developer provide opportunity for future connectivity. In its pre-development condition, the Holland Farm neighborhood has 81 lots that access Holland Road via one single access point. The 13 proposed units would bring this to a maximum of 94 lots off one single access point.

21. The construction entrance for this development shall be located along Holland Road. Construction vehicles shall be prohibited from accessing the site via Steeple Chase Bend until first plat of the subdivision, at which time the Holland Road frontage improvements must be completed and accepted.

22. Subject to the Applicant obtaining necessary easements from the property owner(s) of PIN #0731-03-4134 and #0731-03-4317 at appraised fair market value, or, subject to approval for construction within the existing right-of-way, an off-site sidewalk shall be constructed along Holland Road to the intersection of Old Byre Way and a crosswalk with ramps shall be installed to connect to the existing sidewalk on the north side of Old Byre Way. If the Applicant is unable to get permission to construct the off-site sidewalk completely within the right-of-way and is unable to acquire the necessary additional right-of-way and/or easement(s) to permit construction, then the Applicant shall submit the appraisal with documentation of property owner correspondence along with an engineer's estimate of the sidewalk construction cost subject to review and approval. The Applicant shall pay the fee-in-lieu for additional right-of-way and/or easement(s) and sidewalk construction at the time of construction plan approval. This condition is subject to review and approval by the North Carolina Department of Transportation. If the location of the proposed crosswalk does not meet NCDOT safety requirements without modifying the existing median within Old Byre Way, then the crosswalk shall not be built.

**Bateman Civil Survey Company, PC**
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

## LEGAL DESCRIPTION (HOLLAND ROAD):

BEGINNING AT A 1" IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 713,127.55' & E: 2,029,373.38' (NSRS 2011 / NAD 83 / SPC), AND BEING THE NORTH-WESTERN MOST PROPERTY CORNER OF PIN# 0721926962, AS RECORDED IN DEED BOOK 3446 PAGE 88 IN THE WAKE COUNTY REGISTRY, THENCE RUNNING THE FOLLOWING CALLS:

S89°36'54"E, 1,129.61 FEET TO AN EXISTING 1" IRON PIPE; THENCE

S89°12'12"E, 69.61 FEET TO A CAPPED & TACKED IRON PIPE ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD; THENCE

ALONG THE EASTERN RIGHT OF WAY OF HOLLAND ROAD, S34°41'23"E, 175.00 FEET TO A 3/4" IRON PIPE SET ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD; THENCE

LEAVING SAID RIGHT OF WAY, S72°20'28"W, 1,361.30 FEET TO A CAPPED & TACKED IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 712,562.14’ & E: 2,029,375.01' (NSRS 2011 / NAD 83 / SPC); THENCE

N01°00'51"E, 89.55 FEET TO A CAPPED & TACKED IRON PIPE; THENCE

N01°00'50"E, 251.28 FEET TO A CAPPED & TACKED IRON PIPE; THENCE

N01°57'12"W, 224.75 FEET TO A 1" IRON PIPE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 451,194 SQUARE FEET / 10.36 ACRES, MORE OR LESS, OF WHICH AREA IS INCLUSIVE OF A PORTION OF RIGHT OF WAY OF HOLLAND ROAD.

## AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Victor & Cindy Teeter 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: 2728 Holland Rd

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Patrick Kiernan

Address: 221 N Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: patrick@jonescnossen.com

Signature(s) of Owner(s)*

Victor L Teeter

VICTOR L TEETER — 12-12-2025

Type or print name — Date

Cindy L. Teeter

CINDY L TEETER — 12-12-2025

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 OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Victor & Cindy Teeter (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 2728 Holland Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 03/14/1985, and recorded in the Wake County Register of Deeds Office on 03/15/1985, in Book 3446 Page 88.

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 03/14/1985, 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 03/14/1985, 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 12 day of December, 2025.

Victor L Teeter Cindy L Teeter (seal)

Victor L Teeter Cindy L. Teeter

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, the undersigned, a Notary Public in and for the County of CHATHAM, hereby certify that Victor & Cindy Teeter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's drivers licenses, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030
[NOTARY SEAL]

Erin Marcum
Notary Public
State of North Carolina
My Commission Expires: November 19, 2030

Last Updated: August 30, 2019

## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

**Insert legal description below.**

BCSC
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

**LEGAL DESCRIPTION (HOLLAND ROAD):**

BEGINNING AT A 1" IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 713,127.55' & E: 2,029,373.38' (NSRS 2011 / NAD 83 / SPC), AND BEING THE NORTH-EASTERNMOST PROPERTY CORNER OF PIN# 0721923703, AS RECORDED IN DEED BOOK 16255 PAGE 912 IN THE WAKE COUNTY REGISTRY, THENCE RUNNING THE FOLLOWING CALLS:

S89°36'54"E, 1,129.61 FEET TO AN EXISTING 1" IRON PIPE;
THENCE S89°12'12"E, 69.61 FEET TO A CAPPED & TACKED IRON PIPE ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD;
THENCE, ALONG THE EASTERN RIGHT OF WAY OF HOLLAND ROAD, S34°41'23"E, 175.00 FEET TO A 3/4" IRON PIPE SET ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD;
THENCE, LEAVING SAID RIGHT OF WAY, S72°20'28"W, 1,361.30 FEET TO A CAPPED & TACKED IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 712,562.14' & E: 2,029,375.01' (NSRS 2011 / NAD 83 / SPC);
THENCE N01°00'51"E, 89.55 FEET TO A CAPPED & TACKED IRON PIPE;
THENCE N01°00'50"E, 251.28 FEET TO A CAPPED & TACKED IRON PIPE;
THENCE N01°57'12"W, 224.75 FEET TO A 1" IRON PIPE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 451,194 SQUARE FEET, MORE OR LESS, OF WHICH AREA IS INCLUSIVE OF A PORTION OF RIGHT OF WAY OF HOLLAND ROAD.

11/20/2025 PIN# 0721926962– Legal Description.docx

# 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.

November 12, 2025

Date

Dear Neighbor:

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

2728 Holland Rd — 0721-92-6962

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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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)):

This parcel is proposed to be rezoned to Medium Density-Conditional Zoning (MD-CZ) to allow for approximately thirteen single family lots. Lot sizes would be compatible with surrounding developments. Rezoning to Medium Density Residential meets the Town of Apex 2045 Land Use Map designation for this parcel.

Estimated submittal date: December 01, 2025

**MEETING INFORMATION:**

| | |
|---|---|
| Property Owner(s) name(s): | Victor & Cindy Teeter |
| Applicant(s): | Ardent Building, LLC and Jones & Cnossen Engineering, PLLC |
| Contact information (email/phone): | patrick@jonescnossen.com/(919) 387-1174 |
| Meeting Address: | Zoom - see enclosed details |
| Date/Time of meeting**: | November 26, 2025 |

Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 6:00 PM

**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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 2728 Holland Rd Rezoning

**When: November 26, 2025 05:30 PM Eastern Time** (US and Canada)

**Register using the QR code:**

**Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 875 3178 5834 and then the Passcode: 310977**

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on November 26th.

**Or to join the meeting by phone:** dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 875 3178 5834 and the Passcode 310977. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

# Vicinity & Existing Zoning Exhibit

**Disclaimer**
*Maps 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.*

# 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: 2728 Holland Rd Rezoning Zoning: RR

Location: 2728 Holland Rd

Property PIN(s): 0721-92-6962 Acreage/Square Feet: 10.35

Property Owner: Victor & Cindy Teeter

Address: 2728 Holland Rd

City: Apex State: NC Zip: 27502

Phone: Email:

Developer: Ardent Building LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27512

Phone: (919) 991-1428 Fax: Email: dschmidt@e1homes.com

Engineer: Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Address: 221 N Salem St, Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: patrick@jonescnossen.com

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

## Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

## Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

## Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

**Noise & Hours of Construction:** **Non-Emergency Police** **919-362-8661**

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

**Construction Traffic:** **Infrastructure Inspections** **919-249-3386**

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

**Road Damage & Traffic Control:** **Infrastructure Inspections** **919-249-3386**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

**Parking Violations:** **Non-Emergency Police** **919-362-8661**

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

**Dirt in the Road:** **Water Resources** **919-362-8166**

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

**Dirt on Properties or in Streams:** **Water Resources** **919-362-8166**

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

**Dust:** **Water Resources** **919-362-8166**

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

**Trash:** **Water Resources** **919-362-8166**

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

**Temporary Sediment Basins:** **Water Resources** **919-362-8166**

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

**Stormwater Control Measures:** **Water Resources** **919-362-8166**

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

**Electric Utility Installation:** **Electric Utilities** **919-249-3531**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# Notified Properties within 500ft of the Project Property

| | | | | | |
|---|---|---|---|---|---|
| 2412 CASTELLO CT | 0721930075 | ALOBA, OLUWOLE TITUS ALOBA, OLATUBOSUN ODUTOLA | 2412 CASTELLO CT | APEX NC 27502-9702 | |
| 2384 TERRMINI DR | 0731020379 | AMMAR, MOHAMAD AMMAR, SHADIA | 2384 TERRMINI DR | APEX NC 27502-9669 | |
| 2405 ORO PL | 0721820531 | BAYLIS, LEE D BAYLIS, ERIN L | 2405 ORO PL | APEX NC 27502-9701 | |
| 1972 COMBINE CIR | 0731031418 | BAYNON, JOHN B BAYNON, MEGHANN | 1972 COMBINE CIR | APEX NC 27502-9105 | |
| 0 FELLINI DR | 0721837254 | BELLA CASA HOMEOWNERS ASSOCIATION INC | OMEGA ASSOCIATION MANAGEMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 0 TERRMINI DR | 0721926225 | BELLA CASA HOMEOWNERS ASSOCIATION INC | OMEGA ASSOCIATION MANAGMENT | 160 NE MAYNARD RO STE 210 | CARY NC 27513-9676 |
| 0 TERRMINI DR | 0731027434 | BELLA CASA HOMEOWNERS ASSOCIATION INC | OMEGA MANAGEMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 0 FELLINI DR | 0721839145 | BELLA CASA HOMEOWNERS ASSOCIATION, INC | OMEGA ASSOCIATION MANAGEMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 2408 CASTELLO CT | 0721931085 | BLOOM, O JOSH TRUSTEE BLOOM, CARIE LEE TRUSTEE | 2408 CASTELLO CT | APEX NC 27502-9702 | |
| 2409 ORO PL | 0721829525 | BLOUIN, NATHAN P SHARNAK, BARBARA | 2409 ORO PL | APEX NC 27502-9701 | |
| 2388 TERRMINI DR | 0721929398 | BRACKEN, SONALI BRACKEN, TRAVIS | 2388 TERRMINI DR | APEX NC 27502-9669 | |
| 1993 STEEPLE CHASE BND | 0731033585 | BULLARD, CHRISTOPHER K BULLARD, JENNIFER E | 1993 STEEPLE CHASE BND | APEX NC 27502-9102 | |
| 1956 COMBINE CIR | 0721937561 | BUTLER, HUGH III BUTLER, DORI SUZANNE | 1956 COMBINE CIR | APEX NC 27502-9105 | |
| 1948 COMBINE CIR | 0721936855 | CAI, NING WANG, PEIYING | 1948 COMBINE CIR | APEX NC 27502-9105 | |
| 1968 COMBINE CIR | 0731030438 | CASEBER, WILLIAM JR. CASEBER, ANDREA | 1968 COMBINE CIR | APEX NC 27502-9105 | |
| 1977 OLD BYRE WAY | 0721937358 | CHEEVER, MATTHEW CHEEVER, DANAE | 1977 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2713 HOLLAND RD | 0731038861 | COLE, DAVID C LEE, KATELYN E | 2713 HOLLAND RD | APEX NC 27502-9631 | |
| 2415 CASTELLO CT | 0721829867 | CORIN, DAVID L CORIN, HEATHER E | 2415 CASTELLO CT | APEX NC 27502-9702 | |
| 2000 OLD BYRE WAY | 0731031178 | COWLEY, LAUREN M JEWELL, GARRY B | 2000 OLD BYRE WAY | APEX NC 27502-9109 | |
| 1952 POST RAIL LN | 0721939625 | DELITIZIA, DARREN J DELITIZIA, LEAH M | 1952 POST RAIL LN | APEX NC 27502-9107 | |
| 1953 OLD BYRE WAY | 0721935614 | DOUGLASS, THOMAS D JR DOUGLASS, JILL E | 1953 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1963 OLD BYRE WAY | 0721936419 | EVANS, BENJAMIN EVANS, KAITLYN | 1963 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1969 OLD BYRE WAY | 0721936471 | FLETCHER, ERIC FLETCHER, COURTNEY | 1969 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1972 OLD BYRE WAY | 0721935283 | FLITCROFT, DESIRAE V | 1972 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2729 HOLLAND RD | 0731134000 | FOX, JARED ALAN FOX, CHRISTIE LEA | 2729 HOLLAND RD | APEX NC 27502-9631 | |
| 2801 HOLLAND RD | 0731120919 | FOX, RICHARD E JR FOX, SANDRA L | 2801 HOLLAND RD | APEX NC 27502-9150 | |
| 2401 CASTELLO CT | 0721922758 | GALLAGHER, BRIAN P GALLAGHER, VALERIE L | 2401 CASTELLO CT | APEX NC 27502-9702 | |
| 1968 OLD BYRE WAY | 0721936129 | GARRISON, JUSTIN SCOTT GARRISON, KELLY HEATHER | 1968 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2474 TERRMINI DR | 0721921058 | GEORGY, HANI S HANNA, LUCY B | 2474 TERRMINI DR | APEX NC 27502-9673 | |
| 1984 OLD BYRE WAY | 0721936139 | GIARDINO, MICHAEL GIARDINO, JILL | 1984 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2008 OLD BYRE WAY | 0731033126 | GIRI, ANMOL LAMICHHANE, SAJJANI | 2008 OLD BYRE WAY | APEX NC 27502-9109 | |
| 2804 HOLLAND RD | 0731023636 | HARTLEY, JOSEPH B JR HARTLEY, JUNE C | 2804 HOLLAND RD | APEX NC 27502-9150 | |
| 1976 OLD BYRE WAY | 0721936156 | HEPBURN, DAVID M HEPBURN, KARI L | 1976 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2030 FELLINI DR | 0721827995 | HERBST, CHRISTOPHER CHARLES HERBST, MICHELLE SCHLAGE | 2030 FELLINI DR | APEX NC 27502-9698 | |
| 1955 COMBINE CIR | 0721938628 | HILDER, THOMAS LAWSON TRUSTEE HILDER, BRANDI WHITLEY TRUSTEE | 1955 COMBINE CIR | APEX NC 27502-9104 | |
| 1952 OLD BYRE WAY | 0721933529 | HILLER, DANIEL P HILLER, ALYSSA | 1952 OLD BYRE WAY | APEX NC 27502-9113 | |
| 0 STEEPLE CHASE BND | 0721931750 | HOLLAND FARM COMMUNITY ASSN INC | KDK PROPERTY MANAGEMENT | PO BOX 863 | HILLSBOROUGH NC 27278-0863 |
| 2411 CASTELLO CT | 0721920856 | HOPKINS, JEREMY D HOPKINS, SUZANNE F | 2411 CASTELLO CT | APEX NC 27502-9702 | |
| 2039 FELLINI DR | 0721829784 | HUGHES, ROBERT L HUGHES, TARA N | 2039 FELLINI DR | APEX NC 27502-9698 | |
| 2418 CASTELLO CT | 0721839086 | HUNTLEY, KARA HUNTLEY, JAMES | 2418 CASTELLO CT | APEX NC 27502-9702 | |
| 2101 VITTORIO LN | 0721929199 | JIMENEZ ZUNIGA, VICENTE ROGELIO TRUSTEE DE JIMENEZ, ELIA GALLARDO TRUSTEE | 2101 VITTORIO LN | APEX NC 27502-9678 | |
| 2408 ANZIO WAY | 0721920328 | JOYNER, MICHAEL C. TRUSTEE JOYNER, KELLI W. TRUSTEE | 2408 ANZIO WAY | APEX NC 27502-9700 | |
| 1998 OLD BYRE WAY | 0731030198 | KING, BYRON LEE III KING, REBECCA | 1998 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1992 OLD BYRE WAY | 0731030108 | KIRK, BRIAN KIRK, COLLEEN | 1992 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1960 OLD BYRE WAY | 0721934426 | KLEIN, JARED LAUGHLIN, HEATHER | 1960 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2401 ORO PL | 0721921527 | KRISHNAMURTHI, SUDARSHAN SUDARSHAN, MEGHANA | 2401 ORO PL | APEX NC 27502-9701 | |
| 2407 ANZIO WAY | 0721920177 | LAVERGNE, MARC PIERRE LAVERGNE, KERI | 2407 ANZIO WAY | APEX NC 27502-9700 | |
| 2700 HOLLAND RD | 0721949424 | LEE, JAMES D LEE, KARMA F | 2700 HOLLAND RD | APEX NC 27502-9631 | |
| 0 HOLLAND RD | 0721947973 | LEE, JAMES D TRUSTEES LEE, KARMA F TRUSTEES | 2700 HOLLAND RD | APEX NC 27502-9631 | |
| 1997 STEEPLE CHASE BND | 0731033457 | LEWIS, WILLIAM T. JR LEWIS, JAMIE LYNN | 1997 STEEPLE CHASE BND | APEX NC 27502-9102 | |
| 1968 OLD BYRE WAY | 0721935332 | MAHINTHAKUMAR, GNANAMANIKAM MAHINTHAKUMAR, RITA N | 1968 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1960 COMBINE CIR | 0721938458 | MATTIA, ANTHONY R MATTIA, LINDA L | 1960 COMBINE CIR | APEX NC 27502-9105 | |
| 1976 COMBINE CIR | 0731032408 | MCCARTY, CRAIG C MCCARTY, REBECCA D | 1976 COMBINE CIR | APEX NC 27502-9105 | |
| 2024 FELLINI DR | 0721838025 | MCCOY, BRIAN LABHART MCCOY, LAURA HUTCHISON | 2024 FELLINI DR | APEX NC 27502-9698 | |
| 1995 OLD BYRE WAY | 0731031308 | MILES, HOWARD EVERETT MILES, KATHRYN P | 1995 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2370 TERRMINI DR | 0731023442 | OLDJA, TODOR TED OLDJA, HELGA | 2370 TERRMINI DR | APEX NC 27502-9669 | |
| 2376 TERRMINI DR | 0731022421 | ORAGUDOSI, CELESTINE EMEKA | 2376 TERRMINI DR | APEX NC 27502-9669 | |
| 1990 STEEPLE CHASE BND | 0731031693 | OSMENT, BENJAMIN J OSMENT, SARAH S | 1990 STEEPLE CHASE BND | APEX NC 27502-9103 | |
| 2053 FELLINI DR | 0721829413 | PADMA SINGITHAM, NAGA PARIMALA REDDY ALLA, VIJAYA VAMSI KRISHNA | 2053 FELLINI DR | APEX NC 27502-9698 | |
| 1953 POST RAIL LN | 0731030883 | PAGAN, WILLIAM GABRIEL COLETRANE-PAGAN, CANDICE LEONTINE | 7207 HAYBECK LN | APEX NC 27523-6161 | |
| 2366 TERRMINI DR | 0731024413 | PAN, MICHAEL THY NGUYEN, LINH VINH | 2366 TERRMINI DR | APEX NC 27502-9669 | |
| 2381 TERRMINI DR | 0731021253 | PATEL-RAMAN, SONNA TRUSTEE RAMAN, VINAY TRUSTEE | 2381 TERRMINI DR | APEX NC 27502-9669 | |
| 2809 HOLLAND RD | 0731120759 | PATTERSON, RAYMOND A PATTERSON, VICKIE H | 2809 HOLLAND RD | APEX NC 27502-9150 | |
| 2404 CASTELLO CT | 0721932052 | PAYNE, JOHN R III PAYNE, CHRISTINA C | 2404 CASTELLO CT | APEX NC 27502-9702 | |
| 1987 OLD BYRE WAY | 0721936336 | PREWITT, ROBERT W II PREWITT, DEBORAH A | 1987 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2057 FELLINI DR | 0721829303 | PRICE, ELLEN R TRUSTEE PRICE, GORDON M TRUSTEE | 2057 FELLINI DR | APEX NC 27502-9698 | |
| 1952 COMBINE CIR | 0721936597 | PULLEN, STUART H CLOUGH, SHERRY L | 1952 COMBINE CIR | APEX NC 27502-9105 | |
| 1991 OLD BYRE WAY | 0731030316 | SANCHEZ, DANIEL SANCHEZ, JULIA | 1991 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1989 STEEPLE CHASE BND | 0731033664 | SANDERS, ADAM O SANDERS, DANA K | 1989 STEEPLE CHASE BND | APEX NC 27502-9102 | |
| 2411 ANZIO WAY | 0721829176 | SCHMITT, DAVID SCHMITT, MARTHA MUCCI | 2411 ANZIO WAY | APEX NC 27502-9700 | |
| 1984 COMBINE CIR | 0721939448 | SEFRIED, DAVID SEFRIED, HEATHER LYNN | 1919 NAPOLI DR | APEX NC 27502-9662 | |
| 2400 ORO PL | 0721921629 | SHARDA, THOMAS M SHARDA, JENNIFER W | 2400 ORO PL | APEX NC 27502-9701 | |
| 2403 ANZIO WAY | 0721921271 | SHIH, CHRISTOPHER T SHIH, ELIZABETH C | 2403 ANZIO WAY | APEX NC 27502-9700 | |
| 2407 CASTELLO CT | 0721921843 | SMITH, ROBERT BRIAN SMITH, MANDY DIPRESSO | 2407 CASTELLO CT | APEX NC 27502-9702 | |
| 2721 HOLLAND RD | 0731037189 | SMITH, SUSAN L C | 2721 HOLLAND RD | APEX NC 27502-9631 | |
| 1999 OLD BYRE WAY | 0731031396 | SMITHBERGER, BRYAN TRUSTEE THE BRYAN SMITHBERGER REVOCABLE LIVING TRUST | 1999 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2358 TERRMINI DR | 0731025463 | SNIPES, CHRISTINA D SNIPES, TRAVIS P | 2358 TERRMINI DR | APEX NC 27502-9669 | |
| 1959 OLD BYRE WAY | 0721935566 | STANDIFER, CHARLES CLAYTON TRUSTEE STANDIFER, JESSICA LEIGH TRUSTEE | 1959 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1963 OLD BYRE WAY | 0721936346 | STARR, BRANDON MCKINNLEY STARR, MARIRYAN MCCANN | 1963 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1956 OLD BYRE WAY | 0721933573 | STOIKOFF, JAMES BUREC, DEBORAH | 1956 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2728 HOLLAND RD | 0721926962 | TEETER, VICTOR L TEETER, CINDY L | 2728 HOLLAND RD | APEX NC 27502-9631 | |
| 1984 OLD BYRE WAY | 0721934389 | THE DREES COMPANY | 8521 SIX FORKS RD STE 500 | RALEIGH NC 27615-5279 | |
| 1980 OLD BYRE WAY | 0721937159 | THE FRIEDMAN FAMILY LIVING TRUST | 1980 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2387 TERRMINI DR | 0731020282 | TIPPIREDDY, VENKATAPPA R KALLAM, RAMA | 2387 TERRMINI DR | APEX NC 27502-9669 | |
| 2717 HOLLAND RD | 0731132391 | TRUELOVE, JAMES R TRUELOVE, TINA U | 2717 HOLLAND RD | APEX NC 27502-9631 | |
| 2817 HOLLAND RD | 0731123404 | TRUSTEE OF THE HERITAGE LEGACY TRUST | 2823 HOLLAND RD | APEX NC 27502-9150 | |
| 2380 TERRMINI DR | 0731021450 | WALTER, THEODORE WALTER, JENNY | 2380 TERRMINI DR | APEX NC 27502-9669 | |
| 1948 OLD BYRE WAY | 0721933607 | WATSON, ROBERT R WATSON, LYANA | 1948 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2400 ANZIO WAY | 0721921339 | WITTE, ROSS JAMES WITTE, MARIE NOONAN | 2400 ANZIO WAY | APEX NC 27502-9700 | |
| 2362 TERRMINI DR | 0731024484 | ZHENG, ZONG CHEN, ZI | 2362 TERRMINI DR | APEX NC 27502-9669 | |
| | | APEX TOWN OF | PO BOX 250 | APEX NC 27502 | |
| | | STACEY SEWELL | 160 NE MAYNARD RD SUITE 210 | CARY NC 27513 | |
| | | Current Tenant | 1984 Combine CIR | APEX NC 27502 | |
| | | Current Tenant | 1964 Old Byre WAY | APEX NC 27502 | |
| | | Current Tenant | 1953 Post Rail LN | APEX NC 27502 | |

Created by Town of Apex Planning Department
Date Created: 11/10/2025

# 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: Zoom

Date of meeting: November 26, 2025 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Cnossen Engineering, PLLC

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. | Patrick Kiernan/Jones & Cnossen Engineering | 221 N Salem St. Suite 001 | (919) 387-1174 | [redacted] | ☐ |
| 2. | Chris Bullard | 1993 Steeple Chase Bend | | | ☐ |
| 3. | Brandi Hilder | 1955 Combine Circle | | | ☐ |
| 4. | Brian Gallagher | 2401 Castello Ct | | | ☐ |
| 5. | Theodore Walter | 2380 Terrmini Dr | | | ☐ |
| 6. | Matt Cheever | 1977 Old Byre Way | | | ☐ |
| 7. | Erik Maki | 1964 Old Byre Way | | | ☐ |
| 8. | Craig McCarty | 1976 Combine Circle | | | ☐ |
| 9. | Julia Sanchez | 1991 Old Byre Way | | | ☐ |
| 10. | Colleen Kirk | 1992 Old Byre Way | | | ☐ |
| 11. | Michael Friedman | 1980 Old Byre Way | | | ☐ |
| 12. | Jill Giardino | 1984 Old Byre Way | | | ☐ |
| 13. | Will & Jamie Lewis | 1997 Steeple Chase Bend | | | ☐ |
| 14. | Jessica Standifer | 1959 Old Byre Way | | | ☐ |

*Use additional sheets, if necessary.*

# 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: Zoom

Date of meeting: November 26, 2025 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Cnossen Engineering, PLLC

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. | Ted Oldja | 2370 Terrmini Dr | | [redacted] | ☐ |
| 2. | Daniel Sanchez | 1991 Old Byre Way | | | ☐ |
| 3. | Rick Fox | 2801 Holland Rd | | | ☐ |
| 4. | Michael Giardino | 1984 Old Byre Way | | | ☐ |
| 5. | Becky King | 1996 Old Byre Way | | | ☐ |
| 6. | Trey King | 1996 Old Byre Way | | | ☐ |
| 7. | Alex Bryan | 1999 Old Byre Way | | | ☐ |
| 8. | Lauren Jewell | 2000 Old Byre Way | | | ☐ |
| 9. | David Hepburn | 1976 Old Byre Way | | | ☐ |
| 10. | Rick Fox | 2801 Holland Rd | | | ☐ |
| 11. | Dana Sanders | 1989 Steeple Chase Bend | | | ☐ |
| 12. | David Schmidt | 1132 Goliath Way | | | ☐ |
| 13. | Bill Stealey | 1944 Combine Circle | | | ☐ |
| 14. | Alyssa Hiller | 1952 Old Byre Way | | | ☐ |

*Use additional sheets, if necessary.*

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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| | NAME/ORGANIZATION | ADDRESS | PHONE # | EMAIL | SEND PLANS & UPDATES |
|---|---|---|---|---|---|
| 1. | Miguel Lozada | 1986 Steeple Chase Bend | | [redacted] | ☐ |
| 2. | Rita Mahinthakumar | 1968 Old Byre Way | | | ☐ |
| 3. | Eric Fletcher | 1969 Old Byre Way | | | ☐ |
| 4. | Iris Ria Dickinson | 1977 Steeple Chase Bend | | | ☐ |
| 5. | Becky King | 1996 Old Byre Way | | | ☐ |
| 6. | Brooke Kirchner | 1933 Steeple Chase Way | | | ☐ |
| 7. | Jared Klein | 1960 Old Byre Way | | | ☐ |
| 8. | Jennifer Bullard | 1993 Steeple Chase Bend | | | ☐ |
| 9. | Casey Sheppard | 1941 Steeple Chase Bend | | | ☐ |
| 10. | Corey Schmidt | 1953 Steeple Chase Bend | | | ☐ |
| 11. | Amanda Goins | 1932 Combine Circle | | | ☐ |
| 12. | Brian Kirk | 1992 Old Byre Way | | | ☐ |
| 13. | Andrew Goins | 1932 Combine Circle | | | ☐ |
| 14. | DesiRae Flitcroft | 1972 Old Byre Way | | | ☐ |

*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): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Cnossen Engineering, PLLC

Contact information (email/phone): patrick@jonescnossen.com/(919) 387-1174

Meeting Address: Zoom

Date of meeting: November 26, 2025 Time of meeting: 5:30 - 6:30 PM

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:

See attached Summary of Discussion

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Neighborhood Meeting – Summary of Discussion

**Question/Concern #1:** Several neighbors in the Holland Farm neighborhood to the north are concerned with adding more homes into the Holland Farm street network, since direct connection to Holland Road is unachievable due to limited spacing from the Old Byre Way intersection. Traffic and fire safety response time were cited as reasons for concern. The current Apex UDO caps the number of dwelling units on a single access point at 50 lots, which is the emphasis for concern. **Applicant's Response:** All valid concerns, although without this developing as an assemblage with the Hartley property to the south, this is the only viable option for this property to develop. The new NC Fire Code was referenced as justification for adding up to 13 lots into the Holland Farm street network. Holland Farm was developed prior to the 50 lot maximum, so that development currently has 81 dwelling units on a single point of access. Even in adding 13 more units, the total lot count would be less than 100, which was the ordinance at the time Holland Farm was being developed, and which is also currently the threshold that is used in the NC Fire Code. As part of this response, the Land Use Map was also referenced which designates this property as Medium Density, allowing up to 6 units per acre. Since this project would propose a much lower density at 1.3 units per acre, we believe we have addressed the traffic concern to the maximum extent possible. Also, while this is not specifically noted in the zoning conditions, we are planning a street network which would create a "circuitous" route if/when the Hartley property ever develops, and a connection to Bella Casa is introduced. This is planned as a way to discourage a future "cut-through" between Bella Casa and Holland Farm.

**Question/Concern #2:** A few property owners that back up to this property had stormwater concerns with our development, as there is currently stormwater issues on the rear of their lots. **Applicant's Response:** We explained that our project should not have any effect on current stormwater conditions, as our project sits lower in topography than the lots in Holland Farm. However, we did acknowledge that we have taken note of that "drainage feature" in their back yard, and have already begun strategizing how to mitigate any problems that could arise if our current assumptions are wrong.

**Question/Concern #3:** Can you explain the condition about the construction entrance and why that would be allowed, but a true public access is not?
**Applicant's Response:** That condition was added as a way to prohibit construction vehicles from using Steeple Chase Bend to access the site. It has nothing to do with future road connectivity, and is strictly in regards to the gravel construction entrance. There is currently a driveway cut off Holland Road, so there should be an inherent right to install a construction entrance from the perspective of NCDOT. A true public roadway connection is not feasible because the southern edge of our property frontage on Holland Road is still only ~200' from the Old Byre Way intersection.

**Question/Concern #4:** Can you explain the difference between 1, 10 and 25 year storms?
**Applicant's Response:** This has to do with the intensity of any rainfall event. They are categorized into "return frequencies", which dictates how stormwater measures are designed. The state requirement is to treat the 10-year storm, however with this development we are proposing to increase that threshold to also treat the 25-year storm.

**Question/Concern #5:** Can you confirm you will be preserving the required tree canopy/RCA?
**Applicant's Response:** Yes we will be, and as noted in our zoning conditions, we are actually proposing to increase the threshold for required RCA and tree canopy preservation. The project has a lot of environmental features that would prevent development along the western half of the property, so it is anticipated that around 40% of the existing tree canopy will actually be preserved.

**Question/Concern #5:** How would this development work from an HOA perspective? Are you anticipating these lots becoming apart of the Holland Farm HOA?
**Applicant's Response:** It is a little early to answer that question as conversations with the HOA have not occurred, but that is certainly one possibility that is being considered. To that effect, the developer has offered an additional, "informal" neighborhood meeting with the Holland Farm residents, as well as the Holland Farm HOA, to discuss this (and all other issues/concerns) further.

# 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, Patrick Kiernan, 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 Zoom (location/address) on November 26, 2025 (date) from 5:30 PM (start time) to 6:30 PM (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.

12/1/25
Date

By: Patrick Kiernan

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 1st day of December, 2025.

SEAL
ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

# 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.

February 11, 2026
Date

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

2728 Holland Rd — 0721-92-6962

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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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)):

This parcel is proposed to be rezoned to Medium Density-Conditional Zoning (MD-CZ) to allow for approximately thirteen single family lots. Lot sizes would be compatible with surrounding developments. Rezoning to Medium Density Residential meets the Town of Apex 2045 Land Use Map designation for this parcel.

Estimated submittal date: submitted January 02, 2026 *This is the second required neighborhood meeting*

**MEETING INFORMATION:**

| | |
|---|---|
| Property Owner(s) name(s): | Victor & Cindy Teeter |
| Applicant(s): | Ardent Building, LLC and Jones & Cnossen Engineering, PLLC |
| Contact information (email/phone): | patrick@jonescnossen.com/(919) 387-1174 |
| Meeting Address: | Zoom - see enclosed details |
| Date/Time of meeting**: | March 04, 2026 |

Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 6:00 PM

**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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 2728 Holland Rd Rezoning

**When: March 04, 2026 05:30 PM Eastern Time** (US and Canada)

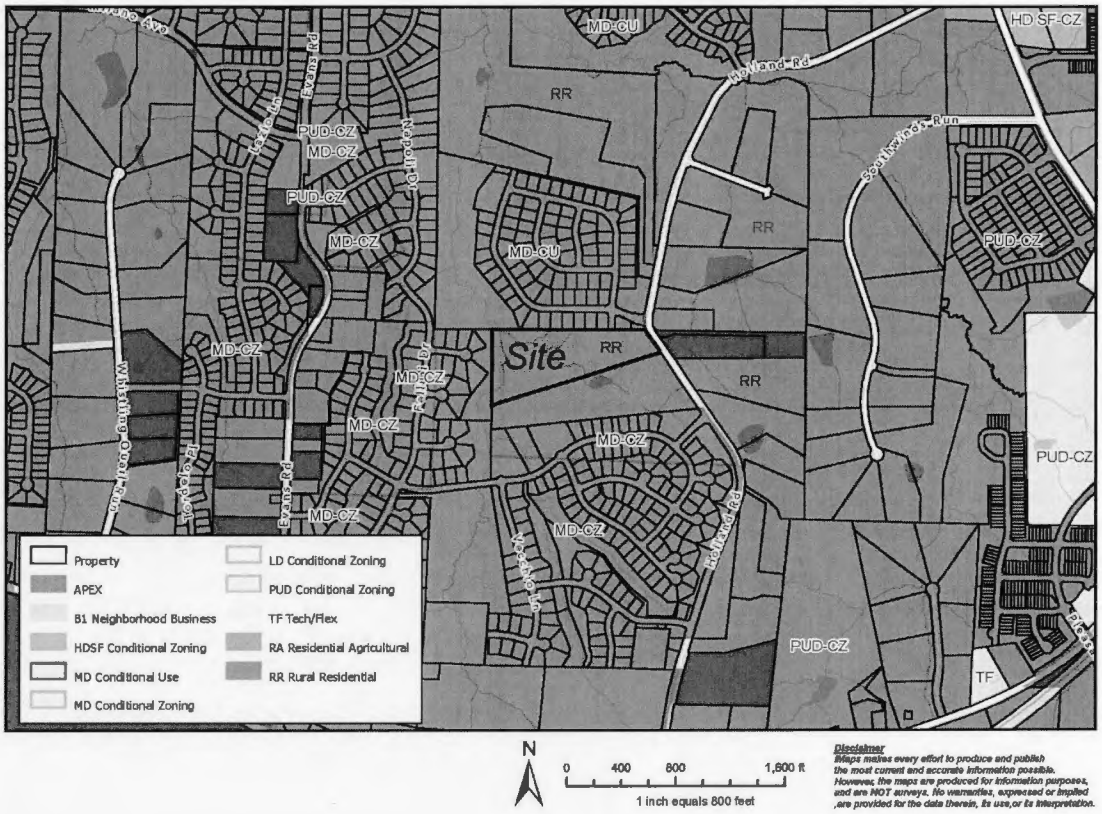
**Register using the QR code:**

**Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 815 2667 5862 and then the Passcode: 616731**

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on March 4th.

**Or to join the meeting by phone:** dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 815 2667 5862 and the Passcode 616731. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

## Vicinity & Existing Zoning Exhibit



# 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: 2728 Holland Rd Rezoning Zoning: RR

Location: 2728 Holland Rd

Property PIN(s): 0721-92-6962 Acreage/Square Feet: 10.35

Property Owner: Victor & Cindy Teeter

Address: 2728 Holland Rd

City: Apex State: NC Zip: 27502

Phone: Email:

Developer: Ardent Building LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27512

Phone: (919) 991-1428 Fax: Email: dschmidt@e1homes.com

Engineer: Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Address: 221 N Salem St, Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: patrick@jonescnossen.com

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

## Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

## Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

## Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

**Noise & Hours of Construction:** **Non-Emergency Police** **919-362-8661**

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

**Construction Traffic:** **Infrastructure Inspections** **919-249-3386**

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

**Road Damage & Traffic Control:** **Infrastructure Inspections** **919-249-3386**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

**Parking Violations:** **Non-Emergency Police** **919-362-8661**

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

**Dirt in the Road:** **Water Resources** **919-362-8166**

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

**Dirt on Properties or in Streams:** **Water Resources** **919-362-8166**

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

**Dust:** **Water Resources** **919-362-8166**

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

**Trash:** **Water Resources** **919-362-8166**

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

**Temporary Sediment Basins:** **Water Resources** **919-362-8166**

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

**Stormwater Control Measures:** **Water Resources** **919-362-8166**

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

**Electric Utility Installation:** **Electric Utilities** **919-249-3531**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# Notified Properties within 500ft of the Project Property

| | | | | | |
|---|---|---|---|---|---|
| 2412 CASTELLO CT | 0721930076 | ALOBA, OLUWOLE TITUS ALOBA, OLATUBOSUN ODUTOLA | 2412 CASTELLO CT | APEX NC 27502-9702 | |
| 2384 TERRMINI DR | 0731020379 | AMMAR, MOHAMAD AMMAR, SHADIA | 2384 TERRMINI DR | APEX NC 27502-9689 | |
| 2405 ORO PL | 0721920531 | BAYLIS, LEE D BAYLIS, ERIN L | 2405 ORO PL | APEX NC 27502-9701 | |
| 1972 COMBINE CIR | 0731031418 | BAYNON, JOHN B BAYNON, MEGHANN | 1972 COMBINE CIR | APEX NC 27502-9105 | |
| 0 FELLINI DR | 0721837254 | BELLA CASA HOMEOWNERS ASSOCIATION INC | OMEGA ASSOCIATION MANAGEMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 0 TERRMINI DR | 0721926225 | BELLA CASA HOMEOWNERS ASSOCIATION INC | OMEGA ASSOCIATION MANAGMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 0 TERRMINI DR | 0731027434 | BELLA CASA HOMEOWNERS ASSOCIATION INC | OMEGA MANAGEMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 0 FELLINI DR | 0721839145 | BELLA CASA HOMEOWNERS ASSOCIATION, INC | OMEGA ASSOCIATION MANAGEMENT | 160 NE MAYNARD RD STE 210 | CARY NC 27513-9676 |
| 2408 CASTELLO CT | 0721931065 | BLOOM, O JOSH TRUSTEE BLOOM, CARIE LEE TRUSTEE | 2408 CASTELLO CT | APEX NC 27502-9702 | |
| 2409 ORO PL | 0721829525 | BLOUIN, NATHAN P SHARNAK, BARBARA | 2409 ORO PL | APEX NC 27502-9701 | |
| 2388 TERRMINI DR | 0721929398 | BRACKEN, SONALI BRACKEN, TRAVIS | 2388 TERRMINI DR | APEX NC 27502-9689 | |
| 1993 STEEPLE CHASE BND | 0731033565 | BULLARD, CHRISTOPHER K BULLARD, JENNIFER E | 1993 STEEPLE CHASE BND | APEX NC 27502-9102 | |
| 1956 COMBINE CIR | 0721937561 | BUTLER, HUGH III BUTLER, DORI SUZANNE | 1956 COMBINE CIR | APEX NC 27502-9105 | |
| 1948 COMBINE CIR | 0721936655 | CAI, NING WANG, PEIYING | 1948 COMBINE CIR | APEX NC 27502-9105 | |
| 1968 COMBINE CIR | 0731030438 | CASEBER, WILLIAM JR. CASEBER, ANDREA | 1968 COMBINE CIR | APEX NC 27502-9105 | |
| 1977 OLD BYRE WAY | 0721937356 | CHEEVER, MATTHEW CHEEVER, DANAE | 1977 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2713 HOLLAND RD | 0731038661 | COLE, DAVID C LEE, KATELYN E | 2713 HOLLAND RD | APEX NC 27502-9631 | |
| 2415 CASTELLO CT | 0721829867 | CORIN, DAVID L CORIN, HEATHER E | 2415 CASTELLO CT | APEX NC 27502-9702 | |
| 2000 OLD BYRE WAY | 0731031178 | COWLEY, LAUREN M JEWELL, GARRY B | 2000 OLD BYRE WAY | APEX NC 27502-9109 | |
| 1952 POST RAIL LN | 0721939625 | DELITIZIA, DARREN J DELITIZIA, LEAH M | 1952 POST RAIL LN | APEX NC 27502-9107 | |
| 1953 OLD BYRE WAY | 0721935814 | DOUGLASS, THOMAS D JR DOUGLASS, JILL E | 1953 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1963 OLD BYRE WAY | 0721936419 | EVANS, BENJAMIN EVANS, KAITLYN | 1963 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1969 OLD BYRE WAY | 0721936471 | FLETCHER, ERIC FLETCHER, COURTNEY | 1969 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1972 OLD BYRE WAY | 0721935283 | FLITCROFT, DESIRAE V | 1972 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2729 HOLLAND RD | 0731134000 | FOX, JARED ALAN FOX, CHRISTIE LEA | 2729 HOLLAND RD | APEX NC 27502-9631 | |
| 2801 HOLLAND RD | 0731120919 | FOX, RICHARD E JR FOX, SANDRA L | 2801 HOLLAND RD | APEX NC 27502-9150 | |
| 2401 CASTELLO CT | 0721922758 | GALLAGHER, BRIAN P GALLAGHER, VALERIE L | 2401 CASTELLO CT | APEX NC 27502-9702 | |
| 1988 OLD BYRE WAY | 0721939129 | GARRISON, JUSTIN SCOTT GARRISON, KELLY HEATHER | 1988 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2474 TERRMINI DR | 0721921058 | GEORGY, HANI S HANNA, LUCY B | 2474 TERRMINI DR | APEX NC 27502-9673 | |
| 1984 OLD BYRE WAY | 0721936139 | GIARDINO, MICHAEL GIARDINO, JILL | 1984 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2008 OLD BYRE WAY | 0731033126 | GIRI, ANMOL LAMICHHANE, SAJJANI | 2008 OLD BYRE WAY | APEX NC 27502-9109 | |
| 2804 HOLLAND RD | 0731029636 | HARTLEY, JOSEPH B JR HARTLEY, JUNE C | 2804 HOLLAND RD | APEX NC 27502-9150 | |
| 1976 OLD BYRE WAY | 0721936156 | HEPBURN, DAVID M HEPBURN, KARI L | 1976 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2030 FELLINI DR | 0721827995 | HERBST, CHRISTOPHER CHARLES HERBST, MICHELLE SCHLAGE | 2030 FELLINI DR | APEX NC 27502-9698 | |
| 1955 COMBINE CIR | 0721936628 | HILDER, THOMAS LAWSON TRUSTEE HILDER, BRANDI WHITLEY TRUSTEE | 1955 COMBINE CIR | APEX NC 27502-9104 | |
| 1952 OLD BYRE WAY | 0721933529 | HILLER, DANIEL P HILLER, ALYSSA | 1952 OLD BYRE WAY | APEX NC 27502-9113 | |
| 0 STEEPLE CHASE BND | 0721931750 | HOLLAND FARM COMMUNITY ASSN INC | KDK PROPERTY MANAGEMENT | PO BOX 863 | HILLSBOROUGH NC 27278-0863 |
| 2411 CASTELLO CT | 0721920856 | HOPKINS, JEREMY D HOPKINS, SUZANNE F | 2411 CASTELLO CT | APEX NC 27502-9702 | |
| 2039 FELLINI DR | 0721829784 | HUGHES, ROBERT L HUGHES, TARA N | 2039 FELLINI DR | APEX NC 27502-9698 | |
| 2416 CASTELLO CT | 0721839086 | HUNTLEY, KARA HUNTLEY, JAMES | 2416 CASTELLO CT | APEX NC 27502-9702 | |
| 2101 VITTORIO LN | 0721829199 | JIMENEZ ZUNIGA, VICENTE ROGELIO TRUSTEE DE JIMENEZ, ELIA GALLARDO TRUSTEE | 2101 VITTORIO LN | APEX NC 27502-9678 | |
| 2408 ANZIO WAY | 0721920328 | JOYNER, MICHAEL C. TRUSTEE JOYNER, KELLI W. TRUSTEE | 2408 ANZIO WAY | APEX NC 27502-9700 | |
| 1996 OLD BYRE WAY | 0731030198 | KING, BYRON LEE III KING, REBECCA | 1996 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1992 OLD BYRE WAY | 0731030108 | KIRK, BRIAN KIRK, COLLEEN | 1992 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1960 OLD BYRE WAY | 0721934426 | KLEIN, JARED LAUGHLIN, HEATHER | 1960 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2401 ORO PL | 0721921527 | KRISHNAMURTHI, SUDARSHAN SUDARSHAN, MEGHANA | 2401 ORO PL | APEX NC 27502-9701 | |
| 2407 ANZIO WAY | 0721920177 | LAVERGNE, MARC PIERRE LAVERGNE, KERI | 2407 ANZIO WAY | APEX NC 27502-9700 | |
| 2700 HOLLAND RD | 0721949424 | LEE, JAMES D LEE, KARMA F | 2700 HOLLAND RD | APEX NC 27502-9631 | |
| 0 HOLLAND RD | 0721947973 | LEE, JAMES D TRUSTEES LEE, KARMA F TRUSTEES | 2700 HOLLAND RD | APEX NC 27502-9631 | |
| 1997 STEEPLE CHASE BND | 0731033457 | LEWIS, WILLIAM T. JR LEWIS, JAMIE LYNN | 1997 STEEPLE CHASE BND | APEX NC 27502-9102 | |
| 1968 OLD BYRE WAY | 0721935332 | MAHINTHAKUMAR, GNANAMANIKAM MAHINTHAKUMAR, RITA N | 1968 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1964 OLD BYRE WAY | 0721934389 | MAKI, ERIK D. MAKI, AMY E. | 1964 OLD BYRE WAY | APEX NC 27502-9113 | |
| 1960 COMBINE CIR | 0721938458 | MATTIA, ANTHONY R MATTIA, LINDA L | 1960 COMBINE CIR | APEX NC 27502-9105 | |
| 1976 COMBINE CIR | 0731032408 | MCCARTY, CRAIG C TRUSTEE MCCARTY, REBECCA D TRUSTEE | 1976 COMBINE CIR | APEX NC 27502-9105 | |
| 2024 FELLINI DR | 0721838025 | MCCOY, BRIAN LABHART MCCOY, LAURA HUTCHISON | 2024 FELLINI DR | APEX NC 27502-9698 | |
| 1995 OLD BYRE WAY | 0731031306 | MILES, HOWARD EVERETT MILES, KATHRYN P | 1995 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2370 TERRMINI DR | 0731023442 | OLDJA, TODOR TED OLDJA, HELGA | 2370 TERRMINI DR | APEX NC 27502-9689 | |
| 2376 TERRMINI DR | 0731022421 | ORAGUDOSI, CELESTINE EMEKA | 2376 TERRMINI DR | APEX NC 27502-9689 | |
| 1990 STEEPLE CHASE BND | 0731031693 | OSMENT, BENJAMIN J OSMENT, SARAH S | 1990 STEEPLE CHASE BND | APEX NC 27502-9103 | |
| 2053 FELLINI DR | 0721829413 | PADMA SINGITHAM, NAGA PARIMALA REDDY ALLA, VIJAYA VAMSI KRISHNA | 2053 FELLINI DR | APEX NC 27502-9698 | |
| 1953 POST RAIL LN | 0731030683 | PAGAN, WILLIAM GABRIEL COLETRANE-PAGAN, CANDICE LEONTINE | 7207 HAYBECK LN | APEX NC 27523-6161 | |
| 2368 TERRMINI DR | 0731024413 | PAN, MICHAEL THY NGUYEN, LINH VINH | 2368 TERRMINI DR | APEX NC 27502-9689 | |
| 2381 TERRMINI DR | 0731021253 | PATEL-RAMAN, SONNA TRUSTEE RAMAN, VINAY TRUSTEE | 2381 TERRMINI DR | APEX NC 27502-9689 | |
| 2809 HOLLAND RD | 0731120759 | PATTERSON, RAYMOND A PATTERSON, VICKIE H | 2809 HOLLAND RD | APEX NC 27502-9150 | |
| 2404 CASTELLO CT | 0721932052 | PAYNE, JOHN R III PAYNE, CHRISTINA C | 2404 CASTELLO CT | APEX NC 27502-9702 | |
| 1987 OLD BYRE WAY | 0721939336 | PREWITT, ROBERT W II PREWITT, DEBORAH A | 1987 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2057 FELLINI DR | 0721829303 | PRICE, ELLEN R TRUSTEE PRICE, GORDON M TRUSTEE | 2057 FELLINI DR | APEX NC 27502-9698 | |
| 1952 COMBINE CIR | 0721936597 | PULLEN, STUART H CLOUGH, SHERRY L | 1952 COMBINE CIR | APEX NC 27502-9105 | |
| 1991 OLD BYRE WAY | 0731030316 | SANCHEZ, DANIEL SANCHEZ, JULIA | 1991 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1989 STEEPLE CHASE BND | 0731033664 | SANDERS, ADAM O SANDERS, DANA K | 1989 STEEPLE CHASE BND | APEX NC 27502-9102 | |
| 2411 ANZIO WAY | 0721829176 | SCHMITT, DAVID SCHMITT, MARTHA MUCCI | 2411 ANZIO WAY | APEX NC 27502-9700 | |
| 1964 COMBINE CIR | 0721939448 | SEFRIED, DAVID SEFRIED, HEATHER LYNN | 1919 NAPOLI DR | APEX NC 27502-9662 | |
| 2400 ORO PL | 0721921629 | SHARDA, THOMAS M SHARDA, JENNIFER W | 2400 ORO PL | APEX NC 27502-9701 | |
| 2403 ANZIO WAY | 0721921271 | SHIH, CHRISTOPHER T SHIH, ELIZABETH C | 2403 ANZIO WAY | APEX NC 27502-9700 | |
| 2407 CASTELLO CT | 0721921843 | SMITH, ROBERT BRIAN SMITH, MANDY DIPRESSO | 2407 CASTELLO CT | APEX NC 27502-9702 | |
| 2721 HOLLAND RD | 0731037169 | SMITH, SUSAN L C | 2721 HOLLAND RD | APEX NC 27502-9631 | |
| 1999 OLD BYRE WAY | 0731031386 | SMITHBERGER, BRYAN TRUSTEE THE BRYAN SMITHBERGER REVOCABLE LIVING TRUST | 1999 OLD BYRE WAY | APEX NC 27502-9114 | |
| 2358 TERRMINI DR | 0731025463 | SNIPES, CHRISTINA D SNIPES, TRAVIS P | 2358 TERRMINI DR | APEX NC 27502-9689 | |
| 1959 OLD BYRE WAY | 0721935566 | STANDIFER, CHARLES CLAYTON TRUSTEE STANDIFER, JESSICA LEIGH TRUSTEE | 1959 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1983 OLD BYRE WAY | 0721938346 | STARR, BRANDON MCKINNLEY STARR, MARIRYAN MCCANN | 1983 OLD BYRE WAY | APEX NC 27502-9114 | |
| 1956 OLD BYRE WAY | 0721933573 | STOIKOFF, JAMES BUREC, DEBORAH | 1956 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2728 HOLLAND RD | 0721926962 | TEETER, VICTOR L TEETER, CINDY L | 2728 HOLLAND RD | APEX NC 27502-9631 | |
| 1980 OLD BYRE WAY | 0721937159 | THE FRIEDMAN FAMILY LIVING TRUST | 1980 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2387 TERRMINI OR | 0731020282 | TIPPIREDDY, VENKATAPPA R KALLAM, RAMA | 2387 TERRMINI DR | APEX NC 27502-9689 | |
| 2717 HOLLAND RD | 0731132391 | TRUELOVE, JAMES R TRUELOVE, TINA U | 2717 HOLLAND RD | APEX NC 27502-9631 | |
| 2617 HOLLAND RD | 0731123404 | TRUSTEE OF THE HERITAGE LEGACY TRUST | 2823 HOLLAND RD | APEX NC 27502-9150 | |
| 2380 TERRMINI DR | 0731021450 | WALTER, THEODORE WALTER, JENNY | 2380 TERRMINI DR | APEX NC 27502-9689 | |
| 1948 OLD BYRE WAY | 0721933607 | WATSON, ROBERT R WATSON, LYANA | 1948 OLD BYRE WAY | APEX NC 27502-9113 | |
| 2400 ANZIO WAY | 0721921339 | WITTE, ROSS JAMES WITTE, MARIE NOONAN | 2400 ANZIO WAY | APEX NC 27502-9700 | |
| 2362 TERRMINI DR | 0731024484 | ZHENG, ZONG CHEN, ZI | 2362 TERRMINI DR | APEX NC 27502-9689 | |
| | | APEX TOWN OF | PO BOX 250 | APEX NC 27502 | |
| | | STACEY SEWELL | 160 NE MAYNARD RD SUITE 210 | CARY NC 27513 | |
| | | Current Tenant | 1964 Combine CIR | APEX NC 27502 | |
| | | Current Tenant | 1953 Post Rail LN | APEX NC 27502 | |

Created by Town of Apex Planning Department
Date Created: 2/9/2026

# 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: Zoom

Date of meeting: March 04, 2026 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Cnossen Engineering, PLLC

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. | Patrick Kiernan/Jones & Cnossen Engineering | 221 N Salem St, Suite 001 | (919) 387-1174 | [redacted] | ☑ |
| 2. | Jared Fox | 2729 Holland Rd | | | ☐ |
| 3. | Brian Gallagher | 2401 Castello Ct | | | ☐ |
| 4. | Eric Fletcher | 1969 Old Byre Way | | | ☐ |
| 5. | Brandi Hilder | 1955 Combine Circle | | | ☐ |
| 6. | Rick Fox | 2801 Holland Rd | | | ☐ |
| 7. | Corey Schmidt | 1953 Steeple Chase Bend | | | ☐ |
| 8. | Jamie Lewis | 1997 Steeple Chase Bend | | | ☐ |
| 9. | Andrea Caseber | 1968 Combine Cir | | | ☐ |
| 10. | | | | | ☐ |
| 11. | | | | | ☐ |
| 12. | | | | | ☐ |
| 13. | | | | | ☐ |
| 14. | | | | | ☐ |

*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): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Cnossen Engineering, PLLC

Contact information (email/phone): patrick@jonescnossen.com/(919) 387-1174

Meeting Address: Zoom

Date of meeting: March 04, 2026 Time of meeting: 5:30 - 6:30 PM

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:

If there are any future Holland Road widenings along the Holland Farm frontage, should we expect them to widen into our subdivision, or would they widen it to the east since Holland Farm already has curb & gutter, sidewalk, etc.

Applicant's Response:

Since Holland Farm already has c&g and sidewalk, I would not expect the Town to acquire additional R/W from Holland Farm in order to widen any more along the west side of the road. My assumption is they would shift the widening to the east as an asymmetrical widening, and hold the existing curbline along the west.

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, Patrick Kiernan, 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 Zoom (location/address) on March 04, 2026 (date) from 5:30 PM (start time) to 6:30 PM (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.

3/5/26
Date

By: Patrick Kiernan

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 5th day of March, 2026.

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

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UDO | Planning Map Viewer | GeoCivix | Bookmarks | Work | Apex, NC Weather... | All Bookmarks
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**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**PUBLIC NOTIFICATION**
**OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ21
2728 Holland Road

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:** Ardent Building, LLC
**Authorized Agent:** Patrick Kiernan, Jones & Cnossen Engineering, PLLC
**Property Address:** 2728 Holland Road
**Acreage:** 10.35 acres
**Property Identification Number (PIN):** 0721926962
**Current 2045 Land Use Map Designation:** Medium Density Residential
**Existing Zoning of Property:** Rural Residential (RR)
**Proposed Zoning of Property:** Medium Density Residential-Conditional Zoning (MD-CZ)

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

**Planning Board Public Hearing Date and Time: April 13, 2026 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/imaps. 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/52976.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 1 – April 13, 2026



9:07 AM
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**TOWN OF APEX**
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

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:** Ardent Building, LLC
**Agente autorizado:** Patrick Kiernan, Jones & Cnossen Engineering, PLLC
**Dirección de la propiedad:** 2728 Holland Road
**Superficie:** 10.35 acres
**Números de identificación de la propiedad:** 0721926962
**Designación actual en el Mapa de Uso Territorial para 2045:** Medium Density Residential
**Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)
**Ordenamiento territorial propuesto para la propiedad:** Medium Density Residential-Conditional Zoning (MD-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: 13 de abril de 2026 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/52976.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 1 de abril - 13 de abril de 2026



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

# PUBLIC NOTIFICATION OF PUBLIC HEARINGS

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Dianne F. Khin, AICP
Planning Director

Published Dates: April 1 – April 13, 2026

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

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

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Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

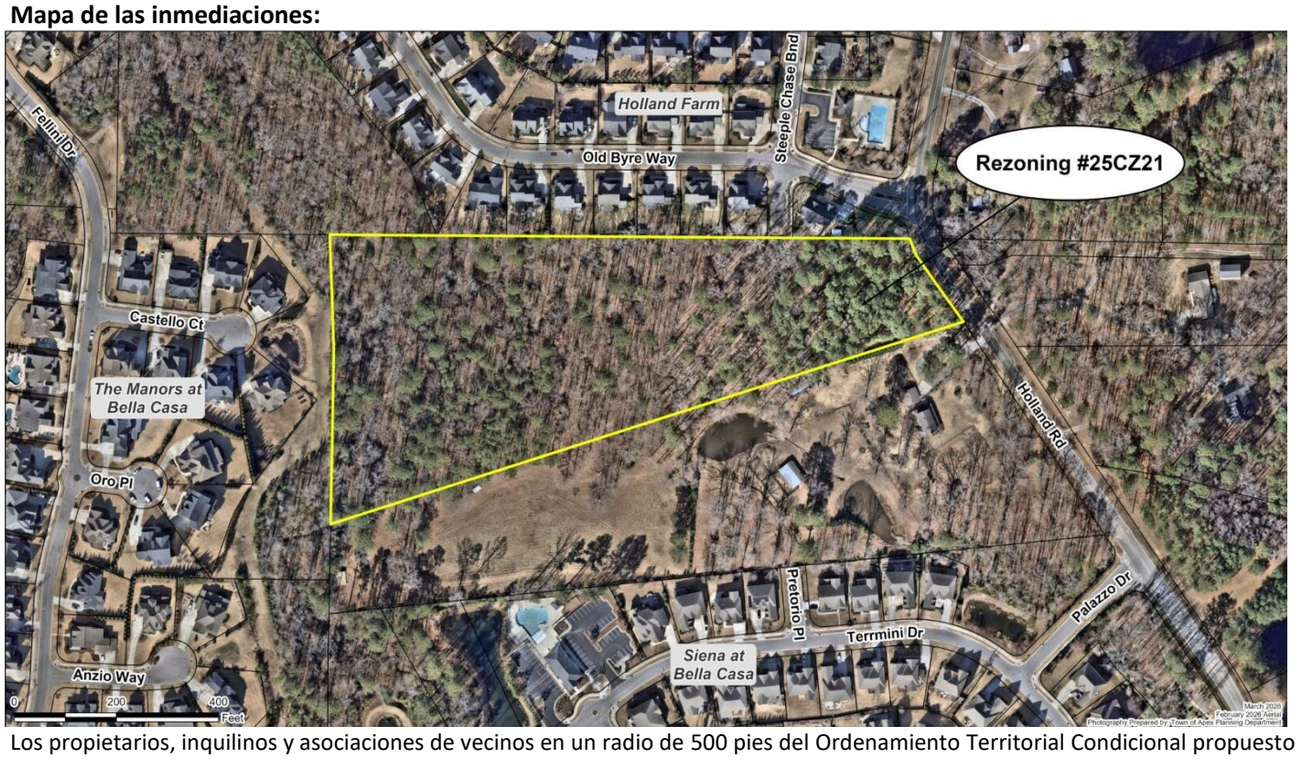
**Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de abril de 2026 4:30 P.M.**

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/52976.

Dianne F. Khin, AICP
Directora de Planificación



Fechas de publicación: 1 de abril - 13 de abril 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 #25CZ21 |
| Project Location: | 2728 Holland Road |
| Authorized Agent: | Patrick Kiernan, Jones & Cnossen Engineering |
| Planning Board Public Hearing Date: | April 13, 2026 |
| Project Planner: | Elise Bielen |

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 April 1, 2026, 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.

4/1/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 1st day of APRIL, 2026.

Notary Public

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/2027

tice of Public Hearings | 25CZ21-TC-PN-Eng-Span-Com | Ask Gemini
Google Calendar | Gmail | Google Maps | School | Camps | Google Sheets | Your Sets | Quizlet | Planning Departme... | All Bookmarks
63%

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

**PUBLIC NOTIFICATION**
**OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ21
2728 Holland Road

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:** Ardent Building, LLC
**Authorized Agent:** Patrick Kiernan, Jones & Cnossen Engineering, PLLC
**Property Address:** 2728 Holland Road
**Acreage:** 10.35 acres
**Property Identification Number (PIN):** 0721926962
**2045 Land Use Map Designation:** Medium Density Residential
**Existing Zoning of Property:** Rural Residential (RR)
**Proposed Zoning of Property:** Medium Density Residential-Conditional Zoning (MD-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: April 28, 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/imaps. 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/52976.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6-28, 2026



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4/6/2026

Legal Notice of Public Hearings | 25CZ21-TC-PN-Eng-Span-Combined | Ask Gemini
apexnc.org/DocumentCenter/View/54055/25CZ21-TC-PN-Eng-Span-Combined?bidId=
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25CZ21-TC-PN-Eng-Span-Combined 2 / 2 92%

1

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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

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:** Ardent Building, LLC
**Agente autorizado:** Patrick Kiernan, Jones & Cnossen Engineering, PLLC
**Dirección de la propiedad:** 2728 Holland Road
**Superficie:** 10.35 acres
**Números de identificación de la propiedad:** 0721926962
**Designación actual en el Mapa de Uso Territorial para 2045:** Medium Density Residential
**Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)
**Ordenamiento territorial propuesto para la propiedad:** Medium Density Residential-Conditional Zoning (MD-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: 28 de abril 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/52976.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 6 de abril de 2025 - 28 de abril de 2026



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5:17 PM 4/6/2026

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

# PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ21
2728 Holland Road

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:** Ardent Building, LLC
**Authorized Agent:** Patrick Kiernan, Jones & Cnossen Engineering, PLLC
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Dianne F. Khin, AICP
Planning Director

Published Dates: April 6-28, 2026

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

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

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:

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Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

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Dianne F. Khin, AICP
Directora de Planificación



Fechas de publicación: 6 de abril de 2025 - 28 de abril de [illegible]

**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 #25CZ21 |
| Project Location: | 2728 Holland Road |
| Applicant or Authorized Agent: | Patrick Kiernan |
| Firm: | Jones & Cnossen Engineering, PLLC |
| Town Council Public Hearing Date: | April 28, 2026 |
| Project Planner: | Elise Bielen |

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 April 6, 2026, 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.

4/6/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lauren J Sisson, a Notary Public for the above State and County, this the 6th day of April, 2026.

Notary Public

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/2027

Public Hearing Sign Posted By:

1/15/26

Signature Date

**WAKE COUNTY**
**PUBLIC SCHOOL SYSTEM**

**Office of Student Assignment**
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

January 9, 2026

Dianne Khin, AICP
Director, Planning Department
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: January 2, 2026
- Name of development: 25CZ21 2728 Holland Rd (Teeter property)
- Address of rezoning: 2728 Holland Rd (PIN 0751409074)
- Total number of proposed residential units: 13
- Type(s) of residential units proposed: Single-family detached

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☒ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction or reassignment within the next five years may address concerns at these grade levels:

☐ Elementary ☒ Middle ☐ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ21 2728 Holland Road

**Planning Board Meeting Date:** April 13, 2026

## Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

**PROJECT DESCRIPTION:**

**Acreage:** 10.35

**PIN(s):** 0721926962

**Current Zoning:** Rural Residential (RR)

**Proposed Zoning:** Medium Density Residential-Conditional Zoning (MD-CZ)

**2045 Land Use Map:** Medium Density Residential

**Town Limits:** ETJ

## Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map
☑ Consistent ☐ Inconsistent Reason: _____

_____

_____

☑ Apex Transportation Plan
☑ Consistent ☐ Inconsistent Reason: _____

_____

_____

☑ Parks, Recreation, Open Space, and Greenways Plan
☑ Consistent ☐ Inconsistent Reason: _____

_____

_____

**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 Plan*. 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 Plan.
   ☑ Consistent ☐ Inconsistent Reason: _____

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

3. *Zoning district supplemental standards*. The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
    ☑ Consistent ☐ Inconsistent Reason: _____

## Planning Board Recommendation:

Motion: Recommend approval as presented.

Introduced by Planning Board member: Mary Petersen

Seconded by Planning Board member: Kristy Yule

☑ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☐ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2026.04.13 18:00:59 -04'00'

Amanda Bunce, Assistant Planning Director

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Requested Motion

Public Hearing and possible motion regarding various amendments to the Unified Development Ordinance (UDO).

Approval Recommended?

The Planning Department recommends approval.
The Planning Board unanimously recommended approval at their April 13, 2026 meeting.

Item Details

Requested by Environmental Advisory Board:

1. Amendments to Secs. 8.2.2.B.*1 General Landscaping Design Standards, Plant Materials, Use of Native or Adaptive Plant Materials* and 12.2 *Definitions, Terms Defined* in order to create a definition for native plants and to clarify that landscaping for all Town property shall only use native plants that are listed within in the Town's Development and Design Manual.

Requested by Planning Staff:

2. Amendment to Sec. 4.3.5.D.2 *Use Classifications, Commercial Uses, Office and Research* in order to clarify that overnight stays shall be permitted only when associated with a physician ordered sleep study.

3. Amendments to Sec. 7.2.1.B *Subdivisions, Design Standards, Streets, Street Rights-of-Way* in order to prohibit the installation or use of artificial turf within the right-of-way of any new subdivision or site plan approved after April 28, 2026.

Requested by Water Resources Staff:

4. Amendments to Sec. 6.2.17.B *Flood Damage Prevention Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data* in order to update the requirements for providing flood data. The amendment would allow applicants the option to use base flood elevations (BFEs) shown on the North Carolina

Emergency Management (NCEM) non-regulatory floodplain map as an alternative to commissioning a hydraulic study and report.

Attachments

- PH11-A1: Staff Report - Unified Development Ordinance (UDO) Amendments– April 2 2026- A
- PH11-A2 PB Report to TC- Unified Development Ordinance (UDO) Amendments–April 2026 -A
- PH11-A3: Public Notice - Unified Development Ordinance (UDO) Amendments – April 2026 - A
- PH11-A4: Ordinance - Unified Development Ordinance (UDO) Amendments – April 2026 - A

**Requested by Environmental Advisory Board:**

**1) Amendments to Secs. 8.2.2.B.1 *General Landscaping Design Standards, Plant Materials, Use of Native or Adaptive Plant Materials* and 12.2 *Definitions, Terms Defined* in order to create a definition for native plants and to clarify that landscaping for all Town property shall only use native plants and seeds that are listed within in the Town's *Development and Design Manual*.**

**Background:** The Environmental Advisory Board proposes the following amendments to establish a more specific standard for landscaping on property owned by or dedicated to the Town of Apex by referencing classifications maintained by the United States Department of Agriculture (USDA). This approach provides an objective, science-based framework for determining plant nativity while allowing for the use of cultivars and varieties, provided they retain functional reproductive structures that support ecological resilience.

8.2.2 General Landscaping Design Standards

B) *Plant Materials*

1) *Use of Native or Adaptive Plant Materials*
In order to further water conservation and to ~~assure~~ **ensure** growth and survival of new plantings, all new landscaping installed pursuant to this chapter shall be comprised entirely of native or adaptive plants that reflect the surrounding plant materials and environment. See the Town of Apex Development and Design Manual for a list of approved native or adaptive plants.

**a)** ***Landscaping on Town-Owned Property***
**All new or replacement landscaping installed on property owned by or dedicated to the Town of Apex, including public rights-of-way, parks, open space, and other publicly maintained areas shall utilize native plant materials, as defined in Sec. 12.2 *Terms Defined*. Preference shall be given to species native to North Carolina where practicable. Plant selections shall be consistent with the Town of Apex *Design and Development Manual*. Final plant selections shall be subject to review and approval by the Technical Review Committee (TRC) to ensure consistency with local ecological conditions, maintenance practices, and adopted long-term sustainability goals.**

**The following non-native plants shall be exempted from this policy:**

**(i) Non-native turf grass;**

**(ii) Replacement of existing non-native plant species that have been removed or have died, provided such replacements are of the same species or a functionally equivalent non-native species, in order to maintain the continuity of the established landscape design; and**

**(iii)** **Non-native plants where the primary purpose is:**

**(a)** **Crop cultivation;**

**(b)** **Scientific research;**

**(c)** **Botanical or historical gardens; or**

**(d)** **Plantings for wildlife.**

…

12.2 Terms Defined

…

**Adaptive Plants**
**Adaptive plants are plant species, or cultivars, that are not native to the local ecosystem but have demonstrated the ability to thrive in regional climate and soil conditions without invasive tendencies, excessive irrigation, chemical inputs, or extraordinary maintenance, and that do not pose a threat to native plant communities or local ecosystems.**

…

**Native Plants**
**Native plants are plant species that the United States Department of Agriculture (USDA) has classified as native to a state or county in the Southeastern United States. For the purpose of this list, Southeastern USA includes the states of Alabama, Georgia, North Carolina, South Carolina, Tennessee, Virginia, and the following counties in Florida: Bay Calhoun, Escambia, Gulf, Holmes, Jackson, Okaloosa, Santa Rosa, Walton, and Washington.**

…

**Requested by Planning Staff:**

**2) Amendment to Sec. 4.3.5.D.2 *Use Classifications, Commercial Uses, Office and Research* in order to clarify that overnight stays shall be permitted only when associated with a physician ordered sleep study.**

**Background:** Staff propose the following amendment to clarify that limited overnight stays may be permitted within medical offices for the purpose of conducting physician ordered sleep studies. The intent of this amendment is to recognize and allow a common medical practice that is typically conducted within medical office buildings and does not function as inpatient or hospital care.

4.3.5 Use Classifications, Commercial Uses

…

D) *Office and Research*

…

2) *Medical or dental clinic or office*. An establishment where patients, who are not lodged overnight except for emergency treatment, are admitted for examination and treatment by one (1) person or group of persons practicing any

form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, optometrists, dentists, orthodontists, naturopaths, homeopaths, nutritionists, licensed therapeutic massage therapists, psychologists, psychiatrists, rehabilitation therapists, speech and language therapists, occupational therapists, acupuncturists or any such profession, the practice of which is lawful in the State of North Carolina.

**Overnight stays shall be permitted only when associated with a physician ordered sleep study. Such stays shall not include inpatient care; the routine provision of emergency services; surgical procedures requiring general anesthesia; or medical observation exceeding 10 hours, except as necessary to complete the sleep study or to stabilize a patient pending transfer to emergency medical services.**

**Requested by Planning Staff:**

**3) Amendments to Sec. 7.2.1.B *Subdivisions, Design Standards, Streets, Street Rights-of-Way* in order to prohibit the installation or use of artificial turf within the right-of-way of any new subdivision or site plan approved after April 28, 2026.**

**Background:** Planning Staff propose the following amendment to prohibit the installation or use of artificial turf within public street rights-of-way for new subdivisions and site plans approved after April 28, 2026. The use of artificial turf within the right-of-way may present concerns related to long-term maintenance, durability, stormwater performance, and consistency with the Town's streetscape and landscaping standards. The proposed amendment is intended to establish clear expectations for materials permitted within the right-of-way and ensure a consistent, maintainable, and functional streetscape for future development.

7.2.1 Streets

…

B) *Street Rights-of-Way*

1) Minimum street right-of-way widths shall be determined on the basis of the street classification shown in *Advance Apex: The 2045 Transportation Plan* or, where such plans do not apply, according to the nature of the street as illustrated on the plat. The subdivider shall refer to the *Town of Apex Standard Specifications and Standard Details* for standard street sections and minimum rights-of-way.

2) Subdivisions along existing streets of inadequate right-of-way width shall provide additional right-of-way to meet the minimum widths specified. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way measured from the centerline of the existing street shall be provided where a new subdivision is located only on one side of an existing street.

**3) Artificial turf shall be prohibited within public street rights-of-way associated with new subdivisions or site plans approved after April 28, 2026. This prohibition shall apply to all areas within the right-of-way, including but not**

**limited to planting strips, medians, and other landscaped or unimproved areas. Artificial turf shall not be permitted as a substitute for required landscaping, groundcover, or open space within the right-of-way. This Section shall not apply to the repair or replacement of existing artificial turf installed prior to April 28, 2026.**

**Requested by Water Resources Staff:**

**4) Amendments to Sec. 6.2.17.B *Flood Damage Prevention Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data,* to update the requirements for providing flood data. The amendment would allow applicants the option to use base flood elevations (BFEs) shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map as an alternative to commissioning a hydraulic study and report.**

**Background:** Water Resource Staff propose the following amendment to update the standards in Section 6.2.17.B *Flood Damage Prevent Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data*. The amendment would allow applicants the option to use base flood elevation (BFE) data shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map as an alternative to providing a hydraulic study and report. This change is intended to provide a clear and consistent method for applicants to obtain floodplain information while maintaining compliance with state floodplain management standards and reducing the need for duplicative studies where reliable state data is available.

6.2.17 Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas

…

B) *Provide Flood Data*

A hydraulic report shall be prepared by a licensed professional engineer to define the Base Flood Elevation (BFE) for a Master Subdivision Plan, Site Plan, planned development, and other proposed development if development is greater than five (5) acres or has more than 50 lots. **Alternative to a hydraulic study and report, the Town will accept the 100-year Base Flood Elevations (BFEs) as shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map.** Such Base Flood Elevation (BFE) data shall be adopted by reference per Sec. 6.2.6 to be utilized in implementing this Ordinance.

**PLANNING STAFF RECOMMENDATION:**
Planning staff recommend approval of the proposed amendments.

**PLANNING BOARD RECOMMENDATION:**
At their April 13, 2026, meeting, the Planning Board unanimously recommended approval of the proposed amendments.

**Report Requirements:**
Per NCGS §160D-604, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

## Planning Board Recommendation:

Motion: Recommend approval as presented.

Introduced by Planning Board member: Sarah Soh

Seconded by Planning Board member: Jeff Hastings

☑ Approval of the proposed UDO amendment(s)
☐ Approval of the proposed UDO amendment(s) with the following conditions:

☐ Denial of the proposed UDO amendment(s)

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2026.04.13 19:01:17 -04'00'

Amanda Bunce, Assistant Planning Director

**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

# PUBLIC NOTIFICATION OF PUBLIC HEARING

## AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance that are applicable Town-wide:

**Requested by Environmental Advisory Board:**

1. Amendments to Secs. 8.2.2.B.1 *General Landscaping Design Standards, Plant Materials, Use of Native or Adaptive Plant Materials* and 12.2 *Definitions, Terms Defined* in order to create a definition for native plants and to clarify that landscaping for all Town property shall only use native plants that are listed within in the Town's *Development and Design Manual*.

**Requested by Planning Staff:**

2. Amendment to Sec. 4.3.5.D.2 *Use Classifications, Commercial Uses, Office and Research* in order to clarify that overnight stays shall be permitted only when associated with a physician ordered sleep study**.**

3. Amendments to Sec. 7.2.1.B *Subdivisions, Design Standards, Streets, Street Rights-of-Way* in order to prohibit the installation or use of artificial turf within the right-of-way of any new subdivision or site plan approved after April 28, 2026**.**

4. Amendments to Sec. 2.1.9.A *Review and Decision-Making Bodies, Apex Environmental Advisory Board, Powers and Duties* in order to add a requirement for the Environmental Advisory Board to provide a recommendation on whether the proposed rezoning complies with the Town's adopted legislative consideration in Sec. 2.3.3.F.5 *Developmental Review, Conditional Zoning Districts, Legislative Considerations* regarding how the rezoning's design minimizes environmental impact.

**Requested by Water Resources Staff:**

5. Amendments to Sec. 6.2.17.B *Flood Damage Prevention Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data* in order to update the requirements for providing flood data. The amendment would allow applicants the option to use base flood elevations (BFEs) shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map as an alternative to commissioning a hydraulic study and report.

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

**Town Council Public Hearing Date and Time: April 28, 2026, 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 members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6, 2026 – April 28, 2026

**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

## Modificación de la Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del pueblo de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del pueblo de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado que se aplican a todo el pueblo:

**A solicitud de la Junta Asesora Ambiental:**

1. Enmiendas a las secciones 8.2.2.B.1, *Normas generales de diseño de paisajismo, materiales vegetales, uso de materiales vegetales nativos o adaptados*, y 12.2, *Definiciones, términos definidos*, para crear una definición de plantas nativas y aclarar que el paisajismo de toda propiedad del pueblo deberá usar solo plantas nativas que estén incluidas en el *Manual de desarrollo y diseño del pueblo.*

**A solicitud del personal de Planificación:**

2. Enmienda a la sección 4.3.5.D.2, *Clasificaciones de uso, usos comerciales, oficinas e investigación*, para aclarar que las estadías de una noche se permitirán solo cuando estén asociadas con un estudio del sueño ordenado por un médico.

3. Enmiendas a la sección 7.2.1.B, *Subdivisiones, estándares de diseño, calles, derechos de paso de las calles*, para prohibir la instalación o el uso de césped artificial dentro del derecho de paso de cualquier subdivisión nueva o plano de emplazamiento aprobado después del 28 de abril de 2026**.**

4. Enmiendas a la sección 2.1.9.A, *Órganos de revisión y toma de decisiones, Junta Asesora Ambiental de Apex, facultades y deberes*, para agregar el requisito de que la Junta Asesora Ambiental proporcione una recomendación sobre si la rezonificación propuesta cumple con la consideración legislativa adoptada por el pueblo en la sección 2.3.3.F.5, *Revisión del desarrollo, distritos de zonificación condicional, consideraciones legislativas*, con respecto a cómo el diseño de la rezonificación minimiza el impacto ambiental.

**A solicitud del personal de Recursos Hídricos:**

5. Enmiendas a la sección 6.2.17.B, *Distrito superpuesto de prevención de daños por inundación, estándares para corrientes sin elevaciones base de inundación establecidas, vías de inundación y/o áreas sin ocupación, presentación de datos de inundación,* para actualizar los requisitos de presentación de datos de inundación. La enmienda permitiría a los solicitantes la opción de usar las elevaciones base de inundación (BFE) que aparecen en el mapa no reglamentario de llanuras de inundación de la División de Manejo de Emergencias de Carolina del Norte (NCEM) como alternativa a contratar un estudio e informe hidráulico.

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

**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril 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 proporcionar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la Oficina de la Secretaria Municipal (73 Hunter Street o por correo postal 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.

Se puede acceder a la UDO en línea en http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: del 6 de abril de 2026 al 28 de abril de 2026

Legal Ad
https://www.apexnc.org/DocumentCenter/View/54051/UDO_Legal_Ad_-April-2026--Combined?bidId=
Team Apex Landin... Town of Apex, Nor... Planning Departm... 2045LUM_0409202... Development in A... iMAPS Home Books! Online Rec... PL Team - Internal... Design and Develo... Watershed Protecti... Other favorites
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**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

# PUBLIC NOTIFICATION OF PUBLIC HEARING
## AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance that are applicable Town-wide:

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1. Amendments to Secs. 8.2.2.B.1 *General Landscaping Design Standards, Plant Materials, Use of Native or Adaptive Plant Materials* and 12.2 *Definitions, Terms Defined* in order to create a definition for native plants and to clarify that landscaping for all Town property shall only use native plants that are listed within in the Town's *Development and Design Manual*.

**Requested by Planning Staff:**

2. Amendment to Sec. 4.3.5.D.2 *Use Classifications, Commercial Uses, Office and Research* in order to clarify that overnight stays shall be permitted only when associated with a physician ordered sleep study.

3. Amendments to Sec. 7.2.1.B *Subdivisions, Design Standards, Streets, Street Rights-of-Way* in order to prohibit the installation or use of artificial turf within the right-of-way of any new subdivision or site plan approved after April 28, 2026.

4. Amendments to Sec. 2.1.9.A *Review and Decision-Making Bodies, Apex Environmental Advisory Board, Powers and Duties* in order to add a requirement for the Environmental Advisory Board to provide a recommendation on whether the proposed rezoning complies with the Town's adopted legislative consideration in Sec. 2.3.3.F.5 *Developmental Review, Conditional Zoning Districts, Legislative Considerations* regarding how the rezoning's design minimizes environmental impact.

**Requested by Water Resources Staff:**

5. Amendments to Sec. 6.2.17.B *Flood Damage Prevention Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data* in order to update the requirements for providing flood data. The amendment would allow applicants the option to use base flood elevations (BFEs) shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map as an alternative to commissioning a hydraulic study and report.

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

**Town Council Public Hearing Date and Time: April 28, 2026, 6:00 PM**
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Dianne F. Khin, AICP
Planning Director

Published Dates: April 6, 2026 – April 28, 2026



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Legal Ad
https://www.apexnc.org/DocumentCenter/View/54051/UDO_Legal_Ad_-April-2026--Combined?bidId=
Team Apex Landin... Town of Apex, Nor... Planning Departm... 2045LUM_0409202... Development in A... iMAPS Home Books! Online Rec... PL Team - Internal... Design and Develo... Watershed Protecti... Other favorites
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**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
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**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**
Modificación de la Ordenanza
de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del pueblo de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del pueblo de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado que se aplican a todo el pueblo:

**A solicitud de la Junta Asesora Ambiental:**

1. Enmiendas a las secciones 8.2.2.B.1, *Normas generales de diseño de paisajismo, materiales vegetales, uso de materiales vegetales nativos o adaptados*, y 12.2, *Definiciones, términos definidos*, para crear una definición de plantas nativas y aclarar que el paisajismo de toda propiedad del pueblo deberá usar solo plantas nativas que estén incluidas en el *Manual de desarrollo y diseño del pueblo.*

**A solicitud del personal de Planificación:**

2. Enmienda a la sección 4.3.5.D.2, *Clasificaciones de uso, usos comerciales, oficinas e investigación*, para aclarar que las estadías de una noche se permitirán solo cuando estén asociadas con un estudio del sueño ordenado por un médico.

3. Enmiendas a la sección 7.2.1.B, *Subdivisiones, estándares de diseño, calles, derechos de paso de las calles*, para prohibir la instalación o el uso de césped artificial dentro del derecho de paso de cualquier subdivisión nueva o plano de emplazamiento aprobado después del 28 de abril de 2026.

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Cámara del Consejo, 2.º piso
73 Hunter Street, Apex, North Carolina

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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: del 6 de abril de 2026 al 28 de abril de 2026



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**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE**

BE IT ORDAINED by the Town Council of the Town of Apex as follows:

**Section 1. Sections 8.2.2.B.1 and 12.2 of the Unified Development Ordinance are now amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

8.2.2 General Landscaping Design Standards

B) *Plant Materials*

1) *Use of Native or Adaptive Plant Materials*
In order to further water conservation and to ~~assure~~ **ensure** growth and survival of new plantings, all new landscaping installed pursuant to this chapter shall be comprised entirely of native or adaptive plants that reflect the surrounding plant materials and environment. See the Town of Apex Development and Design Manual for a list of approved native or adaptive plants.

**a) *Landscaping on Town-Owned Property***
**All new or replacement landscaping installed on property owned by or dedicated to the Town of Apex, including public rights-of-way, parks, open space, and other publicly maintained areas shall utilize native plant materials, as defined in Sec. 12.2 *Terms Defined*. Preference shall be given to species native to North Carolina where practicable. Plant selections shall be consistent with the Town of Apex *Design and Development Manual*. Final plant selections shall be subject to review and approval by the Technical Review Committee (TRC) to ensure consistency with local ecological conditions, maintenance practices, and adopted long-term sustainability goals.**

**The following non-native plants shall be exempted from this policy:**

**(i) Non-native turf grass;**

**(ii) Replacement of existing non-native plant species that have been removed or have died, provided such replacements are of the same species or a functionally equivalent non-native species, in order to maintain the continuity of the established landscape design; and**

**(iii) Non-native plants where the primary purpose is:**

**(a) Crop cultivation;**

**(b) Scientific research;**

**(c) Botanical or historical gardens; or**

**(d) Plantings for wildlife.**

…

12.2 Terms Defined

…

**Adaptive Plants**
**Adaptive plants are plant species, or cultivars, that are not native to the local ecosystem but have demonstrated the ability to thrive in regional climate and soil conditions without invasive tendencies, excessive irrigation, chemical inputs, or extraordinary maintenance, and that do not pose a threat to native plant communities or local ecosystems.**

…

**Native Plants**
**Native plants are plant species that the United States Department of Agriculture (USDA) has classified as native to a state or county in the Southeastern United States. For the purpose of this list, Southeastern USA includes the states of Alabama, Georgia, North Carolina, South Carolina, Tennessee, Virginia, and the following counties in Florida: Bay Calhoun, Escambia, Gulf, Holmes, Jackson, Okaloosa, Santa Rosa, Walton, and Washington.**

**Section 2. Section 4.3.5.D.2 of the Unified Development Ordinance is now amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

4.3.5 Use Classifications, Commercial Uses

…

D) *Office and Research*

…

2) *Medical or dental clinic or office*. An establishment where patients, who are not lodged overnight except for emergency treatment, are admitted for examination and treatment by one (1) person or group of persons practicing any form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, optometrists, dentists, orthodontists, naturopaths, homeopaths, nutritionists, licensed therapeutic massage therapists, psychologists, psychiatrists, rehabilitation therapists, speech and language therapists, occupational therapists, acupuncturists or any such profession, the practice of which is lawful in the State of North Carolina.

**Overnight stays shall be permitted only when associated with a physician ordered sleep study. Such stays shall not include inpatient care; the routine provision of emergency services; surgical procedures requiring general anesthesia; or medical observation exceeding 10 hours, except as necessary to complete the sleep study or to stabilize a patient pending transfer to emergency medical services.**

**Section 3. Section 7.2.1.B of the Unified Development Ordinance is now amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

7.2.1 Streets

…

F) *Street Rights-of-Way*

1) Minimum street right-of-way widths shall be determined on the basis of the street classification shown in *Advance Apex: The 2045 Transportation Plan* or, where such plans do not apply, according to the nature of the street as illustrated on the plat. The subdivider shall refer to the *Town of Apex Standard Specifications and Standard Details* for standard street sections and minimum rights-of-way.

2) Subdivisions along existing streets of inadequate right-of-way width shall provide additional right-of-way to meet the minimum widths specified. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way measured from the centerline of the existing street shall be provided where a new subdivision is located only on one side of an existing street.

**3) Artificial turf shall be prohibited within public street rights-of-way associated with new subdivisions or site plans approved after April 28, 2026. This prohibition shall apply to all areas within the right-of-way, including but not limited to planting strips, medians, and other landscaped or unimproved areas. Artificial turf shall not be permitted as a substitute for required landscaping, groundcover, or open space within the right-of-way. This Section shall not apply to the repair or replacement of existing artificial turf installed prior to April 28, 2026.**

**Section 4. Section 6.2.17.B of the Unified Development Ordinance is now amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

6.2.17 Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas

…

B) *Provide Flood Data*

A hydraulic report shall be prepared by a licensed professional engineer to define the Base Flood Elevation (BFE) for a Master Subdivision Plan, Site Plan, planned development, and other proposed development if development is greater than five (5) acres or has more than 50 lots. **Alternative to a hydraulic study and report, the Town will accept the 100-year Base Flood Elevations (BFEs) as shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map.** Such Base Flood Elevation (BFE) data shall be adopted by reference per Sec. 6.2.6 to be utilized in implementing this Ordinance.

**Section 5.** The Planning Director and/or Town Manager are hereby authorized to renumber, revise formatting, correct typographic errors, to verify and correct cross references, indexes and diagrams as necessary to codify, publish, and/or accomplish the provisions of this ordinance or future amendments as long as doing so does not alter the terms of this ordinance.

**Section 6.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

**Section 7.** The ordinances shall be effective upon enactment on the ____ day of _____2026.

Introduced by Council Member _____

Seconded by Council Member _____

Attest:

_____
Allen Coleman, CMC, NCCCC
Town Clerk

TOWN OF APEX

_____
Jacques K. Gilbert
Mayor

Approved as to Form:

_____
Laurie L. Hohe
Town Attorney

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Requested Motion

Public Hearing and possible motion regarding amendments to the Unified Development Ordinance (UDO) regarding the powers and duties of the Environmental Advisory Board.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board unanimously recommended denial as presented and requested that the Planning Board minutes from the April 13, 2026, Planning Board Public Forum and New Business discussion be included with the staff report to the Town Council. At the time of the creation of this report the draft minutes were not complete and have not been included in this report. The approved meeting minutes will not be available until after the May 11, 2026, Planning Board meeting.

Item Details

Requested by Planning Staff:

1. Amendments to Sec. 2.1.9.A *Review and Decision-Making Bodies, Apex Environmental Advisory Board, Powers and Duties* in order to add a requirement for the Environmental Advisory Board to provide a recommendation on whether the proposed rezoning complies with the Town's adopted legislative consideration in Sec. 2.3.3.F.5 *Developmental Review, Conditional Zoning Districts, Legislative Considerations* regarding how the rezoning's design minimizes environmental impact.

Attachments

- PH11-A1: Staff Report - Unified Development Ordinance (UDO) Amendments– April 2026 - B
- PH11-A2 PB Report to TC- Unified Development Ordinance (UDO) Amendments–April 2026 - B
- PH11-A3: Public Notice - Unified Development Ordinance (UDO) Amendments – April 2026 - B
- PH11-A4: Ordinance - Unified Development Ordinance (UDO) Amendments – April 2026 - B

**Requested by Planning Staff:**

1) **Amendments to Sec. 2.1.9.A *Review and Decision-making Bodies*, *Apex Environmental Advisory Board, Powers and Duties*, to formalize the Board's authority to review and provide recommendations regarding a project's compliance with the Town's adopted legislative considerations in Sec. 2.3.3.F.5 *Developmental Review, Conditional Zoning Districts, Legislative Considerations,* including an evaluation of how effectively the project design minimizes environmental impact.**

**Background:** Planning Staff propose an amendment to Sec. 2.1.9.A *Review and Decision-making Bodies, Apex Environmental Advisory Board* (EAB), *Powers and Duties* to clarify and formalize the Board's role in the review of certain Conditional Rezoning applications. Currently, the UDO authorizes the EAB to review conditional rezoning applications and provide suggested zoning conditions to applicants based on the Board's adopted list of recommendations. However, Town Council has expressed its intent for the EAB to more directly evaluate an application's ability to comply with Sec. 2.3.3.F.5 *Legislative Considerations*, *Design minimizes environmental impact*, and to provide a formal recommendation to Town Council based on that evaluation.

Sec. 2.3.3.F.5 reads as follows:

> 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.

In practice, while the EAB is often engaged early in the review process, the absence of a defined review framework has resulted in limited transparency and continuity between the Board's recommendations and the final rezoning application. Specifically, the EAB frequently provides recommended zoning conditions but does not receive follow-up regarding which recommendations are ultimately incorporated, nor does it currently provide a formal recommendation on the merits of the rezoning request.

The proposed amendment establishes a more structured and predictable review process by clarifying the EAB's role and creating a clearer feedback loop between the Board, staff, and the applicant. Under this framework, the EAB will provide a formal recommendation to Town Council on the rezoning request based on the project's ability to demonstrate that design minimizes environmental impact, including the protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

**This amendment shall have an effective date of July 1, 2026.**

2.1.9 Apex Environmental Advisory Board

A) *Powers and Duties*
The Environmental Advisory Board shall have the following powers and duties under the provisions of this Ordinance:

…

2) Review, with applicants, during the staff review phase of a proposal, certain requests for conditional rezoning and recommend zoning conditions to the applicant and Town Council that will mitigate anticipated impact to the natural environment as a result of the project under consideration. **The Board shall provide a recommendation to Town Council regarding approval or denial based on the application's ability to comply with Sec. 2.3.3.F.5 *Legislative Considerations, Design minimizes environmental impact.***

   The following conditional rezoning requests shall be exempt from review by this Board:

   a) Rezonings to amend zoning conditions which have no environmental impact on a site including but not limited to revisions to architectural standards, building height, setbacks, and uses;

   b) Rezonings to resolve nonconformities;

   c) Rezonings of 10 acres or less; and

   d) Rezonings within the Small Town Character Overlay District.

**PLANNING STAFF RECOMMENDATION:**
Planning staff recommend approval of the proposed amendments.

**PLANNING BOARD RECOMMENDATION:**
The Planning Board unanimously recommended denial as presented and requested that the Planning Board minutes from the April 13, 2026, Planning Board Public Forum and New Business discussion be included with the staff report to the Town Council. At the time of the creation of this report the draft minutes were not complete and have not been included in this report. The approved meeting minutes will not be available until after the May 11, 2026, Planning Board meeting.

**Report Requirements:**
Per NCGS §160D-604, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

## Planning Board Recommendation:

Motion: Recommend denial as presented and request that the Planning Board minutes from the Public Forum and New Business discussion be included with the staff report to Town Council.

Introduced by Planning Board member: Keith Braswell

Seconded by Planning Board member: Mary Petersen

☐ Approval of the proposed UDO amendment(s)
☐ Approval of the proposed UDO amendment(s) with the following conditions:

☑ Denial of the proposed UDO amendment(s)

With 8 Planning Board Member(s) voting "aye"
With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

- Amendment could add additional time to the rezoning process.
- Amendment could result in ambiguity for the applicant in whether all of the EAB's recommended conditions must be added.
- Amendment could allow for a Town Council liaison at the EAB meetings to have out-sized influence on the EAB recommendation. This is not directed at the current elected officials, but in recognition of potential future liaisons.

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2026.04.13 18:52:57 -04'00'

Amanda Bunce, Assistant Planning Director

**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

# PUBLIC NOTIFICATION OF PUBLIC HEARING

## AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance that are applicable Town-wide:

**Requested by Environmental Advisory Board:**

1. Amendments to Secs. 8.2.2.B.1 *General Landscaping Design Standards, Plant Materials, Use of Native or Adaptive Plant Materials* and 12.2 *Definitions, Terms Defined* in order to create a definition for native plants and to clarify that landscaping for all Town property shall only use native plants that are listed within in the Town's *Development and Design Manual*.

**Requested by Planning Staff:**

2. Amendment to Sec. 4.3.5.D.2 *Use Classifications, Commercial Uses, Office and Research* in order to clarify that overnight stays shall be permitted only when associated with a physician ordered sleep study**.**

3. Amendments to Sec. 7.2.1.B *Subdivisions, Design Standards, Streets, Street Rights-of-Way* in order to prohibit the installation or use of artificial turf within the right-of-way of any new subdivision or site plan approved after April 28, 2026**.**

4. Amendments to Sec. 2.1.9.A *Review and Decision-Making Bodies, Apex Environmental Advisory Board, Powers and Duties* in order to add a requirement for the Environmental Advisory Board to provide a recommendation on whether the proposed rezoning complies with the Town's adopted legislative consideration in Sec. 2.3.3.F.5 *Developmental Review, Conditional Zoning Districts, Legislative Considerations* regarding how the rezoning's design minimizes environmental impact.

**Requested by Water Resources Staff:**

5. Amendments to Sec. 6.2.17.B *Flood Damage Prevention Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data* in order to update the requirements for providing flood data. The amendment would allow applicants the option to use base flood elevations (BFEs) shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map as an alternative to commissioning a hydraulic study and report.

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

**Town Council Public Hearing Date and Time: April 28, 2026, 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 members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6, 2026 – April 28, 2026

**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

## Modificación de la Ordenanza de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del pueblo de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del pueblo de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado que se aplican a todo el pueblo:

**A solicitud de la Junta Asesora Ambiental:**

1. Enmiendas a las secciones 8.2.2.B.1, *Normas generales de diseño de paisajismo, materiales vegetales, uso de materiales vegetales nativos o adaptados*, y 12.2, *Definiciones, términos definidos*, para crear una definición de plantas nativas y aclarar que el paisajismo de toda propiedad del pueblo deberá usar solo plantas nativas que estén incluidas en el *Manual de desarrollo y diseño del pueblo.*

**A solicitud del personal de Planificación:**

2. Enmienda a la sección 4.3.5.D.2, *Clasificaciones de uso, usos comerciales, oficinas e investigación*, para aclarar que las estadías de una noche se permitirán solo cuando estén asociadas con un estudio del sueño ordenado por un médico.

3. Enmiendas a la sección 7.2.1.B, *Subdivisiones, estándares de diseño, calles, derechos de paso de las calles*, para prohibir la instalación o el uso de césped artificial dentro del derecho de paso de cualquier subdivisión nueva o plano de emplazamiento aprobado después del 28 de abril de 2026**.**

4. Enmiendas a la sección 2.1.9.A, *Órganos de revisión y toma de decisiones, Junta Asesora Ambiental de Apex, facultades y deberes*, para agregar el requisito de que la Junta Asesora Ambiental proporcione una recomendación sobre si la rezonificación propuesta cumple con la consideración legislativa adoptada por el pueblo en la sección 2.3.3.F.5, *Revisión del desarrollo, distritos de zonificación condicional, consideraciones legislativas*, con respecto a cómo el diseño de la rezonificación minimiza el impacto ambiental.

**A solicitud del personal de Recursos Hídricos:**

5. Enmiendas a la sección 6.2.17.B, *Distrito superpuesto de prevención de daños por inundación, estándares para corrientes sin elevaciones base de inundación establecidas, vías de inundación y/o áreas sin ocupación, presentación de datos de inundación,* para actualizar los requisitos de presentación de datos de inundación. La enmienda permitiría a los solicitantes la opción de usar las elevaciones base de inundación (BFE) que aparecen en el mapa no reglamentario de llanuras de inundación de la División de Manejo de Emergencias de Carolina del Norte (NCEM) como alternativa a contratar un estudio e informe hidráulico.

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

**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril 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 proporcionar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la Oficina de la Secretaria Municipal (73 Hunter Street o por correo postal 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.

Se puede acceder a la UDO en línea en http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: del 6 de abril de 2026 al 28 de abril de 2026

**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

# PUBLIC NOTIFICATION OF PUBLIC HEARING
## AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Sec. 2.2.11, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the following amendment(s) to the Unified Development Ordinance that are applicable Town-wide:

**Requested by Environmental Advisory Board:**

1. Amendments to Secs. 8.2.2.B.1 *General Landscaping Design Standards, Plant Materials, Use of Native or Adaptive Plant Materials* and 12.2 *Definitions, Terms Defined* in order to create a definition for native plants and to clarify that landscaping for all Town property shall only use native plants that are listed within in the Town's *Development and Design Manual*.

**Requested by Planning Staff:**

2. Amendment to Sec. 4.3.5.D.2 *Use Classifications, Commercial Uses, Office and Research* in order to clarify that overnight stays shall be permitted only when associated with a physician ordered sleep study.

3. Amendments to Sec. 7.2.1.B *Subdivisions, Design Standards, Streets, Street Rights-of-Way* in order to prohibit the installation or use of artificial turf within the right-of-way of any new subdivision or site plan approved after April 28, 2026.

4. Amendments to Sec. 2.1.9.A *Review and Decision-Making Bodies, Apex Environmental Advisory Board, Powers and Duties* in order to add a requirement for the Environmental Advisory Board to provide a recommendation on whether the proposed rezoning complies with the Town's adopted legislative consideration in Sec. 2.3.3.F.5 *Developmental Review, Conditional Zoning Districts, Legislative Considerations* regarding how the rezoning's design minimizes environmental impact.

**Requested by Water Resources Staff:**

5. Amendments to Sec. 6.2.17.B *Flood Damage Prevention Overlay District, Standards for Streams without Established Base Flood Elevations, Floodways, and/or Non-Encroachment Areas, Provide Flood Data* in order to update the requirements for providing flood data. The amendment would allow applicants the option to use base flood elevations (BFEs) shown on the North Carolina Emergency Management (NCEM) non-regulatory floodplain map as an alternative to commissioning a hydraulic study and report.

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

**Town Council Public Hearing Date and Time: April 28, 2026, 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 members prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: http://www.apexnc.org/233.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6, 2026 – April 28, 2026



54°F Partly sunny
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10:10 AM 4/6/2026

**TOWN OF APEX**
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TEL. 919-249-3426

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**
Modificación de la Ordenanza
de Desarrollo Unificado (UDO)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del pueblo de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del pueblo de Apex a fin de solicitar comentarios relativos a la siguiente modificación de la Ordenanza de Desarrollo Unificado que se aplican a todo el pueblo:

**A solicitud de la Junta Asesora Ambiental:**

1. Enmiendas a las secciones 8.2.2.B.1, *Normas generales de diseño de paisajismo, materiales vegetales, uso de materiales vegetales nativos o adaptados*, y 12.2, *Definiciones, términos definidos*, para crear una definición de plantas nativas y aclarar que el paisajismo de toda propiedad del pueblo deberá usar solo plantas nativas que estén incluidas en el *Manual de desarrollo y diseño del pueblo.*

**A solicitud del personal de Planificación:**

2. Enmienda a la sección 4.3.5.D.2, *Clasificaciones de uso, usos comerciales, oficinas e investigación*, para aclarar que las estadías de una noche se permitirán solo cuando estén asociadas con un estudio del sueño ordenado por un médico.

3. Enmiendas a la sección 7.2.1.B, *Subdivisiones, estándares de diseño, calles, derechos de paso de las calles*, para prohibir la instalación o el uso de césped artificial dentro del derecho de paso de cualquier subdivisión nueva o plano de emplazamiento aprobado después del 28 de abril de 2026.

4. Enmiendas a la sección 2.1.9.A, *Órganos de revisión y toma de decisiones, Junta Asesora Ambiental de Apex, facultades y deberes*, para agregar el requisito de que la Junta Asesora Ambiental proporcione una recomendación sobre si la rezonificación propuesta cumple con la consideración legislativa adoptada por el pueblo en la sección 2.3.3.F.5, *Revisión del desarrollo, distritos de zonificación condicional, consideraciones legislativas*, con respecto a cómo el diseño de la rezonificación minimiza el impacto ambiental.

**A solicitud del personal de Recursos Hídricos:**

5. Enmiendas a la sección 6.2.17.B, *Distrito superpuesto de prevención de daños por inundación, estándares para corrientes sin elevaciones base de inundación establecidas, vías de inundación y/o áreas sin ocupación, presentación de datos de inundación*, para actualizar los requisitos de presentación de datos de inundación. La enmienda permitiría a los solicitantes la opción de usar las elevaciones base de inundación (BFE) que aparecen en el mapa no reglamentario de llanuras de inundación de la División de Manejo de Emergencias de Carolina del Norte (NCEM) como alternativa a contratar un estudio e informe hidráulico.

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

**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril 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 proporcionar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la Oficina de la Secretaria Municipal (73 Hunter Street o por correo postal 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.

Se puede acceder a la UDO en línea en http://www.apexnc.org/233.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: del 6 de abril de 2026 al 28 de abril de 2026



54°F Partly sunny
Search
10:11 AM 4/6/2026

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE**

BE IT ORDAINED by the Town Council of the Town of Apex as follows:

**Section 1. Section 2.1.9 of the Unified Development Ordinance is now amended to read as follows with additions shown as bold underlined text and deletions shown as struck-through text:**

2.1.9 Apex Environmental Advisory Board

A) *Powers and Duties*
The Environmental Advisory Board shall have the following powers and duties under the provisions of this Ordinance:
…

2) Review, with applicants, during the staff review phase of a proposal, certain requests for conditional rezoning and recommend zoning conditions to the applicant and Town Council that will mitigate anticipated impact to the natural environment as a result of the project under consideration. **The Board shall provide a recommendation to Town Council regarding approval or denial based on the application's ability to comply with Sec. 2.3.3.F.5 *Legislative Considerations, Design minimizes environmental impact.***

The following conditional rezoning requests shall be exempt from review by this Board:

a) Rezonings to amend zoning conditions which have no environmental impact on a site including but not limited to revisions to architectural standards, building height, setbacks, and uses;

b) Rezonings to resolve nonconformities;

c) Rezonings of 10 acres or less; and

d) Rezonings within the Small Town Character Overlay District.

**Section 2.** The Planning Director and/or Town Manager are hereby authorized to renumber, revise formatting, correct typographic errors, to verify and correct cross references, indexes and diagrams as necessary to codify, publish, and/or accomplish the provisions of this ordinance or future amendments as long as doing so does not alter the terms of this ordinance.

**Section 3.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

**Section 4.** The ordinances shall be effective upon on the 1st day of July 2026.

Introduced by Council Member _____

Seconded by Council Member _____

Attest:

_____
Allen Coleman, CMC, NCCCC
Town Clerk

TOWN OF APEX

_____
Jacques K. Gilbert
Mayor

Approved as to Form:

_____
Laurie L. Hohe
Town Attorney

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: REGULAR MEETING AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Requested Motion

**The Public Hearing was closed at the March 24, 2026, Town Council meeting and the vote continued to the April 28, 2026, Town Council meeting.**

Conduct a Public Hearing and possible motion on the Question of Annexation - Apex Town Council's intent to annex 83.53 acres, located at 3204 Old US 1 Highway (PIN 0720-15-8891), 3216 Old US 1 Highway (PIN 0720-14-4298), and 3312 Old US 1 Highway (PIN 0720-04-6146), and Associated Right-of-Way (ROW), Annexation No. 805, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

The annexation petition has been certified and a public hearing notice has been posted.

This annexation petition is associated with a rezoning application (Case No. 25CZ10 – Welch Homestead PUD). The rezoning application seeks to rezone the three parcels from R-40W to Planned Unit Development – Conditional Zoning (PUD-CZ).

Attachments

- RA1-A1: Annexation Ordinance – Annexation No. 805 – Old US Highway 1 – 83.53 acres
- RA1-A2: Public Hearing Notice – Annexation No. 805 – Old US Highway 1 – 83.53 acres
- RA1-A3: Legal Description – Annexation No. 805 – Old US Highway 1 – 83.53 acres
- RA1-A4: Aerial Map – Annexation No. 805 – Old US Highway 1 – 83.53 acres
- RA1-A5: Plat Map – Annexation No. 805 – Old US Highway 1 – 83.53 acres
- RA1-A6: Annexation Petition – Annexation No. 805 – Old US Highway 1 – 83.53 acres

**TOWN OF APEX, NORTH CAROLINA**
Municipality No. 333

**After recording, please return to: Town Clerk, Town of Apex, P.O. Box 250, Apex, NC 27502**

ORDINANCE NO. 2026-____
ANNEXATION PETITION NO. 805 – 83.53 ACRES
3204 OLD US 1 HIGHWAY (PIN 0720-15-8891),
3216 OLD US 1 HIGHWAY (PIN 0720-14-4298),
3312 OLD US 1 HIGHWAY (PIN 0720-04-6146), AND
ASSOCIATED RIGHT-OF-WAY (ROW)

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF APEX, NORTH CAROLINA
P.O. Box 250, Apex, North Carolina 27502

WHEREAS, the Apex Town Council has been petitioned under G.S.§160A-31, as amended, to annex the area described herein; and

WHEREAS, the Apex Town Council has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Apex Town Hall at 6:00 p.m. on March 24, 2026, after due notice by posting to the Town of Apex website, http://www.apexnc.org/news/public-notices-legal-ads; and

WHEREAS, the Apex Town Council does hereby find as a fact that said petition meets the requirements of G.S.§160A-31, as amended.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apex, North Carolina:

Section 1. By virtue of the authority granted by G.S.§160A-31, as amended, the territory described on the below identified survey plat is hereby annexed and made part of the Town of Apex, North Carolina, as of the date of adoption of this Ordinance on April 28, 2026. The survey plat that describes the annexed territory is that certain survey plat entitled "BARBOUR PROPERTIES ANNEXATION MAP FOR THE TOWN OF APEX" – a total of four (4) annexation map sheets. Plat map print date April 25, 2025 and Land Surveyor dated August 14, 2025 and recorded in Book of Maps book number 2026 and page numbers _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the territory described herein and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Apex, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Apex. Said territory shall be subject to municipal taxes according to G.S.§160A-58.10, as amended.

Section 3. The Clerk of the Town of Apex, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Wake County and in the Office of the Secretary of State at Raleigh, North Carolina and in the Office of the Wake County Board of Elections an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted this the 28th day of April, 2026.

_____
Jacques K. Gilbert
Mayor | Town of Apex

ATTEST:

_____
Allen L. Coleman, CMC
Town Clerk | Town of Apex

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney | Town of Apex

Legal Description

ANNEXATION AREA DESCRIPTION
TOWN OF APEX
ANNEXATION PETITION NO. 805 – 83.53 ACRES
3204 OLD US 1 HIGHWAY (PIN 0720-15-8891),
3216 OLD US 1 HIGHWAY (PIN 0720-14-4298),
3312 OLD US 1 HIGHWAY (PIN 0720-04-6146

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF

1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54" WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

**********

CONTINUED ON NEXT PAGE

STATE OF NORTH CAROLINA

COUNTY OF WAKE

CLERK'S CERTIFICATION

I, Allen L. Coleman, Town Clerk, Town of Apex, North Carolina, do hereby certify the foregoing is a true and correct copy of Annexation Ordinance No. 2026_____, adopted at a meeting of the Town Council, on the 28th day of April, 2026, the original of which will be on file in the Office of the Town Clerk of Apex, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Apex, North Carolina, this the 28th day of April, 2026.

_____
Allen L. Coleman, CMC
Town Clerk

(SEAL)

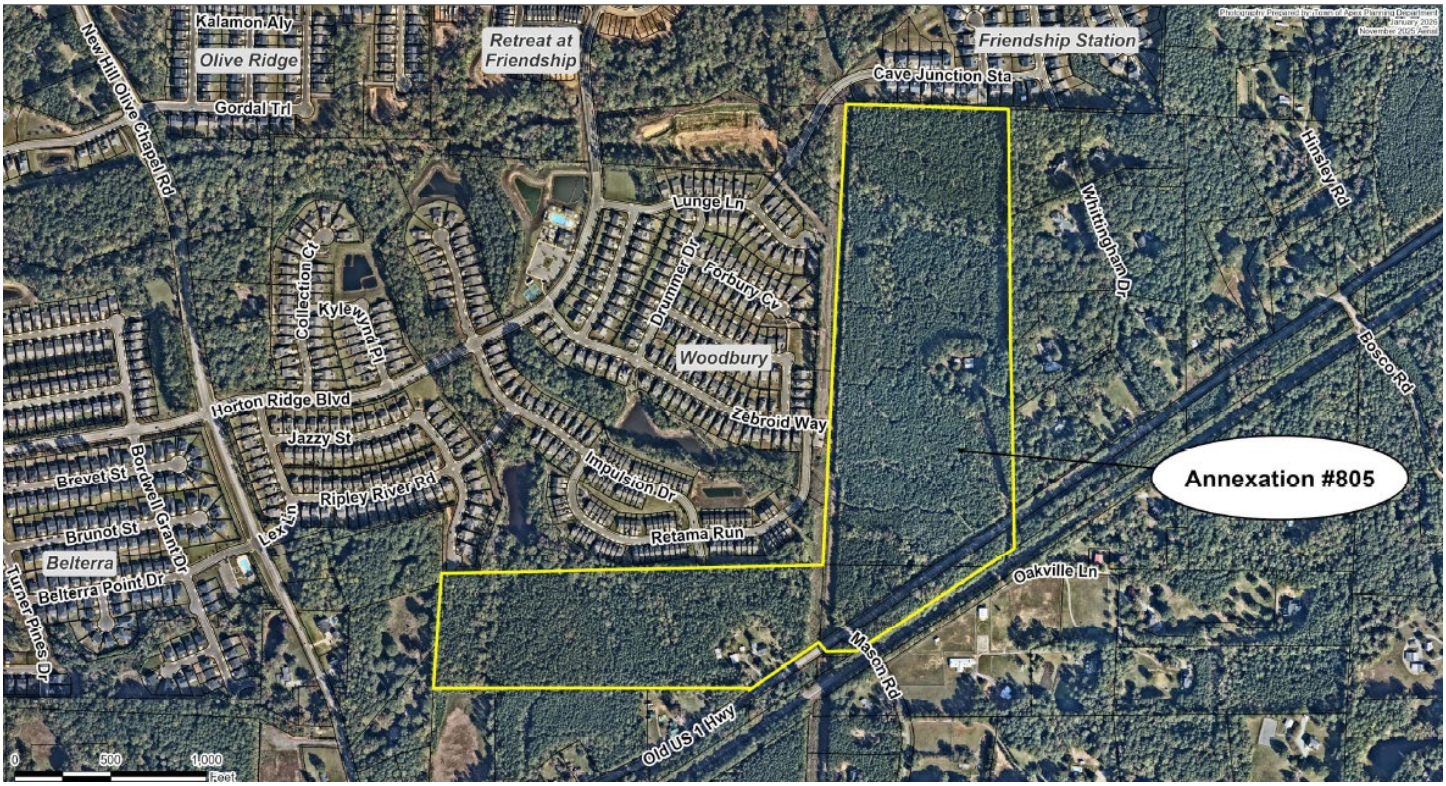
**Media Contact:**
Allen Coleman, Town Clerk to the Apex Town Council

**FOR IMMEDIATE RELEASE**

## PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (March 12, 2026) – The Town Council of Apex, North Carolina has scheduled a Public Hearing to be held at **6:00 p.m.** at Apex Town Hall, 73 Hunter Street, on the **24th day of March, 2026**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

**Annexation Petition No. 805**
**3204 Old US 1 Highway, 3216 Old US 1 Highway, and 3312 Old US 1 Highway**
**83.53 acres**




*Continued on next page*

# PUBLIC NOTICE – PUBLIC HEARING

Residents may submit written comments to the Town Council with attention marked to the Town Clerk Allen Coleman; P.O. Box 250; Apex, NC 27502 or by email at public public.hearing@apexnc.org. Please use subject line "Annexation Petition No. 805" and include your first and last name, your address, and your phone number in your written statements. Written comments will be accepted until 3:00 PM on Tuesday, March 24, 2026.

Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person.

Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260. We request at least 48 hours' notice prior to the meeting to make the appropriate arrangements.

Questions should be directed to the Town Clerk's Office.

###

BARBOUR ANNEXATION - LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54"

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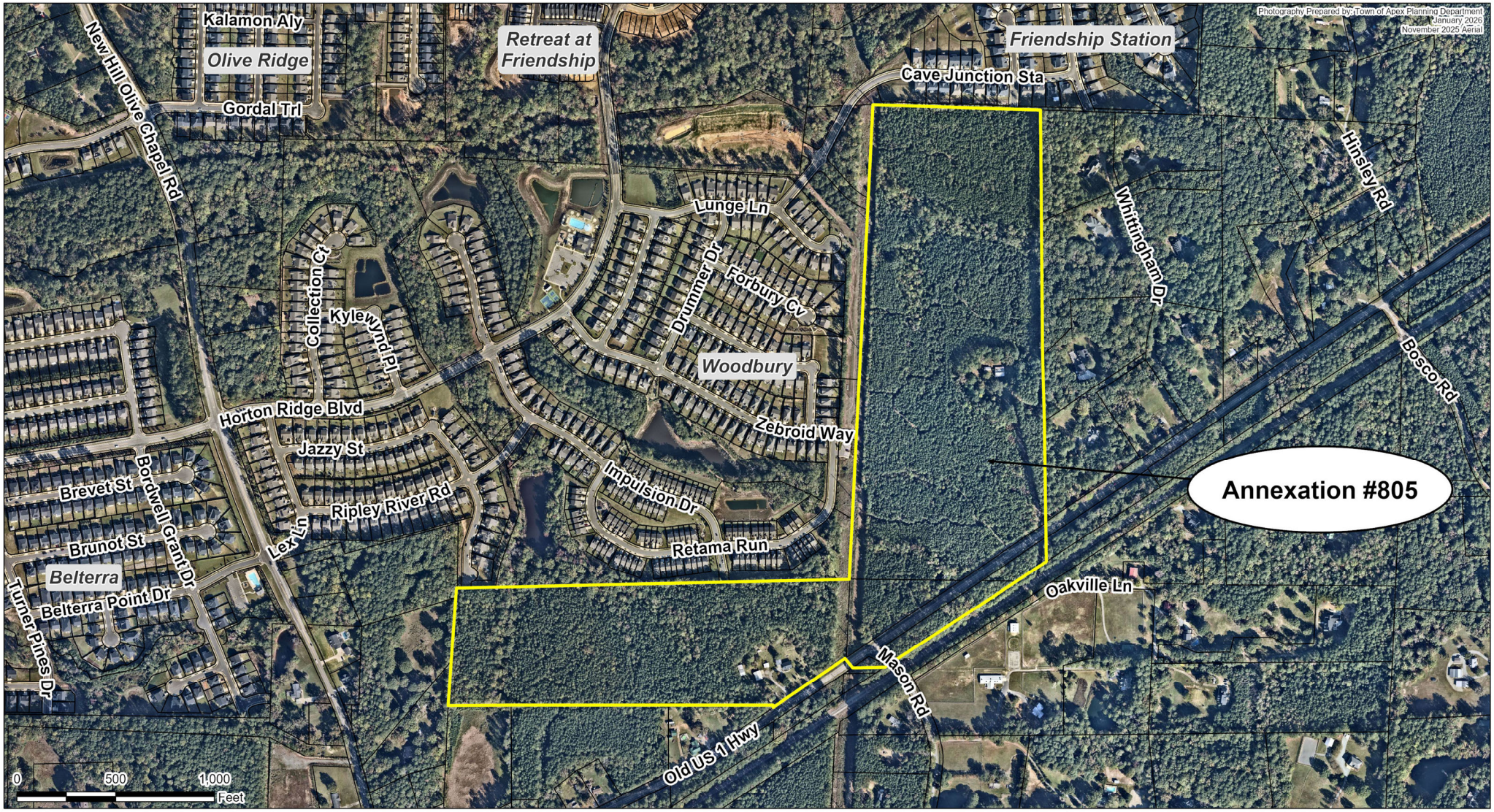
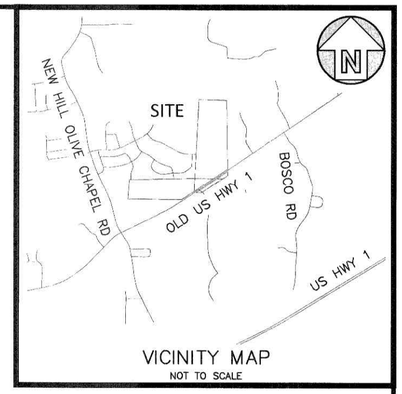
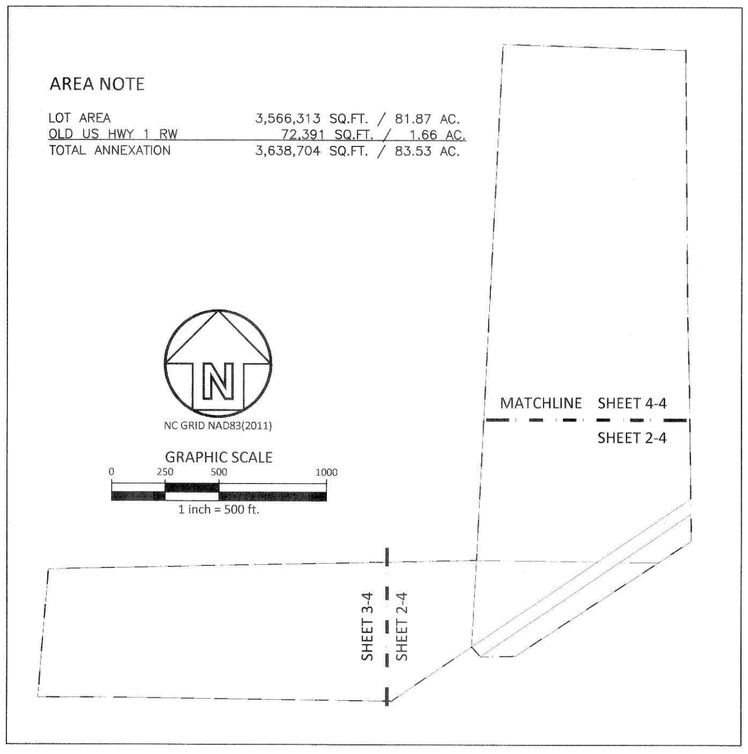

Photography Prepared by: Town of Apex Planning Department
January 2026
November 2025 Aerial
Kalamon Aly
Olive Ridge
Gordal Trl
New Hill Olive Chapel Rd
Retreat at Friendship
Friendship Station
Cave Junction Sta
Lunge Ln
Drummer Dr
Forbury Cv
Collection Ct
Kylewyrd Pl
Woodbury
Zebroid Way
Whittingham Dr
Hinsley Rd
Bosco Rd
Horton Ridge Blvd
Jazzy St
Impulsion Dr
Ripley River Rd
Brevet St
Bordwell Grant Dr
Brunot St
Lex Ln
Belterra
Belterra Point Dr
Turner Pines Dr
Retama Run
Annexation #805
Oakville Ln
Mason Rd
Old US 1 Hwy
0
500
1,000
Feet




VICINITY MAP
NOT TO SCALE

## AREA NOTE

| | |
|---|---|
| LOT AREA | 3,566,313 SQ.FT. / 81.87 AC. |
| OLD US HWY 1 RW | 72,391 SQ.FT. / 1.66 AC. |
| TOTAL ANNEXATION | 3,638,704 SQ.FT. / 83.53 AC. |




## GENERAL NOTES

1. THIS IS AN ANNEXATION MAP FOR THE TOWN OF APEX.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
4. ZONING: WAKE COUNTY ZONE R-40W PER WAKE COUNTY GIS
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANELS 3720072000K AND 3720071000L, DATED 7/19/2022.
7. REFERENCES: AS SHOWN
8. NO DOCUMENTATION OF CEMETERIES PROVIDED TO THE SURVEYOR. NO DOCUMENTATION OR PHYSICAL EVIDENCE OF CEMETERIES FOUND DURING THE COURSE OF THE SURVEY.

ANNEXATION # _____

I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____, BY THE TOWN COUNCIL.

I SET MY HAND AND SEAL OF THE TOWN OF APEX, _____.
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK –SEAL–

I, DAVID J. MILLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:426,060+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, DAVID J. MILLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: HORIZONTAL 0.021' VERTICAL 0.069'
(3) TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
(4) DATES OF SURVEY: 04.14.2025
(5) DATUM/EPOCH: NAD83 (2011)
(6) PUBLISHED/FIXED-CONTROL USE: NCGS CHERYL(EZ5354)
(7) GEOID MODEL: 18
(8) COMBINED GRID FACTOR(S): 0.99988955
UNITS: U.S. FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL

DAVID J. MILLS, PLS L-5477 8/14/2025
DATE

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

**OWNER**

LINDA BARBOUR
P.O. BOX 252
NEW HILL, NC 27562-0252

# BARBOUR PROPERTIES

ANNEXATION MAP FOR THE TOWN OF APEX
3204, 3216, & 3312 OLD US HIGHWAY 1
BUCKHORN TOWNSHIP, WAKE COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-5477 LAND SURVEYOR DAVID J. MILLS

**REVISIONS**

| NO. | DATE |
|---|---|

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | JBT |
| DRAWN BY | DJM |
| SCALE | 1"=500' |
| DATE | 04.25.2025 |

**SHEET**

**ANNEXATION MAP SHEET NUMBER**

**1-4**

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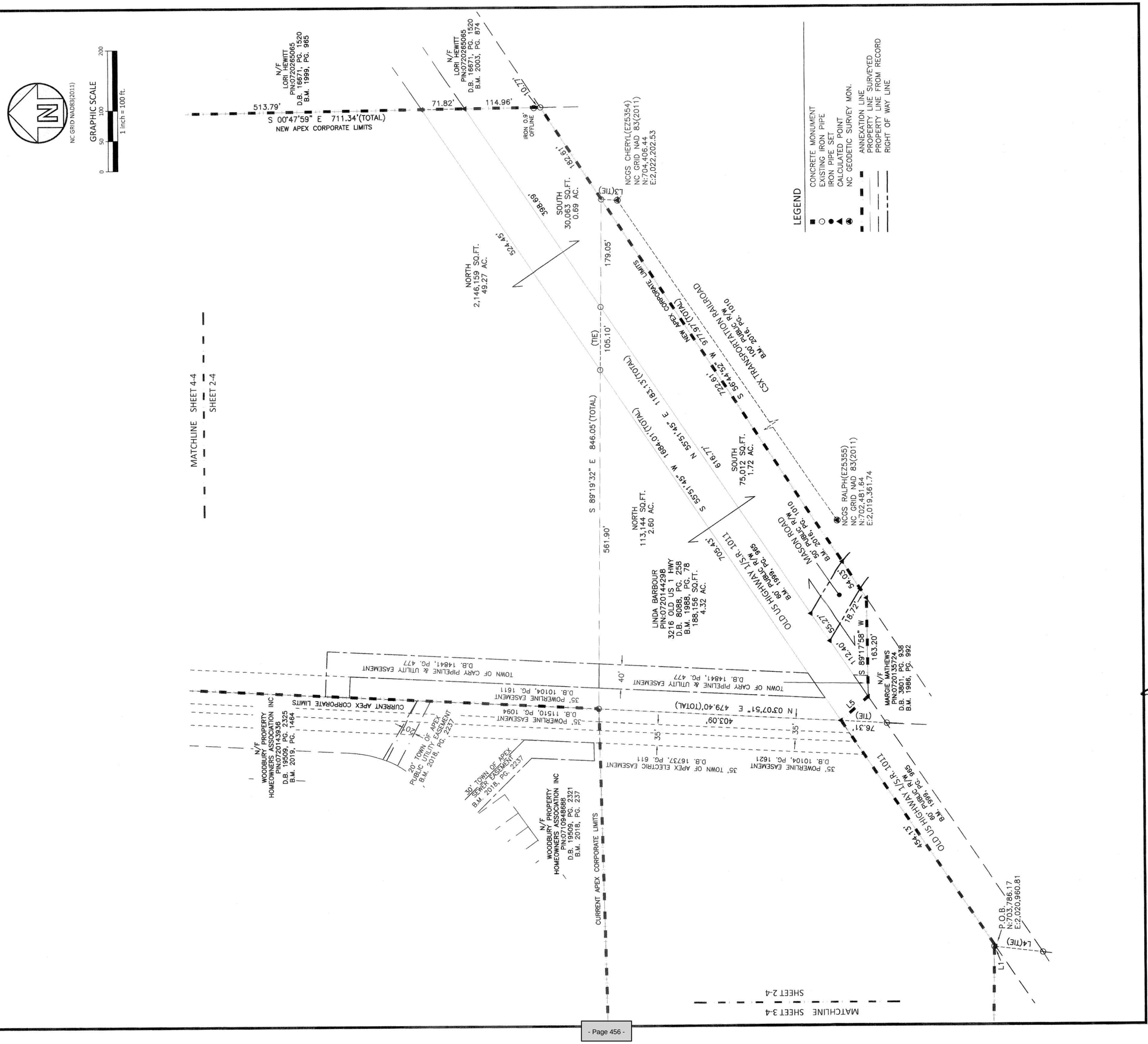



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ANNEXATION MAP FOR THE TOWN OF APEX
3204, 3216, & 3312 OLD US HIGHWAY 1
BUCKHORN TOWNSHIP, WAKE COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-3477 LAND SURVEYOR DAVID J. MILLS
8/14/2025

**REVISIONS**

| NO. | DATE |
|---|---|

**PLAN INFORMATION**

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| FILENAME | LEN23012-A1 |
| CHECKED BY | JBT |
| DRAWN BY | DJM |
| SCALE | 1"=100' |
| DATE | 04.25.2025 |

**SHEET**

**ANNEXATION MAP SHEET NUMBER**

**2-4**

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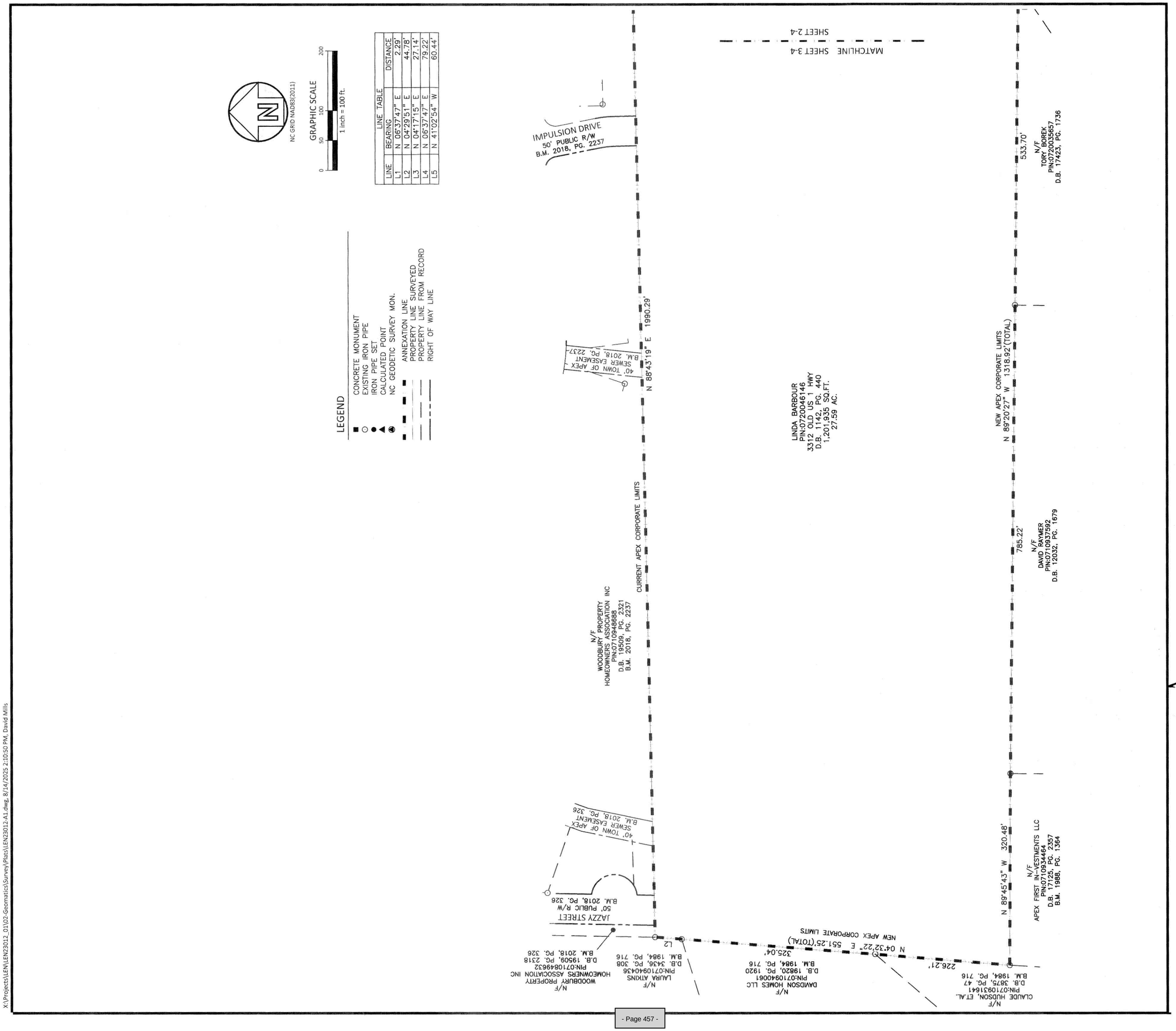


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NEW HILL, NC 27562-0252

# BARBOUR PROPERTIES

ANNEXATION MAP FOR THE TOWN OF APEX
3204, 3216, & 3312 OLD US HIGHWAY 1
BUCKHORN TOWNSHIP, WAKE COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-5471 SURVEYOR DAVID J. MILLS
8/14/2025

**REVISIONS**

NO. DATE

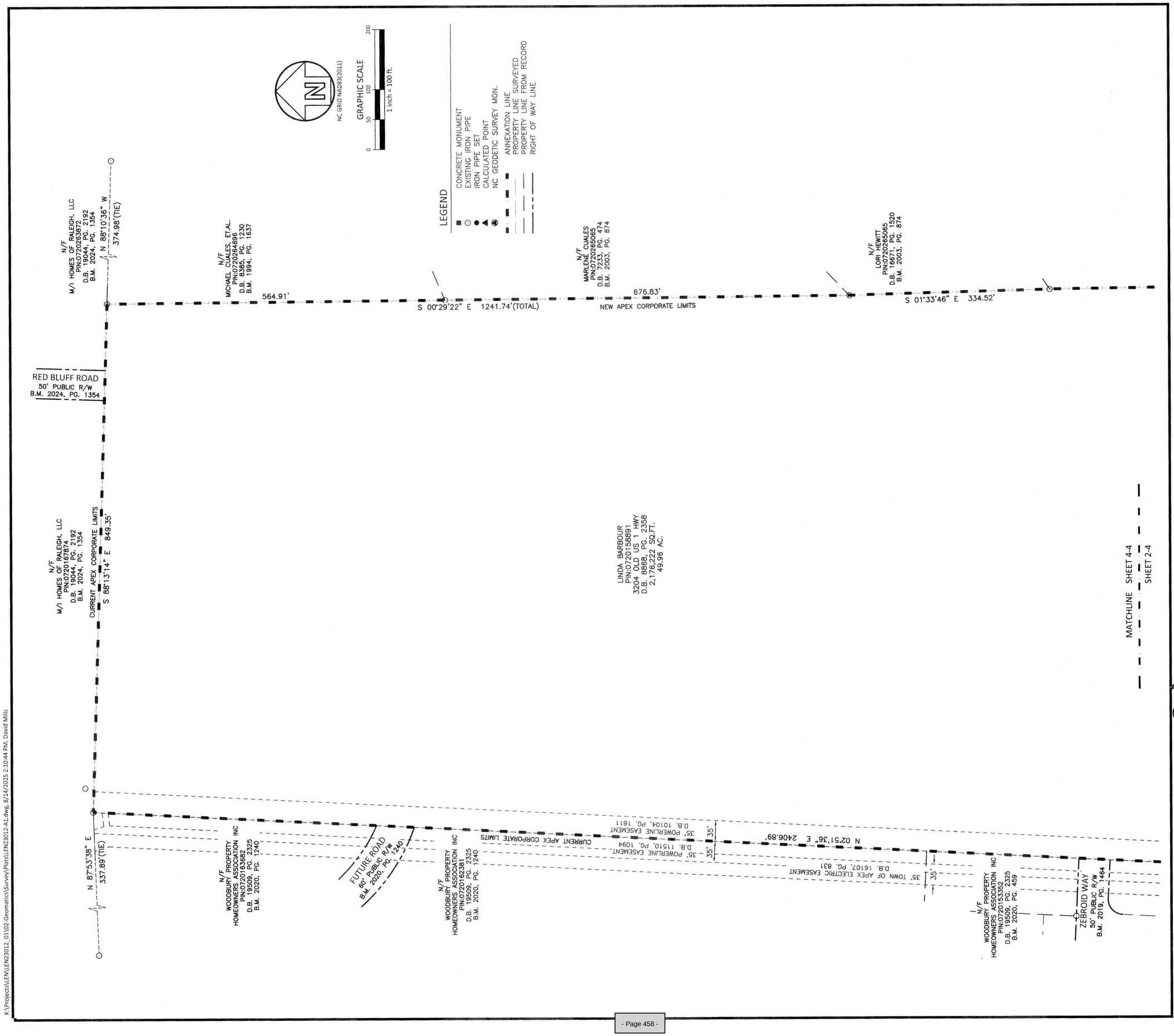
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | JBT |
| DRAWN BY | DJM |
| SCALE | 1"=100' |
| DATE | 04.25.2025 |

**SHEET**

**ANNEXATION MAP SHEET NUMBER**

**3-4**

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# BARBOUR PROPERTIES

ANNEXATION MAP FOR THE TOWN OF APEX
3204, 3216, & 3312 OLD US HIGHWAY 1
BUCKHORN TOWNSHIP, WAKE COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-5477 LAND SURVEYOR DAVID J. MILLS

8/14/2025

**REVISIONS**

| NO. | DATE |
|---|---|

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | JBT |
| DRAWN BY | DJM |
| SCALE | 1"=100' |
| DATE | 04.25.2025 |

**SHEET**

**ANNEXATION MAP SHEET NUMBER**

**4-4**

## PETITION FOR VOLUNTARY ANNEXATION

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 #: 805 Submittal Date: 7-1-2025

Fee Paid $ 300.00 Check # CC

### TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, ■ Wake County, ☐ Chatham County, North Carolina.
2. The area to be annexed is ■ contiguous, ☐ non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

### OWNER INFORMATION

| | |
|---|---|
| Linda Barker Barbour | 0720158891, 0720144298, 0720046146 |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| 919-210-0479 | Barkerlb@bellsouth.net |
| Phone | E-mail Address |
| | |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| Phone | E-mail Address |
| Owner Name (Please Print) | Property PIN or Deed Book & Page # |
| Phone | E-mail Address |

### SURVEYOR INFORMATION

Surveyor: David Mills, McAdams

Phone: 919.361.2269 Fax: 919.361.2269

E-mail Address: mills@mcadamsco.com

### ANNEXATION SUMMARY CHART

| Property Information | | Reason(s) for annexation (select all that apply) | |
|---|---|---|---|
| Total Acreage to be annexed: | 83.53 acres | Need water service due to well failure | ☐ |
| Population of acreage to be annexed: | ~2-5 | Need sewer service due to septic system failure | ☐ |
| Existing # of housing units: | 2 | Water service (new construction) | ☑ |
| Proposed # of housing units: | 233 | Sewer service (new construction) | ☑ |
| Zoning District*: | PUD-CZ | Receive Town Services | ☑ |

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department with questions.

## PETITION FOR VOLUNTARY ANNEXATION

Application #: 805 Submittal Date: 7-1-2025

### COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Linda Barker Barbour
Please Print

Linda B Barbour
Signature

Please Print

Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, William Riley Whitehead, a Notary Public for the above State and County, this the 27th day of, May, 2025.

William Riley Whitehead
Notary Public

SEAL

WILLIAM RILEY WHITEHEAD NOTARY PUBLIC WAKE COUNTY, N.C.

My Commission Expires: 6-1-2029

### COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the _____ day of _____, 20_____.

Corporate Name _____

SEAL

By: _____
President (Signature)

Attest:

_____
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____day of _____, 20____.

_____
Notary Public

SEAL

My Commission Expires: _____

## TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 805 Submittal Date: 7-1-2025

**Town of Apex**
**73 Hunter Street**
**P.O. Box 250 Apex, NC 27502**
**919-249-3400**

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

_____

_____

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

Lennar Carolinas, LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: Lennar Carolinas, LLC

BY: Tyler Wilson, PE
Authorized Agent

DATE: 5/28/25

TOWN OF APEX

BY: _____
Authorized Agent

DATE: _____

## AFFIDAVIT OF OWNERSHIP

Application #: 805 Submittal Date: 7-1-2025

The undersigned, Linda Barker Barbour (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 3204, 3216, 3312 Old US 1 Hwy and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 1/9/01 and 3/31/98 and recorded in the Wake County Register of Deeds Office on 04/06/01 and 6/24/98 in Book _____ Page DB 8868-2358 and DB 8088-258

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 1/9/01and 3/31/98, 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 1/9/01 and 3/31/98, 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 6th day of June, 2025.

Linda Barker Barbour (seal)

Linda Barker Barbour
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 LINDA BARKER BARBOUR Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCDL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

WILLIAM RILEY WHITEHEAD NOTARY PUBLIC WAKE COUNTY, N.C.
[NOTARY SEAL]

William Riley Whitehead
Notary Public
State of North Carolina
My Commission Expires: 6-1-2029

WILLIAM RILEY WHITEHEAD

# AGENT AUTHORIZATION FORM

Application #: 805 Submittal Date: 7-1-2025

Linda Barker Barbour 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: 3204, 3216, 3312 Old US 1 Hwy

The agent for this project is: Lennar Carolinas, LLC

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

Agent Name: Tyler Wilson, PE

Address: 1100 Perimeter Park Dr, Suite 112, Morrisville NC 27560

Telephone Number: 984-202-9179

E-Mail Address: tyler.wilson@lennar.com

Signature(s) of Owner(s)*

Linda Barker Barbour — 06/06/2025

Linda Barker Barbour (Type or print name) — 06/06/2025 (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 OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 805 Submittal Date: 7-1-2025

**Insert legal description below.**

BARBOUR TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54" WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: REGULAR MEETING AGENDA

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Possible Motion

**The Public Hearing was closed at the March 24, 2026, Town Council meeting and the vote continued to the April 28, 2026, Town Council meeting.**

Possible motion concerning Rezoning Case No. 25CZ10 Welch Homestead PUD-CZ and Ordinance. The applicant, Tyler Wilson, Lennar Carolinas, LLC seeks to rezone approximately 83.53 acres from Wake County Residential-40 Watershed (R-40W) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 3204, 3216 & 3312 Old US 1.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a public hearing on March 9, 2026 and unanimously recommended approval of the rezoning.

Item Details

The properties to be rezoned are identified as PINs 0720158891, 0720144298, & 0720046146.

Attachments

- RA1-A1: Staff Report - Rezoning Case No. 25CZ10 - Welch Homestead PUD
- RA2-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ10 - Welch Homestead PUD
- RA2-A3: Statement of Town Council and Ordinance - Rezoning Case No. 25CZ10 - Welch Homestead PUD
- RA2-A4: Attachment A: Legal Description - Rezoning Case No. 25CZ10 - Welch Homestead PUD
- RA2-A5: Attachment B: PUD Text & Plan Sheets - Rezoning Case No. 25CZ10 - Welch Homestead PUD

**The Public Hearing was closed at the March 24, 2026, Town Council meeting and the vote continued to the April 28, 2026, Town Council meeting.**

**Changes from the original staff report are in BOLD text.**

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:** | 3204, 3216, & 3312 Old US 1 Hwy |
| **Applicant:** | Tyler Wilson, Lennar Carolinas, LLC |
| **Authorized Agents:** | Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe |
| **Owner:** | Linda Barker Barbour |

| **PROJECT DESCRIPTION:** | |
|---|---|
| **Acreage:** | +/- 83.53 acres |
| **PINs:** | 0720158891, 0720144298, & 0720046146 |
| **Current Zoning**: | Wake County Residential-40W (R-40W) |
| **Proposed Zoning**: | Planned Unit Development-Conditional Zoning (PUD-CZ) |
| **Current 2045 Land Use Map:** | Medium Density Residential, Medium Density Residential/Commercial Services, and Park- Public or Private |
| **If rezoned as proposed, the 2045 Land Use Map Designation will change to:** | Medium Density Residential, Park – Public or Private |
| **Town Limits**: | Outside Corporate Limits and ETJ |

| **ADJACENT ZONING & LAND USES**: | | |
|---|---|---|
| | **Zoning** | **Land Use** |
| **North:** | Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ02 & #16CZ01) | HOA open space and Single-family Residential (Friendship Station & Woodbury Estates) |
| **South:** | Wake County Residential-40 Watershed (R-40W) | Vacant; Single-family Residential; Old US 1 Hwy; Railroad |
| **West:** | Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01 & #25CZ06) | HOA open space and Single-family Residential (Woodbury Estates); Vacant; Proposed Single-family Residential (Brightwood Reserve) |
| **East:** | Wake County Residential-40 Watershed (R-40W) | Single-family Residential; Vacant |

## EXISTING CONDITIONS

The site consists of three (3) parcels totaling +/- 83.53 acres located east of New Hill Olive Chapel Road and predominantly north of Old US 1 Highway. A portion of two (2) parcels is located south of Old US 1 Hwy and north of the railroad. Two (2) of the three (3) parcels are bisected by streams and contain single-family dwellings and accessory buildings. All parcels are moderately to heavily wooded.

## NEIGHBORHOOD MEETING:

The applicant conducted two neighborhood meetings on May 20, 2025 and January 20, 2026. The neighborhood meeting reports are attached.

## 2045 LAND USE MAP:

The 2045 Land Use Map designates the subject site as Medium Density Residential, Medium Density Residential/Commercial Services, and Park-Public or Private (see Figure 1: Current 2045 Land Use Map). The proposed rezoning is consistent with the 2045 Land Use Map. The parcel that is designated as Medium Density Residential/Commercial Services will automatically be amended to Medium Density Residential per NCGS 160D-605(a).

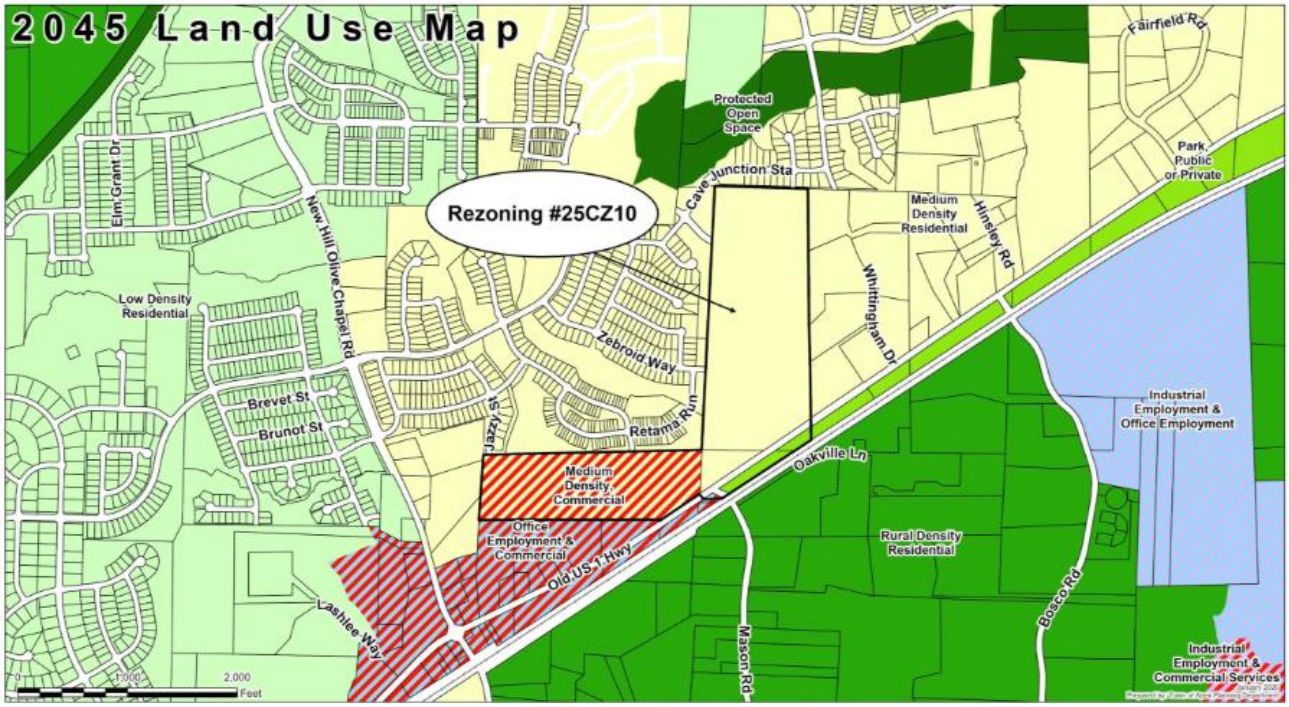



*Figure 1: Current 2045 Land Use Map*

## WCPSS COORDINATION

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that middle schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

## PROPOSED PLANNED UNIT DEVELOPMENT PLAN

The applicant is proposing a Planned Unit Development-Conditional Zoning with uses and development standards as follows:

## Permitted 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.

**Residential**

- Single-family detached
- Townhouse
- Accessory Dwelling Unit*

*Homeowner Association covenants shall not restrict the construction of accessory dwelling units

**Recreational**

- Park, active
- Greenway
- Park, passive
- Recreation facility, private

**Utilities**

- Utility, minor

## DESIGN CONTROLS

| Residential District | | |
|---|---|---|
| Site Acreage: | 83.53 acres (including 1.77 acres of existing right-of-way) | |
| Project Area (sans existing right-of-way) | 81.76 acres (**not** including 1.77 acres of existing right-of-way) | |
| Single Family Detached District Acreage | +/- 51.06 acres | |
| Townhouse District Acreage | +/- 28.40 acres | |
| Maximum Total Residential Units | 270 (~3.3 units/acre**) | |
| # of Single Family Detached (Min./Max.) | Min. 105 / Max. 140 | |
| # of Townhouses (Min./Max.) | Min. 115/ Max. 150 | |
| Maximum Built-Upon Area | 60% | |
| | **Single-Family** | **Townhouses** |
| Minimum Lot Size | 5,000 SF | 2,000 SF |
| Minimum Lot Width* | 40’ | 20’ |
| 40% of single-family lots are required to be a minimum of 50’ in width.<br>All single family detached lots within 150’ of single family detached lots recorded in the Woodbury subdivision and the Friendship Station subdivision shall be a minimum of 50’ in width. | | |
| | **Single-family** | **Townhouses** |
| Setbacks: | | |
| Minimum Front | 20’ | 10’ (House Building Façade) |
| | | 20’ (Garage) |
| Minimum Side | 5’ | 0’ |

| | | |
|---|---|---|
| Minimum Rear | 20’ | 5’ |
| Minimum Corner Side | 10’ | 10’ |
| Minimum Building Separation | N/A | 15’ |
| Maximum Building Height | 40’ | 36’ |
| Minimum RCA Setbacks | 10’ | 10’ |

## ARCHITECTURAL CONTROLS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Site Plan submittal. The following conditions shall apply:

**Single-family detached:**

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include brick, cultured stone, and fiber cement board (horizontal siding, shake, board & batten, smooth board).
3. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
4. Eaves shall project at least 12 inches from the wall of the structure.
5. Garage doors shall have windows, decorative details or carriage-style adornments on them.
6. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
   - Windows
   - Bay window
   - Recessed window
   - Decorative window
   - Trim around the windows
   - Wrap around porch or side porch
   - Two or more building materials
   - Decorative brick/stone
   - Decorative trim
   - Decorative shake
   - Decorative air vents on gable
   - Decorative gable
   - Decorative cornice
   - Columns
   - Portico
   - Balcony
   - Dormer
   - Shutters
   - Louvers
   - Pediments
   - Architectural shingles
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.

10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

**Townhouses:**

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include stone and fiber cement board (horizontal siding, shake, board & batten).
3. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
4. Garage doors must have windows, decorative details or carriage-style adornments on them.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer
8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

## PARKING

The PUD will comply with the minimum parking standards set forth in UDO Section 8.3.

To accommodate guest parking along local streets in the form of on-street parking, customized local street sections may be used which differ from the standard detail for ‘Residential Street’ shown in the Town of Apex’s Standard Specifications and Standard Details. No. 300.01. Deviations from this standard will be coordinated with the Town of Apex staff at the time of subdivision plan review and approval.

Guest parking is planned to be accommodated through on-street parallel bump out spaces, or through small off-street parking areas. Guest parking will be evenly dispersed throughout the townhome development pod, so that there is at least one parking space within 200' of each townhouse lot, in accordance with UDO 8.3.4.D.

## NATURAL RESOURCES AND ENVIRONMENTAL DATA

### River Basins and Watershed Protection Overlay Districts

The property is in the Jordan Lake Watershed, within the Non-Critical Area. There are multiple streams extending through the site, as shown on the accompanying PUD plan set. The PUD plan accounts for 50' buffers on intermittent streams and 100' riparian buffers along the sole perennial stream. This PUD will comply with all applicable UDO built-upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

### Resource Conservation Area (RCA)

The PUD will meet the requirements of UDO Section 8.1.2 Resource Conservation Area and Section 2.3.4 Planned Development Districts.

**The development shall designate 35% of the gross site area as RCA. If the development is mass graded, it shall not be required to provide the additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8. Otherwise, RCA shall be provided consistent with applicable UDO provisions.**

### Landscaping and Buffering

Perimeter buffers shall be built and planted to the following lot width and planting standards:

| Location: | Buffer Size & Type: |
|---|---|
| Along Old US Hwy 1 | 30-ft, Type B, Undisturbed Thoroughfare Buffer |
| Along the southern property boundary, abutting PINs 0720035657, 0710937592, 0710934464 | 20-ft, Type B |
| Along the western property boundary, abutting PINs 0710931641, 0710940061, 0710940436 | 20-ft, Type B |
| Along the western property boundary, abutting PINs 0720141565, 0720143936, 0720153352, 0720162381, 0720163682 | 20-ft, Type B |
| Along the northern property boundary, abutting PINs 0710849632, 0710946626, 0710948688, 0720141565 | 20-ft, Type B |
| Along the northern property boundary, abutting PINs 0720167874, 0720263872 | 20-ft, Type B |
| Along the eastern property boundary, abutting PINs 0720264696, 0720265065, 0720255682, 0720255142 | 20-ft, Type B **with a fence*** |

***The fence shall have a minimum height of six feet, may be located on either side of the required perimeter buffer, and shall not be required within any jurisdictional wetland or riparian buffer or required utility easement.**

## AFFORDABLE HOUSING

A minimum of **ten** percent (**10**%) of the total units on the property shall be affordable housing units. The affordable units shall be for sale or for rent units, at the election of developer prior to issuance of building permits for the affordable units. The affordable units may be all townhomes or a combination of single family detached and townhomes, at the discretion of the developer. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer. If the affordable units calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

For sale affordable units (the "For Sale Units") shall be subject to the following terms and conditions:

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the "Initial Sales Price").
- The For Sale Units shall be occupied by households earning no more than one-hundred twenty (120%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the "Income Limit"). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner's insurance, homeowner's association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the "Housing Costs"). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the "Affordability Period") shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.
- Following the first sale of the For Sale Units to a buyer for use as a residence, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units.

For rent affordable units (the "Rental Units") shall be subject to the following terms and conditions:

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the "Affordability Period").
- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.
- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

### Community Development and Neighborhood Connections Department Statement:

**The Housing Division within the Community Development and Neighborhood Connections Department do support the proposed Rezoning Case #25-CZ-10 (Welch Homestead PUD). The proposal is consistent with the Town's adopted Affordable Housing Incentive Zoning Policy (revised June 24, 2025), which requests that 10% of the total proposed dwelling units be provided as affordable housing. Under the policy, affordable units should be restricted to households earning up to 120% of Area Median Income (AMI) for for-sale units with a 20-year affordability period, or up to 80% AMI for rental units with a 30-year affordability period.**

## PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. Road and utility infrastructure shall be as follows:

### Water and Sanitary Sewer & Other Utilities

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision/Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan showing utility access points is included in the PUD Concept Plan for reference.

Electricity will be provided by Apex Electric or Duke Energy. Phone and cable will be provided by the Developer via third parties and shall meet Town of Apex standards as outlined in the UDO.

### Transportation Improvements

The following transportation improvements shall be phased consistent with the Traffic Impact Analysis performed for this rezoning on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roads are subject to Apex and North Carolina Department of Transportation (NCDOT) review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

1. Old US 1.
    a. Developer shall dedicate right of way for the length of the property's Old US 1 frontage, measured 55 feet from the existing Old US 1 centerline and widen and improve Old US 1 for the length of the property's Old US 1 frontage based on an 84-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare section with a separated off-road bicycle lane, and a reduced width (8-foot wide) side path on the south side, and a separated off-road bicycle lane and a 5-foot wide sidewalk on the north side (pending NCDOT approval).
    b. Developer shall construct a full-movement driveway approximately 800 feet east of Mason Road.
    c. Developer shall construct an eastbound left-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

d. Developer shall construct a westbound right-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

2. Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road Intersection.

   a. The New Hill Commons PUD (ORD-2025-033) requires the developer of that project to construct a westbound left turn lane on Old US 1 with a minimum 250 feet of storage plus appropriate taper (the "Old US 1 Left Turn Lane") prior to recordation of the Final Plat for the first site plan in the Non-Residential District. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario One"), developer shall be responsible for extending the Old US 1 Left Turn Lane to provide 350 feet of storage (the "Extension"). In Scenario One, developer may either (1) pay a fee in lieu for the Extension, in which case the New Hill Commons PUD developer shall use the fee in lieu to construct the Old US 1 Left Turn Lane and Extension (collectively, the "Extended Turn Lane"), or (2) construct the Extension as part of the Welch Homestead PUD project. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has not been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario Two"), developer shall construct the full Extended Turn Lane.

   b. Developer shall construct a northbound right-turn lane on New Hill Holleman Road with 175 feet of storage and appropriate taper (the "New Hill Holleman Right Turn Lane"). There is an existing structure (the "Structure") and electrical equipment, including an electrical box and power pole (the "Electrical Equipment"), located on PINs 0710923721 and 0710922715 and partially in the existing New Hill Holleman Road right of way. If plans for the New Hill Holleman Right Turn Lane require demolition or relocation of the Structure, Developer shall revise the length and design of the New Hill Holleman Right Turn Lane to avoid all impacts to the Structure (the "Revised Turn Lane"), submit plans for the Revised Turn Lane at Master Subdivision, and pay a fee in lieu plus 15% contingency for the difference in costs to design, acquire the right-of-way, and construct the New Hill Holleman Right Turn lane and the Revised Turn Lane. If plans for the New Hill Holleman Right Turn Lane require relocation of the Electrical Equipment, and the necessary right-of-way and/or easements to allow for relocation cannot be acquired through good faith efforts, and the Town of Apex is unable or unwilling to assist in acquisition, then Developer shall pay a fee in lieu plus 15% contingency equal to the estimated cost of acquiring the right-of-way (based on the proportional tax value of the property) and constructing the New Hill Holleman Right Turn Lane.

   c. Developer shall modify the traffic signal to accommodate geometric improvements.

3. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the "Offsite ROW"), Developer shall make good faith efforts to acquire the Offsite ROW for fair market value. If Developer is unable to acquire any Offsite ROW for fair market value through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement, or portion of the transportation improvement, that cannot be completed.

## Pedestrian and Bicycle Improvements

The project shall include the following pedestrian and bicycle improvements:

1. Where single-family homes are constructed, 5-foot sidewalks on both sides of internal neighborhood streets as required by UDO Section 2.3.4.
2. Where townhomes are constructed, a 5-foot sidewalk shall be provided on both sides of internal neighborhood streets.
3. A separated bicycle lane and 5-foot sidewalk will be constructed on the north side of Old US 1 Hwy frontage based on the 4-Lane Median Divided Thoroughfare section (pending NCDOT approval). A separated bicycle lane and reduced width (8-foot wide) side path will be constructed on the south side of Old US Hwy 1 in accordance with Advance Apex: The 2045 Transportation Plan (pending NCDOT approval).

## Access Points and Street Stubs

Access Points shown on the Preliminary Site/Utility Layout Plan (Sheet C2.00) that do not connect to existing stub streets are conceptual and indicate required connections; exact locations may vary. Connections may only be removed from the subdivision connectivity requirements of the PUD if the developer demonstrates to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.

The developer shall provide connections to existing stub streets on adjacent properties, including Red Bluff Road, Zebroid Way, Impulsion Drive, and Jazzy Street. Where the existing street stub is not constructed to the shared property line, the developer shall construct the remainder of the stub to complete the connection in accordance with these zoning conditions and the Town of Apex Unified Development Ordinance, utilizing any previously paid fees-in-lieu contributed by the developers of the adjacent street stubs that were not fully constructed to the property line. Because there are no existing temporary construction easements or permanent slope easements in place, construction of the connections off-site shall be contingent on obtaining any necessary temporary construction easements and rights of way from the applicable adjacent property owner or Homeowners Association. If the applicable adjacent property owner or Homeowners Association does not provide the necessary temporary construction easements or rights of way, and no fee-in-lieu was previously paid for said off-site construction by a previous development, the developer shall pay a fee-in-lieu for the remainder of the connection off site.

The public right of way dedication for the stub streets to PINs 0720265065 and 0710937592 shall extend to the shared property line with PINs 0720265065 and 0710937592 (the “Property Line”), but the stub street shall terminate within approximately 25 feet of the Property Line shared with PINs 0720265065 and 0710937592. Developer shall pay a fee in lieu for the future extension of the stub streets to the Property Line in accordance with the UDO.

In accordance with the International Fire Code, Appendix D103.4 and North Carolina Fire Code, Section 503.2.5, for all stub streets exceeding 150 feet in length, the developer shall construct a temporary turnaround on commonly owned land within a temporary public access easement or public right-of-way. The turnaround shall be built to the Town of Apex Standard Specifications and Standard Details, with final design subject to Town approval. The turnaround shall not be used for parking and/or driveways and shall include signage indicating a planned future street connection. Prior to Master Subdivision Final Plat approval, the applicant shall provide an engineer’s estimate and pay a fee-in-lieu to cover the full cost of removal of the temporary turnaround and restoration of the area when the street is extended.

**ENVIRONMENTAL ADVISORY BOARD:**

The Apex Environmental Advisory Board (EAB) reviewed this rezoning on August 21, 2025. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

| EAB Suggested Conditions | Applicant's Response |
|---|---|
| No buffer averaging shall be allowed for Zone 3 of the riparian buffers. | No |
| The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths. | Yes |
| a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance. OR b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance. | **Yes** |
| The project shall preserve a minimum of 35 % of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces. | **Amended (offer of 30%)** |
| The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space. | No |
| The project shall ensure that 75 % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review | **Yes** |
| No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site. | **Yes** |
| HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns. | **Yes** |
| In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas. | No |
| To reduce irrigation requirements, the project shall select and plant only warm season grasses. | Yes |
| a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be | **Yes** |

| EAB Suggested Conditions | Applicant's Response |
|---|---|
| preserved in perpetuity and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least 6 inches by 6 inches and mounted at a height of 4 feet above the ground. OR b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots. | |
| If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed. | Yes |
| A solar PV system of at least 3.5kW shall be installed on at 10% least homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time. | **Amended (condition does not state that identification on MSP Plat)** |
| Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes. | Yes |
| The project shall install conduits for solar energy systems for all residential buildings. | **Yes** |
| | |

## Environmental Conditions:

The following environmental conditions have been proposed by the applicant and shall apply to the Development:

1. **Post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, 10-year, and 25-year storm events.**
2. **The project shall preserve a minimum of 30% of the existing tree canopy.**
3. **75% of the landscaping shall be native species which shall provide diverse and abundant pollinator and bird food sources. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.**
4. **No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.**
5. **The HOA Declaration of Covenants shall not prohibit clover or native grass mixed species lawns.**
6. **The HOA Declaration of Covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.**
7. The project shall select and plant only warm season grasses.
8. **The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least six inches by six inches and mounted at least four feet above the ground.**
9. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.

10. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
11. **A solar PV system of at least 3.5kW shall be installed on at least 10% of single-family homes in the development. Solar installation shall be under construction prior to issuance of 90% of the building permits for the development.**
12. All single-family garages shall be wired with a 220/240-volt electric outlet.
13. **All dwelling units shall be pre-configured with conduit for a solar energy system.**

## STORMWATER MANAGEMENT

The development's **stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, 10-year, and 25-year storm events. Otherwise, the development shall meet all stormwater management requirements for quality and quantity treatment in accordance with UDO Section 6.1.**

Acceptable stormwater structures shall include all approved devices consistent with the North Carolina Department of Environmental Quality (NCDEQ) Stormwater Design Manual and the Town of Apex UDO.

## PARKS AND RECREATION

On September 24, 2025, the Parks and Recreation Advisory Board unanimously recommended land dedication with the provision that the final combination of land dedication, construction for credit and or fee in lieu would be determined at the time of subdivision plan approval. Provided it qualifies for parkland dedication under the UDO, a portion of the subject site located south of Old US 1 (as labeled on the Preliminary Site/Utility Layout Plan) is proposed to be dedicated to the Town of Apex for use as a linear public park in accordance with the Town of Apex's 2045 Land Use Map. The rate of the fee-in-lieu of dedication will be based on 2025 rates for a maximum combination of 270 single-family detached and attached townhouse residential units as follows:

**2025 Rate for Single-family Units:** $4,244.42/Unit

**2025 Rate for Attached Townhouse Units:** $2,858.65/Unit

Note: If Welch Homestead PUD is approved by Town Council any time after 12/31/2025 but before 12/31/2026, it will be subject to 2026 fee-in-lieu rates.

**2026 Rate for Single-family Units:** $4,325.07/Unit

**2026 Rate for Attached Townhouse Units:** $2,912.97/Unit

## HISTORIC STRUCTURES

The Welch-Hearn House (WA 1093) (the "House") and the associated corn crib (the "Shed") are located on the site and are believed to date back to the mid nineteenth century. Based on a detailed Historic Structure Survey Report prepared by Richard Grubb & Associates, the House is described as a one-story gable frame traditional/vernacular house and is representative of architecture in this area from that time period. The home's form and function were typical for subsistence farming families of modest means during the late 1800s and early 1900s. Capital Area Preservation has evaluated the site and found that the House has not maintained its historic integrity and does not recommend its preservation. Capital Area Preservation found that the corn crib outbuilding does have historic integrity and recommended its relocation and preservation off-site.

**The corn crib shall be evaluated for relocation by a licensed house mover or other qualified third-party professional experienced in the relocation of historic structures (the "Relocation Professional"). The Relocation Professional shall be approved by the Town Planning Director prior to engagement. If the Relocation Professional determines relocation of the corn crib is infeasible due to structural or other documented concerns, then this condition shall be deemed satisfied. If the Relocation Professional determines relocation is feasible, the corn crib shall be relocated to an off-site property identified by developer prior to Master Subdivision Final Plat approval. The receiving property shall be approved by the Planning Director for compliance with the UDO and be subject to a recorded historic preservation easement and rehabilitation agreement held by Capital Area Preservation or another qualified preservation easement holder to ensure the long-term preservation and maintenance of the structure. The developer shall be responsible for all costs associated with the relocation, including evaluation, permitting, transportation, stabilization, and reassembly.**

## PLANNING STAFF RECOMMENDATION

Planning staff recommends approval of Rezoning #25CZ10 Welch Homestead Planned Unit Development-Conditional Zoning as proposed.

## PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on March 9, 2026, and unanimously recommended approval of the rezoning.

## 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 proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with the Town of Apex 2045 Land Use Map, which designates the subject properties as Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private. The Land Use Map will be amended to change the Medium Density Residential/Commercial Services designation to Medium Density Residential to accurately reflect the proposed development. The proposed PUD-CZ district supports and implements these future land use designations by allowing a coordinated, master-planned development pattern consistent with the Town's adopted policy framework.

The proposed rezoning is reasonable and in the public interest in that it allows for residential development, including affordable housing units, that is compatible with the established residential character of properties to the north and west of the site. The development will support continued residential growth in an area identified for such growth, providing additional housing opportunities in an appropriate and planned location. Furthermore, the rezoning promotes compatibility with surrounding land uses and will contribute to the Town's tax base, thereby supporting long-term fiscal sustainability and the provision of public services. The rezoning also will improve both vehicular and pedestrian connectivity by connecting to roads within the existing Friendship Station and Woodbury subdivisions, providing a new connection to Old US 1 Highway.

## PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS

***Standards***

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation

Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

*Planned Unit Development (PUD-CZ) District*

1. In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:
   a) *Development parameters*
      (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table.*
      (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
      (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
      (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.
      (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
      (vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
      (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.
   b) *Off-street parking and loading*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these

standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.

c) *RCA*. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:

(i) A non-residential component; (ii) An overall density of 7 residential units per acre or more; or (iii) Environmental measures including but not limited to the following:

a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;

b. The installation of a geothermal system for a certain number or percentage of units within the development; or

c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).

d) *Landscaping*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.

e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.

f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision and* Article 14: *Parks, Recreation, Greenways, and Open Space*.

(i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.

(ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement

plans. The PD Plan shall include a proposed water and wastewater plan.

(iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.

(iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.

g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.

h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.

i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.

j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.

k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

## Legislative Considerations

The Town Council shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:

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.

August 29, 2025

Nate Bouquin, PE, PTOE
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

Subject: **Staff summary and comments for the Welch Homestead (fka Barbour Tract) TIA, 6/24/2025**

Mr. Bouquin:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

Study Area

The TIA studied access to the proposed development at the following intersections:

- Old US 1 at Site Access #1

Access is also provided to the proposed development via connections to existing street stubs at:

- Jazzy Street
- Impulsion Drive
- Zebroid Way
- Red Bluff Road

The following six intersections in the study area were also analyzed in the TIA:

- New Hill Olive Chapel Road at Horton Ridge Boulevard
- New Hill Holleman Road/New Hill Olive Chapel Road at Old US 1
- New Hill Holleman Road at US 1 Southbound Ramps
- New Hill Holleman Road at US 1 Northbound Ramps
- Old US 1 at Mason Road
- Old US 1 at Humie Olive Road

Trip Generation

The proposed development is expected to consist of up to 123 single-family homes, and 152 townhomes. The development is projected to generate 40 new trips entering and 123 new trips exiting the site during the weekday AM peak hour and 127 new trips entering and 81 new trips exiting the site during the weekday PM peak hour. The development is projected to add a total of 2,329 new daily trips onto the adjacent roadway network.

Background traffic

Background traffic consists of 3% annual background traffic growth compounded to build-out year 2029, and the following approved developments:

- Depot 499 *(assumed 90% residential and 0% non-residential is built)*
- Friendship Station PUD *(assumed 100% single family, 35% townhomes and 0% of apartments and non-residential are built)*
- Friendship Masterplan Phase 1
- Friendship Village
- Gracewood Residential
- Holland Road Assembly PUD
- New Hill Commons PUD
- Olive Ridge Residential (*assumed 75% is built)*
- Peak Landing
- Retreat at Friendship *(assumed 66% is built)*
- Retreat at Friendship Phase 11
- Townes at 1011
- Utley Farms
- West Village Commercial Phase

Trip Distribution and Assignment

The trip distributions to and from the development are as follows:

- 30% to/from the east on US 1
- 15% to/from the west on US 1
- 15% to/from the east on Old US 1
- 10% to/from the west on Old US 1
- 20% to/from the north on New Hill Olive Chapel Road
- 10% to/from the south on New Hill Holleman Road

Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 7 describe the levels of service (LOS) for the scenarios analyzed in the TIA. "*NA"* is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2025** - Existing year (2025) traffic.
- **2029 No Build** - Projected year (2029) with background growth, approved development traffic from others, and committed transportation improvements by others where applicable.
- **2029 Build -** Projected year (2029) with background traffic, background improvements, and site build-out.

**Old US 1 at Site Access #1 (Unsignalized)**

| Table 1. A.M. / P.M. Unsignalized Peak Hour Levels of Service Old US 1 at Site Access #1 | |
|---|---|
| | **2029 Build** |
| **Overall** | NA |
| ***Eastbound (Old US 1)*** | *A / A*[2] |
| ***Westbound (Old US 1)*** | *NA* |
| ***Southbound (Site Access #1)*** | *C / C*[1] |

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- Construct a full-movement site driveway with one ingress lane and one egress lane and stop control.
- Construct an exclusive eastbound left-turn lane with 100 feet of storage and appropriate taper.
- Construct an exclusive westbound right-turn lane with 100 feet of storage and appropriate taper.

Apex staff recommendations:

Staff concurs with the recommendations. All movements at the site driveway are projected to operate at LOS C or better with minimal vehicle queues.

**New Hill Olive Chapel Road at Horton Ridge Boulevard (Unsignalized)**

| Table 2. A.M. / P.M. Unsignalized Peak Hour Levels of Service<br>New Hill Olive Chapel Road at Horton Ridge Boulevard | | | |
|---|---|---|---|
| | **Existing** | **2029 No Build** | **2029 Build** |
| **Overall** | NA | NA | NA |
| ***Westbound (Horton Ridge Blvd)*** | *C / C[1]* | *F / F[1]* | *F / F[1]* |
| ***Eastbound (Horton Ridge Blvd)*** | *E / C[1]* | *F / F[1]* | *F / F[1]* |
| ***Northbound (New Hill Olive Chapel Rd)*** | *A / A[2]* | *A / A[2]* | *A / A[2]* |
| ***Southbound (New Hill Olive Chapel Rd)*** | *A / A[2]* | *A / A[2]* | *A / A[2]* |

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements by the developer.

Apex staff recommendations:

Staff concurs with the recommendations. The minor street approaches are anticipated to operate at LOS F during both the AM and PM peak hours under No Build and Build conditions. The eastbound approach delay increases by 97 seconds in the AM peak hour and 63 seconds in the PM peak hour. The westbound approach delay does not increase during the AM peak hour and increases by 26 seconds in the PM peak hour. However, the increase in queues on the minor street approaches is projected to be between one and three vehicles between No Build and Build conditions. The TIA noted that peak hour warrants for a traffic signal were met, but due to the residential nature of the development, which has short peak periods, the 4-hour and 8-hour warrants typically expected by NCDOT when considering signalization would likely not be met.

Site traffic from the subject development accounts for approximately 3% of the total traffic at this intersection; therefore, per Town of Apex UDO Section 13.19, no improvements are required.

**New Hill Holleman Road / New Hill Olive Chapel Road at Old US 1 (Signalized)**

| Table 3. A.M. / P.M. Signalized Peak Hour Levels of Service<br>New Hill Holleman Road / New Hill Olive Chapel Road at Old US 1 | | | | | |
|---|---|---|---|---|---|
| | **Existing** | **2029 No Build** | **2029 Build** | **2029 No Build (w/out New Hill Commons PUD)** | **2029 Build (w/out New Hill Commons PUD)** |
| **Overall** | **B / B** | **E / E** | **E / E** | **E / E** | **E / E** |
| ***Westbound (Old US 1)*** | *C / C* | *E / E* | *F / E* | *E / E* | *F / F* |
| ***Eastbound (*Old US 1*)*** | *C / B* | *E / D* | *E / D* | *E / D* | *E / D* |
| ***Northbound (New Hill Holleman Rd)*** | *B / B* | *E / E* | *E / E* | *D / E* | *E / F* |
| ***Southbound (New Hill Olive Chapel Rd)*** | *B / B* | *D / E* | *D / E* | *D / E* | *D / E* |

TIA recommendations:

- The TIA notes the following improvements are committed by other projects in the area:
  - Provide an eastbound left-turn lane with approximately 250 feet of storage and appropriate taper *(Gracewood Residential)*
  - Provide an eastbound right-turn lane with approximately 225 feet of storage and appropriate taper *(Utley Farms) Note: storage distance has been reduced by NCDOT based on design constraints*
  - Provide a westbound left-turn lane with approximately 250 feet of storage and appropriate taper *(Gracewood Residential)*
  - Provide a westbound right-turn lane with approximately 150 feet of storage and appropriate taper *(New Hill Commons PUD)*
  - Provide a northbound left-turn lane with approximately 150 feet of storage and appropriate taper *(Gracewood Residential)*
  - Extend the northbound left-turn lane on New Hill Holleman Road to 300 feet of storage and appropriate taper *(New Hill Commons PUD)*
  - Provide a southbound left-turn lane with approximately 150 feet of storage and appropriate taper *(Gracewood Residential)*
  - Provide a southbound right-turn lane with approximately 150 feet of storage and appropriate taper *(Gracewood Residential)*
  - Modify the existing traffic signal to accommodate improvements *(Gracewood Residential, Utley Farms, New Hill Commons PUD)*

- The TIA makes no recommendations for additional improvements by the developer.

Apex staff recommendations:

This intersection was studied under two scenarios, one with the New Hill Commons PUD development and one without it, to determine what improvements were needed if the New Hill Commons PUD did not move forward.

Under all No Build and Build conditions analyzed, the signal is expected to operate at an overall LOS E during both the AM and PM peak hours, with varying levels of delay. Several approaches operate at LOS E or LOS F. To improve signal operations and reduce queueing, staff recommends the Welch Homestead PUD be responsible for the following improvements, if the New Hill Commons PUD does move forward:

- Extend the westbound left-turn lane to a minimum of 350’ of full width storage plus appropriate taper.
- Construct a northbound right turn lane with a minimum of 175’ of full width storage plus appropriate taper.
- Modify the signal as appropriate to accommodate the recommended improvements.

Subdivision construction plans have not yet been submitted for enough units in Gracewood to trigger their off-site improvements requirement at this intersection and it is unknown when they might submit plans or choose to move forward with construction of such plans. Therefore, staff analyzed the intersection of Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road to determine what improvements were needed if both Gracewood and New Hill Commons PUD do not move forward. To improve signal operations and reduce queueing, staff recommends the Welch Homestead PUD be responsible for the following improvements, if the New Hill Commons PUD or Gracewood PUD does not move forward:

- Construct a westbound left-turn lane to a minimum of 350’ of full width storage plus appropriate taper.
- Construct a northbound right turn lane with a minimum of 175’ of full width storage plus appropriate taper.
- Modify the signal as appropriate to accommodate the recommended improvements.

**New Hill Holleman Road at US 1 Southbound Ramps (Signalized)**

| Table 4. A.M. / P.M. Signalized Peak Hour Levels of Service<br>New Hill Holleman Road at US 1 Southbound Ramps | | | |
|---|---|---|---|
| | **Existing** | **2029 No Build** | **2029 Build** |
| **Overall** | *B / D* | *C / D* | *C / D* |
| ***Westbound (US 1 SB Off-ramp)*** | *E / E* | *E / E* | *E / E* |
| ***Northbound (New Hill Holleman Rd)*** | *A / C* | *A / C* | *A / D* |
| ***Southbound (New Hill Holleman Rd)*** | *A / B* | *B / D* | *C / D* |

TIA recommendations:

- The TIA notes the following improvements are committed by other projects in the area:
    - Extend the existing southbound right-turn lane to provide 150 feet of storage and appropriate taper. *(Gracewood Residential)*
    - Modify the existing traffic signal *(Gracewood Residential)*
    - Provide a northbound left-turn lane with approximately 225 feet of storage and appropriate taper. *(Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan)*
    - Modify the existing traffic signal. *(Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan)*
- The TIA makes no recommendations for additional improvements by the developer.

Apex staff recommendations:

The analysis omits a westbound left-turn lane with approximately 550 feet of storage and appropriate taper on the US 1 southbound off-ramp, which is committed as part of Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan. The analysis also omits an additional southbound through lane across the bridge and continuing south of the study area as part of the same commitment. Due to this, the intersection may operate better than shown in this analysis.

Staff do not recommend additional improvements by the developer of Welch Homestead. NCDOT STIP HE-0010 is currently scheduled to begin construction in 2026. With these improvements the intersection is expected to operate at an overall LOS D or better under Build conditions. Though there is some queueing at this intersection, the development accounts for approximately 8% of the overall traffic therefore no additional improvements by the developer are recommended, per Town of Apex UDO Section 13.19.

**New Hill Holleman Road at US 1 Northbound Ramps (Signalized)**

| Table 5. A.M. / P.M. Signalized Peak Hour Levels of Service<br>New Hill Holleman Road at US 1 Northbound Ramps | | | |
|---|---|---|---|
| | **Existing** | **2029 No Build** | **2029 Build** |
| **Overall** | *D / C* | *D / C* | *D / C* |
| ***Eastbound (US 1 NB Off-ramp)*** | *E / E* | *E / E* | *E / E* |
| ***Northbound (New Hill Holleman Rd)*** | *B / B* | *D / C* | *D / C* |
| ***Southbound (New Hill Holleman Rd)*** | *E / C* | *C / B* | *C / B* |

TIA recommendations:

- The TIA notes the following improvements are committed by other projects in the area:
    - Provide a northbound right-turn lane with approximately 125 feet of storage and appropriate taper. *(Gracewood Residential)*
    - Modify the existing traffic signal. *(Gracewood Residential)*
    - Extend the committed northbound right-turn lane to provide 250 feet of storage and appropriate taper. *(Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan)*
    - Provide a southbound left-turn lane with approximately 200 feet of storage and appropriate taper. *(Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan)*
- The TIA makes no recommendations for additional improvements by the developer.

Apex staff recommendations:

The analysis omits the following improvement committed as part of the Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan:

- Extend the existing eastbound right-turn lane to provide 75 feet of storage and appropriate taper. Convert the movement to free flow by installing a channelized island and a southbound receiving lane.
- Provide an additional southbound through lane.
- Modify the existing traffic signal.

Due to this, the intersection may operate better than shown in the analysis.

Staff do not recommend additional improvements by the developer of Welch Homestead. NCDOT STIP HE-0010 is currently scheduled to begin construction in 2026. With these improvements the intersection is expected to operate at an overall LOS D or better under Build conditions. Though there is some queueing at this intersection, the development accounts for less than 4% of the overall traffic therefore no additional improvements by the developer are recommended per Town UDO Section 13.19.

**Old US 1 at Mason Road (Unsignalized)**

| Table 6. A.M. / P.M. Unsignalized Peak Hour Levels of Service<br>Old US 1 at Mason Road | | | |
|---|---|---|---|
| | **Existing** | **2029 No Build** | **2029 Build** |
| **Overall** | NA | NA | NA |
| ***Westbound (Old US 1)*** | *A / A[2]* | *A / A[2]* | *A / A[2]* |
| ***Eastbound (Old US 1)*** | *NA* | *NA* | *NA* |
| ***Northbound (Mason Rd)*** | *B / B[1]* | *C / C[1]* | *C / C[1]* |

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements by the developer.

Apex staff recommendations:

Staff concurs with the TIA recommendations. The minor street approach is anticipated to operate at LOS C during both the AM and PM peak hours under No Build and Build conditions. The proposed development only contributes to the through movements on Old US 1 at this intersection in the traffic assignment. Any traffic from this development that may turn at Mason Road is expected to be a very small number that would not significantly affect operations.

**Old US 1 at Humie Olive Road (Signalized)**

| Table 7. A.M. / P.M. Signalized Peak Hour Levels of Service<br>Old US 1 at Humie Olive Road | | | |
|---|---|---|---|
| | **Existing** | **2029 No Build** | **2029 Build** |
| **Overall** | *D / C* | *F / E* | *F / E* |
| ***Westbound (Old US 1)*** | *D / C* | *F / F* | *F / F* |
| ***Eastbound (*Old US 1*)*** | *B / B* | *C / D* | *C / D* |
| ***Northbound (Driveway)*** | *C / B* | *C / C* | *C / C* |
| ***Southbound (Humie Olive Rd)*** | *D / C* | *F / F* | *F / F* |

TIA recommendations:

- The TIA recommends no improvements by the developer.

Apex staff recommendations:

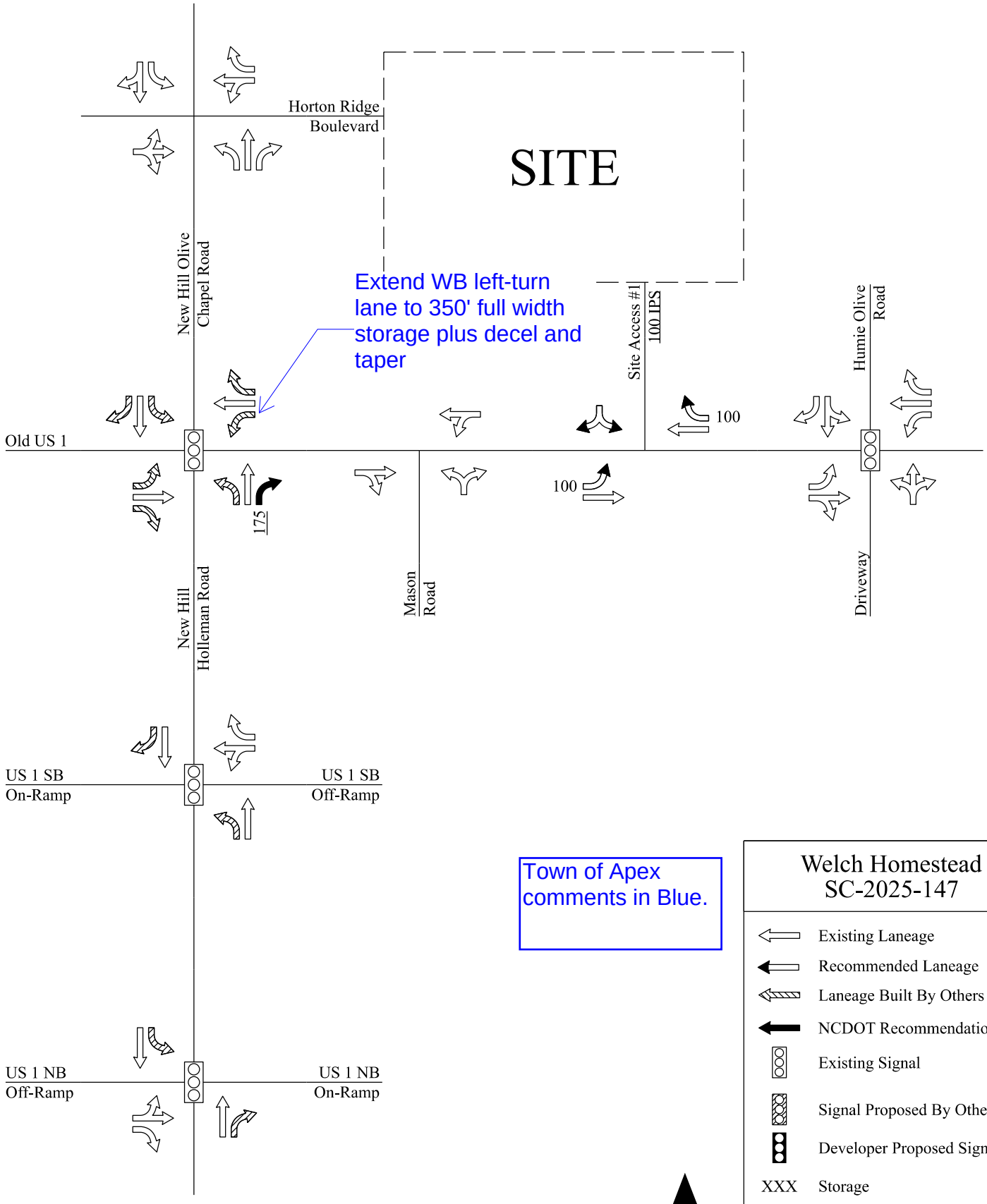
Staff concurs with the TIA recommendations. The analysis shows the signal is expected to operate at an overall LOS F during the AM peak hour and LOS E during the PM peak hour under both No Build and Build conditions. The proposed development traffic accounts for approximately 2% of the overall traffic at this intersection and is limited to the through movements in the traffic assignment. Any traffic from this development that may turn at Humie Olive Road is expected to be a very small number that would not significantly affect operations.

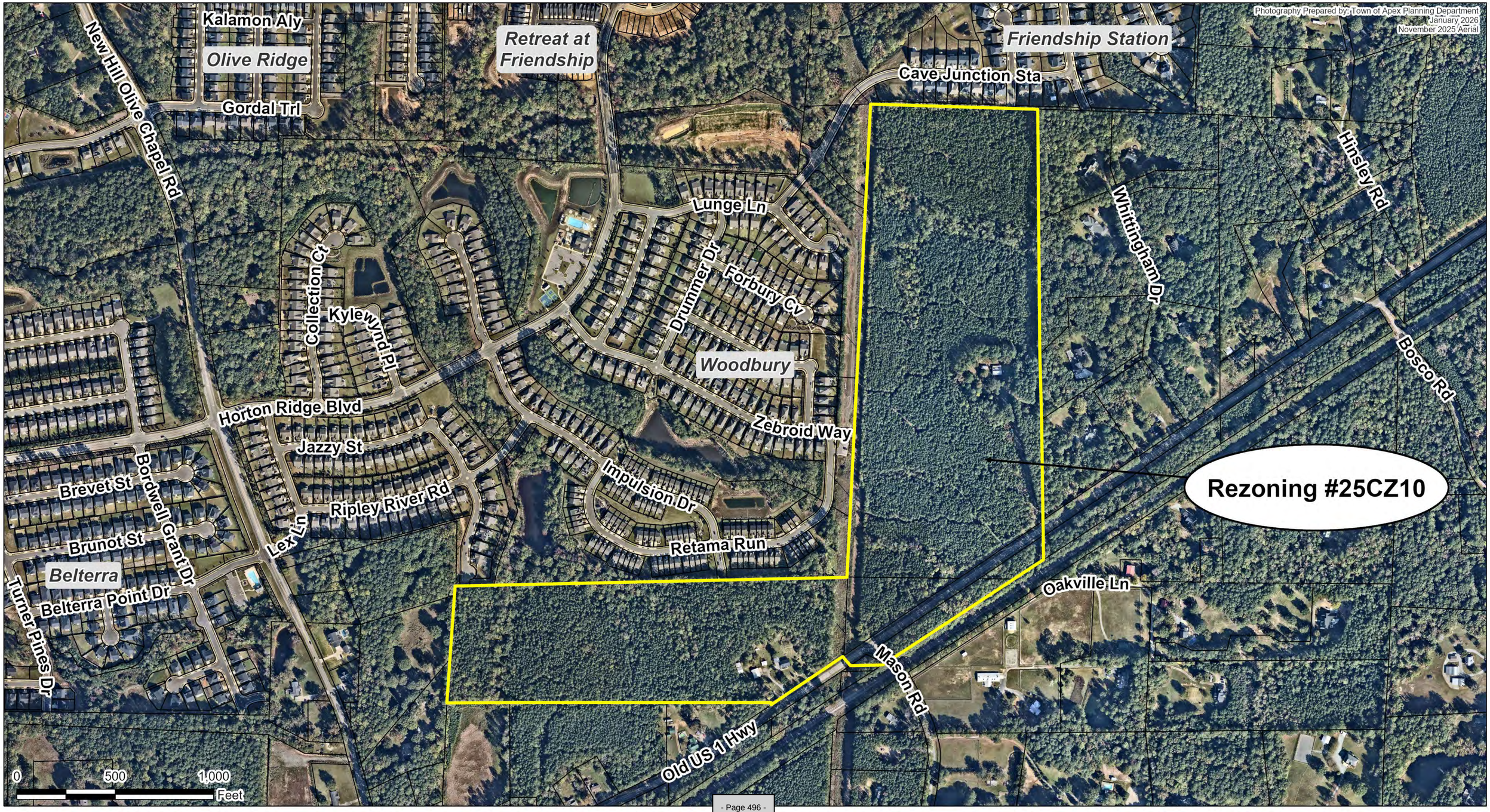
However, it is important to note that this intersection is likely to operate better than what is reported in this study due to conservative analysis guidelines preferred by NCDOT. For instance, right-turns-on-red are not allowed for analysis purposes. Due to the heavy southbound left-turn movement on Humie Olive Road and heavy westbound right-turn movement on Old US 1, when right-turn-on-red is allowed in the analysis for the westbound approach, the signal operates at an overall LOS D during the AM peak hour and still LOS E during the PM peak hour with approximately 20 seconds less delay overall.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings to discuss recommendations as needed.

Sincerely,

Jessica McClure, PE
919-372-7448


SITE
Horton Ridge Boulevard
New Hill Olive Chapel Road
Extend WB left-turn lane to 350' full width storage plus decel and taper
Site Access #1
100 IPS
Humie Olive Road
Old US 1
100
100
175
Mason Road
New Hill Holleman Road
Driveway
US 1 SB On-Ramp
US 1 SB Off-Ramp
US 1 NB Off-Ramp
US 1 NB On-Ramp
Town of Apex comments in Blue.
Welch Homestead
SC-2025-147
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
XXX Storage
XXX NCDOT Recommended Storage
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale
N


Photography Prepared by: Town of Apex Planning Department
January 2026
November 2025 Aerial
Kalamon Aly
Olive Ridge
New Hill Olive Chapel Rd
Gordal Trl
Retreat at Friendship
Friendship Station
Cave Junction Sta
Hinsley Rd
Whittingham Dr
Lunge Ln
Drummer Dr
Forbury Cv
Collection Ct
Kylewynd Pl
Woodbury
Bosco Rd
Horton Ridge Blvd
Zebroid Way
Jazzy St
Impulsion Dr
Brevet St
Bordwell Grant Dr
Ripley River Rd
Lex Ln
Brunot St
Retama Run
Belterra
Belterra Point Dr
Turner Pines Dr
Oakville Ln
Mason Rd
Old US 1 Hwy
Rezoning #25CZ10
0
500
1,000
Feet

## PLANNED UNIT DEVELOPMENT APPLICATION

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 #: 25CZ10 Submittal Date: 7/1/2025

Fee Paid $ Check #

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Welch Homestead Planned Unit Development

Address(es): 3204, 3216, 3312 Old US 1 Hwy

PIN(s) 0720158891, 0720144298, 0720046146

Acreage: 83.53

Current Zoning: R-40W (Wake Co.) Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: 1) Medium Density Residential 2) Medium Density Residential OR Commercial Services 3) Park - Public or Private

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: 0

Area proposed as non-residential development: Acreage: 0

Percent of mixed use area proposed as non-residential: Percent: 0%

## Applicant Information

Name: Lennar Carolinas, LLC

Address: 1100 Perimeter Park Drive, Suite 112

City: Morrisville State: NC Zip: 27560

Phone: 984-202-9179 E-mail: tyler.wilson@lennar.com

## Owner Information

Name: Barbour, Linda Barker

Address: PO Box 252

City: New Hill State: NC Zip: 27562-0252

Phone: 919-210-0479 E-mail: Barkerlb@bellsouth.net

## Agent Information

Name: David Bergmark, McAdams

Address: 621 Hillsborough Street, Suite 500

City: Raleigh State: NC Zip: 27603

Phone: 919-361-5000 E-mail: bergmark@mcadamsco.com

Other contacts: Attorney - Mark Frederick, Parker Poe

## PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 25CZ10 Submittal Date: 7/01/2025

## PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met be the proposed rezoning.

## 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 neede

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 Ma

[redacted]ease see Attachment 1.

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

[redacted]ease see Attachment 1.

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

[redacted]ease see Attachment 1.

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 nuisanc[redacted]

Please see Attachment 1.

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.

Please see Attachment 1.

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.

Please see Attachment 1.

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.

Please see Attachment 1.

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

Please see Attachment 1.

## PETITION PROCESS INFORMATION

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.

Please see Attachment 1.

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.

Please see Attachment 1.

## AFFIDAVIT OF OWNERSHIP

Application #: 25CZ10 Submittal Date: 7/01/2025

The undersigned, Linda Barker Barbour (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 3204, 3216, 3312 Old US 1 Hwy and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

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 1/9/01 and 3/31/98 and recorded in the Wake County Register of Deeds Office on 04/06/01 and 6/24/98 in Book _____ Page DB 8868-2358 and DB 8088-258

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 1/9/01and 3/31/98, 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 1/9/01 and 3/31/98, 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 6th day of June, 2025.

Linda Barker Barbour (seal)

Linda Barker Barbour
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 LINDA BARKER BARBOUR Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCDL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

WILLIAM RILEY WHITEHEAD NOTARY PUBLIC WAKE COUNTY, N.C.

William Riley Whitehead
Notary Public
State of North Carolina
My Commission Expires: 6-1-2029

WILLIAM RILEY WHITEHEAD

## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ10 Submittal Date: 7/01/2025

**Insert legal description below.**

BARBOUR TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54" WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

## AGENT AUTHORIZATION FORM

Application #: 25CZ10 Submittal Date: 7/01/2025

Linda Barker Barbour 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: 3204, 3216, 3312 Old US 1 Hwy

The agent for this project is: Lennar Carolinas, LLC

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

Agent Name: Tyler Wilson, PE

Address: 1100 Perimeter Park Dr, Suite 112, Morrisville NC 27560

Telephone Number: 984-202-9179

E-Mail Address: tyler.wilson@lennar.com

Signature(s) of Owner(s)*

Linda Barker Barbour — 06/06/2025

Linda Barker Barbour (Type or print name) — 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.

## TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 25CZ10 Submittal Date: 7/01/2025

**Town of Apex**
**73 Hunter Street**
**P.O. Box 250 Apex, NC 27502**
**919-249-3400**

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

3204, 3216, 3312 Old US 1 Hwy
(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

Lennar Carolinas, LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

| | |
|---|---|
| CUSTOMER: Lennar Carolinas, LLC | TOWN OF APEX |
| BY: Tyler Wilson, PE<br>Authorized Agent | BY: _____<br>Authorized Agent |
| DATE: 5/28/25 | DATE: _____ |

**Attachment 1.**

**Legislative Considerations – Conditional Zoning**

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.

   The proposed PUD-CZ is consistent with the 2045 Land Use Map's designations of Medium Density Residential and Parks – Private or Public. The PUD-CZ includes single family detached houses and townhouses at a density not to exceed 3.3 units per acre. This is consistent with the Medium Density Residential designation, which envisions densities of 3-6 units per acre.

   A small portion of the site (located between US 1 Hwy and the railroad right of way) is designated Parks – Private or Public. The PUD-CZ proposes to dedicate this land to the Town for a future linear public park.

   A portion of the site (along US 1 Hwy) is designated for Medium Density Residential or Commercial Services. This PUD-CZ proposes a higher density residential use (aka townhomes) within this area to support future commercial centers, as identified on the 2045 Land Use Plan abutting the site to the southwest. Environmental and access constraints prevent viable commercial development in the Welch Homestead development.

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

   The site is surrounded by newer neighborhoods of single-family houses and townhouses, as well as single-family houses on larger lots. The proposed uses within the PUD-CZ are single family detached and townhouses at an unobtrusive scale and height (maximum 36' height for townhouses, maximum 40' height for single family houses). The housing types and density will be compatible with the existing character of the surrounding neighborhoods and provide a transition to the larger residential lots to the east. The request will provide more housing supply and choices in the area while remaining consistent with the existing character.

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

   The proposed PUD-CZ will comply with all applicable Supplemental Standards in UDO Section 4.4. There are no supplemental standards which apply to the

proposed residential uses. For a potential private recreation facility, a dog park is not proposed to be included at this time. If one is included in the future, a double gate shall be installed at any entrance, in accordance with the Supplemental Use Standards.

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.

The proposed PUD-CZ will minimize any potential adverse impacts to surrounding properties. There shall be a 20' Type B Buffer applied along the entire perimeter of the neighborhood. Riparian stream buffers near properties lines shared with the adjacent neighborhood to the east and north will create additional screening and green space along the perimeter of this development. Finally, the proposed uses and housing types are of a similar scale and density to the surrounding area.

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 are several potential jurisdictional streams on the site. Riparian buffers will be provided on either side of these streams in accordance with Town of Apex and NCDEQ requirements (50' for intermittent streams, 100' for perennial streams). The proposed layout minimizes stream crossings to the maximum extent practical, while adhering to requirements to connect to existing constructed roadway stubs. The project will provide a minimum of 30% Resource Conservation Area, which will provide additional buffering and protection to environmentally sensitive areas.

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.

The proposed PUD-CZ will not have an adverse impact on public facilities and services. The developer will be responsible for widening improvements to Old US 1

Hwy along the site's frontage to the full four-lane median divided cross section, consistent with Apex's Transportation Plan and as permitted by NCDOT. Town water and sewer facilities are currently stubbed to the site's northern border, allowing for simple connections and extensions throughout the site. Furthermore, water connection to Old US Hwy 1 will facilitate a looped water system. The site is contiguous to the Town of Apex's corporate limits, allowing for an efficient extension of town and county services in the form of police, fire, and EMS. The PUD will include privately developed and HOA maintained recreational amenities serving the immediate needs of its residents, as well as publicly dedicated park land along Old US 1 Hwy. Finally, the development will result in additional recreational fees provided to the Town on a per-unit basis to be used to address municipal recreational needs in compliance with the adopted fee schedule.

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.

The proposed PUD-CZ will result in a development of single family detached houses and townhouses at a low-to-moderate density. The district will not adversely affect the health, safety, or welfare of the existing residents in the Town. The project will increase housing supply and options in Apex, as well as provide additional means of access to existing neighborhoods for improved emergency response.

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

The proposed PUD-CZ will not be substantially detrimental to adjacent properties. A minimum 20-ft Type B Buffer is provided around the entire perimeter of the neighborhood. The proposed single family detached houses and townhouses are consistent with the surrounding residential uses of the same type. The proposed maximum density (3.3 units per acre) is low-to-moderate and is consistent with the surrounding suburban character.

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.

The proposed PUD-CZ will not cause nuisance or hazards to surrounding properties. A vegetated buffer will be provided around the entire perimeter of the neighborhood, and the proposed uses and density are consistent with the surrounding properties. Existing street stubs will be connected to and extended, which will advance the build out of a network of neighborhood streets to alleviate traffic on main roads. A TIA has been submitted with the rezoning request identifying the traffic impact of the site and recommended traffic improvements. The developer will be responsible for adhering to the final traffic improvement recommendations.

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.

The proposed PUD-CZ will comply with all applicable provisions of the Town of Apex's Unified Development Ordinance, except as specifically identified and modified as part of this application.

# DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 25CZ10 Submittal Date: 7/01/2025

Fee for Initial Submittal: No Charge Fee for Name Change after Approval: $500*

## Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

## Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A $500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

## Existing Development Titles, Recurring

| | Residential | Non-Residential |
|---|---|---|
| 10 or more | Creek, Farm(s), Village(s), | Center/Centre |
| 6 to 9 | Crossing(s), Park, Ridge, Wood(s) | Commons, Park |
| 3 to 5 | Acres, Estates, Glen(s), Green*, Hills | Crossing(s), Plaza, Station, Village(s) |

*excludes names with Green Level

# DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 25CZ10 Submittal Date: 7/01/2025

## Proposed Subdivision/Development Information

Description of location: Southwest Apex, north of Old US 1 and directly abutting the Woodbury neighborhood

Nearest intersecting roads: ~2,000 ft west of the intersection of Old US 1 Hwy and New Hill Olive Chapel Rd

Wake County PIN(s): 0720158891, 0720046146, 0720144298

Township: Buckhorn

## Contact Information (as appropriate)

Contact person: David Bergmark

Phone number: 919.351.5000 Fax number: -

Address: 621 Hillsborough St, Suite 500, Raleigh NC 27603

E-mail address: bergmark@mcadamsco.com

Owner: Linda Barker Barbour

Phone number: 919-210-0479 Fax number: -

Address: PO Box 252, New Hill, NC 27562-0252

E-mail address: barkerlb@bellsouth.net

## Proposed Subdivision/Development Name

1st Choice: Welch Homestead

2nd Choice *(Optional)*:

**Town of Apex Staff Approval:**

Town of Apex Planning Department Staff Date

## STREET NAME APPROVAL APPLICATION

Application #: 25CZ10 Submittal Date: 7/01/25

Wake County Approval Date: _____

### Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

### Information:

Description of location: Southwest Apex, north of Old US 1 and directly abutting the Woodbury neighborhood

Nearest intersecting roads: ~2,000 ft west of the intersection of Old US 1 Hwy and New Hill Olive Chapel Rd

Wake County PIN(s): 0720158891, 0720046146, 0720144298

Township: Buckhorn

### Contact information (as appropriate)

Contact person: David Bergmark

Phone number: 919.351.5000 Fax number: -

Address: 621 Hillsborough St, Suite 500, Raleigh NC 27603

E-mail address: bergmark@mcadamsco.com

Owner: Linda Barker Barbour

Phone number: 919-210-0479 Fax number: -

Address: PO Box 252, New Hill, NC 27562-0252

E-mail address: barkerlb@bellsouth.net

## STREET NAME APPROVAL APPLICATION

Application #: 25CZ10 Submittal Date: 7/01/2025

# of roads to be named: _____

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name Suffix

Hunter Street

| | | | |
|---|---|---|---|
| 1 | Welch Homestead Drive | 11 | Cedar Hearth Way |
| 2 | Womble Bluff Way | 12 | Mapleford Court |
| 3 | Mason Knoll Lane | 13 | Parlor Glen Lane |
| 4 | Bennett Bay Drive | 14 | Spindle Hill Lane |
| 5 | Abner Lane | 15 | Lanternlight Lane |
| 6 | Barbee Ridge Drive | 16 | Cloverwell Drive |
| 7 | Hearne Lane | 17 | |
| 8 | Saddleback Lane | 18 | |
| 9 | Twin Birch Lane | 19 | |
| 10 | Willowcroft Lane | 20 | |

**TOWN OF APEX STAFF APPROVAL**

Town of Apex Staff Approval Date

**WAKE COUNTY STAFF APPROVAL:**

GIS certifies that _____ names indicated by checkmark ☑ are approved.
Please disregard all other names.

Comments:

Wake County GIS Staff Approval Date

WELCH HOMESTEAD LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54"

WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

# APEX ENVIRONMENTAL ADVISORY BOARD
## Suggested Zoning Conditions

Project Name: Welch Homestead PUD Date: 05/02/25

The Town of Apex Environmental Advisory Board offers this general list of suggested rezoning conditions for rezoning applicants to consider before filling a rezoning petition. The purpose of this list is to encourage and recommend implementation of exceptional environmental practices for future development that exceeds Town requirements. The Board will review each rezoning pre-application request and expand on suggested conditions by offering specific recommendations on a case-by-case basis.

**The decision to include any of the recommendations below is voluntary by the applicant and the Board does not expect applicants to add all of the suggested conditions.** Planning staff will include all zoning conditions suggested by this Board and will note which conditions have been added by the applicant in the staff reports to the Planning Board and Town Council. Applicants should review this list before meeting with the Board. NOTE: Text in green indicates suggested zoning condition language from Planning Staff. Underlined text indicates text or numbers that may be changed based on the specific project. Additional conditions may be suggested by the EAB at the meeting.

This document is divided into two parts:

- Part I – Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.
- Part II – Non-Residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

**Please be sure to read and complete the entire document. Please provide a response to each goal and/or sub-goal. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.**

---

## Part I – Residential

Single-family dwelling and townhome subdivisions (excluding parking lots, exterior building lights and exterior architecture).

| STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5) | YES | NO | N/A |
|---|---|---|---|
| **Goal 1. Increase riparian buffer widths from surface waters in environmentally sensitive areas.**<br>The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream. | ☐ | ☑ | ☐ |
| **Goal 2. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas.** | | | |

| STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5) | YES | NO | N/A |
|---|---|---|---|
| The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths. | ☑ | ☐ | ☐ |
| **Goal 3. Implement Low Impact Development (LID) techniques as defined by the NC Department of Environmental Quality.**<br>The project shall install a minimum of _____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. | ☐ | ☑ | ☐ |
| **Goal 4. Increase pervious surface to reduce stormwater runoff and pollutant concentrations.**<br>*Option 5.1:* Install pervious pavements where practicable (e.g. when parking maximums are exceeded). The Department of Public Works & Transportation does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.<br>a. The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.<br>**AND/OR**<br>b. The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association. | ☐<br><br>☐ | ☑<br><br>☑ | ☐<br><br>☐ |
| **Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development.**<br>At least _____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan. | ☐ | ☑ | ☐ |

| PLANTING AND LANDSCAPING (6-13) | YES | NO | N/A |
|---|---|---|---|
| **Goal 6. Preserve tree canopy and prioritize medium to large, healthy, desirable species.**<br>*Option 6.1:* Preserve existing trees (percentage-based). Numbers shown may be changed based on project.<br>The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.<br>*Option 6.2:* Replace canopy (percentage- or DBH size-based) where there is sufficient space.<br>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree of similar species or mature size. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. | ☐<br><br>☐ | ☑<br><br>☑ | ☐<br><br>☐ |

| PLANTING AND LANDSCAPING (6-13) | YES | NO | N/A |
|---|---|---|---|
| **Goal 7. Plant trees to improve energy efficiency.** | | | |
| *Option 7.1:* Plant deciduous shade trees on southern side of buildings. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings. | ☐ | ☑ | ☐ |
| *Option 7.2:* Plant evergreen trees as a windbreak on northern side of buildings. To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak. | ☐ | ☑ | ☐ |
| **Goal 8. Increase biodiversity.** Note: Invasive species are prohibited. Please see the Town's Design and Development Manual for a link to the list of prohibited species. | | | |
| *Option 8.1:* Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species). a. The project shall ensure that 60 % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review. | ☑ | ☐ | ☐ |
| *Option 8.2:* Provide and allow for undisturbed spaces (e.g. leaf piles, unmown fields, fallen trees) for nesting and overwintering for native pollinators and wildlife. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas. | ☐ | ☑ | ☐ |
| *Option 8.3:* Retain and protect old ponds if the dam is structurally sound. To preserve and protect existing species, existing ponds shall be preserved if structurally sound. | ☐ | ☑ | ☐ |
| *Option 8.4*: Increase the number of native trees and shrubs. a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of _____ % of the species selected shall be native or a native of North Carolina. | ☐ | ☑ | ☐ |
| **AND/OR** | | | |
| b. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site. | ☐ | ☑ | ☐ |
| **Goal 9. Implement xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.** a. The project commits to planting only drought tolerant plants, of which _____ % of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review. | ☐ | ☑ | ☐ |
| **OR** | | | |
| b. To reduce irrigation requirements, the project shall select and plant only warm season grasses. | ☐ | ☑ | ☐ |
| **Goal 10. Promote the benefits of native pollinators.** The project shall plant at least _____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA. | ☐ | ☑ | ☐ |
| **Goal 11. Improve soil quality to be amenable for a variety of native and non-invasive plantings.** | | | |

| PLANTING AND LANDSCAPING (6-13) | YES | NO | N/A |
|---|---|---|---|
| To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed on each lot and within disturbed common areas. | ☐ | ☑ | ☐ |
| **Goal 12. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas).**<br>The UDO requires a _____-foot buffer along the _____perimeter of the property. The applicant shall add _____-foot buffer in that location, which would be an increase of _____-feet above the requirement. | ☐ | ☑ | ☐ |
| **Goal 13. Reduce impacts to resource conservation Areas (RCAs).**<br>a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.<br>**OR**<br>b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots. | ☐<br><br>☐ | ☑<br><br>☑ | ☐<br><br>☐ |

| SUSTAINABLE BUILDINGS (14) | YES | NO | N/A |
|---|---|---|---|
| **Goal 14. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard.**<br>The project shall be designed to meet the requirements for one of the green building certifications listed above. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted. | ☐ | ☑ | ☐ |

| WASTE MANAGEMENT (15) | YES | NO | N/A |
|---|---|---|---|
| **Goal 15. Encourage the proper disposal of pet waste to reduce environmental impacts.** ***Numbers shown may be changed based on project.***<br>The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there fewer than 25 homes, at least one (1) pet waste station shall be installed. | ☑ | ☐ | ☐ |

| CLEAN ENERGY (16-18) | YES | NO | N/A |
|---|---|---|---|
| **Goal 16. Install rooftop solar on buildings.**<br>a. A solar PV system of at least _____kW shall be installed on at least _____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.<br>**AND/OR**<br>b. A solar PV system shall be installed on a minimum of _____model home. All solar installation required by this condition shall be completed or under construction prior to _____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.<br>**AND/OR** | ☐<br><br>☐ | ☑<br><br>☑ | ☐<br><br>☐ |

| CLEAN ENERGY (16-18) | YES | NO | N/A |
|---|---|---|---|
| c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least _____ kWHs. | ☐ | ☑ | ☐ |
| **Goal 17. Include solar conduit in building design.** All homes shall be pre-configured with conduit for a solar energy system. | ☐ | ☑ | ☐ |
| **Goal 18. Encourage clean transportation.** The developer shall install at least _____electric vehicle charging station in amenity centers or common area parking lots. | ☐ | ☑ | ☐ |

## Part II - Non-Residential

Includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas.

| STORMWATER AND WATER CONSERVATION – WATER QUANTITY (1) | YES | NO | N/A |
|---|---|---|---|
| **Goal 1. Increase design storm for retention basin in flood-prone areas.** The UDO requires that treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. Each option is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option b should not be selected. | | | |
| a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance. | ☐ | ☑ | ☐ |
| **OR** | | | |
| b. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance. | ☐ | ☑ | ☐ |

| STORMWATER AND WATER CONSERVATION – WATER QUALITY (2-7) | YES | NO | N/A |
|---|---|---|---|
| **Goal 2. Increase riparian buffer widths from surface waters in environmentally sensitive areas.** The project shall increase the riparian buffer width by at least _____feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream. | ☐ | ☑ | ☐ |
| **Goal 3. Limit tree clearing, stormwater control measures (SCM), or infrastructure in either zone of the riparian buffer.** No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer. | ☐ | ☑ | ☐ |
| **Goal 4. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas.** The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths. | ☐ | ☑ | ☐ |
| **Goal 5. Implement low impact development (LID) techniques as defined by the NC Department of Environmental Quality.** The project shall install a minimum of _____Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific | ☐ | ☑ | ☐ |

| STORMWATER AND WATER CONSERVATION – WATER QUALITY (2-7) | YES | NO | N/A |
|---|---|---|---|
| type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. | | | |
| **Goal 6. Increase pervious surface to reduce stormwater runoff and pollutant concentrations.** The Department of Public Works & Transportation does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW.<br>*Option 6.1:* Install pervious pavements where practicable (e.g. when parking maximums are exceeded).<br>a. The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.<br>**AND/OR**<br>b. The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.<br>*Option 6.2:* Modify curb and gutters to provide stormwater infiltration and evaporation, such as swale-only, reverse curbs, Silva cells, or curb cuts with rain gardens.<br>To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.<br>*Option 6.3:* Utilize green street design. May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation.<br>The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation. | ☐<br><br>☐<br><br>☐<br><br>☐ | ☑<br><br>☑<br><br>☑<br><br>☑ | ☐<br><br>☐<br><br>☐<br><br>☐ |
| **Goal 7. Stormwater re-use application:** Integrate irrigation from the SCM (wet pond) on site. | | | |
| At least one _____SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan. | ☐ | ☑ | ☐ |

| PLANTING AND LANDSCAPING (8-15) | YES | NO | N/A |
|---|---|---|---|
| **Goal 8. Preserve tree canopy and prioritize medium to large, healthy, desirable species.**<br>*Option 8.1:* Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB's preference is for a minimum of 50%.<br>a. The project shall preserve a minimum of _____% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.<br>**OR**<br>b. The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to | ☐<br><br>☐ | ☑<br><br>☑ | ☐<br><br>☐ |

| PLANTING AND LANDSCAPING (8-15) | YES | NO | N/A |
|---|---|---|---|
| locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces. | | | |
| *Option 8.2:* Replace canopy (percentage- or DBH size-based) where there is sufficient space. The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. | ☐ | ☑ | ☐ |
| **Goal 9. Plant trees for improved energy efficiency.** | | | |
| *Option 9.1:* Plant deciduous shade trees on southern side of buildings. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings. | ☐ | ☑ | ☐ |
| *Option 9.2:* Plant evergreen trees as a windbreak on northern side of buildings. To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak. | ☐ | ☑ | ☐ |
| **Goal 10. Increase biodiversity.** | | | |
| *Option 10.1:* Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species). | | | |
| a. The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. | ☐ | ☑ | ☐ |
| **OR** | | | |
| b. The project shall ensure that _____% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review. | ☐ | ☑ | ☐ |
| *Option 10.2:* Retain and protect old ponds if the dam is structurally sound. To preserve and protect existing species, existing ponds shall be preserved if structurally sound. | ☐ | ☑ | ☐ |
| *Option 10.3*: Increase the number of native tree and shrub species selected. | | | |
| a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native or a native of North Carolina. | ☐ | ☑ | ☐ |
| **OR** | | | |
| b. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site. | ☐ | ☑ | ☐ |
| **Goal 11. Implement green infrastructure.** | | | |
| *Option 11.1:* Plant rain gardens. The project shall install one or more rain gardens throughout the site. | ☐ | ☑ | ☐ |
| *Option 11.2:* Install vegetated rooftops. | | | |
| a. The project shall install a vegetated rooftop, aka green roof, on each building. | ☐ | ☑ | ☐ |
| **OR** | | | |
| b. The project shall install a vegetated rooftop, aka green roof, on at least _____$ft^2$ of each building. | ☐ | ☑ | ☐ |

| PLANTING AND LANDSCAPING (8-15) | YES | NO | N/A |
|---|---|---|---|
| *Option 11.3:* Implement xeriscaping in design.<br>a. The project commits to planting _____% drought tolerant native plants. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.<br>**OR**<br>b. The project commits to planting only drought tolerant plants. At least _____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.<br>**OR**<br>c. To reduce irrigation requirements, the project shall select and plant only warm season grasses. | ☐<br><br>☐<br><br>☐ | ☑<br><br>☑<br><br>☑ | ☐<br><br>☐<br><br>☐ |
| **Goal 12. Install community gardens and native pollinator demonstration gardens.**<br>The project shall plant at least _____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. | ☐ | ☑ | ☐ |
| **Goal 13. Improve soil quality to be amenable for a variety of native and non-invasive plantings.**<br>To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed within disturbed areas. | ☐ | ☑ | ☐ |
| **Goal 14. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas).**<br>The UDO requires a _____-foot buffer along the _____perimeter of the property. The applicant is proposing a _____-foot buffer in that location, which would be an increase of _____-feet above the requirement. | ☐ | ☑ | ☐ |
| **Goal 15. Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.**<br>a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.<br>**OR**<br>b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots. | ☐<br><br>☐ | ☑<br><br>☑ | ☐<br><br>☐ |

| SUSTAINABLE BUILDINGS (16) | YES | NO | N/A |
|---|---|---|---|
| **Goal 16. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard.**<br>The project shall be designed to meet the requirements for _____green building certification. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted. | ☐ | ☑ | ☐ |

| WASTE REDUCTION (17) | YES | NO | N/A |
|---|---|---|---|
| **Goal 17. Install pet waste stations in public areas for multi-family, apartments, or condominiums or dog friendly businesses.** | | | |

| WASTE REDUCTION (17) | YES | NO | N/A |
|---|---|---|---|
| The project shall install at least _____ pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. | ☐ | ☑ | ☐ |

| CLEAN ENERGY (18-20) | YES | NO | N/A |
|---|---|---|---|
| **Goal 18. Install rooftop solar on buildings.** | | | |
| a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area. | ☐ | ☑ | ☐ |
| **OR** | | | |
| b. A solar PV system of at least 3.5kW shall be installed on at least _____% of or _____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to _____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time. | ☐ | ☑ | ☐ |
| **OR** | | | |
| c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least _____ kWHs. | ☐ | ☑ | ☐ |
| **Goal 19. Include solar conduit in building design.** | | | |
| The project shall install conduit for solar energy systems for all non-residential buildings. The roof shall also be engineered to support the weight of a future rooftop solar PV system. | ☐ | ☑ | ☐ |
| **Goal 20. Encourage clean transportation.** | | | |
| a. The installation of EV charging spaces shall not reduce the width of adjacent sidewalk to less than 5 feet. | ☐ | ☑ | ☐ |
| **AND/OR** | | | |
| b. EV charging spaces shall be located such that the cords shall not cause a trip hazard. | ☐ | ☑ | ☐ |
| **AND/OR** | | | |
| c. The developer shall provide 5% of all parking spaces as EV charging spaces. | ☐ | ☑ | ☐ |

| LIGHTING EFFICIENCY (21-24) | YES | NO | N/A |
|---|---|---|---|
| **Goal 21. Include energy efficient lighting in building design.** | | | |
| *Option 21.1: Increase the use of LEDs.* The exterior lighting for all multi-family and commercial buildings and parking lots will consist entirely of LED fixtures. | ☐ | ☑ | ☐ |
| *Option 21.2:* Lower maximum foot-candles outside of buildings. On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires. | ☐ | ☑ | ☐ |
| **Goal 22. Install timers or light sensors or smart lighting technology.** | | | |
| a. The project shall install light timers, motion sensors, or other smart lighting technology for all exterior lighting. | ☐ | ☑ | ☐ |
| **Goal 23. Include International Dark Sky Association compliance standards.** | | | |
| The project shall use full cutoff LED fixtures that have a maximum color temperature of 3000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures. | ☐ | ☑ | ☐ |

| **Applicant Clarification/Additional Language:** |
| --- |
| N/A |
| **Additional Board Recommendations:** |
| |

# 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.

May 6, 2025
Date

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

| 3204, 3216, & 3312 Old US 1 Hwy | 0720158891, 0720144298, & 0720046146 |
|---|---|
| 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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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 applicant is proposing the rezone the property to Planned Unit Development - Conditional Zoning to facilitate the development of a mixed-use project consisting of single-family detached homes, townhomes, and commercial uses. Additional information will be provided during the meeting.

Estimated submittal date: June 2, 2025

**MEETING INFORMATION:**

| | |
|---|---|
| Property Owner(s) name(s): | Linda Barker Barbour |
| Applicant(s): | Lennar Carolinas, LLC c/o Collier R. Marsh |
| Contact information (email/phone): | colliermarsh@parkerpoe.com; (919) 835-4663 |
| Meeting Address: | New Hill Community Center - 3101 New Hill Holleman Road, New Hill, NC 27562 |
| Date/Time of meeting**: | May 20, 2025 |

Welcome: 6:00pm Project Presentation: 6:00pm Question & Answer: 6:30pm

**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.

Parker Poe
Attorneys & Counselors at Law

To: Neighboring Property Owners and Tenants
From: Collier R. Marsh
Date: May 6, 2025

Re: Notice of Virtual Neighborhood Meeting

You are invited to attend a neighborhood meeting on May 20, 2025 from 6:00pm - 7:00pm at the New Hill Community Center, located at 3101 New Hill Holleman Road, New Hill, NC 27562. The purpose of the meeting is an upcoming application to rezone three properties located at 3204 Old US 1 Hwy (PIN 0720158891), 3216 Old US 1 Hwy (PIN 0720144298), and 3312 Old US 1 Hwy (PIN 0720046146) from Residential-40W (R-40W) (Wake County) to Planned Unit Development Conditional Zoning (PUD-CZ) to facilitate the development of a mixed-use project consisting of single-family detached homes, townhomes, and commercial uses.

During the meeting, the applicant will describe the nature of the rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a LUM exhibit; (4) an preliminary concept plan; (5) a project contact information sheet; and (6) a common construction issues & who to call information sheet.

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

Sincerely,

Collier R. Marsh

# 3204/3216/3312 Old US 1 Hwy

## Vicinity Map

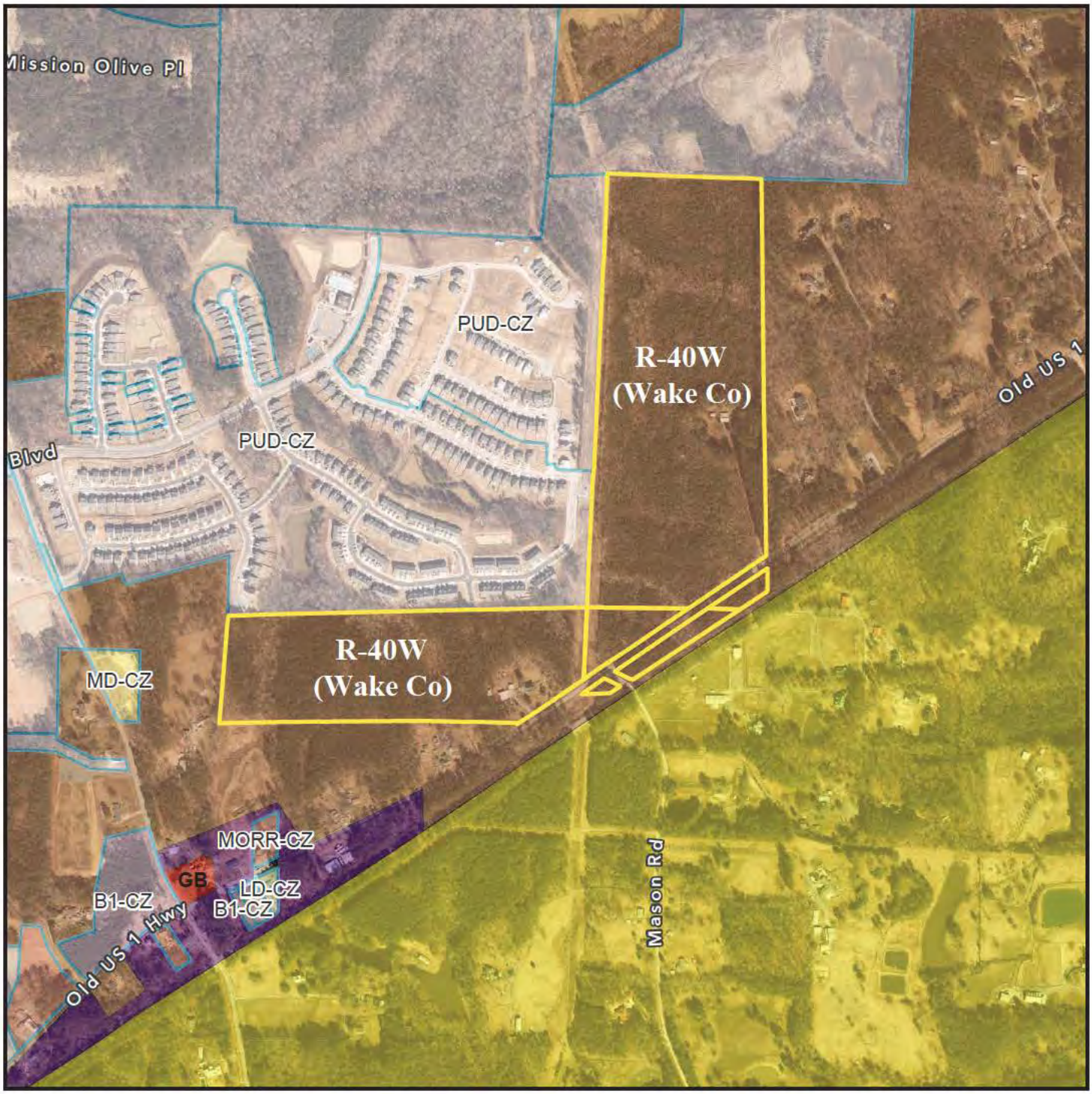
N

0 400 800 1,600 ft

1 inch equals 800 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.*




# 3204/3216/3312 Old US 1 Hwy

# Zoning Map

N

0 400 800 1,600 ft

1 inch equals 800 feet

# Current Zoning: R-40W (Wake Co)

***Disclaimer***

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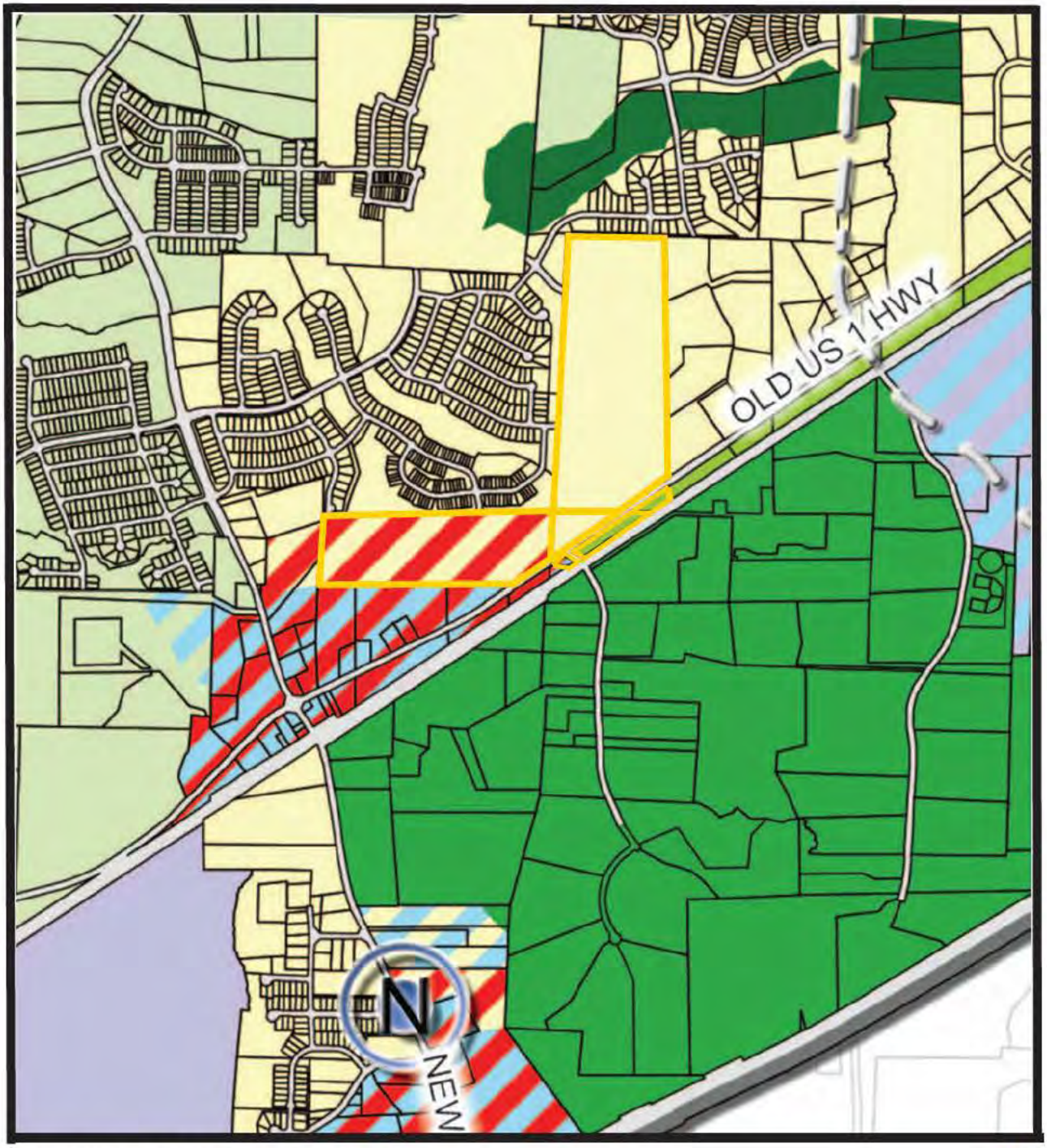
# 2045 Land Use Map Exhibit




**3204/3216/3312 Old US 1 Hwy**

N

**<u>Current LUM Designation</u>: Medium Density Residential/Park; Medium Density Residential/Park/Office Employment/Commercial Services; & Medium Density Residential/Commercial Services**

**<u>Proposed LUM Designation</u>: Medium Density Residential; & Medium Density Residential/Par**

## SITE DATA

| | |
|---|---|
| DEVELOPER | LENNAR<br>1100 PERIMETER PARK DRIVE, SUITE 112<br>MORRISVILLE, NC 27560 |
| PARCELS | 0720158891, 0720144298, 0720046146 |
| SITE AREA | GROSS AREA: +/- 83.51 AC |
| EXISTING ZONING | R40W (WAKE COUNTY) |
| PROPOSED ZONING | PUD-CZ |
| PROPOSED USE | RESIDENTIAL: SINGLE-FAMILY, TOWNHOMES |

## LEGEND

PREDOMINANT LAND USE

- SINGLE-FAMILY CONCEPTUAL DEVELOPMENT BLOCK
- TOWNHOMES CONCEPTUAL DEVELOPMENT BLOCK
- ACTIVE RECREATION/POCKET PARKS
- PASSIVE OPEN SPACE (PASSIVE OPEN SPACES NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS/WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)

VEHICULAR CIRCULATION

- CONCEPTUAL PUBLIC VEHICULAR ACCESS

GRAPHIC SCALE

0 75 150 300

1 inch = 150 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

LENNAR
1100 PERIMETER PARK, SUITE 112
MORRISVILLE, NC 27560
PHONE: 919. 465. 5900

LENNAR

# BARBOUR TRACT

PUD-CZ
OLD US 1 HWY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE |
|---|---|

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN23012 |
| FILENAME | LEN23012-S1 |
| CHECKED BY | DB |
| DRAWN BY | SMV |
| SCALE | 1"=150' |
| DATE | 05. 05. 2025 |

**SHEET**

PRELIMINARY LAYOUT PLAN

**C2.00**

X:\Projects\LEN\LEN23012_01\04-Production\Planning and LA\Exhibits\Planning\Bubble Plan for Notice\LEN23012-OAS1-PUD2.dwg, 5/5/2025 3:28:50 PM, Sean Vandeslice

# 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: Barbour PUD Rezoning Zoning: R-40W

Location: 3204, 3216, & 3312 Old US 1 Hwy

Property PIN(s): 0720158891, 0720144298, & 0720046146 Acreage/Square Feet: 83.51 acres

Property Owner: Linda Barker Barbour

Address: P.O. Box 252

City: New Hill State: NC Zip: 27562-0252

Phone: Email:

Developer: Lennar Carolinas, LLC c/o Collier R. Marsh

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4663 Fax: N/A Email: colliermarsh@parkerpoe.com

Engineer: McAdams c/o David Bergmark, AICP

Address: 621 Hillsborough Street, Suite 500

City: Raleigh State: NC Zip: 27603

Phone: (919) 361-5000 Fax: N/A Email: bergmark@mcadamsco.com

Builder (if known): Same as Developer

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<br>(Provide development name or location to be routed to correct planner) | (919) 249-3426 |
| Parks, Recreation & Cultural Resources Department<br>Angela Reincke, Parks Planning Project Manager | (919) 372-7468 |
| Transportation & Infrastructure Development<br>Russell Dalton, Traffic Engineering Manager | (919) 249-3358 |
| Water Resources Department<br>Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)<br>Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer) | (919) 249-3537<br>(919) 946-4394 |
| Electric Utilities Division<br>Rodney Smith, Electric Technical Services Manager | (919) 249-3342 |

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

| Noise & Hours of Construction: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

| Construction Traffic: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

| Road Damage & Traffic Control: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

| Parking Violations: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

| Dirt in the Road: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

| Dirt on Properties or in Streams: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

| Dust: | Water Resources | 919-362-8166 |
|---|---|---|

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

| Trash: | Water Resources | 919-362-8166 |
|---|---|---|

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

| Temporary Sediment Basins: | Water Resources | 919-362-8166 |
|---|---|---|

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

| Stormwater Control Measures: | Water Resources | 919-362-8166 |
|---|---|---|

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

| Electric Utility Installation: | Rodney Smith | 919-249-3342 |
|---|---|---|

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

# Barbour Road Rezoning - 500ft Adjacent Property Owner List

| OWNER | MAILING ADDRESS | |
|---|---|---|
| ABED, MOHAMMAD YAHYAMOHAMMAD ABU | 3303 CAROLINA LILY ST | CARY NC 27519-6710 |
| ACQUANITA, JOSEPH PETER MITCHELL, HALLEE LANAE | 2693 IMPULSION DR | NEW HILL NC 27562-9344 |
| ADAMS, JENNIFER PENNINTON | 5328 THAYER DR | RALEIGH NC 27612-5946 |
| ADI, SANJAY N ADI, BINDU | 5712 LIGHT BRIGADE LN | RALEIGH NC 27612-7094 |
| AGARWAL, AMIT AGARWAL, SAMPADA | 204 KURTNER CT | MORRISVILLE NC 27560-6736 |
| AGARWAL, GITESH AGARWAL, VIJAY | 3235 RETAMA RUN | NEW HILL NC 27562-9346 |
| AGOSTA, MICHAEL | 3168 RETAMA RUN | NEW HILL NC 27562-9345 |
| AKSAC, ADNAN ANIL AKSAC, ASLIHAN | 3207 RETAMA RUN | NEW HILL NC 27562-9346 |
| ALAKANTI, PRADEEPKUMAR ALAKANTI, SUNAYANA | 3186 RETAMA RUN | NEW HILL NC 27562-9345 |
| ALBRECHT, PHILLIP M ALBRECHT, RACHEL M | 3235 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| ALIS MATTHEWS, GABRIEL ELIZABETH | 2300 CITRUS HILL DR | APEX NC 27502-4026 |
| ANDREWS, ROBERT WALTER | 4908 RIDGESTON PL | HOLLY SPRINGS NC 27540-91 |
| ANGELLY, SANDY K | 3143 RETAMA RUN | NEW HILL NC 27562-9345 |
| APEX FIRST IN-VESTMENTS LLC | 5448 APEX PEAKWAY # 222 | APEX NC 27502-3924 |
| APPANA, SURESH VASAVI MAJETI, NAGA MANI SATYA | 3040 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| ATKINS, LAURA B | PO BOX 217 | NEW HILL NC 27562-0217 |
| BACHUWAR, VAMSHI KRISHNA | 3104 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| BALAN, KAMALNATH BALAN, ARTI | 2516 SIDEWINDER CT | APEX NC 27523-8503 |
| BAPAT, VIKRAM KHAN, ZARINA S | 2725 JAZZY ST | NEW HILL NC 27562-9328 |
| BARBOUR, LINDA BARKER | PO BOX 252 | NEW HILL NC 27562-0252 |
| BAUTISTA MENDOZA, ROBERTO I BAUTISTA, EMILY | 2713 JAZZY ST | NEW HILL NC 27562-9328 |
| BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY | 3112 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| BIEL, CHARLES BIEL, SHERRI | 3118 LUNGE LN | NEW HILL NC 27562-9354 |
| BOREK, TORY KHORSAND | 3332 OLD US 1 HWY | NEW HILL NC 27562-9754 |
| BORKAR, YOGESH D BORKAR, GAURI | 1008 KATIE LN | CARY NC 27519-1557 |
| BURLESON, LISA M | 3109 ZEBROID WAY | NEW HILL NC 27562-9351 |
| BYLER, BRIAN D BYLER, ALLISON C | 3267 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| BYRD, ALISHA M BYRD, KRISTOPHER LEON | 3156 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| BYRON, TRUDY P | 3408 OLD US 1 HWY | NEW HILL NC 27562-9756 |
| CALDWELL, JASON T CALDWELL, KERI-ANN | 2660 IMPULSION DR | NEW HILL NC 27562-9344 |
| CAPILLA GUTIERREZ, JOSE OCTAVIO PAEZ, PATRICIA BARRAGAN | 3149 RETAMA RUN | NEW HILL NC 27562-9345 |
| CAREY, JARED M. CAREY, DANIELLE E. | 3090 ZEBROID WAY | NEW HILL NC 27562-9350 |
| CARPENTER, DAVID H BEAULIEU, TAMMY M | 2701 JAZZY ST | NEW HILL NC 27562-9328 |
| CHAGANTI, LALITH KUMAR SURYA CHAGANTI, SRI VENKATA NAGA | 3116 FORBURY CV | NEW HILL NC 27562-9348 |
| CHAUDHRY, FAROOQ AFZAL IMTIAZ, FIZA | 2517 RED BLUFF RD | NEW HILL NC 27562-9380 |
| CLARKE, JAMES C LISA, JOANNE | 3133 LUNGE LN | NEW HILL NC 27562-9354 |
| CLAYTON, JOLENE RENEE CLAYTON, CHRISTOPHER SEAN | 3112 ZEBROID WAY | NEW HILL NC 27562-9351 |
| COULL, ANNA V | 3208 RETAMA RUN | NEW HILL NC 27562-9346 |
| CUALES, MARLENE D | 3308 WHITTINGHAM DR | NEW HILL NC 27562-8985 |
| CUALES, MICHAEL P CUALES, ANGELA C | 3300 WHITTINGHAM DR | NEW HILL NC 27562-8985 |
| CUSUMANO, JOSEPH DAVID CUSUMANO, REAGAN LAYNE | 2609 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9175 |
| DAMORE, STEPHEN V DAMORE, MEAGAN E | 3116 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| DANEBORG NC LLC | 358 W GREEN ST UNIT 313 | PASADENA CA 91105-1896 |
| DARNELL, CHRISTY W | 3191 RETAMA RUN | NEW HILL NC 27562-9345 |
| DAS, SARTHAK KHUNTIA, SUBHAKANKHI | 3097 ZEBROID WAY | NEW HILL NC 27562-9350 |
| DAVIDSON HOMES LLC | 336 JAMES RECORD RD SW | HUNTSVILLE AL 35824-1514 |
| DAWODU, MODINAT T DAWODU, OLADIPO OLAWALE | 3096 ZEBROID WAY | NEW HILL NC 27562-9350 |
| DEMARCO, MICHAEL D DEMARCO, MARYANN FRANCES | 3145 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |

| | | |
|---|---|---|
| DESU, NAGA MAHESH MULLANGI, VENKATA SATYAVATHI | 211 BOG HILL LN | CARY NC 27519-6481 |
| DHAKAL, KIRAN BHATTARAI, SAYANA | 3048 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| DHILLON, HARDIP SINGH DHILLON, GURMINDER KAUR | 5785 OLD US 1 HWY | NEW HILL NC 27562-8965 |
| DIKSHIT, DIVY SHARMA, SUCHITA MISS | 3228 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| DIPIETRO, PETER F DIPIETRO, CARRIE | 2675 IMPULSION DR | NEW HILL NC 27562-9344 |
| DIXIT, AJIT S DIXIT, DARSHANA A | 405 MAGNOLIA BIRCH CT | CARY NC 27519-9359 |
| DONG, FENG MA, QIAN | 3249 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| DOSSLIN, FNU ANISH SUDARSHAN, SAHANA | 3259 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| DUARTE, MAYELA | 3305 OLD US 1 HWY | NEW HILL NC 27562-9755 |
| DUBEY, SANDEEP KEWALRAM BHUJADE, MADHURA RAMESH | 3225 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| EARL, MICHAEL LEE EARL, LAREE EILEEN | 3125 LUNGE LN | NEW HILL NC 27562-9354 |
| EDE, ANITHA PRASAD EDE, RENU DHANUNJAYA | 3001 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| ELDRED, JONATHAN W ELDRED, JENNIFER LYNN | 3160 RETAMA RUN | NEW HILL NC 27562-9345 |
| ELDRED, MICHAEL G ELDRED, LETHA P | 3153 RETAMA RUN | NEW HILL NC 27562-9345 |
| ELGHOSSAIN, ANTOINE | 2683 IMPULSION DR | NEW HILL NC 27562-9344 |
| FITZGERALD, ROBERT FITZGERALD, MICHELE | 3140 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| FORD, SHARON LEIGH | 3093 ZEBROID WAY | NEW HILL NC 27562-9350 |
| FOSTER, JUSTIN BARONA, DIANA VICTORIA | 3127 FORBURY CV | NEW HILL NC 27562-9348 |
| FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 75-5608 HIENALOLI RD UNIT 15 | KAILUA KONA HI 96740-8810 |
| FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 3165 RETAMA RUN | NEW HILL NC 27562-9345 |
| GADARLA, RANDHEER R MADIREDDY, ROHINI | 2107 ADDENBROCK DR | MORRISVILLE NC 27560-8636 |
| GAINEY, MICHELLE AZZU | 2505 RED BLUFF RD | NEW HILL NC 27562-9380 |
| GANGISHETTY, SURESH GANGISHETTY, SANDHYARANI | 3232 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| GAUTAM, NITIN GAUTAM, DEEPALI | 2106 ADDENBROCK DR | MORRISVILLE NC 27560-8635 |
| GOPANNA, KARTHI KARTHI, SUMATHEE | 3023 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| GORE, JODI W | 18357 SEVEN CREEKS HWY | TABOR CITY NC 28463-9033 |
| GORREY, PURUSHOTHAM | 612 BAUCOM CREEK CT | CARY NC 27519-7623 |
| GORSKI, LAURA MICHELLE GORSKI, JAMES LEONARD FRASE | 3132 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| GOYANI, JAYDEEP HIMMATBHAI GOYANI, NEHABEN JAYDEEP | 2717 JAZZY ST | NEW HILL NC 27562-9328 |
| GRACIEUX, GEORGES GRACIEUX, MERLANGE | 34 PLEASANTDALE RD | WEST ROXBURY MA 02132-62 |
| GRIFFIN, ALISHIA N GRIFFIN, JACQWAYNE | 14940 TIERRA ESCAPE AVE | EL PASO TX 79938-2365 |
| GRINNELL, CHRISTOPHER JOHN GRINNELL, MORGAN ASHWILL | 3147 LUNGE LN | NEW HILL NC 27562-9354 |
| GUDUR, SREEDHAR GUDUR, BHAGYA LAKSHMI | 453 BOLTON GRANT DR | CARY NC 27519-0524 |
| GUNDA, NAGENDHAR BOMMIDI, SWATHI | 3009 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| GUPTA, RAVI M GUPTA, RAJNI | 3100 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| HARGER, JEFFREY A HARGER, MICHELLE BELISLE | 3113 LUNGE LN | NEW HILL NC 27562-9354 |
| HAUCH, MICHAEL G HARRISON, TINA ELLEN | 3301 WHITTINGHAM DR | NEW HILL NC 27562-8986 |
| HEIN, SEAN P HEIN, MICHELLE L | 3121 LUNGE LN | NEW HILL NC 27562-9354 |
| HESEN, ERIC M HESEN, KIMBERLY E | 3247 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| HEUVEL, LORNA VANDEN HEUVEL, KEITH GERARD VANDEN | 3140 RETAMA RUN | NEW HILL NC 27562-9345 |
| HINSON, CHRISTIAN S HINSON, CARLY Y | 3215 RETAMA RUN | NEW HILL NC 27562-9346 |
| HODGE, SARAH H HODGE, THOMAS R | 3512 OLD US 1 HWY | NEW HILL NC 27562-9758 |
| HOPSON, ANDREW R MULLAHY, KELLY | 3128 FORBURY CV | NEW HILL NC 27562-9348 |
| HOUGHTON, MICHAEL J DOBBINS, ASHLEY M | 2619 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9175 |
| HUDSON, CLAUDE LEE JR HUDSON, JUDY A | PO BOX 7 | NEW HILL NC 27562-0007 |
| HUGHES, BRIAN ANDREW JR HUGHES, KATHERINE ELIZABETH | 3028 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| HUTCHINS, EVELYN LEAL, ANTHONY J III | 3108 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| INGLE, TREMAYNE INGLE, LAUREN | 3146 LUNGE LN | NEW HILL NC 27562-9354 |
| JACKSON, BRANDON NEIL MILLER, COREY ELIZABETH | 3162 RETAMA RUN | NEW HILL NC 27562-9345 |
| JAGANATHAN, SHANMUGAM RAMASAMY, UMADEVI | 136 HILDA GRACE LN | CARY NC 27519-8757 |
| JHA, VIVEK CHATURVEDI, GEETIKA | 3236 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| JOHNSON, TAMMI D | 3120 FORBURY CV | NEW HILL NC 27562-9348 |

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|---|---|---|
| JOHNSTON, JOHN REED IV JOHNSTON, CYNTHIA L | 2709 JAZZY ST | NEW HILL NC 27562-9328 |
| JONES, BRENTON TAYLOR JONES, WHITNEY LEGGETTE | 3149 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| JOSHI, AARTI AJEY JOSHI, AJEY ANANT | 3145 RETAMA RUN | NEW HILL NC 27562-9345 |
| KANE, LUCAS MICHAEL KANE, SHANNEN MARIE | 3157 RETAMA RUN | NEW HILL NC 27562-9345 |
| KEANE, DEREK KEANE, JESSICA | 3199 RETAMA RUN | NEW HILL NC 27562-9345 |
| KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH | 3108 FORBURY CV | NEW HILL NC 27562-9348 |
| KING, SHAWN M KING, ROSANNA | 2669 IMPULSION DR | NEW HILL NC 27562-9344 |
| KLINK, RACHEL ELIZABETH | 3198 RETAMA RUN | NEW HILL NC 27562-9345 |
| KOLLIPARA, NITIN BONTHALA, SRAVYA MANASA | 2518 RED BLUFF RD | NEW HILL NC 27562-9380 |
| KOMMIREDDY, SUNEEL KUMAR TRUSTEE PUNURU, VANI TRUSTEE | 113 DURSLEY WAY | CARY NC 27519-7555 |
| KOVACS, KAREN ANN TRUSTEE KOVACS PROTECTION TRUST | 3129 LUNGE LN | NEW HILL NC 27562-9354 |
| KRISTOFCO, ADAM PERNAT, ERIN ANN | 3309 WHITTINGHAM DR | NEW HILL NC 27562-8986 |
| LAWHORN, DWYER L | 3221 RETAMA RUN | NEW HILL NC 27562-9346 |
| LEAL, KEITH LEAL, ERIN M | 2705 JAZZY ST | NEW HILL NC 27562-9328 |
| LEE, JESSICA LEE, HARRISON | 3124 FORBURY CV | NEW HILL NC 27562-9348 |
| LEE, TIMOTHY PAUL LEE, CHU N | 3128 LUNGE LN | NEW HILL NC 27562-9354 |
| LEUBECKER, TYLER | 3163 RETAMA RUN | NEW HILL NC 27562-9345 |
| LEWIS, KEITH AUSTIN CO-TRUSTEES LEWIS, AMBER DAWN CO-TRUSTEES | 3239 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| LI, YANFANG XING, DADI | 452 SPOKANE WAY | CARY NC 27519-6746 |
| LILES, OTHO E III LILES, SHAREE S | 7012 OAKVILLE LN | NEW HILL NC 27562-9600 |
| LILES, WILLIAM FRANKLEN | 7012 OAKVILLE LN | NEW HILL NC 27562-9600 |
| LINNA, STACEY A | 3216 RETAMA RUN | NEW HILL NC 27562-9346 |
| LLL INVESTMENT LLC | 2933 KENNA CREEK BND | APEX NC 27502-6619 |
| LOPEZ, MARISOL NGUYEN, HIEU | 732 GROVE AVE | RALEIGH NC 27606-1612 |
| LORBACHER, DAVID SCOTT LORBACHER, LESLIE DONNELLY | 3141 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| M/I HOMES OF RALEIGH LLC | 1511 SUNDAY DR STE 100 | RALEIGH NC 27607-5195 |
| M/I HOMES OF RALEIGH, LLC | 1511 SUNDAY DR STE 100 | RALEIGH NC 27607-5195 |
| MADURAM, RAJARATHINAM EDWARD, CHRISTA | 3229 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| MAHESH ROLLA, NAGA BHANU TIPPIREDDY, BHAVANI | 2522 RED BLUFF RD | NEW HILL NC 27562-9380 |
| MANCHESTER, DIANE WYNN | 3144 RETAMA RUN | NEW HILL NC 27562-9345 |
| MANCUSO, LYNN-ANN TRUSTEE TRUSTEE OF LYNN-ANN MANCUSO REVOCABLE TRUST | 3139 LUNGE LN | NEW HILL NC 27562-9354 |
| MANDALAPU, JAGAN M MANDALAPU, SIOBHAN | 3089 ZEBROID WAY | NEW HILL NC 27562-9350 |
| MANEEN, ELAINE | 3187 RETAMA RUN | NEW HILL NC 27562-9345 |
| MANNY, JUSTIN MANNY, KRISTI JILL | 3105 ZEBROID WAY | NEW HILL NC 27562-9351 |
| MANUKAS, VOULA TRUSTEE TRUSTEE OF THE VOULA MANUKAS REVOCABLE LIVING TRUST | 3117 LUNGE LN | NEW HILL NC 27562-9354 |
| MARAPPAN, KARTHICPRABU PALANISAMY, CHITRA | 3013 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| MARIAN, VLAD MARIAN, RALUCA IOANA | 3255 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| MARINER, MATTHEW P MARINER, ASHLEY RENEE DOWLING | 3102 ZEBROID WAY | NEW HILL NC 27562-9351 |
| MARSHALL, AARON MARSHALL, JOY | 3085 ZEBROID WAY | NEW HILL NC 27562-9350 |
| MARTIN, NICHOLAS P | 2689 IMPULSION DR | NEW HILL NC 27562-9344 |
| MATTHEWS, MARGIE S | 3612 MASON RD | NEW HILL NC 27562-9168 |
| MATYUF, WILLIAM CHRISTIAN GOLDSTEIN, MELISSA B | 3180 RETAMA RUN | NEW HILL NC 27562-9345 |
| MBOYA, SAMUEL O | 3214 RETAMA RUN | NEW HILL NC 27562-9346 |
| MCCORMICK, CRAIG MCCORMICK, ALYSSA | 3142 LUNGE LN | NEW HILL NC 27562-9354 |
| MCLAUGHLIN, MAGGIE ELIZABETH | 3195 RETAMA RUN | NEW HILL NC 27562-9345 |
| MCLENDON, KEITH O'BRIEN MCLENDON, SHARON HASTY | 3231 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| MEKA, MANASA TRIPURANENI, SARATH BABU | 3115 FORBURY CV | NEW HILL NC 27562-9348 |
| MILINICHIK, ASHLEY NICOLE MILINICHIK, JACOB CHRISTIAN | 3142 RETAMA RUN | NEW HILL NC 27562-9345 |
| MILLS, JOHN STUART MILLS, CARA DONNA | 3136 FORBURY CV | NEW HILL NC 27562-9348 |
| MILNE, TIMOTHY MILNE, SAVANNAH | 3132 LUNGE LN | NEW HILL NC 27562-9354 |
| MISHRA, SWETA TRIPATHY, SAMARJIT | 3036 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| MISKIMON, MARY E COFFEY, PAUL B | 3177 RETAMA RUN | NEW HILL NC 27562-9345 |

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| MOHANASUNDARAM, SENTHIL NATHAN RAJENDRAN, UMA MAHESWARI | 3152 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| MOTHUKURI, DILIP KUMAR THUMMA, MARY SHALINI VINEELA | 2521 RED BLUFF RD | NEW HILL NC 27562-9380 |
| MOXLEY, WILLIAM C MOXLEY, JOYCE S | 3136 LUNGE LN | NEW HILL NC 27562-9354 |
| MUFTI, FAWAD | 2504 RED BLUFF RD | NEW HILL NC 27562-9380 |
| MURTHY, SAHANA | 3217 RETAMA RUN | NEW HILL NC 27562-9346 |
| MURUGAN, SIVA RAMAMOORTHY, INDIRA | 3240 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| MYERS, SHELLEY M | 2687 IMPULSION DR | NEW HILL NC 27562-9344 |
| MYERS, SUSAN MARIE | 3183 RETAMA RUN | NEW HILL NC 27562-9345 |
| NANDAKUMAR, SRIRAMKUMAR TRUSTEE SAMPATH, PAVITHRA TRUSTEE | 3271 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| NATARAJAN, JAYAPRAKASH AROULMANY, KALAIARASI | 3039 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| NEMCHIK, ANDREW CLAYTON | 2666 IMPULSION DR | NEW HILL NC 27562-9344 |
| NETHI, NARASIMHA RAO NETHI, DEEPTHI | 3237 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| NEUPANE, MOHAN NEUPANE, DEVIKA KANDEL | 3019 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| NUNEZ, ERICH LOZADA, AUREA VIVEROS | 3043 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| OLIVE, JUDITH H OLIVE, ROBERT A | 3132 OLIVE FARM RD | APEX NC 27502-9632 |
| PATEL, DHARA PATEL, JAY | 2514 RED BLUFF RD | NEW HILL NC 27562-9380 |
| PATEL, NEEL V MODY, ISHA A | 2513 RED BLUFF RD | NEW HILL NC 27562-9380 |
| PEDDIREDDY, SANDEEP DUDDA, LOKYA | 2525 RED BLUFF RD | NEW HILL NC 27562-9380 |
| PEELE, CHRISTOPHER SHAW LOGUE, MARIE | 3141 RETAMA RUN | NEW HILL NC 27562-9345 |
| PENDYALA, VIJAYA ROHINI MAJJI, VASISTA SRIDHAR | 2028 PINEOLA BOG TRL | APEX NC 27502-8535 |
| PIRAINO, AIMEE R. WEINBERG, ALAN IRWIN | 3166 RETAMA RUN | NEW HILL NC 27562-9345 |
| POWELL, DEBORAH D | 3182 RETAMA RUN | NEW HILL NC 27562-9345 |
| PULTE HOME COMPANY, LLC | 1225 CRESCENT GRN STE 250 | CARY NC 27518-8119 |
| QUIDORT, THOMAS | 3184 RETAMA RUN | NEW HILL NC 27562-9345 |
| QUINTAL, GEORGE QUINTAL, CONNIE K | 3169 RETAMA RUN | NEW HILL NC 27562-9345 |
| RALLAPALLI, RAM KISHORE CHALAMALASETTI, TEJASRI | 3159 RETAMA RUN | NEW HILL NC 27562-9345 |
| RAMAIYAN, VENKATESHKUMAR GILL, JASMANDEEP S | 1381 COZY OAK AVE | CARY NC 27519-8904 |
| RAO, VARDHINI BAGUR, VIJAY NAGARAJA | 2510 RED BLUFF RD | NEW HILL NC 27562-9380 |
| RAUER, ANGELA L | 2668 IMPULSION DR | NEW HILL NC 27562-9344 |
| RAYMER, DAVID F | 4617 FRIENDSHIP RD | APEX NC 27539-8763 |
| REDDY MANDADI, VARUN KUMAR DANDA, NEERAJA | 3047 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| REISS, PAUL J | 3194 RETAMA RUN | NEW HILL NC 27562-9345 |
| RHINES, SEAN | 2679 IMPULSION DR | NEW HILL NC 27562-9344 |
| RICE, MEGHAN DANEEN BOGGS, JORDAN ANDREW | 3108 ZEBROID WAY | NEW HILL NC 27562-9351 |
| RIVERA, SAMMIE | 3112 FORBURY CV | NEW HILL NC 27562-9348 |
| RODRIGUEZ FUENTES, PATRICIA Y MEDINA, MARCOS RODRIGUEZ | 2721 JAZZY ST | NEW HILL NC 27562-9328 |
| ROMAN, VANESSA M | 2929 OAK LAWN AVE | DALLAS TX 75219-4528 |
| ROUTHIER, LAURA C | 3158 RETAMA RUN | NEW HILL NC 27562-9345 |
| RUDZKI, ROBERT RUDZKI, JILLIAN J | 3132 FORBURY CV | NEW HILL NC 27562-9348 |
| RUTH, JOHN PRESTON RUTH, KRISTIN H | 3613 MASON RD | NEW HILL NC 27562-9169 |
| SADASHIVAIH MUNIYAPPA, OM PRAKASH MOHAN, PRIYA KURUMAJAL | 3032 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| SAHU, HRUSHIKESH PRIYADARSINE, SUCHITRA | 3123 FORBURY CV | NEW HILL NC 27562-9348 |
| SAMUEL, JESSE E HEDGES, HEATHER | 3156 RETAMA RUN | NEW HILL NC 27562-9345 |
| SANTIESTEBAN-FLORES, RAMON S GALINANES-GIRALDEZ, NANETTE | 2144 GREGOR OVERLOOK LN | APEX NC 27502-6623 |
| SHAARBAFTOOSI, ALI RAFATIAN, NAHID | 3104 FORBURY CV | NEW HILL NC 27562-9348 |
| SHAHA, PANKAJ SURESH SHAHA, SNEHAL PANKAJ | 3035 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| SHANNON, SARAH L SHEEK, NICHOLAS CHASE | 3101 ZEBROID WAY | NEW HILL NC 27562-9351 |
| SHEN, MINXIA | 111 PARKVIEW CT | ARCHDALE NC 27263-3530 |
| SHENG, SHUBIN LI, YUE | 724 GREYHORNE WAY | CARY NC 27519-6531 |
| SHEVZOV, MARIA V | 3181 RETAMA RUN | NEW HILL NC 27562-9345 |
| SHRESTHA, SABIN SHRESTHA, RADHIKA | 3081 ZEBROID WAY | NEW HILL NC 27562-9350 |
| SON, JAEWAN SON, HEEYOUNG KIM | 3148 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |

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| SON, SUHYANG SON, JONGHEE | 3253 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| SOUNDARARAJAN, MANIMARAN JAGADEESAN, PRIYADHARSINI | 2509 RED BLUFF RD | NEW HILL NC 27562-9380 |
| STARCALA, ANNA HERNDON STARCALA, JON MICHAEL | 2652 IMPULSION DR | NEW HILL NC 27562-9344 |
| STERMER, SARAH GHARAVI STERMER, RYAN ANTHONY | 3137 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| STILLPOND FARM LLC | 3701 MASON RD | NEW HILL NC 27562-9171 |
| STUMP, DERRICK STUMP, ASHLEY | 3136 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| SUL, WOO JIN | 3212 RETAMA RUN | NEW HILL NC 27562-9346 |
| SURAPANENI, PAVAN KUMAR SIRANGU, SADHANA | 3133 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| TENG, WENYUAN CHEN, JIALU | 3200 RETAMA RUN | NEW HILL NC 27562-9346 |
| TETALI, VENKATA TETALI, SHIVANI | 3224 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| THAPA, DHEERAJ | 3100 FORBURY CV | NEW HILL NC 27562-9348 |
| THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM, SEETHA | 517 WHITE OAK POND RD | APEX NC 27523-8035 |
| TIERNEY, CLINTON A TIERNEY, JENNIFER M | 3263 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| TIMBERLAKE, GREGORY DURBY, TRACY | 3213 RETAMA RUN | NEW HILL NC 27562-9346 |
| TRIPATHI, RAKESH KADEL, ANJANA | 3251 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| TUBATI, VENKATA NARASIMHAM TUBATI, LAVANYA | 3005 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| UPCHURCH HEWITT, LORI ANN | PO BOX 262 | NEW HILL NC 27562-0262 |
| UTECHT, MICHAEL J UTECHT, CONSTANCE B | 3609 MASON RD | NEW HILL NC 27562-9169 |
| VADALA, DINESH REDDY TRUSTEE GADDAM, MANASA REDDY TRUSTEE | 3233 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| VANCE, TREVOR D VANCE, ALINA | 2695 IMPULSION DR | NEW HILL NC 27562-9344 |
| VEDULLA, MAHESH MADHAMANCHI, GEETHA KRISHNA | 3031 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| VENNA, PRIYANEETHI SURYA TEJA LANKA, NAGA VENKATA SAI | 3119 FORBURY CV | NEW HILL NC 27562-9348 |
| VIJAYARAGHAVACHAR, RAGHU HULICAL KUNIGAL VENKATAGIRIYA, VIBHA GIRI | 3241 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| VIVEGANANTHAN, SANTHOSH CHAKRAVARTHY VITTA JAGANNATHAN, CHAMUNDEESWARI AR | 3245 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| WARD, IAN WARD, JANE | 3172 RETAMA RUN | NEW HILL NC 27562-9345 |
| WILLIAMS, JENNIFER WILLIAMS, MICHAEL | 2500 RED BLUFF RD | NEW HILL NC 27562-9380 |
| WILLIAMS, JEREMY K WILLIAMS, JULIE R | 3243 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| WOMBLE, JEFFREY W | 1908 TWIN LAKE DR | HOLLY SPRINGS NC 27540-92 |
| WOMBLE, PHYLLIS N; JEFF WOMBLE | 1908 TWIN LAKE DR | HOLLY SPRINGS NC 27540-92 |
| WOODARD, JAMES ARTHUR JR WOODARD, GAIL LOUISE | 3316 WHITTINGHAM DR | NEW HILL NC 27562-8985 |
| WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC | PO BOX 97243 | RALEIGH NC 27624-7243 |
| WTR HISTORIC PROPERTIES LLC | 2717 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9177 |
| XIA, RAN | 2681 IMPULSION DR | NEW HILL NC 27562-9344 |
| YANG, YINI TRUSTEE THE YY LIGHT YEAR TRUST | 222 PARK AVE | MANHASSET NY 11030-2413 |
| YELLANKI, NARENDER YELLANKI, JYOTI RAO | 10520 CHAPEL HILL RD UNIT 371 | MORRISVILLE NC 27560-3017 |
| YOUNG, LORETTA ROUNDY | 2717 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9177 |
| ZAKARIA, SAJITH JOHN, FEBA ANN | 3027 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| ZEGERMAN PROPERTIES LLC | 1661 SALEM VILLAGE DR | APEX NC 27502-4731 |
| ZREALTYNC LLC | 3508 OLD US 1 HWY | NEW HILL NC 27562-9758 |
| Current Tenant | 3044 Cave Junction STA | NEW HILL NC 27562 |
| Current Tenant | 2662 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2664 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2672 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2674 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2676 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2677 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2678 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2680 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2691 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 3109 Lunge LN | NEW HILL NC 27562 |
| Current Tenant | 3629 Mason RD | NEW HILL NC 27562 |
| Current Tenant | 3139 Mission Olive PL | NEW HILL NC 27562 |

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| Current Tenant | 2525 New Hill Olive Chapel RD | NEW HILL NC 27562 |
| Current Tenant | 2620 New Hill Olive Chapel RD | NEW HILL NC 27562 |
| Current Tenant | 2701 New Hill Olive Chapel RD | NEW HILL NC 27562 |
| Current Tenant | 3112 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3204 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3312 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3412 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3501 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3520 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3528 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3147 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3155 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3167 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3170 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3179 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3188 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3189 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3193 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3196 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3201 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3203 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3205 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3210 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3211 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3223 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3225 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3227 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3231 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3233 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3312 Whittingham DR | NEW HILL NC 27562 |

# 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: New Hill Community Center (3101 New Hill Holleman Road)

Date of meeting: May 20, 2025 Time of meeting: 6:00 PM

Property Owner(s) name(s): See attached.

Applicant(s): Lennar Carolinas, LLC

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. | See attached | | | | |
| 2. | | | | | |
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*Use additional sheets, if necessary.*

# Barbour Tract PUD

## 5/20/25 Neighborhood Meeting Sign-In Sheet

| Name | Address | Email | Phone Number |
|---|---|---|---|
| Blanca Bermudez | Zebroid Way | [redacted] | |
| Joe + Peg Kennedy | 2532 Collection Ct | | |
| Letha & Mike Eldred | 3153 Retama Run | | |
| Jennifer Eldred | 3160 Retama Run | | |
| Mary McGuinness | 3177 Retama Run | | |
| Connie Utecht | 3609 Mason Rd | | |
| Susan Myers | 3183 Retama Run | | |
| Casey O'Leary | 3118 Zebroid way | | |
| Sunathee Kanthi | 3023 Cave Junction | | |
| Margie Matthews | 3612 Mason Rd | | |
| Aslihan Aksac | 3207 Retama Run | | |
| Elizabeth C. Moore | 3804 Mason rd. | | |
| Lucas Kane | 3157 Retama Run | | |
| Sharon Raymer | 4617 Friendship Rd | | |

# Barbour Tract PUD

## 5/20/25 Neighborhood Meeting Sign-In Sheet

| Name | Address | Email | Phone Number |
|---|---|---|---|
| Erin + Keith Leal | 2705 Jazzy St. | [redacted] | |
| Margie Mathews | 3612 Mason Rd | | |
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# Barbour Tract PUD

## 5/20/25 Neighborhood Meeting Sign-In Sheet

| Name | Address | Email | Phone Number |
|---|---|---|---|
| [illegible] | 3531 OLD US1 | [redacted] | |
| Edward Jollie | 3520 OLD US1 | | |
| Tory Burek | 3332 OLD US1 | | |
| Mike Cuales | 3300 Whittingham D | | |
| Angela Cuales | 3300 Whitlingham Dr. | | |
| Kelly Metcalf | 3740 Mason Rd | | |
| Brian Metcalf | " " | | |
| Bill Moxley + Joyce Moxley | 3136 Lunge Lan | | |
| Kaitlyn Hatcher | 3712 Mason Rd. | | |
| Patty McIver | 3712 Mason Rd | | |
| Shareet Otho Liles | 7012 Oakville Ln | | |
| Amanda Colon | Zebroid Way | | |
| Glynn Wiens | 3701 Mason Rd | | |

# Barbour Tract PUD

## 5/20/25 Neighborhood Meeting Sign-In Sheet

| Name | Address | Email | Phone Number |
|---|---|---|---|
| Tina Hauch | 3301 Whittingham Dr. | [redacted] | |
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# 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): See attached.

Applicant(s): Lennar Carolinas, LLC

Contact information (email/phone): See attached.

Meeting Address: New Hill Community Center (3101 New Hill Holleman Road)

Date of meeting: May 20, 2025 Time of meeting: 6:00 PM

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:

See attached.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Summary of Neighborhood Meeting
Barbour PUD Rezoning
May 20, 2025

On May 20, 2025 at 6:00pm, the applicant held a neighborhood meeting at the New Hill Community Center (3101 New Hill Holleman Road) in Apex. The applicant team was represented by Collier Marsh and Mark Frederick of Parker Poe, Tucker Ennis of Lennar, and David Bergmark of McAdams. Approximately 35 neighbors attended the meeting. A copy of the notification letter and meeting sign in sheet are attached. The applicant began with an overview of the project and then answered the following questions asked by neighbors:

Q: How many houses are planned?

A: We are proposing around 250 houses at 3 u/a for the entire property.

Q: What is the split between TH and SFD

A: It should be pretty close to 50/50 in terms of units and land area.

Q: Could the buffer along east portion of site be increased to 25 ft wide? The property owner is currently experiencing disturbance due to adjacent development.

A: We will take a look at how we can address the buffer concerns.

Q: Would proposed perimeter buffers preserve existing trees?

A: Yes. Existing vegetation that is healthy and can be preserved will be preserved and additional landscaping is provided to meet the town's standards.

Q: Are the blue arrows on the plan street connections?

A: Yes. These locations are not set in stone but the town does require street connections to adjacent properties for future connection in the future.

Q: Will this new project connect to existing development and existing street stubs?

A: Yes. This is a town requirement. Those existing street stubs were built for future connections, which is what we will be doing.

Q: Why are street stubs going to be connected?

A: This is done to create a more efficient street network.

Q: Will the new development have new access on Old US 1?

A: Yes, we are requesting a full access connection to Old US 1, which we are confident we will get.

Q: What does the TIA process look like?

A: The traffic study evaluates the quality of service at nearby intersections to determine if the new traffic generated by this new development will degrade the level of service at each service. The study takes into account other approved projects that haven't been developed yet and a yearly growth rate. The study will recommend certain intersection improvements if an intersection degrades to a an unacceptable level of service.

Q: When will this project be built?

A: Most likely in the 2028 or 2029 timeframe.

Q: The bridge and signals installed at US 1 do not handle the current traffic so how can this project address this.

A: NCDOT has a project scheduled for the US 1 overpass in 2027, which should be constructed prior to this project.

Q: When is the traffic study going to be completed?

A: It will be completed in the next few weeks before this rezoning application is submitted.

Q: How will the power easement impact the project?

A: This project can build a street across the easement, but there won't be a major intersection or other improvements within the easement.

Q: Where will construction traffic enter the site?

A: Most likely off of Old US 1.

Q: Will the existing farm pond and creek be impacted?

A: That pond is most likely a stormwater control device for the adjacent development. This project will be required to prepare a stormwater control plan, which will be designed to ensure stormwater on the rezoning property will be directed to certain areas and retained and slowly released.

Q: How will runoff be handled by the new project?

A: There are requirements during construction to ensure runoff and erosion is controlled, and the stormwater control devices to be built with this project will be designed to state and local requirements.

Q: Did the developer have a pre-development meeting with the town?

A: Yes, we have had a pre-submittal meeting with the town in the past 30 days.

Q: How will this project impact schools because this area has been redistricted already

A: Schooling is a Wake County decision and the Town of Apex has a voice. Unfortunately we are unable to factor into the Wake County decisions other than notifying the County of the new development.

Q: Could someone from the town and the county be present at these meetings?

A: This meeting is intended to be between the developer and the neighbors so the town does not send anyone to these meetings.

Q: What is the plan for the strip between Old US 1 and the railroad.

A: The town wants that area to be a park in the future so we are setting that area aside.

Q: What is to stop the developer from changing the concept plan in the future?

A: If these plans are changed in the future after this plan is approved, the developer would have to go through the rezoning process again so more meetings like this would happen and you have the ability to voice your concerns on those changed plans.

Q: Will this project help upgrade the post office?

A: The post office is not something this development can impact.

Q: Will this project provide services to the new project, such as waste service?

A: The town will evaluate whether the town can provide services to the new project, such as waste, utilities, fire, and police, and will not allow the project to move forward if the town does not have capacity.

Q: Can this project not create a straight street to prevent cut through speeding.

A: The street network will inherently have many turns and intersections due to the environmental features on the site that can't be developed.

Q: Will this project provide parking?

A: Yes, this project will provide parking according to the town's standards.

Q: The notification letter states commercial uses. What is the meaning of this?

A: The town has a future land use map that recommends commercial uses on a portion of this site. However, this project proposes only residential uses.

Q: Will this project preserve open area similar to adjacent developments?

A: Yes. The plan included in the notification letter was intended to show the general area of which type of housing product. There will be open preserved areas, although the town doesn't have per lot impervious requirements in this area.

Q: How large is the rezoning area?

A: 83 acres.

Q: What is the timeline for the project?

A: Construction activity would likely start in 2028 at the earliest and be limited to grading and infrastructure. Homes would start construction soon after and begin closings in 2029.

Q: What is the price point of these homes and what will they look like?

A: We don't have pictures of the homes tonight but we can provide those later. Price points will depend on the market in 2029 but in today's terms the price point would be between 400K and 700K. The town also requires a commitment for the developer to restrict home prices for a certain percentage of units, which this developer will need to comply with.

Q: What is the square footage of the homes?

A: 2500-2900 for SFD and 1500-2400 for TH

Q: Will there be medians or dividers on Old US 1? This would not be welcomed because it will create unsafe traffic conditions.

A: The street will be built to the town's designated standard for Old US 1, although it is too early to tell if a median will be included. The traffic study will evaluate safety concerns.

Q: Will the traffic study take into account other approved projects that haven't been built yet?

A: Yes, including the New Hill Commons project.

Q: Will this project widen the streets?

A: Yes, this project will be required to widen the streets that this project fronts on.

Q: Can this developer extend utility stubs to the adjacent properties?

A: This is something the developer can look into. Sometimes the town requires utility stubs to adjacent properties too.

Q: Where are the resource conservation areas?

A: This hasn't been determined yet but this project will need to meet the town's standards

Q: Major concern with putting site access across from Mason Road.

A: It is not likely that there will be access across from Mason Road due to site lines and other constraints.

Q: Could a fence be installed along the entire eastern property line? And can this project consider light pollution? And can the street stub to the east be relocated because the current location is across a septic center.

A: These are ideas the development team will evaluate.

Q: How can the developer control the contractors during construction?

A: The neighbors can reach out to Lennar directly. There will be a construction manager that can be contacted during construction.

Q: What happens if the plans change?

A: If the plans change during the rezoning process, we would have to have another neighborhood meeting to explain those changes. The project will not move forward to public hearings and a final vote until the plans are set.

Q: What made the developer decide on townhomes and not cottages?

A: The town wants this property to be developed at 3 units per acre minimum, so townhomes are needed to increase that density. This helps the town afford to provide services throughout the entire town.

Q: Will there be narrow single family homes that are rear loaded like Sweetwater?

A: Not for this development. That typically requires a lot more streets and pavement, which is not encouraged for rural areas.

Q: Will there be commercial uses and residential uses above?

A: There are no commercial uses proposed here.

Q: Can perimeter buffers be widened, especially adjacent to the existing townhomes?

A: We can look into this and increase the buffers if we are able to do this.

Q: When will neighbors know if changes are made to the plans.

A: The development team will need time to evaluate this and updates will be provided at future neighborhood meetings.

Q: Can the locations of street stubs be changed?

A: We can't change the locations of the streets that connect to existing street stubs, but the locations of new stubs are not set in stone yet.

Q: The Woodbury HOA looked into how Woodbury can make stormwater ponds an amenity for their community but were told they can't because the engineering of the ponds can't be changed. Can the new ponds with this new project be engineered to be amenities from the outset?

A: We can look into this.

Q: Can this new project install speed bumps in existing neighborhoods.

A: The town is moving away from speed bumps because the impacts to services the town provides. This project can address cut through traffic and speeds through other means, such as street design that discourages speeding and cut through traffic.

Q: Can the traffic study be posted somewhere where neighbors can access it, and will the traffic study actually address the findings of the study?

A: Yes. When the traffic study is completed and submitted to the town the public can request a copy from the town. And yes, the study will recommend certain transportation improvements that the developer will need to construct.

Q: Who does the developer decide to mail notification letters to?

A: There is a town rule to mail out letters to property owners within 500 feet, and the town provides the mailing list to the applicant.

# 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, Mark Frederick, 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 300 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 the New Hill Community Center (3101 New Hill Holleman Road) (location/address) on May 20 (date) from 6 PM (start time) to 8 PM (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.

6/24/25
Date

By: [signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Amy W. Stephenson, a Notary Public for the above State and County, on this the 24th day of June, 2025.

SEAL

[signature]
Notary Public

Amy W. Stephenson
Print Name

My Commission Expires: 10-2-2028

# 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.

January 5, 2026
Date

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

3204, 3216, & 3312 Old US 1 Hwy — Address(es)

0720158891, 0720144298, & 0720046146 — 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 |
|---|---|---|
| ☑ | Rezoning (including Planned Unit Development) | Town Council |
| ☐ | Major Site Plan | Technical Review Committee (staff) |
| ☐ | 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) |
| ☐ | Special Use Permit | Board of Adjustment (QJPH*) |
| ☐ | 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 applicant is proposing the rezone the property to Planned Unit Development - Conditional Zoning to facilitate a a residential development with a mix of single-family detached and townhomes. Additional information will be provided during the meeting.

Estimated submittal date: submitted on June 2, 2025

**MEETING INFORMATION:**

Property Owner(s) name(s): Linda Barker Barbour
Applicant(s): Lennar Carolinas, LLC c/o Matthew J. Carpetner
Contact information (email/phone): matthewcarpenter@parkerpoe.com; (919) 835-4032
Meeting Address: Virtual (Zoom) - See attached notice letter
Date/Time of meeting**: January 20, 2026

Welcome: 5:30pm Project Presentation: between 5:30 - 6:30 PM Question & Answer: between 5:30 - 6:30 PM

**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.

Parker Poe
Attorneys & Counselors at Law

To: Neighboring Property Owners and Tenants
From: Matthew J. Carpenter
Date: January 5, 2026

Re: Notice of Second Neighborhood Meeting

You are invited to attend a virtual second neighborhood meeting on January 20, 2026 at 5:30 PM to discuss 25CZ10, the requested rezoning of 3204 Old US 1 Hwy (PIN 0720158891), 3216 Old US 1 Hwy (PIN 0720144298), and 3312 Old US 1 Hwy (PIN 0720046146) from Residential-40W (R-40W) (Wake County) to Planned Unit Development Conditional Zoning (PUD-CZ) to facilitate a residential development with a mix of single-family detached homes and townhomes.

During the meeting, the applicant will describe the nature of the rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a LUM exhibit; (4) an updated preliminary concept plan; (5) a project contact information sheet; and (6) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

| | |
|---|---|
| Visit: | https://zoom.us./join |
| Enter the following meeting ID: | 870 5955 5252 |
| Enter the following password: | 928031 |

To participate by telephone:

| | |
|---|---|
| Dial: | 1 929 205 6099 |
| Enter the following meeting ID: | 870 5955 5252 # |
| Enter the Participant ID: | # |
| Enter the Meeting password: | 928031 # |

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at matthewcarpenter@parkerpoe.com.

Sincerely,

Matthew J. Carpenter

# 3204/3216/3312 Old US 1 Hwy

## Vicinity Map

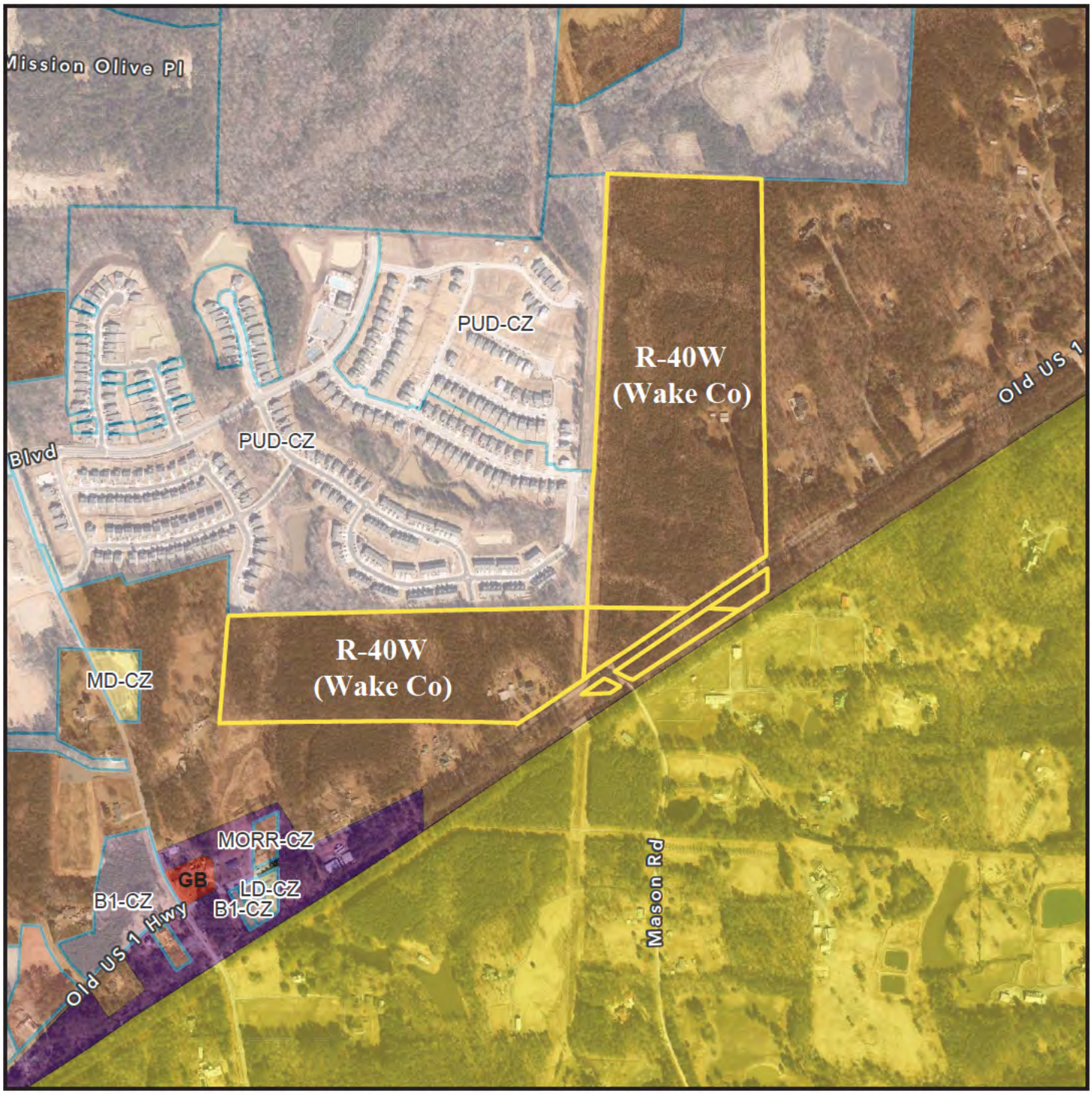
N

0 400 800 1,600 ft

1 inch equals 800 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.*




# 3204/3216/3312 Old US 1 Hwy

# Zoning Map

# Current Zoning: R-40W (Wake Co)

N

0 400 800 1,600 ft

1 inch equals 800 feet

***Disclaimer***

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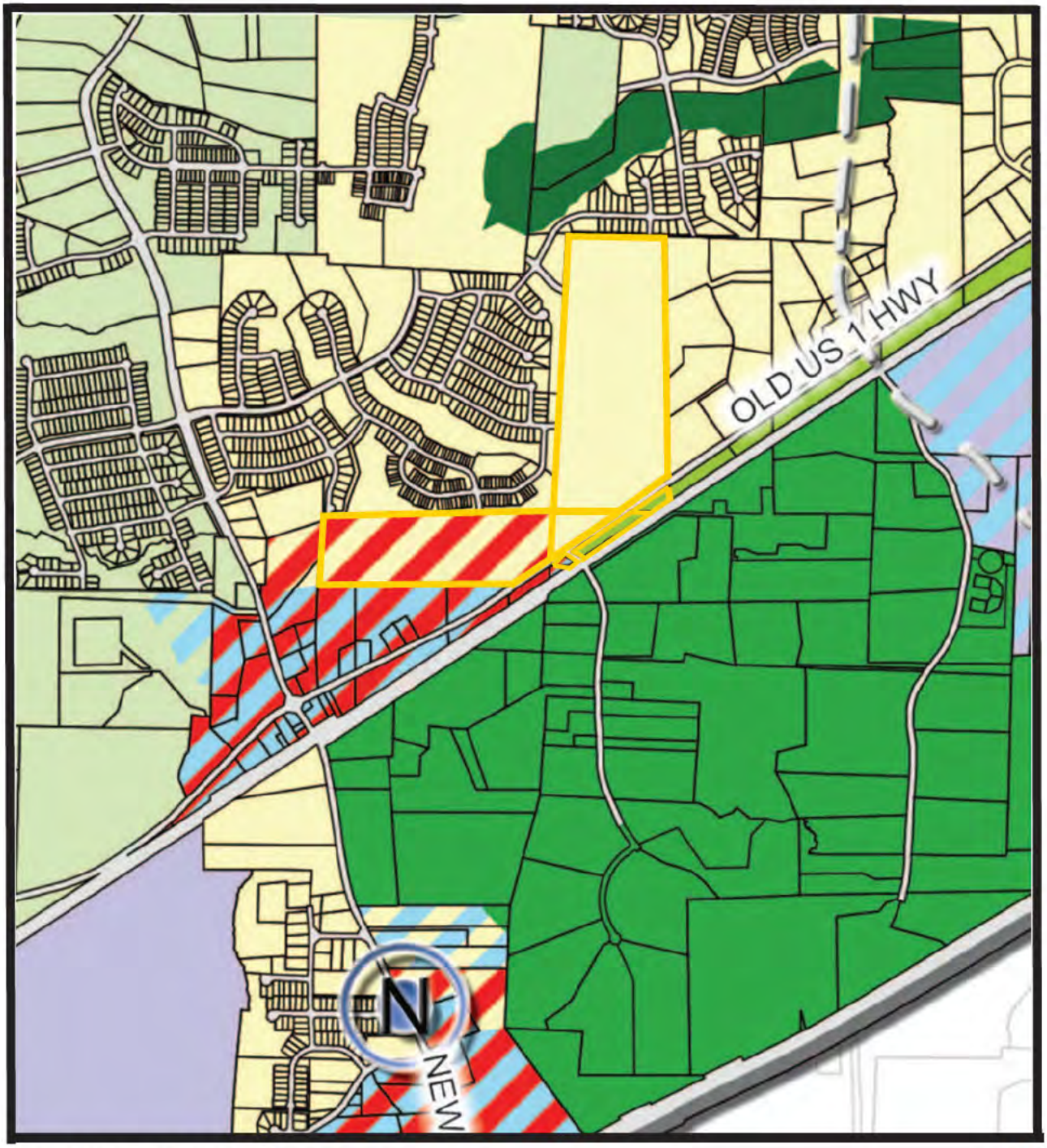
# 2045 Land Use Map Exhibit

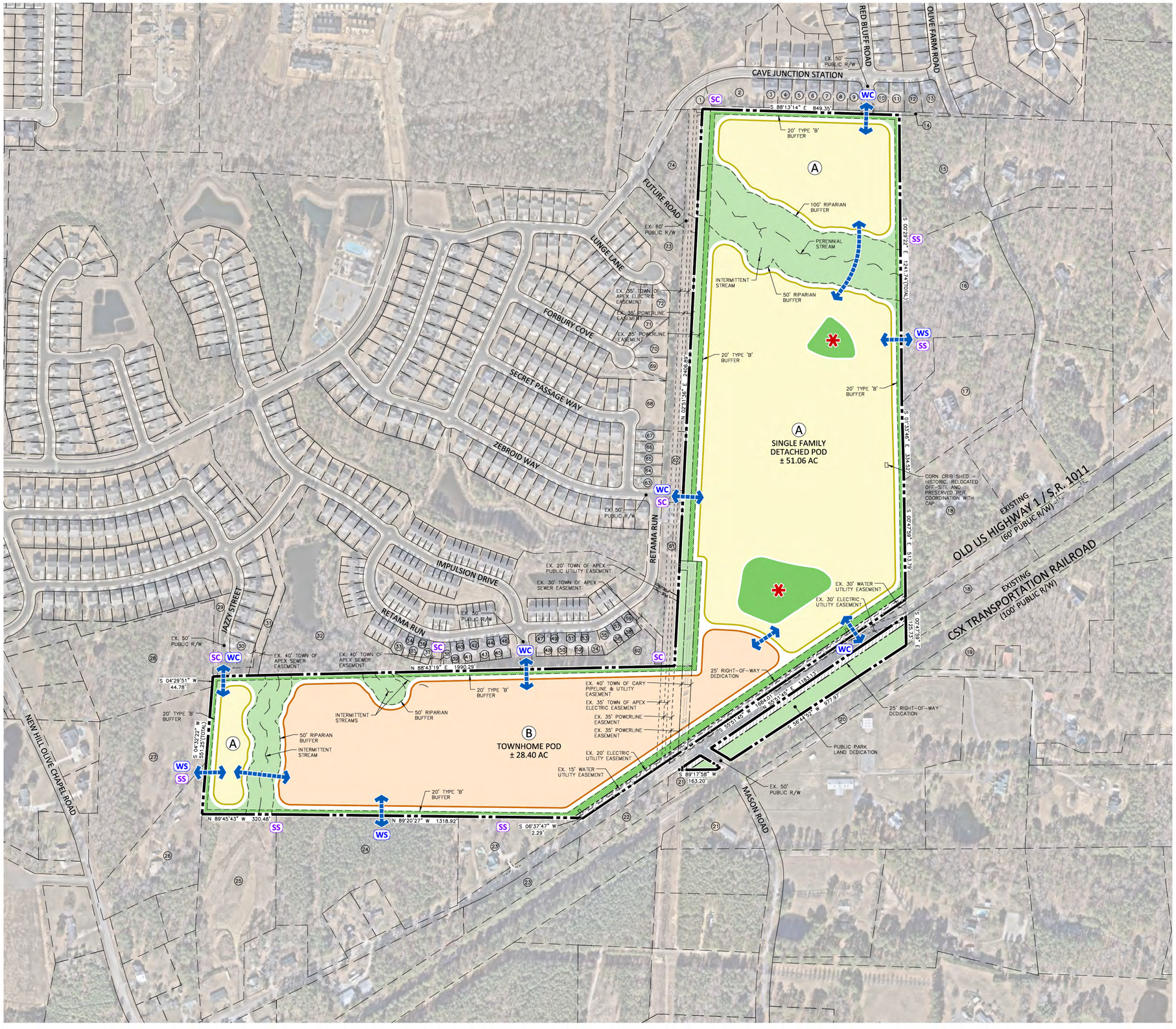



**3204/3216/3312 Old US 1 Hwy**

N

**<u>Current LUM Designation</u>: Medium Density Residential/Park; Medium Density Residential/Park/Office Employment/Commercial Services; & Medium Density Residential/Commercial Services**

**<u>Proposed LUM Designation</u>: Medium Density Residential; & Medium Density Residential/Par**




## LEGEND

- SINGLE FAMILY DETACHED CONCEPTUAL DEVELOPMENT POD
- TOWNHOME CONCEPTUAL DEVELOPMENT POD
- ACTIVE RECREATION/ POCKET PARKS
- PASSIVE OPEN SPACE (PASSIVE OPEN SPACE NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS/WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)
- PERIMETER BUFFER
- RIGHT-OF-WAY DEDICATION
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- SC — SEWER CONNECTION TO EXISTING
- SS — SEWER STUB TO UPSTREAM PROPERTY; STUB TO BE PLACED AT APPROXIMATE LOW POINT OF ADJACENT PROPERTY (SUBJECT TO CHANGE WITH CD DESIGN)
- WC — WATER CONNECTION TO EXISTING
- WS — WATER STUB TO ADJACENT PROPERTY FOR FUTURE EXTENSION

NOTE: PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY. LOCATIONS OF SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO STORMWATER PONDS, ACTIVE RECREATION AREAS, POCKET PARKS, STREAM BUFFERS, AND OPEN SPACE, ARE CONCEPTUAL AND MAY CHANGE AT MASTER SUBDIVISION PLAN.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**


LENNAR
1100 PERIMETER PARK DRIVE, SUITE 12
MORRISVILLE, NORTH CAROLINA 27560
PHONE: 919. 465. 5929
Tyler.Wilson@Lennar.com


LENNAR®

# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-S1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=200' |
| DATE | 06. 30. 2025 |

**SHEET**

PRELIMINARY SITE/ UTILITY LAYOUT PLAN

C2.00



X:\Projects\LEN\LEN23012_201104-Production\Planning + Design\PUD\Current Drawings\LEN23012-S1.dwg, 11/20/2025 11:48:53 AM, Rich Updegrove

# 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: Welch Homestead PUD Zoning: R-40W

Location: 3204, 3216, & 3312 Old US 1 Hwy

Property PIN(s): 0720158891, 0720144298, & 0720046146 Acreage/Square Feet: 83.51 acres

Property Owner: Linda Barker Barbour

Address: P.O. Box 252

City: New Hill State: NC Zip: 27562-0252

Phone: Email:

Developer: Lennar Carolinas, LLC c/o Matthew J. Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

Engineer: McAdams c/o David Bergmark, AICP

Address: 621 Hillsborough Street, Suite 500

City: Raleigh State: NC Zip: 27603

Phone: (919) 361-5000 Fax: N/A Email: bergmark@mcadamsco.com

Builder (if known): Lennar Carolinas, LLC c/o Matthew J. Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

**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<br>(Provide development name or location to be routed to correct planner) | (919) 249-3426 |
| Parks, Recreation & Cultural Resources Department<br>Angela Reincke, Parks Planning Project Manager | (919) 372-7468 |
| Transportation & Infrastructure Development<br>Russell Dalton, Traffic Engineering Manager | (919) 249-3358 |
| Water Resources Department<br>Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)<br>Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer) | (919) 249-3537<br>(919) 946-4394 |
| Electric Utilities Division<br>Rodney Smith, Electric Technical Services Manager | (919) 249-3342 |

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

| Noise & Hours of Construction: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

| Construction Traffic: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

| Road Damage & Traffic Control: | Infrastructure Inspections | 919-249-3386 |
|---|---|---|

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

| Parking Violations: | Non-Emergency Police | 919-362-8661 |
|---|---|---|

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

| Dirt in the Road: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

| Dirt on Properties or in Streams: | Water Resources | 919-362-8166 |
|---|---|---|

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

| Dust: | Water Resources | 919-362-8166 |
|---|---|---|

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

| Trash: | Water Resources | 919-362-8166 |
|---|---|---|

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

| Temporary Sediment Basins: | Water Resources | 919-362-8166 |
|---|---|---|

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

| Stormwater Control Measures: | Water Resources | 919-362-8166 |
|---|---|---|

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.

| Electric Utility Installation: | Rodney Smith | 919-249-3342 |
|---|---|---|

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

# 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: virtual via Zoom

Date of meeting: 1/20/2026 Time of meeting: 5:30PM-6:30PM

Property Owner(s) name(s): See attached

Applicant(s): Lennar

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 | PH[redacted]# | EMAIL | SEND PLANS & UPDATES |
|---|---|---|---|---|---|
| 1. | Glynn Wiener | | [redacted] | | ☐ |
| 2. | Kseniya | | | | ☐ |
| 3. | Lauren Vena | | | | ☐ |
| 4. | Anil Aksac | | | | ☐ |
| 5. | John Ruth | | | | ☐ |
| 6. | Jeff Harger | | | | ☐ |
| 7. | Brie Bierman | | | | ☐ |
| 8. | Serhii Marchuk | | | | ☐ |
| 9. | William Moxley | | | | ☐ |
| 10. | Marlene Cuales | | | | ☐ |
| 11. | Mary Miskimon | | | | ☐ |
| 12. | Mike Cuales | | | | ☐ |
| 13. | Michael DeGroat | | | | ☐ |
| 14. | | | | | ☐ |

*Use additional sheets, if necessary.*

**Welch Homestead PUD**
**Summary of Second Neighborhood Meeting**
**January 20, 2026**

I. WELCOME
   a. Introduction - Matthew Carpenter w/ Parker Poe on behalf of the developer and builder, Lennar. Also with me this evening are:
      i. Tyler Wilson with Lennar
      ii. David Bergmark with McAdams, our Landscape Architect, and
      iii. Nate Bouquin with McAdams, our traffic engineer
   b. Explanation of process. This is the second neighborhood meeting for a rezoning request called the Welch Homestead PUD. We held the first neighborhood meeting in May last year. At that time, we hadn't yet filed our rezoning application but were gathering feedback as we worked on our application. We did file our rezoning application June 1 and over the last six to seven months have been working with Town staff to revise our application. The purpose of tonight's meeting is to provide an update on the case. Since there may be folks here that weren't at the first meeting, I'll give an overview of the case, share updates since the last meeting, and then be happy to answer any questions.

II. PRESENTATION
   a. <u>Site Overview</u> - location and existing uses adjacent
      i. 3 parcels that total 83.53 acres
      ii. In New Hill area, southwestern boundary of Town's planning jurisdiction.
      iii. Surrounding neighborhoods and other proposed projects
   b. <u>Proposed Zoning and Land Use Map Designation</u>
      i. Current and proposed zoning
      ii. PUD zoning district intended to impose prescriptive zoning and development regulations that run with the land. Proposal includes PUD Text with written conditions and PUD concept plan.
      iii. The LUM is the primary document the Town reviews in evaluating a rezoning request and designates this as Medium Density Residential and Medium Density Residential/Commercial services in the cross hatched area. Medium Density residential recommends townhomes and single-family homes at an overall density of 6 units/acre or less.
      iv. LUM shaped layout of the PUD concept plan.
   c. <u>PUD Concept Plan</u>
      i. Residential project with mix of townhomes and single-family homes. Townhome section shown in pink/red and single-family section shown in yellow. Overall project has max of 270 units which comes out to 3.3 units/acre. 3 units/acre is considered low density residential in the UDO.
         1. Townhouse District
            a. 28.4 acres. 115-150 townhomes
         2. Single-Family District
            a. 51.06 acres
            b. 105-140 single-family homes
      ii. 20-foot Type B perimeter buffers. Type B standard is semi-opaque. Will supplement existing vegetation and trees where needed.
      iii. Riparian buffers and RCA requirement

iv. Road improvements
    1. TIA now complete and PUD Text includes transportation infrastructure improvements
    2. Old US 1 widening to Town four lane divided street section
    3. Right and left turn lanes into site driveway
    4. Westbound left turn lane on Old US 1
    5. Northbound right turn lane on New Hill Holleman Road

III. SUMMARY OF QUESTION AND ANSWER PERIOD

a. Our property borders the entrance of the neighborhood. Are you planning to include a fence?
    i. ***No, current plans do not include a perimeter fence, but a 20-foot Type B buffer. The buffer is typically our preference over a fence because fences can require tree clearing and also impede the free flow of wildlife from one property to another.***

b. Can we request a greater than 20-foot buffer?
    i. ***Yes, we can discuss it, but we believe a 20-foot buffer is reason given the proposed housing types and density. Along the northern property line of the townhome district, there will be townhomes adjacent to a relatively new townhome neighborhood. The homes will have similar size, scale, and density. There are also HOA common areas along the shared property line that provide additional separation. The UDO would only require 15-foot buffers between two townhome communities. Along the eastern property line, single-family will be adjacent to single-family and the adjacent properties are large rural wooded lots that provide additional separation.***

c. Through the woods is an old barn I thought was protected by state law. What will happen to it?
    i. ***There is a corn crib on the property. As part of the rezoning process, we had Capital Area Preservation review the corn crib and evaluate it for preservation. CAP determined the corn crib is not in sufficient shape to be preserved in place. Our proposed PUD conditions commit to evaluating relocation of the corn crib and relocating it at alter stages of development if feasible.***

d. There's a narrow land strip between US1 and the CSX rail corridor. Any idea of the future use of this area and will US 1 need extra lanes on the southern side?
    i. ***That area will be dedicated to the Town as park land. The land is shown on the Town's long range parks and rec plan and the Town's parks and rec advisory board recommended dedication. There are no plans for the park, but the Town will likely plan something in the future.***

e. Is it possible to increase the buffer line to at least 30 feet because it is going to literally on my back yard?
    i. ***We can consider it, but believe the proposed 20-foot buffer is sufficient where townhomes will be adjacent to townhomes. There is also a large HOA common area in this location which provides additional separation.***

f. How many floors will the single-family homes be?
    i. ***Likely around three stories. The PUD permits maximum height of 40 feet for single-family homes.***

g. Any townhomes you build will be taller than ours due to the hill behind the Retama Run townhomes and will look down into our upstairs bathrooms. I realize this is a rezoning, but please discuss in more depth the opacity especially because the townhomes will be very close and much taller than the Retama Run townhomes, especially those closer to Impulsion intersection.
    i. ***Understand the concern, although the site is large and will be graded which could change the elevation in this area (dirt may be spread across the site to even out the grade). The LUM has designated this property as medium density residential, so new townhomes and single-family homes have been contemplated here since the LUM was last updated in 2018. The Type B standard is referred to as semi-opaque because it is one level below Type A which is fully opaque. The property is currently wooded and Type B is preferred for wooded areas because thick understory Type A plantings are not always compatible with mature trees and can die and/or negatively impact the health of existing trees.***
h. I have a horse farm adjacent to the planned park and railroad track. People and dogs coming across the track to feed, pet, and view property and horses will be a problem.
    i. ***We will not be programming or developing the park but will pass your concerns on to the Town since they should be considered when planning and designing the property.***
i. If entering your neighborhood from downtown Apex on Old US 1, where are you planning the exact entrance street to be on the map?
    i. ***The main conceptual entrance is shown on the concept plan. This is conceptual and could change at Master Subdivision Plan, but was the location studied in our TIA and was chosen based on the existing grade change and visibility/site lines on Old US 1.***
j. Will the speed limit change along that section of Old US 1?
    i. ***Potentially, although the process to lower speed limits with NCDOT is complicated and difficult. There are a lot of studies involved.***
k. How much did it cost to donate that land to the Town for a park?
    i. ***The land has not been donated yet, but will be when the plat is recorded. We don't have a dollar figure on it.***
l. What's the plan for the bridge and overpass at US1?
    i. ***The bridge improvements are funded by NCDOT in connection with the Amgen economic development project in Holly Springs and should be under construction soon.***
m. I live on Ripley River next to Jazzy. Looks like you'll be connecting sewage and water from our area. What kind of construction will we see in our neighborhood for the connection?
    i. ***That's correct. These connections are required by the Town UDO. I have not reviewed this specific connection, but there are typically easements recorded when the subdivision is developed to allow the future connection. Our project will just connect the stub, but that will be the extent of the construction in your neighborhood.***
n. Can you speak to the overall project timeline?

***Yes, after Rezoning we will file Subdivision Plans which will take 6-8 months of review. After that, Construction Drawings and then building permits. We don't expect grading/construction to start until 2028.***

| OWNER | MAILING ADDRESS | | |
|---|---|---|---|
| ABED, MOHAMMAD YAHYAMOHAMMAD ABU | 3303 CAROLINA LILY ST | CARY NC 27519-6710 | |
| ACQUANITA, JOSEPH PETER MITCHELL, HALLEE LANAE | 2693 IMPULSION DR | NEW HILL NC 27562-9344 | |
| ADAMS, JENNIFER PENNINTON | 5328 THAYER DR | RALEIGH NC 27612-5946 | |
| ADI, SANJAY N ADI, BINDU | 5712 LIGHT BRIGADE LN | RALEIGH NC 27612-7094 | |
| AGARWAL, AMIT AGARWAL, SAMPADA | 204 KURTNER CT | MORRISVILLE NC 27560-6736 | |
| AGARWAL, GITESH AGARWAL, VIJAY | 3235 RETAMA RUN | NEW HILL NC 27562-9346 | |
| AGOSTA, MICHAEL | 3168 RETAMA RUN | NEW HILL NC 27562-9345 | |
| AKSAC, ADNAN ANIL AKSAC, ASLIHAN | 3207 RETAMA RUN | NEW HILL NC 27562-9346 | |
| ALAKANTI, PRADEEPKUMAR ALAKANTI, SUNAYANA | 3186 RETAMA RUN | NEW HILL NC 27562-9345 | |
| ALBRECHT, PHILLIP M ALBRECHT, RACHEL M | 3235 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| ALIS MATTHEWS, GABRIEL ELIZABETH | 2300 CITRUS HILL DR | APEX NC 27502-4026 | |
| ANDREWS, ROBERT WALTER | 4908 RIDGESTON PL | HOLLY SPRINGS NC 27540-9164 | |
| ANGELLY, SANDY K | 3143 RETAMA RUN | NEW HILL NC 27562-9345 | |
| APEX FIRST IN-VESTMENTS LLC | 9869 OCEAN HWY W STE 110 | CAROLINA SHORES NC 28467-2649 | |
| APPANA, SURESH VASAVI MAJETI, NAGA MANI SATYA | 3040 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| ATKINS, LAURA B | PO BOX 217 | NEW HILL NC 27562-0217 | |
| BACHUWAR, VAMSHI KRISHNA | 3104 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| BALAN, KAMALNATH BALAN, ARTI | 2516 SIDEWINDER CT | APEX NC 27523-8503 | |
| BAPAT, VIKRAM KHAN, ZARINA S | 2725 JAZZY ST | NEW HILL NC 27562-9328 | |
| BARBOUR, LINDA BARKER | PO BOX 252 | NEW HILL NC 27562-0252 | |
| BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY | 3112 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| BIEL, CHARLES BIEL, SHERRI | 3118 LUNGE LN | NEW HILL NC 27562-9354 | |
| BIERMAN, MICHAEL LEE JR BIERMAN, BRIANNE L | 3316 WHITTINGHAM DR | NEW HILL NC 27562-8985 | |
| BOREK, TORY KHORSAND | 3332 OLD US 1 HWY | NEW HILL NC 27562-9754 | |
| BORKAR, YOGESH D BORKAR, GAURI | 1008 KATIE LN | CARY NC 27519-1557 | |
| BURLESON, LISA MARIE TRUSTEE LISA BURLESON LIVING TRUST | 3109 ZEBROID WAY | NEW HILL NC 27562-9351 | |
| BYLER, BRIAN D BYLER, ALLISON C | 3267 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| BYRD, ALISHA M BYRD, KRISTOPHER LEON | 3156 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| BYRON, TRUDY P | 3408 OLD US 1 HWY | NEW HILL NC 27562-9756 | |
| CALDWELL, JASON T CALDWELL, KERI-ANN | 2660 IMPULSION DR | NEW HILL NC 27562-9344 | |
| CAPILLA GUTIERREZ, JOSE OCTAVIO PAEZ, PATRICIA BARRAGAN | 3149 RETAMA RUN | NEW HILL NC 27562-9345 | |
| CAREY, JARED M. CAREY, DANIELLE E. | 3090 ZEBROID WAY | NEW HILL NC 27562-9350 | |
| CHAGANTI, LALITH KUMAR SURYA CHAGANTI, SRI VENKATA NAGA | 3116 FORBURY CV | NEW HILL NC 27562-9348 | |
| CHAUDHRY, FAROOQ AFZAL IMTIAZ, FIZA | 2517 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| CLARKE, JAMES C LISA, JOANNE | 3133 LUNGE LN | NEW HILL NC 27562-9354 | |
| CLAYTON, JOLENE RENEE CLAYTON, CHRISTOPHER SEAN | 3112 ZEBROID WAY | NEW HILL NC 27562-9351 | |
| COULL, ANNA V | 3208 RETAMA RUN | NEW HILL NC 27562-9346 | |
| CUALES, MARLENE D | 3308 WHITTINGHAM DR | NEW HILL NC 27562-8985 | |
| CUALES, MICHAEL P CUALES, ANGELA C | 3300 WHITTINGHAM DR | NEW HILL NC 27562-8985 | |
| CUSUMANO, JOSEPH DAVID CUSUMANO, REAGAN LAYNE | 2609 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9175 | |
| DAMORE, STEPHEN V DAMORE, MEAGAN E | 3116 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| DANEBORG NC LLC | 358 W GREEN ST UNIT 313 | PASADENA CA 91105-1896 | |
| DARNELL, CHRISTY W | 3191 RETAMA RUN | NEW HILL NC 27562-9345 | |
| DAS, SARTHAK KHUNTIA, SUBHAKANKHI | 3097 ZEBROID WAY | NEW HILL NC 27562-9350 | |
| DAVIDSON HOMES LLC | 336 JAMES RECORD RD SW | HUNTSVILLE AL 35824-1514 | |
| DAWODU, MODINAT T DAWODU, OLADIPO OLAWALE | 3096 ZEBROID WAY | NEW HILL NC 27562-9350 | |
| DEMARCO, MICHAEL D DEMARCO, MARYANN FRANCES | 3145 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| DESU, NAGA MAHESH MULLANGI, VENKATA SATYAVATHI | 211 BOG HILL LN | CARY NC 27519-6481 | |
| DHAKAL, KIRAN BHATTARAI, SAYANA | 3048 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| DHILLON, HARDIP SINGH DHILLON, GURMINDER KAUR | 5785 OLD US 1 HWY | NEW HILL NC 27562-8965 | |
| DIKSHIT, DIVY SHARMA, SUCHITA MISS | 3228 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| DIPIETRO, PETER F DIPIETRO, CARRIE | 2675 IMPULSION DR | NEW HILL NC 27562-9344 | |
| DIXIT, AJIT S DIXIT, DARSHANA A | 405 MAGNOLIA BIRCH CT | CARY NC 27519-9359 | |
| DONG, FENG MA, QIAN | 3249 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| DOSSLIN, FNU ANISH SUDARSHAN, SAHANA | 3259 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| DUARTE, MAYELA | 3305 OLD US 1 HWY | NEW HILL NC 27562-9755 | |
| DUBEY, SANDEEP KEWALRAM BHUJADE, MADHURA RAMESH | 3225 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| EARL, MICHAEL LEE EARL, LAREE EILEEN | 3125 LUNGE LN | NEW HILL NC 27562-9354 | |
| EDE, ANITHA PRASAD EDE, RENU DHANUNJAYA | 3001 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| ELDRED, JONATHAN W ELDRED, JENNIFER LYNN | 3160 RETAMA RUN | NEW HILL NC 27562-9345 | |
| ELDRED, MICHAEL G ELDRED, LETHA P | 3153 RETAMA RUN | NEW HILL NC 27562-9345 | |
| ELGHOSSAIN, ANTOINE | 2683 IMPULSION DR | NEW HILL NC 27562-9344 | |
| FITZGERALD, ROBERT FITZGERALD, MICHELE | 3140 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| FORD, SHARON LEIGH | 3093 ZEBROID WAY | NEW HILL NC 27562-9350 | |
| FOSTER, JUSTIN BARONA, DIANA VICTORIA | 3127 FORBURY CV | NEW HILL NC 27562-9348 | |
| FRIENDSHIP STATION OWNERS ASSOCIATION INC | PPM INC | PO BOX 478 | PORTSMOUTH NH 03802-0478 |
| FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 75-5608 HIENALOLI RD UNIT 15 | KAILUA KONA HI 96740-8810 | |
| FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 3165 RETAMA RUN | NEW HILL NC 27562-9345 | |
| GADARLA, RANDHEER R MADIREDDY, ROHINI | 2107 ADDENBROCK DR | MORRISVILLE NC 27560-8636 | |
| GAINEY, MICHELLE AZZU | 2505 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| GANGISHETTY, SURESH GANGISHETTY, SANDHYARANI | 3232 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| GAUTAM, NITIN GAUTAM, DEEPALI | 2106 ADDENBROCK DR | MORRISVILLE NC 27560-8635 | |
| GOPANNA, KARTHI KARTHI, SUMATHEE | 3023 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| GORREY, PURUSHOTHAM | 612 BAUCOM CREEK CT | CARY NC 27519-7623 | |
| GORSKI, LAURA MICHELLE GORSKI, JAMES LEONARD FRASE | 3132 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| GOYANI, JAYDEEP HIMMATBHAI GOYANI, NEHABEN JAYDEEP | 2717 JAZZY ST | NEW HILL NC 27562-9328 | |
| GRACIEUX, GEORGES GRACIEUX, MERLANGE | 34 PLEASANTDALE | WEST ROXBURY MA 02132-6204 | |

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|---|---|---|
| GRIFFIN, ALISHIA N GRIFFIN, JACQWAYNE | 14940 TIERRA ESCAPE AVE | EL PASO TX 79938-2365 |
| GRINNELL, CHRISTOPHER JOHN GRINNELL, MORGAN ASHWILL | 3147 LUNGE LN | NEW HILL NC 27562-9354 |
| GUDUR, SREEDHAR GUDUR, BHAGYA LAKSHMI | 453 BOLTON GRANT DR | CARY NC 27519-0524 |
| GUNDA, NAGENDHAR BOMMIDI, SWATHI | 3009 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| GUPTA, RAVI M GUPTA, RAJNI | 3100 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| HARGER, JEFFREY A HARGER, MICHELLE BELISLE | 3113 LUNGE LN | NEW HILL NC 27562-9354 |
| HAUCH, MICHAEL GORDON TRUSTEE HAUCH, TINA HARRISON TRUSTEE | 3301 WHITTINGHAM DR | NEW HILL NC 27562-8986 |
| HEIN, SEAN P HEIN, MICHELLE L | 3121 LUNGE LN | NEW HILL NC 27562-9354 |
| HESEN, ERIC M HESEN, KIMBERLY E | 3247 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| HEUVEL, LORNA VANDEN HEUVEL, KEITH GERARD VANDEN | 3140 RETAMA RUN | NEW HILL NC 27562-9345 |
| HINSON, CHRISTIAN HINSON, CARLY | 2713 JAZZY ST | NEW HILL NC 27562-9328 |
| HODGE, SARAH H HODGE, THOMAS R | 3512 OLD US 1 HWY | NEW HILL NC 27562-9758 |
| HOPSON, ANDREW R MULLAHY, KELLY | 3128 FORBURY CV | NEW HILL NC 27562-9348 |
| HOUGHTON, MICHAEL J DOBBINS, ASHLEY M | 2619 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9175 |
| HUDSON, CLAUDE LEE JR HUDSON, JUDY A | PO BOX 7 | NEW HILL NC 27562-0007 |
| HUGHES, BRIAN ANDREW JR HUGHES, KATHERINE ELIZABETH | 3028 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| HUTCHINS, EVELYN LEAL, ANTHONY J III | 3108 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| INGLE, TREMAYNE INGLE, LAUREN | 3146 LUNGE LN | NEW HILL NC 27562-9354 |
| JAGANATHAN, SHANMUGAM RAMASAMY, UMADEVI | 136 HILDA GRACE LN | CARY NC 27519-8757 |
| JENG, KEBBA | 3215 RETAMA RUN | NEW HILL NC 27562-9346 |
| JHA, VIVEK CHATURVEDI, GEETIKA | 3236 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| JOHNSON, TAMMI D | 3120 FORBURY CV | NEW HILL NC 27562-9348 |
| JOHNSTON, JOHN REED IV JOHNSTON, CYNTHIA L | 2709 JAZZY ST | NEW HILL NC 27562-9328 |
| JONES, BRENTON TAYLOR JONES, WHITNEY LEGGETTE | 3149 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| JOSHI, AARTI AJEY JOSHI, AJEY ANANT | 3145 RETAMA RUN | NEW HILL NC 27562-9345 |
| KANE, LUCAS MICHAEL KANE, SHANNEN MARIE | 3157 RETAMA RUN | NEW HILL NC 27562-9345 |
| KEANE, DEREK KEANE, JESSICA | 3199 RETAMA RUN | NEW HILL NC 27562-9345 |
| KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH | 3108 FORBURY CV | NEW HILL NC 27562-9348 |
| KING, SHAWN M KING, ROSANNA | 2669 IMPULSION DR | NEW HILL NC 27562-9344 |
| KLINK, RACHEL ELIZABETH | 3198 RETAMA RUN | NEW HILL NC 27562-9345 |
| KOLLIPARA, NITIN BONTHALA, SRAVYA MANASA | 2518 RED BLUFF RD | NEW HILL NC 27562-9380 |
| KOMMIREDDY, SUNEEL KUMAR TRUSTEE PUNURU, VANI TRUSTEE | 113 DURSLEY WAY | CARY NC 27519-7555 |
| KOVACS, KAREN ANN TRUSTEE KOVACS PROTECTION TRUST | 3129 LUNGE LN | NEW HILL NC 27562-9354 |
| KRISTOFCO, ADAM PERNAT, ERIN ANN | 3309 WHITTINGHAM DR | NEW HILL NC 27562-8986 |
| LAPRADD, CECILY LAPRADD, JOSHUA | 2721 JAZZY ST | NEW HILL NC 27562-9328 |
| LAWHORN, DWYER L | 3221 RETAMA RUN | NEW HILL NC 27562-9346 |
| LEAL, KEITH LEAL, ERIN M | 2705 JAZZY ST | NEW HILL NC 27562-9328 |
| LEE, JESSICA LEE, HARRISON | 3124 FORBURY CV | NEW HILL NC 27562-9348 |
| LEE, TIMOTHY PAUL LEE, CHU N | 3128 LUNGE LN | NEW HILL NC 27562-9354 |
| LEWIS, KEITH AUSTIN CO-TRUSTEES LEWIS, AMBER DAWN CO-TRUSTEES | 3239 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| LEWIS, RICHARD J LEWIS, RUTH A | 8036 SMITH RD | APEX NC 27539-8173 |
| LI, YANFANG XING, DADI | 452 SPOKANE WAY | CARY NC 27519-6746 |
| LILES, OTHO E III LILES, SHAREE S | 7012 OAKVILLE LN | NEW HILL NC 27562-9600 |
| LILES, WILLIAM FRANKLEN | 7012 OAKVILLE LN | NEW HILL NC 27562-9600 |
| LINNA, STACEY A | 3216 RETAMA RUN | NEW HILL NC 27562-9346 |
| LLL INVESTMENT LLC | 2933 KENNA CREEK BND | APEX NC 27502-6619 |
| LOPEZ, MARISOL NGUYEN, HIEU | 732 GROVE AVE | RALEIGH NC 27606-1612 |
| LORBACHER, DAVID SCOTT LORBACHER, LESLIE DONNELLY | 3141 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| M/I HOMES OF RALEIGH LLC | 1511 SUNDAY DR STE 100 | RALEIGH NC 27607-5195 |
| MADURAM, RAJARATHINAM EDWARD, CHRISTA | 3229 OLIVE FARM RD | NEW HILL NC 27562-9378 |
| MAHESH ROLLA, NAGA BHANU TIPPIREDDY, BHAVANI | 2522 RED BLUFF RD | NEW HILL NC 27562-9380 |
| MANCHESTER, DIANE WYNN | 3144 RETAMA RUN | NEW HILL NC 27562-9345 |
| MANCUSO, LYNN-ANN TRUSTEE TRUSTEE OF LYNN-ANN MANCUSO REVOCABLE TRUST | 3139 LUNGE LN | NEW HILL NC 27562-9354 |
| MANDALAPU, JAGAN M MANDALAPU, SIOBHAN | 3089 ZEBROID WAY | NEW HILL NC 27562-9350 |
| MANEEN, ELAINE | 3187 RETAMA RUN | NEW HILL NC 27562-9345 |
| MANNY, JUSTIN MANNY, KRISTI JILL | 3105 ZEBROID WAY | NEW HILL NC 27562-9351 |
| MANUKAS, VOULA TRUSTEE TRUSTEE OF THE VOULA MANUKAS REVOCABLE LIVING TRUS | 3117 LUNGE LN | NEW HILL NC 27562-9354 |
| MARAPPAN, KARTHICPRABU PALANISAMY, CHITRA | 3013 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| MARIAN, VLAD MARIAN, RALUCA IOANA | 3255 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| MARINER, MATTHEW P MARINER, ASHLEY RENEE DOWLING | 3102 ZEBROID WAY | NEW HILL NC 27562-9351 |
| MARSHALL, AARON MARSHALL, JOY | 3085 ZEBROID WAY | NEW HILL NC 27562-9350 |
| MARTIN, NICHOLAS P | 2689 IMPULSION DR | NEW HILL NC 27562-9344 |
| MATTHEWS, MARGIE S | 3612 MASON RD | NEW HILL NC 27562-9168 |
| MATYUF, WILLIAM CHRISTIAN GOLDSTEIN, MELISSA B | 3180 RETAMA RUN | NEW HILL NC 27562-9345 |
| MBOYA, SAMUEL O | 3214 RETAMA RUN | NEW HILL NC 27562-9346 |
| MCCORMICK, CRAIG MCCORMICK, ALYSSA | 3142 LUNGE LN | NEW HILL NC 27562-9354 |
| MCLAUGHLIN, MAGGIE ELIZABETH | 3195 RETAMA RUN | NEW HILL NC 27562-9345 |
| MCLENDON, KEITH O'BRIEN MCLENDON, SHARON HASTY | 3231 RIPLEY RIVER RD | NEW HILL NC 27562-9329 |
| MEKA, MANASA TRIPURANENI, SARATH BABU | 3115 FORBURY CV | NEW HILL NC 27562-9348 |
| MILINICHIK, ASHLEY NICOLE MILINICHIK, JACOB CHRISTIAN | 3142 RETAMA RUN | NEW HILL NC 27562-9345 |
| MILLS, JOHN STUART MILLS, CARA DONNA | 3136 FORBURY CV | NEW HILL NC 27562-9348 |
| MILNE, TIMOTHY MILNE, SAVANNAH | 3132 LUNGE LN | NEW HILL NC 27562-9354 |
| MISHRA, SWETA TRIPATHY, SAMARJIT | 3036 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| MISKIMON, MARY E COFFEY, PAUL B | 3177 RETAMA RUN | NEW HILL NC 27562-9345 |
| MOHANASUNDARAM, SENTHIL NATHAN RAJENDRAN, UMA MAHESWARI | 3152 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 |
| MOTHUKURI, DILIP KUMAR THUMMA, MARY SHALINI VINEELA | 2521 RED BLUFF RD | NEW HILL NC 27562-9380 |
| MOXLEY, WILLIAM C MOXLEY, JOYCE S | 3136 LUNGE LN | NEW HILL NC 27562-9354 |
| MUFTI, FAWAD | 2504 RED BLUFF RI | NEW HILL NC 27562-9380 |
| MURTHY, SAHANA | 3217 RETAMA RUN | NEW HILL NC 27562-9346 |

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| MURUGAN, SIVA RAMAMOORTHY, INDIRA | 3240 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| MYERS, SHELLEY M | 2687 IMPULSION DR | NEW HILL NC 27562-9344 | |
| MYERS, SUSAN MARIE | 3183 RETAMA RUN | NEW HILL NC 27562-9345 | |
| NANDAKUMAR, SRIRAMKUMAR TRUSTEE SAMPATH, PAVITHRA TRUSTEE | 3271 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| NATARAJAN, JAYAPRAKASH AROULMANY, KALAIARASI | 3039 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| NEMCHIK, ANDREW CLAYTON | 2666 IMPULSION DR | NEW HILL NC 27562-9344 | |
| NETHI, NARASIMHA RAO NETHI, DEEPTHI | 3237 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| NEUPANE, MOHAN NEUPANE, DEVIKA KANDEL | 3019 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| NUNEZ, ERICH LOZADA, AUREA VIVEROS | 3043 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| OLIVE, JUDITH H OLIVE, ROBERT A | 3132 OLIVE FARM RD | APEX NC 27502-9632 | |
| PATEL, DHARA PATEL, JAY | 2514 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| PATEL, NEEL V MODY, ISHA A | 2513 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| PEDDIREDDY, SANDEEP DUDDA, LOKYA | 2525 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| PEELE, CHRISTOPHER SHAW LOGUE, MARIE | 3141 RETAMA RUN | NEW HILL NC 27562-9345 | |
| PENDYALA, VIJAYA ROHINI MAJJI, VASISTA SRIDHAR | 2028 PINEOLA BOG TRL | APEX NC 27502-8535 | |
| PIRAINO, AIMEE R. WEINBERG, ALAN IRWIN | 3166 RETAMA RUN | NEW HILL NC 27562-9345 | |
| POWELL, DEBORAH D | 3182 RETAMA RUN | NEW HILL NC 27562-9345 | |
| PULTE HOME COMPANY, LLC | 1225 CRESCENT GRN STE 250 | CARY NC 27518-8119 | |
| PURCHASING FUND 2021-1 LLC | 2679 IMPULSION DR | NEW HILL NC 27562-9344 | |
| PURCHASING FUND 2024-1 LLC | 3163 RETAMA RUN | NEW HILL NC 27562-9345 | |
| QUIDORT, THOMAS | 3184 RETAMA RUN | NEW HILL NC 27562-9345 | |
| QUINTAL, GEORGE QUINTAL, CONNIE K | 3169 RETAMA RUN | NEW HILL NC 27562-9345 | |
| RALLAPALLI, RAM KISHORE CHALAMALASETTI, TEJASRI | 3159 RETAMA RUN | NEW HILL NC 27562-9345 | |
| RAMAIYAN, VENKATESHKUMAR GILL, JASMANDEEP S | 1381 COZY OAK AVE | CARY NC 27519-8904 | |
| RAO, VARDHINI BAGUR, VIJAY NAGARAJA | 2510 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| RAUER, ANGELA L | 2668 IMPULSION DR | NEW HILL NC 27562-9344 | |
| RAYMER, DAVID F | 4617 FRIENDSHIP RD | APEX NC 27539-8763 | |
| REDDY MANDADI, VARUN KUMAR DANDA, NEERAJA | 3047 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| REISS, PAUL J | 3194 RETAMA RUN | NEW HILL NC 27562-9345 | |
| RICE, MEGHAN DANEEN BOGGS, JORDAN ANDREW | 3108 ZEBROID WAY | NEW HILL NC 27562-9351 | |
| RIVERA, SAMMIE | 3112 FORBURY CV | NEW HILL NC 27562-9348 | |
| ROMAN, VANESSA M | 2929 OAK LAWN AVE | DALLAS TX 75219-4528 | |
| ROUTHIER, LAURA C | 3158 RETAMA RUN | NEW HILL NC 27562-9345 | |
| RUDZKI, ROBERT RUDZKI, JILLIAN J | 3132 FORBURY CV | NEW HILL NC 27562-9348 | |
| RUTH, JOHN PRESTON RUTH, KRISTIN H | 3613 MASON RD | NEW HILL NC 27562-9169 | |
| SADASHIVAIH MUNIYAPPA, OM PRAKASH MOHAN, PRIYA KURUMAJAL | 3032 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| SAHU, HRUSHIKESH PRIYADARSINE, SUCHITRA | 3123 FORBURY CV | NEW HILL NC 27562-9348 | |
| SAMUEL, JESSE E HEDGES, HEATHER | 3156 RETAMA RUN | NEW HILL NC 27562-9345 | |
| SANTIESTEBAN-FLORES, RAMON S GALINANES-GIRALDEZ, NANETTE | 2144 GREGOR OVERLOOK LN | APEX NC 27502-6623 | |
| SHAARBAFTOOSI, ALI RAFATIAN, NAHID | 3104 FORBURY CV | NEW HILL NC 27562-9348 | |
| SHAHA, PANKAJ SURESH SHAHA, SNEHAL PANKAJ | 3035 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| SHANNON, SARAH L SHEEK, NICHOLAS CHASE | 3101 ZEBROID WAY | NEW HILL NC 27562-9351 | |
| SHEN, MINXIA | 111 PARKVIEW CT | ARCHDALE NC 27263-3530 | |
| SHENG, SHUBIN LI, YUE | 724 GREYHORNE WAY | CARY NC 27519-6531 | |
| SHEVZOV, MARIA V | 3181 RETAMA RUN | NEW HILL NC 27562-9345 | |
| SHRESTHA, SABIN SHRESTHA, RADHIKA | 3081 ZEBROID WAY | NEW HILL NC 27562-9350 | |
| SON, JAEWAN SON, HEEYOUNG KIM | 3148 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| SON, SUHYANG SON, JONGHEE | 3253 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| SOUNDARARAJAN, MANIMARAN JAGADEESAN, PRIYADHARSINI | 2509 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| STARCALA, ANNA HERNDON STARCALA, JON MICHAEL | 2652 IMPULSION DR | NEW HILL NC 27562-9344 | |
| STERMER, SARAH GHARAVI STERMER, RYAN ANTHONY | 3137 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| STILLPOND FARM LLC | 3701 MASON RD | NEW HILL NC 27562-9171 | |
| STUMP, DERRICK STUMP, ASHLEY | 3136 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| SUL, WOO JIN | 3212 RETAMA RUN | NEW HILL NC 27562-9346 | |
| SURAPANENI, PAVAN KUMAR SIRANGU, SADHANA | 3133 SECRET PASSAGE WAY | NEW HILL NC 27562-9349 | |
| TENG, WENYUAN CHEN, JIALU | 3200 RETAMA RUN | NEW HILL NC 27562-9346 | |
| TETALI, VENKATA TETALI, SHIVANI | 3224 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| THANGELLAPALLY, RANJITH | 2701 JAZZY ST | NEW HILL NC 27562-9328 | |
| THAPA, DHEERAJ | 3100 FORBURY CV | NEW HILL NC 27562-9348 | |
| THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM, SEETHA | 517 WHITE OAK POND RD | APEX NC 27523-8035 | |
| TIERNEY, CLINTON A TIERNEY, JENNIFER M | 3263 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| TIMBERLAKE, GREGORY DURBY, TRACY | 3213 RETAMA RUN | NEW HILL NC 27562-9346 | |
| TRIPATHI, RAKESH KADEL, ANJANA | 3251 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| TUBATI, VENKATA NARASIMHAM TUBATI, LAVANYA | 3005 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| UAKBAYEV, BAUYRZHAN SHUKBAROVA, SANDUGASH | 1245 ORANGE GROVE AVE APT 103 | GLENDALE CA 91205-4028 | |
| UPCHURCH HEWITT, LORI ANN | PO BOX 262 | NEW HILL NC 27562-0262 | |
| UTECHT, MICHAEL J UTECHT, CONSTANCE B | 3609 MASON RD | NEW HILL NC 27562-9169 | |
| VADALA, DINESH REDDY TRUSTEE GADDAM, MANASA REDDY TRUSTEE | 3233 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| VANCE, TREVOR D VANCE, ALINA | 2695 IMPULSION DR | NEW HILL NC 27562-9344 | |
| VEDULLA, MAHESH MADHAMANCHI, GEETHA KRISHNA | 3031 CAVE JUNCTION STA | NEW HILL NC 27562-9379 | |
| VENNA, PRIYANEETHI SURYA TEJA LANKA, NAGA VENKATA SAI | 3119 FORBURY CV | NEW HILL NC 27562-9348 | |
| VIJAYARAGHAVACHAR, RAGHU HULICAL KUNIGAL VENKATAGIRIYA, VIBHA GIRI | 3241 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| VIVEGANANTHAN, SANTHOSH CHAKRAVARTHY VITTA JAGANNATHAN, CHAMUNDEESWARI ARCOT | 3245 OLIVE FARM RD | NEW HILL NC 27562-9378 | |
| WARD, IAN WARD, JANE | 3172 RETAMA RUN | NEW HILL NC 27562-9345 | |
| WILLIAMS, JENNIFER WILLIAMS, MICHAEL | 2500 RED BLUFF RD | NEW HILL NC 27562-9380 | |
| WILLIAMS, JEREMY K WILLIAMS, JULIE R | 3243 RIPLEY RIVER RD | NEW HILL NC 27562-9329 | |
| WOMBLE, JEFFREY W | 1908 TWIN LAKE DR | HOLLY SPRINGS NC 27540-9244 | |
| WOMBLE, PHYLLIS N | JEFF WOMBLE | 1908 TWIN LAKE DR | HOLLY SPRINGS NC 27540-9244 |
| WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC | PO BOX 97243 | RALEIGH NC 27624-7243 | |

| | | |
|---|---|---|
| WTR HISTORIC PROPERTIES LLC | 2717 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9177 |
| XIA, RAN | 2681 IMPULSION DR | NEW HILL NC 27562-9344 |
| YANG, YINI TRUSTEE THE YY LIGHT YEAR TRUST | 222 PARK AVE | MANHASSET NY 11030-2413 |
| YELLANKI, NARENDER YELLANKI, JYOTI RAO | 10520 CHAPEL HILL RD UNIT 371 | MORRISVILLE NC 27560-3017 |
| YOUNG, LORETTA ROUNDY | 2717 NEW HILL OLIVE CHAPEL RD | NEW HILL NC 27562-9177 |
| ZAKARIA, SAJITH JOHN, FEBA ANN | 3027 CAVE JUNCTION STA | NEW HILL NC 27562-9379 |
| ZEGERMAN PROPERTIES LLC | 1661 SALEM VILLAGE DR | APEX NC 27502-4731 |
| ZREALTYNC LLC | 3508 OLD US 1 HWY | NEW HILL NC 27562-9758 |
| APEX TOWN OF | PO BOX 250 | APEX NC 27502 |
| Current Tenant | 3044 Cave Junction STA | NEW HILL NC 27562 |
| Current Tenant | 2662 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2664 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2672 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2674 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2676 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2677 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2678 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2680 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 2691 Impulsion DR | NEW HILL NC 27562 |
| Current Tenant | 3109 Lunge LN | NEW HILL NC 27562 |
| Current Tenant | 3629 Mason RD | NEW HILL NC 27562 |
| Current Tenant | 2525 New Hill Olive Chapel RD | NEW HILL NC 27562 |
| Current Tenant | 2620 New Hill Olive Chapel RD | NEW HILL NC 27562 |
| Current Tenant | 2701 New Hill Olive Chapel RD | NEW HILL NC 27562 |
| Current Tenant | 3112 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3204 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3312 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3412 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3501 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3520 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3528 Old US 1 HWY | NEW HILL NC 27562 |
| Current Tenant | 3147 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3155 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3162 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3167 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3170 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3179 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3188 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3189 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3193 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3196 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3201 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3203 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3205 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3210 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3211 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3223 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3225 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3227 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3231 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3233 Retama RUN | NEW HILL NC 27562 |
| Current Tenant | 3312 Whittingham DR | NEW HILL NC 27562 |
| Current Tenant | 3111 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3113 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3114 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3115 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3116 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3117 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3118 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3120 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3124 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3125 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3126 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3127 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3128 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3129 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3130 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3131 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3132 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3133 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3136 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3137 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3138 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3139 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3140 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3141 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3142 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3143 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3144 Yarrow CT | NEW HILL NC 27562 |

| | | |
|---|---|---|
| Current Tenant | 3145 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3148 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3150 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3156 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3153 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3154 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3155 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3157 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3159 Yarrow CT | NEW HILL NC 27562 |
| Current Tenant | 3161 Yarrow CT | NEW HILL NC 27562 |

Welch Homestead PUD

# 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, Matthew J. Carpenter, 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 virtually via Zoom (location/address) on 1/20/2026 (date) from 5:30 PM (start time) to 6:30 PM (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.

1/20/2026
Date

By: [signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Matthew J. Carpenter, a Notary Public for the above State and County, on this the 20th day of January, 2026.

SEAL

AMY W. STEPHENSON NOTARY PUBLIC WAKE COUNTY, NC

Amy W. Stephenson
Notary Public

Amy W. Stephenson
Print Name

My Commission Expires: 10/2/2028

# Welch Homestead

Planned Unit Development

Apex, North Carolina

**Submittal Dates:**
First Submittal: July 1, 2025
Second Submittal: September 5, 2025
Third Submittal: October 3, 2025
Fourth Submittal: November 3, 2025
Fifth Submittal: December 1, 2025
Sixth Submittal: January 2, 2026
Seventh Submittal: February 6, 2026
Eighth Submittal: February 26, 2026
Ninth Submittal: April 6, 2026

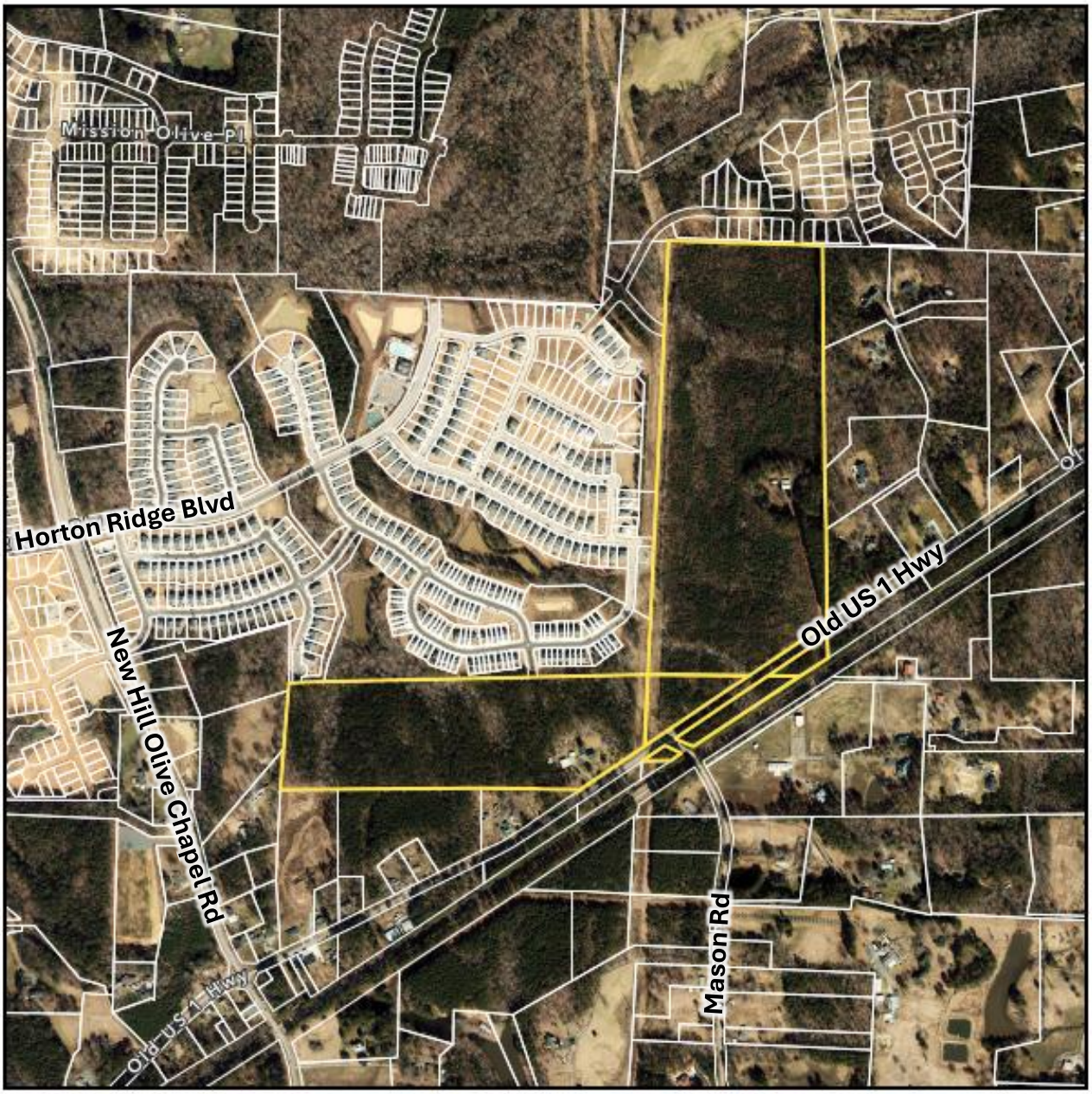
**Developer:**
Lennar Carolinas, LLC
1100 Perimeter Park Drive, Suite 112
Morrisville, NC 27560

**Design Professional:**
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

**Land Use Attorney:**
Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

TABLE OF CONTENTS.....2
VICINITY MAP.....3
PROJECT DATA & CONTACTS.....4
PURPOSE STATEMENT.....6
PERMITTED USES.....10
DESIGN CONTROLS.....10
LANDSCAPING, BUFFERING, AND SCREENING.....11
ARCHITECTURAL STANDARDS.....11
PARKING AND LOADING.....14
AFFORDABLE HOUSING.....14
SIGNAGE.....16
HISTORIC STRUCTURES.....16
NATURAL RESOURCES AND ENVIRONMENTAL DATA.....16
STORMWATER MANAGEMENT.....18
PARKS AND RECREATION.....18
PUBLIC FACILITIES.....18
PHASING.....22
CONSISTENCY WITH LAND USE PLAN.....22
COMPLIANCE WITH UDO.....22

## VICINITY MAP




N

0 400 800 1,600 ft

1 inch equals 800 feet

**PROJECT CONTACTS**

| | |
|---|---|
| **Property Owner:** | Linda Barker Barbour<br>PO Box 252<br>New Hill NC 27562-0252<br>P: 919.210.0479<br>E: barkerlb@bellsouth.net |
| **Developer:** | Tyler Wilson<br>Lennar Carolinas, LLC<br>1100 Perimeter Park Drive, Suite 112<br>Morrisville, NC 27560<br>P: 984.202.9179<br>E: tyler.wilson@lennar.com |
| **Planning Consultant:** | David Bergmark<br>McAdams<br>621 Hillsborough Street, Suite 500<br>Raleigh, NC 27603<br>P: 919.361.5000<br>E: bergmark@mcadamsco.com |
| **Land Use Attorneys:** | Matthew Carpenter<br>Parker Poe Adams & Bernstein LLP<br>301 Fayetteville Street, Suite 1400<br>Raleigh, NC 27601<br>P: 919.835.4032<br>E: matthewcarpenter@parkerpoe.com |

| PROJECT DATA | |
|---|---|
| **Name of Project:** | Welch Homestead PUD |
| | |
| **Current Zoning:** | R-40W (Wake County) |
| | |
| **Proposed Zoning:** | PUD-CZ |
| | |
| **Current 2045 LUM Designation:** | 1) Medium Density Residential<br>2) Medium Density Residential/Commercial Services<br>3) Office Employment/ Commercial Services<br>4) Park – Public or Private |
| | |
| **Proposed 2045 LUM Designation:** | 1) Medium Density Residential<br>2) Park – Public or Private |
| | |
| **Site Address:** | 3204, 3216, 3312 Old US 1 Hwy |
| | |
| **Property Identification Number:** | 0720158891, 0720144298, 0720046146 |
| | |
| **Total Acreage:** | 83.53 acres (including 1.77 acres of existing right-of-way) |
| | |
| **Area Designated as Mixed Use on LUM:** | 0 acres |
| | |
| **Area Proposed as Non-Residential:** | 0 acres |

**PURPOSE STATEMENT**

This PUD-CZ is submitted with the purpose and intent of implementing the Town of Apex's 2045 Land Use Plan and facilitating the development of a well-designed neighborhood with a range of housing types and densities.

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of residential housing types including single family detached houses and townhouses at a moderate density (approximately 3.3 units per acre). Environmental and access constraints prevent the development of viable commercial uses on this site.

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site – creating a cohesive neighborhood, rather than disconnecting the future residents by housing type.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate this land to the Town of Apex for the development of a linear park along the future S-Line route.

In summary, the PUD zoning allows the project to provide a balanced mix of housing types at a density conforming to the goals of the Medium Density Residential designation. Absent a PUD, attached townhouses are only permitted by right in the High Density Multi Family zoning district, which would also permit apartments and a much higher density (14 units per acre vs. 6 -7 units per acre) than would be appropriate for this area and this land use designation. Therefore, the proposed PUD allows the future development to strike a balance between two zoning districts, design a creative neighborhood layout, provide a range of housing choices, and do so at a density that fits with the existing and future surrounding development.

**CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS (UDO Sec. 2.3.4.F.1.iv-vi)**

(i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 Use Table.

**Response:** Proposed uses include single-family detached, attached townhouse, and recreation facility, private, which are all permitted uses in the PUD district per UDO 4.2.2 Use Table.

(ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.

**Response:** The PUD-CZ is proposed to be entirely residential, with accessory recreational uses. The overall maximum density is set at 3.3 units per acre, or a total of 270 units (based on gross acreage – including land proposed for public park dedication). A minimum of 105 units and a maximum of 140 units shall be single-family detached units. A minimum of 115 and maximum of 150 units shall be townhouse units. This project proposes clustered townhouses along the western half of the site to align with the adjacent townhome development and to help make the transition to higher intensity commercial and office uses along Old US 1 in the future. Single family detached uses are proposed on the eastern portion of the property to provide effective transitions to the adjacent single family detached homes.

(iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards*, Planned Development Districts may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.

**Response:** Some dimensional standards proposed in this PUD-CZ vary from the UDO – some are less restrictive, and some are more restrictive. The dimensional standards mirror the intent of the project to strike a balance between the Medium Density Residential District and High Density Multi Family Residential District. In order to achieve a layout which adheres to the density targets outlined in the Town's adopted plans, the proposed dimensional standards are generally slightly less restrictive than required in MDR, but more restrictive than HDMR. Except for dimensional standards listed in this PUD-CZ document, all other dimensional standards from the UDO, NC Building Code, and NC Fire Code will be met.

**(iv)** The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Advance Apex: *The 2045 Transportation Plan* and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by

the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the *Advance Apex: The 2045 Transportation Plan*. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

**Response:** The proposed PUD-CZ seeks to provide an integrated range of housing choices within the same neighborhood, clustered throughout the site in service of protecting existing environmental features like streams, wetlands, and substantial tree canopy. Five-foot-wide sidewalks will be provided along both sides of all residential streets (regardless of fronting single family detached or townhouses). Five-foot-wide sidewalk and six-foot-wide bicycle lanes will also be constructed along both sides of the site's frontage on Old US 1 Hwy (*as permitted by NCDOT*), consistent with Advance Apex: the 2045 Transportation Plan and the Town's Standard Cross Section for 4-Lane Thoroughfare (3001.01). The Town of Apex does not have any Greenway plans that overlap with the subject property. The southern portion of the site falls within a Future Parkland Search area on the Parks, Recreation, Greenways, and Open Space Plan. As a condition of approval, this PUD-CZ offers the dedication of land to the Town of Apex south of Old US 1 and north of the railroad for future use as a linear public park.

**(v)** The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

**Response:** This PUD-CZ seeks to enhance walkability and connectivity in this area and provide multimodal transportation options to future residents. In accordance with UDO requirements, the PUD-CZ will connect to four existing street stubs and provide new stubs for future development to tie into, strengthening local street redundancy and the block network. All streets will have sidewalks, allowing residents to walk safely through the neighborhood. The request will increase density near an area designated for commercial services and office employment uses. In the future, residents in this neighborhood should be able to access these commercial amenities either on foot/bicycle, or without having to drive on major connector roads.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate

this land to the Town of Apex for the development of a linear park along the future S-Line route.

**(vi)** The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.

**Response:** The site is in southwest Apex, which is dominated by residential uses. This proposed project shares all property lines with existing residential uses – including single family detached on large and smaller lots, and townhouses. This project provides incremental infill to provide more housing supply choices in an existing residential area. The proposed project is expected to enhance the value of the surrounding properties and enhance this area's reputation as a desirable place to live.

**(vii)** The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

**Response:** Architectural standards proposed with this PUD-CZ restrict materials (such as vinyl siding), commit to each house having decorative architectural elements, and reduce the visual impact of a front-facing garage. Architectural standards are provided for both the single family detached and townhouse building types. Precedent images are provided with these PUD-CZ documents as examples of how these architectural standards may look once built.

**CONSISTENCY WITH CONDITIONAL ZONING STANDARDS (UDO Sec. 2.3.3.F.1-10)**

The Welch Homestead PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Please see the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

**PERMITTED USES**

The Welch Homestead 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.

The following uses shall be permitted:

| **Residential Uses** | |
|---|---|
| Single family detached | P |
| Townhouse | P |
| Accessory Dwelling Unit* | P |
| **Recreational Uses** | |
| Park, active | P |
| Greenway | P |
| Park, passive | P |
| Recreation facility, private | P |
| Utility, Minor | P |

*Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

**DESIGN CONTROLS**

*Acreages for each district are approximate and may increase or decrease by up to 10% based on updated surveys at Master Subdivision Plan/Site Plan.*

| **Residential District** | | |
|---|---|---|
| Site Acreage: | 83.53 acres (including 1.77 acres of existing right-of-way) | |
| Project Area (sans existing right-of-way) | 81.76 acres (**not** including 1.77 acres of existing right-of-way) | |
| Single Family Detached District Acreage | +/- 51.06 acres | |
| Townhouse District Acreage | +/- 28.40 acres | |
| Maximum Total Residential Units | 270 (~3.3 units/acre**) | |
| Single Family Detached (Min./Max.) | Min. 105 / Max. 140 | |
| Townhouses (Min./Max.) | Min. 115/ Max. 150 | |
| Maximum Built-Upon Area | 60% | |
| | **Single-Family** | **Townhouses** |
| Minimum Lot Size | 5000SF | 2000 SF |
| Minimum Lot Width | 40’ | 20’ |
| 40% of single-family lots are required to be a minimum of 50’ in width.<br>All single family detached lots within 150’ of single family detached lots recorded in the Woodbury subdivision and the Friendship Station subdivision shall be a minimum of 50’ in width. | | |

| Setbacks | | |
|---|---|---|
| Minimum Front | 20’ | 10’ (House Building Façade) |
| | | 20’ (Garage) |
| | | |
| Minimum Side | 5’ | 0’ |
| Minimum Rear | 20’ | 5’ |
| Minimum Corner Side | 10’ | 10’ |
| Minimum Building Separation | N/A | 15’ |
| Maximum Building Height | 40’ | 36’ |
| Minimum RCA Setbacks | 10’ | 10’ |

** Density calculated in accordance with UDO 5.2.1: Density shall be measured by taking the quotient of the total number of dwelling units on a site proposed for development divided by the gross acres of the site.

**LANDSCAPING, BUFFERING, AND SCREENING**

Perimeter buffers shall be built and planted to the following lot width and planting standards:

| Location: | Buffer Size & Type: |
|---|---|
| Along Old US Hwy 1 | 30-ft, Type B, Undisturbed Thoroughfare Buffer |
| Along the southern property boundary, abutting PINs 0720035657, 0710937592, 0710934464 | 20-ft, Type B |
| Along the western property boundary, abutting PINs 0710931641, 0710940061, 0710940436 | 20-ft, Type B |
| Along the western property boundary, abutting PINs 0720141565, 0720143936, 0720153352, 0720162381, 0720163682 | 20-ft, Type B |
| Along the northern property boundary, abutting PINs 0710849632, 0710946626, 0710948688, 0720141565 | 20-ft, Type B |
| Along the northern property boundary, abutting PINs 0720167874, 0720263872 | 20-ft, Type B |
| Along the eastern property boundary, abutting PINs 0720264696, 0720265065, 0720255682, 0720255142 | 20-ft, Type B with a fence* |

*The fence shall have a minimum height of six feet, may be located on either side of the required perimeter buffer, and shall not be required within any jurisdictional wetland or riparian buffer or required utility easement.

Type B Buffer – Minimum Planting Requirements

- Large Trees –
    - 40’ on center for length of buffer
    - Mature height: +/-40’
    - Installed size: 2 ½” caliper
- Small Trees –
    - 20’ on center for length of buffer
    - Mature height: +/- 18’
    - Installed size: 1 ½” caliper
- Shrubs –
    - 5’ on center for length of buffer
    - Min. 75% evergreen
    - Min. size: 18” height; 3 gallons

**ARCHITECTURAL STANDARDS**

This PUD offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create visual interest and avoid monotony. Elevations included are conceptual examples that adhere to the binding architectural standards provided below. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Site Plan submittal.

Single-Family Residential:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include brick, cultured stone, and fiber cement board (horizontal siding, shake, board & batten, smooth board).
3. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
4. Eaves shall project at least 12 inches from the wall of the structure.
5. Garage doors shall have windows, decorative details or carriage-style adornments on them.
6. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.

7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Columns
    - Portico
    - Balcony
    - Dormer
    - Shutters
    - Louvers
    - Pediments
    - Architectural shingles

8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include stone and fiber cement board (horizontal siding, shake, board & batten).
3. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
4. Garage doors must have windows, decorative details or carriage-style adornments on them.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer

8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

**PARKING AND LOADING**

The PUD will comply with the minimum parking standards set forth in UDO Section 8.3.

To accommodate guest parking along local streets in the form of on-street parking, customized local street sections may be used which differ from the standard detail for 'Residential Street' shown in STD. No. 300.01. Deviations from this standard will be coordinated with the Town of Apex staff at the time of subdivision plan review and approval.

Guest parking is planned to be accommodated through on-street parallel bump out spaces, or through small off-street parking areas. Guest parking will evenly dispersed throughout the townhome development pod, so that there is at least one parking space within 200' of each townhouse lot, in accordance with UDO 8.3.4.D.

**AFFORDABLE HOUSING**

A minimum of ten percent (10%) of the total units on the property shall be affordable housing units. The affordable units shall be for sale or for rent units, at the election of developer prior to issuance of building permits for the affordable units. The affordable units may be all townhomes or a combination of single family detached and townhomes, at the discretion of the developer. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer. If the affordable units calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

For sale affordable units (the "For Sale Units") shall be subject to the following terms and conditions:

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the “Initial Sales Price”).
- The For Sale Units shall be occupied by households earning no more than one-hundred twenty (120%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the “Income Limit"). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner’s insurance, homeowner’s association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the “Housing Costs”). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the “Affordability Period”) shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.
- Following the first sale of the For Sale Units to a buyer for use as a residence, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units.

For rent affordable units (the “Rental Units”) shall be subject to the following terms and conditions:

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).
- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.

- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

**SIGNAGE**

Signage shall comply with UDO Section 8.7.

**HISTORIC STRUCTURES**

The Welch-Hearn House (WA 1093) (the "House") and the associated corn crib (the "Shed") are located on the site and are believed to date back to the mid nineteenth century. Based on a detailed Historic Structure Survey Report prepared by Richard Grubb & Associates, the House is described as a one-story gable frame traditional/vernacular house and is representative of architecture in this area from that time period. The home's form and function were typical for subsistence farming families of modest means during the late 1800s and early 1900s. Capital Area Preservation has evaluated the site and found that the House has not maintained its historic integrity and does not recommend its preservation. Capital Area Preservation found that the corn crib outbuilding does have historic integrity and recommended its relocation and preservation off-site.

The corn crib shall be evaluated for relocation by a licensed house mover or other qualified third-party professional experienced in the relocation of historic structures (the "Relocation Professional"). The Relocation Professional shall be approved by the Town Planning Director prior to engagement. If the Relocation Professional determines relocation of the corn crib is infeasible due to structural or other documented concerns, then this condition shall be deemed satisfied. If the Relocation Professional determines relocation is feasible, the corn crib shall be relocated to an off-site property identified by developer prior to Master Subdivision Final Plat approval. The receiving property shall be approved by the Planning Director for compliance with the UDO and be subject to a recorded historic preservation easement and rehabilitation agreement held by Capital Area Preservation or another qualified preservation easement holder to ensure the long-term preservation and maintenance of the structure. The developer shall be responsible for all

costs associated with the relocation, including evaluation, permitting, transportation, stabilization, and reassembly.

**NATURAL RESOURCES AND ENVIRONMENTAL DATA**

**River Basins and Watershed Protection Overlay Districts**

The property is in the Jordan Lake Watershed, within the Non-Critical Area. There are multiple streams extending through the site, as shown on the accompanying PUD plan set. The PUD plan accounts for 50' buffers on intermittent streams and 100' riparian buffers along the sole perennial stream. This PUD will comply with all applicable UDO built-upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

**Resource Conservation Areas (RCA)**

The development shall designate 35% of the gross site area as RCA. If the development is mass graded, it shall not be required to provide the additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8. Otherwise, RCA shall be provided consistent with applicable UDO provisions.

**Floodplain and Wetlands**

A preliminary stream and wetland survey completed by an environmental consultant (S&EC) identified several potentially jurisdictional streams and wetlands, which if proven to be jurisdictional (following concurrence with the U.S. Army Corps of Engineers), will require Riparian Buffers in accordance with Town of Apex and NCDEQ rules (50' on intermittent streams, 100' on perennial streams).

Per FIRM Panel 3720072000K dated July 19, 2022, the project site is not within a current or future 100-year FEMA floodplain.

**Environmental Commitments Summary**

The following environmental conditions shall apply to the Development:

1. Post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, 10-year, and 25-year storm events.
2. The project shall preserve a minimum of 30% of the existing tree canopy.
3. 75% of the landscaping shall be native species which shall provide diverse and abundant pollinator and bird food sources. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
4. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.

5. The HOA Declaration of Covenants shall not prohibit clover or native grass mixed species lawns.
6. The HOA Declaration of Covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
7. The project shall select and plant only warm season grasses.
8. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least six inches by six inches and mounted at least four feet above the ground.
9. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
10. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
11. A solar PV system of at least 3.5kW shall be installed on at least 10% of single-family homes in the development. Solar installation shall be under construction prior to issuance of 90% of the building permits for the development.
12. All single-family garages shall be wired with a 220/240-volt electric outlet.
13. All dwelling units shall be pre-configured with conduit for a solar energy system.

**STORMWATER MANAGEMENT**

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, 10-year, and 25-year storm events. Otherwise, the development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Udo Section 6.1.

Acceptable stormwater structures shall include all approved devices consistent with NCDEQ Stormwater Design Manual and the Town of Apex UDO.

**PARKS AND RECREATION**

On September 24, 2025, the Parks and Recreation Advisory Board recommended the following:

The Advisory Board unanimously recommended land dedication with the provision that the final combination of land dedication, construction for credit and or fee in lieu would be determined at the time of subdivision plan approval. Provided it qualifies for parkland dedication under the UDO, a portion of the subject site located south of Old US 1 (as labeled on the Preliminary Site/Utility Layout Plan) is proposed to be dedicated to the Town of Apex for use as a linear public park in accordance with the Town of Apex's 2045 Land Use Map. The rate of the fee-in-lieu of dedication will be based on 2025 rates for a maximum combination of 270 single-family detached and attached townhouse residential units as follows:

Single-family Units: $4,244.42/Unit

Attached Townhouse Units: $2,858.65/Unit

Note: If Welch Homestead PUD is approved by Town Council any time after 12/31/2025 but before 12/31/2026, it will be subject to 2026 fee-in-lieu rates.

**PUBLIC FACILITIES**

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. Road and utility infrastructure shall be as follows:

**Transportation Improvements**

The following transportation improvements shall be phased consistent with the Traffic Impact Analysis performed for this rezoning on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roads are subject to Apex and NCDOT review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

1. Old US 1.

    a. Developer shall dedicate right of way for the length of the property's Old US 1 frontage, measured 55 feet from the existing Old US 1 centerline and widen and improve Old US 1 for the length of the property's Old US 1 frontage based on an 72-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare section with a separated off-road bicycle lane, and a reduced width (8-foot wide) side path on the south side, and a separated off-road bicycle lane and a 5-foot wide sidewalk on the north side (pending NCDOT approval).

    b. Developer shall construct a full-movement driveway approximately 800 feet east of Mason Road.

c. Developer shall construct an eastbound left-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

d. Developer shall construct a westbound right-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

2. Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road Intersection.

a. The New Hill Commons PUD (ORD-2025-033) requires the developer of that project to construct a westbound left turn lane on Old US 1 with a minimum 250 feet of storage plus appropriate taper (the "Old US 1 Left Turn Lane") prior to recordation of the Final Plat for the first site plan in the Non-Residential District. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario One"), developer shall be responsible for extending the Old US 1 Left Turn Lane to provide 350 feet of storage (the "Extension"). In Scenario One, developer may either (1) pay a fee in lieu for the Extension, in which case the New Hill Commons PUD developer shall use the fee in lieu to construct the Old US 1 Left Turn Lane and Extension (collectively, the "Extended Turn Lane"), or (2) construct the Extension as part of the Welch Homestead PUD project. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has not been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario Two"), developer shall construct the full Extended Turn Lane.

b. Developer shall construct a northbound right-turn lane on New Hill Holleman Road with 175 feet of storage and appropriate taper (the "New Hill Holleman Right Turn Lane"). There is an existing structure (the "Structure") and electrical equipment, including an electrical box and power pole (the "Electrical Equipment"), located on PINs 0710923721 and 0710922715 and partially in the existing New Hill Holleman Road right of way. If plans for the New Hill Holleman Right Turn Lane require demolition or relocation of the Structure, Developer shall revise the length and design of the New Hill Holleman Right Turn Lane to avoid all impacts to the Structure (the "Revised Turn Lane"), submit plans for the Revised Turn Lane at Master Subdivision, and pay a fee in lieu plus 15% contingency for the difference in costs to design, acquire the right-of-way, and construct the New Hill Holleman Right Turn lane and the Revised Turn Lane. If plans for the New Hill Holleman Right Turn Lane require relocation of the Electrical Equipment, and the

necessary right-of-way and/or easements to allow for relocation cannot be acquired through good faith efforts, and the Town of Apex is unable or unwilling to assist in acquisition, then Developer shall pay a fee in lieu equal to the estimated cost of acquiring the right-of-way (based on the appraised value of the property) and constructing the New Hill Holleman Right Turn Lane plus 15% contingency.

c. Developer shall modify the traffic signal to accommodate geometric improvements.

3. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the "Offsite ROW"), Developer shall make good faith efforts to acquire the Offsite ROW for fair market value. If Developer is unable to acquire any Offsite ROW for fair market value through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement, or portion of the transportation improvement, that cannot be completed.

**Access Points and Street Stubs**

Access Points shown on the Preliminary Site/Utility Layout Plan (Sheet C2.00) that do not connect to existing stub streets are conceptual and indicate required connections; exact locations may vary. Connections may only be removed from the subdivision connectivity requirements of the PUD if the developer demonstrates to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.

The developer shall provide connections to existing stub streets on adjacent properties, including Red Bluff Road, Zebroid Way, Impulsion Drive, and Jazzy Street. Where the existing street stub is not constructed to the shared property line, the developer shall construct the remainder of the stub to complete the connection in accordance with these zoning conditions and the Town of Apex Unified Development Ordinance, utilizing any previously paid fees-in-lieu contributed by the developers of the adjacent street stubs that were not fully constructed to the property line. Because there are no existing temporary construction easements or permanent slope easements in place, construction of the connections off-site shall be contingent on obtaining any necessary temporary construction easements and rights of way from the applicable adjacent property owner or Homeowners Association. If the applicable adjacent property owner or Homeowners Association does not provide the necessary temporary construction easements or rights of

way, and no fee-in-lieu was previously paid for said off-site construction by a previous development, the developer shall pay a fee-in-lieu for the remainder of the connection off site.

The public right of way dedication for the stub streets to PINs 0720265065 and 0710937592 shall extend to the shared property line with PINs 0720265065 and 0710937592 (the "Property Line"), but the stub street shall terminate within approximately 25 feet of the Property Line shared with PINs 0720265065 and 0710937592. Developer shall pay a fee in lieu for the future extension of the stub streets to the Property Line in accordance with the UDO.

In accordance with the International Fire Code, Appendix D103.4 and North Carolina Fire Code, Section 503.2.5, for all stub streets exceeding 150 feet in length, the developer shall construct a temporary turnaround on commonly owned land within a temporary public access easement or public right-of-way. The turnaround shall be built to the Town of Apex Standard Specifications and Standard Details, with final design subject to Town approval. The turnaround shall not be used for parking and/or driveways and shall include signage indicating a planned future street connection. Prior to Master Subdivision Final Plat approval, the applicant shall provide an engineer's estimate and pay a fee-in-lieu to cover the full cost of removal of the temporary turnaround and restoration of the area when the street is extended.

**Pedestrian and Bicycle Improvements**

The project shall include the following pedestrian and bicycle improvements:

1. Where single-family homes are constructed, 5-foot sidewalks on both sides of internal neighborhood streets as required by UDO Section 2.3.4.
2. Where townhomes are constructed, a 5-foot sidewalk shall be provided on both sides of internal neighborhood streets.
3. A separated bicycle lane and 5-foot sidewalk will be constructed on the north side of Old US 1 Hwy frontage based on the 4-Lane Median Divided Thoroughfare section (pending NCDOT approval). A separated bicycle lane and reduced width (8-foot wide) side path will be constructed on the south side of Old US Hwy 1 in accordance with Advance Apex: The 2045 Transportation Plan (pending NCDOT approval).

**Water and Sanitary Sewer**

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision/Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A

conceptual utility plan showing utility access points is included in the PUD Concept Plan for reference.

**Other Utilities**

Electricity will be provided by Apex Electric or Duke Energy. Phone and cable will be provided by the Developer via third parties and shall meet Town of Apex standards as outlined in the UDO.

## PHASING

The project may be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Plan review and approval.

## CONSISTENCY WITH LAND USE PLAN

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of residential housing types including single family detached houses and townhouses at a moderate density (approximately 3 units per acre).

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site. This approach provides a gradual transition to the commercial services/office employment area – acknowledging and setting the stage for connectivity to the future commercial land use.

## COMPLIANCE WITH UDO

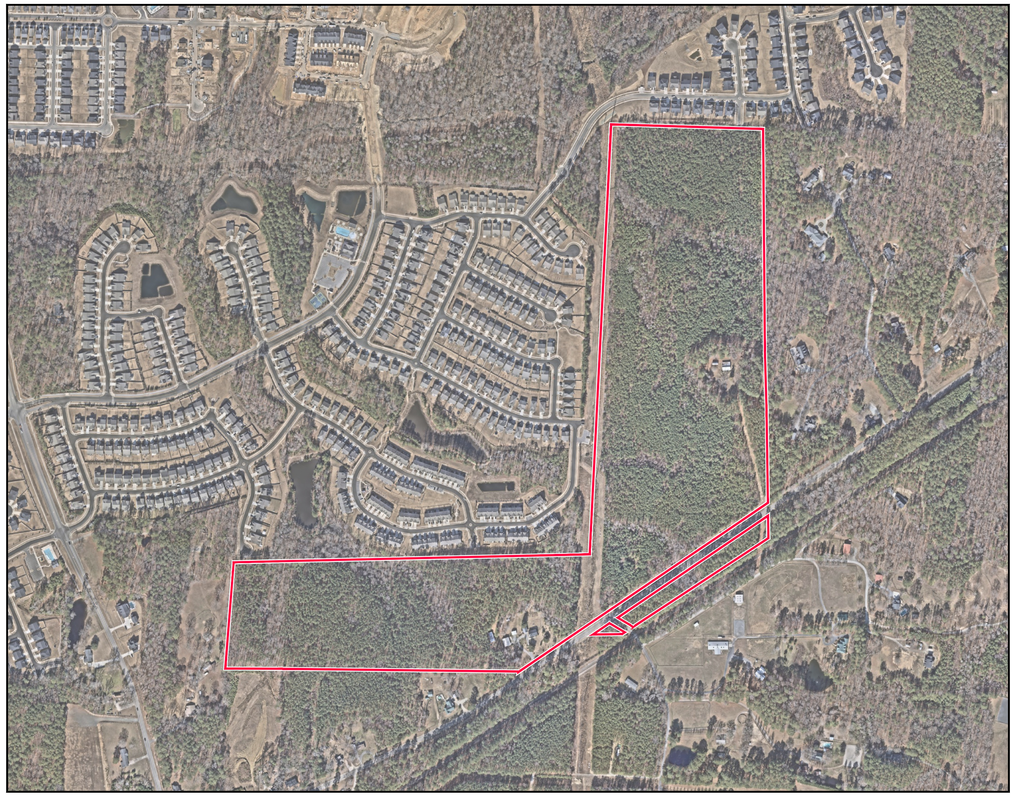
The development standards proposed for this PUD comply with those set forth in the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for development of the subject property. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

# WELCH HOMESTEAD

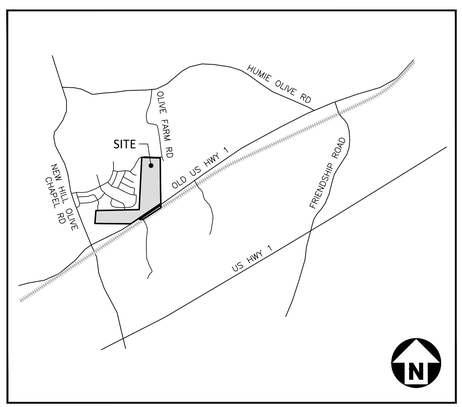
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

## PLANNED UNIT DEVELOPMENT

TOWN OF APEX PROJECT ID: 25CZ14
DATE: JUNE 30, 2025



**AERIAL VIEW**
**SCALE: 1"=400'**




**VICINITY MAP**
**N.T.S.**

SHEET INDEX


| | |
|---|---|
| C1.00 | OVERALL EXISTING CONDITIONS |
| C1.01 | EXISTING CONDITIONS - AREA "A" |
| C1.02 | EXISTING CONDITIONS - AREA "B" |
| C1.03 | EXISTING CONDITIONS - AREA "C" |
| C1.04 | EXISTING CONDITIONS - AREA "D" |
| C1.05 | EXISTING CONDITIONS - AREA "E" |
| C2.00 | PRELIMINARY SITE/UTILITY LAYOUT PLAN |
| A1.00 | BUILDING ELEVATIONS |
| A1.01 | BUILDING ELEVATIONS |
| A1.02 | BUILDING ELEVATIONS |
| A1.03 | BUILDING ELEVATIONS |


SITE DATA

| | | |
|---|---|---|
| PIN | 0720158891, 0720046146, 0720144298 | |
| REID | 0021902, 0003946, 0169957 | |
| SITE AREA | GROSS AREA | 83.53 AC |
| | EXISTING RIGHT-OF-WAY | 1.77 AC |
| | AREA EXCLUDING EX. R/W | 81.76 AC |
| | OLD US 1 HWY R/W DEDICATION | 1.61 AC |
| | PROPOSED PARK DEDICATION | TBD |
| | NET AREA | ±78.56 AC* |
| | * NET ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION | |
| EXISTING ZONING | R-40W (WAKE) | |
| PROPOSED ZONING | PUD-CZ (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING) | |
| 2045 LAND USE MAP DESIGNATION | CURRENT: 1) MEDIUM DENSITY RESIDENTIAL. 2) MEDIUM DENSITY RESIDENTIAL / COMMERCIAL SERVICES. 3) OFFICE EMPLOYMENT / COMMERCIAL SERVICES. 4) PARK - PUBLIC OR PRIVATE.<br>PROPOSED: 1) MEDIUM DENSITY RESIDENTIAL. 2) PARK - PUBLIC OR PRIVATE. | |
| WATERSHED OVERLAY | PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT (TOWN OF APEX) | |
| WATERSHED | JORDAN LAKE | |
| RIVER BASIN | CAPE FEAR | |
| FEMA DATA | FIRM PANEL #3720072000K, DATED JULY 19, 2022<br>FIRM PANEL #3720071000L, DATED JULY 19, 2022 | |
| EXISTING USE | SINGLE FAMILY / VACANT | |
| PROPOSED USE | RESIDENTIAL | PARKS, PUBLIC OR PRIVATE |
| | SFD (±51.06 AC) 105 MIN. - 140 MAX. LOTS | TBD* |
| | TOWNHOME (±28.54 AC) 115 MIN. - 150 MAX. LOTS | |
| | * ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION | |
| HISTORIC STRUCTURES | THE WELCH-HEARN HOUSE (WA1093) DOES NOT HAVE HISTORIC INTEGRITY AND WILL BE REMOVED FROM THE SITE, PER RECOMMENDATION FROM CAPITAL AREA PRESERVATION (CAP). THE CORN CRIB SHED DOES HAVE HISTORIC INTEGRITY AND WILL BE PRESERVED AND RELOCATED OFF-SITE. THE DEVELOPER WILL CONTINUE TO COORDINATE PRESERVATION AND RELOCATION WITH CAP. | |
| DENSITY | MAXIMUM | 270 UNITS (±3.30 DU/AC) |
| SINGLE FAMILY DETACHED (SFD) LOT REQUIREMENTS & SETBACKS | LOT WIDTH | 40' MINIMUM (40% OF SFD LOTS TO BE A MIN. OF 50' IN WIDTH) |
| | LOT SIZE | 5,000 SF MINIMUM |
| | FRONT | 20' MINIMUM |
| | SIDE | 5' MINIMUM |
| | CORNER SIDE | 10' MINIMUM |
| | REAR | 20' MINIMUM |
| TOWNHOME (TH) LOT REQUIREMENTS & SETBACKS | LOT WIDTH | 20' MINIMUM |
| | LOT SIZE | 2,000 SF MINIMUM |
| | FRONT | 10' MINIMUM (HOUSE BUILDING FACADE), 20' MINIMUM (GARAGE) |
| | SIDE | 0' MINIMUM |
| | CORNER SIDE | 10' MINIMUM |
| | REAR | 5' MINIMUM |
| | BUILDING SEPARATION | 15' MINIMUM |
| BUILDING HEIGHT | MAXIMUM | SFD - 40'<br>TH - 36' |
| PARKING | REQUIRED | PARKING SHALL BE PROVIDED AS NOTED BELOW OR PER UDO 8.3<br>SFD - 2 SPACES/DU<br>TOWNHOME - 2 SPACES/DU + 0.25 GUEST PARKING SPACES/DU<br>RECREATION FACILITY - PER UDO 8.3.2<br>EV PARKING (IF REQUIRED) - PER UDO 8.3.11<br>BICYCLE PARKING (IF REQUIRED) - PER UDO 8.3.2 |
| RESOURCE CONSERVATION AREA | REQUIRED | THE DEVELOPMENT SHALL DESIGNATE 35% OF THE GROSS SITE AREA AS RCA. IF THE DEVELOPMENT IS MASS GRADED, IT SHALL NOT BE REQUIRED TO PROVIDE THE ADDITIONAL 5% RCA REQUIRED FOR MASS GRADING UNDER U.D.O. SECTION 7.2.5.B.8. OTHERWISE, RCA SHALL BE PROVIDED CONSISTENT WITH APPLICABLE U.D.O. PROVISIONS. |
| IMPERVIOUS AREA | MAXIMUM | 60% OF GROSS SITE AREA EXCLUDING PARK LAND DEDICATION |
| SEWER CAPACITY | MAXIMUM | 300 GPD x 270 UNITS = 81,000 GPD |
| PARKS & RECREATION ADVISORY BOARD | THE ADVISORY BOARD UNANIMOUSLY RECOMMENDED LAND DEDICATION WITH THE PROVISION THAT THE FINAL COMBINATION OF LAND DEDICATION, CONSTRUCTION FOR CREDIT OR FEE IN LIEU WOULD BE DETERMINED AT TIME OF SUBDIVISION PLAN COMPLETION AND PLAN APPROVAL | |


McADAMS
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Durham, NC 27713

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**CLIENT**

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1100 PERIMETER PARK, SUITE 112
MORRISVILLE, NC 27560
PHONE: 919. 465. 5900
Tyler.Wilson@Lennar.com

LENNAR

**PROJECT DIRECTORY**

OWNER
BARBOUR, LINDA BARKER
PO BOX 252
NEW HILL, NC 27562
Barkerlb@bellsouth.net


**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLANNED UNIT DEVELOPMENT FOR:**

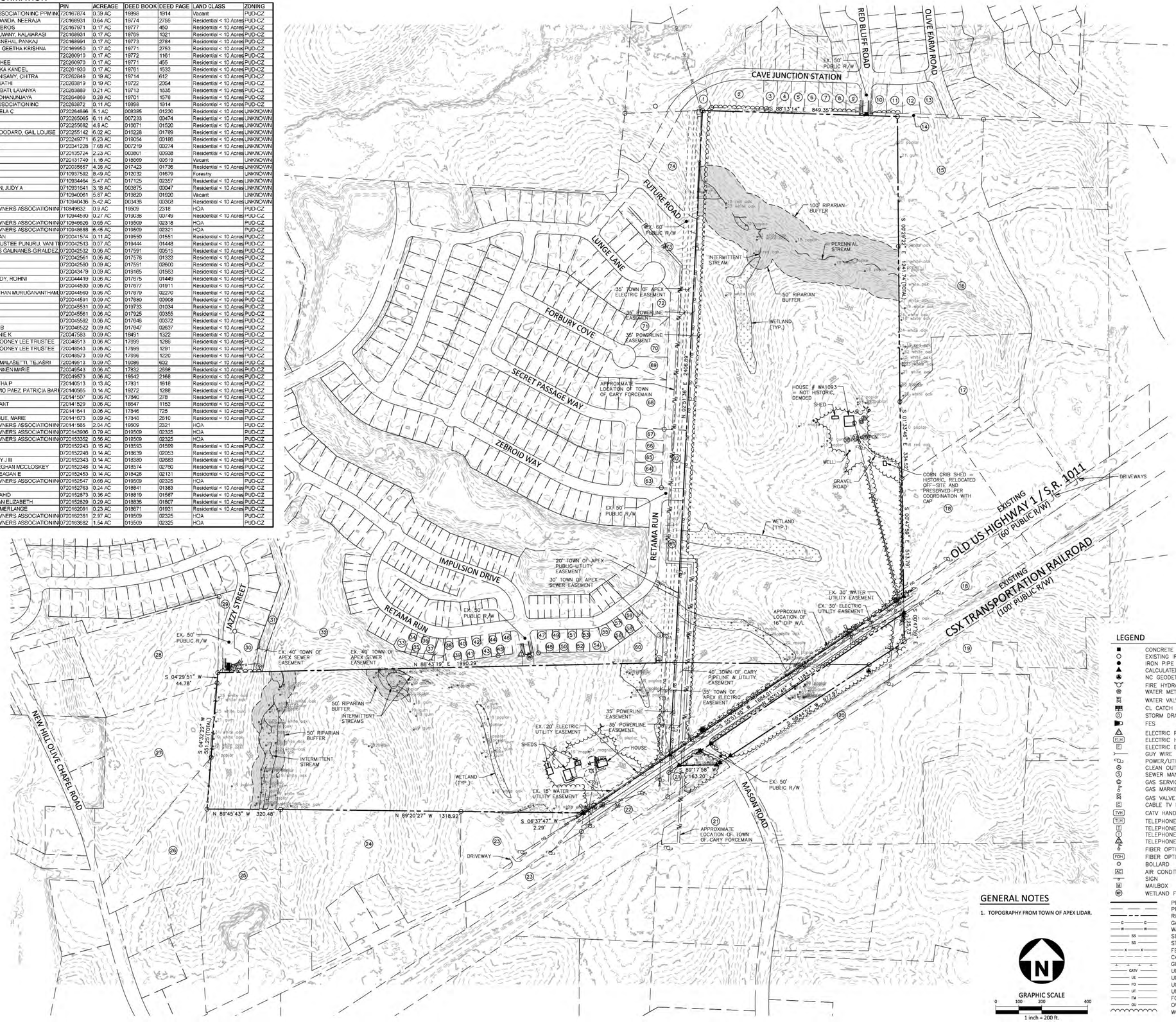
WELCH HOMESTEAD
APEX, NORTH CAROLINA
PROJECT NUMBER: LEN-23012

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\PUD\Current Drawings\LEN23012-CS1.dwg, 3/6/2026 3:16:32 PM, Oliver Robinson

## ADJACENT PROPERTY INFORMATION

| | OWNERS | PIN | ACREAGE | DEED BOOK | DEED PAGE | LAND CLASS | ZONING |
|---|---|---|---|---|---|---|---|
| 1 | FRIENDSHIP STATION OWNERS ASSOCIATION INC PRMINC | 7201678874 | 0.39 AC | 19898 | 1914 | Vacant | PUD-CZ |
| 2 | REDDY VANDADI, VARUN KUMAR DANDA, NEERAJA | 7201668931 | 0.64 AC | 19774 | 2759 | Residential < 10 Acres | PUD-CZ |
| 3 | NUNEZ, ERICH LOZADA, AUREA VIVEROS | 7201677971 | 0.17 AC | 19777 | 450 | Residential < 10 Acres | PUD-CZ |
| 4 | NATARAJAN, JAYAPRAKASH ARJOLLMANY, KALAIARASI | 7201668931 | 0.17 AC | 19766 | 1021 | Residential < 10 Acres | PUD-CZ |
| 5 | SHAHA, PANKOJ SURESH SHAHA, SNEHAL PANKAJ | 7201668991 | 0.17 AC | 19773 | 2784 | Residential < 10 Acres | PUD-CZ |
| 6 | VEDULLA, MAHESH MADHAVANCHI, GEETHA KRISHNA | 7201669053 | 0.17 AC | 19771 | 2753 | Residential < 10 Acres | PUD-CZ |
| 7 | ZAKARIA, SAJITH JOHN, FEBA ANN | 7202609010 | 0.17 AC | 19772 | 1161 | Residential < 10 Acres | PUD-CZ |
| 8 | GOPANNA, KARTHI KARTHI, SUMATHEE | 7202609070 | 0.17 AC | 19771 | 455 | Residential < 10 Acres | PUD-CZ |
| 9 | NEUPANE, MOHAN NEUPANE, DEVIKA KANDEL | 7202619303 | 0.17 AC | 19781 | 1533 | Residential < 10 Acres | PUD-CZ |
| 10 | MARAPPAN, KARTHIKPRABU PALANISAMY, CHITRA | 7202629849 | 0.19 AC | 19714 | 612 | Residential < 10 Acres | PUD-CZ |
| 11 | GUNDA, NAGENDHAR BOMMIDI, SWATHI | 7202633819 | 0.19 AC | 19722 | 2054 | Residential < 10 Acres | PUD-CZ |
| 12 | TUBATI, VENKATA NARASIMHAM TUBATI, LAVANYA | 7202633889 | 0.21 AC | 19713 | 1935 | Residential < 10 Acres | PUD-CZ |
| 13 | EDE, ANITHA PRASAD EDE, RENU DHANUNJAYA | 7202634869 | 0.28 AC | 19701 | 1576 | Residential < 10 Acres | PUD-CZ |
| 14 | FRIENDSHIP STATION OWNERS ASSOCIATION INC | 7202638872 | 0.11 AC | 19898 | 1914 | Residential < 10 Acres | PUD-CZ |
| 15 | CUALES, MICHAEL P CUALES, ANGELA C | 0720264896 | 5.1 AC | 009385 | 01230 | Residential < 10 Acres | UNKNOWN |
| 16 | CUALES, MARLENE D | 0720255065 | 6.11 AC | 007233 | 00474 | Residential < 10 Acres | UNKNOWN |
| 17 | URCHURCH HEWITT, LORI ANN | 0720255682 | 4.8 AC | 018671 | 01520 | Residential < 10 Acres | UNKNOWN |
| 18 | WOODARD, JAMES ARTHUR JR WOODARD, GAIL LOUISE | 0720255142 | 6.02 AC | 015228 | 01769 | Residential < 10 Acres | UNKNOWN |
| 19 | ILES, WILLIAM FRANKLEN | 0720249771 | 6.23 AC | 019054 | 00188 | Residential < 10 Acres | UNKNOWN |
| 20 | ILES, OTHO E III ILES, SHAREE S | 0720341228 | 7.68 AC | 007219 | 00274 | Residential < 10 Acres | UNKNOWN |
| 21 | MATTHEWS, MARGIE S | 0720135724 | 2.23 AC | 003601 | 00938 | Residential < 10 Acres | UNKNOWN |
| 22 | DUARTE, MAYELA | 0720131749 | 1.16 AC | 018069 | 00518 | Vacant | UNKNOWN |
| 23 | BOREK, TORY K HORSAND | 0720035657 | 4.38 AC | 017423 | 01738 | Residential < 10 Acres | UNKNOWN |
| 24 | RAYMER, DAVID F | 0710937592 | 8.49 AC | 012032 | 01679 | Forestry | UNKNOWN |
| 25 | APEX FIRST IN-VESTMENTS LLC | 0710934464 | 5.47 AC | 017125 | 02357 | Residential < 10 Acres | UNKNOWN |
| 26 | HUDSON, CLAUDE LEE JR HUDSON, JUDY A | 0710931641 | 3.18 AC | 003875 | 00047 | Residential < 10 Acres | UNKNOWN |
| 27 | DAVIDSON HOMES LLC | 0710940061 | 5.87 AC | 019820 | 01920 | Vacant | UNKNOWN |
| 28 | ATKINS, LAURA B | 0710940436 | 5.42 AC | 003435 | 00308 | Residential < 10 Acres | UNKNOWN |
| 29 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 7108949532 | 0.9 AC | 19509 | 2318 | HOA | PUD-CZ |
| 30 | BAPAT, VIKRAM KHAN, ZARINA S | 0719944590 | 0.27 AC | 019038 | 00749 | Residential < 10 Acres | PUD-CZ |
| 31 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0719946626 | 0.65 AC | 019509 | 02318 | HOA | PUD-CZ |
| 32 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0719948688 | 6.45 AC | 019509 | 02321 | HOA | PUD-CZ |
| 33 | AKSAC, ADNAN ANIL AKSAC, ASLIHAN | 0720041574 | 0.11 AC | 019550 | 01551 | Residential < 10 Acres | PUD-CZ |
| 34 | KOMMIREDDY, SUNEEL KUMAR TRUSTEE PUNURU, VANI TI | 0720042513 | 0.07 AC | 019444 | 01448 | Residential < 10 Acres | PUD-CZ |
| 35 | SANTIESTEBAN-FLORES, RAMON S GALINANES-GIRALDEZ | 0720042532 | 0.06 AC | 017591 | 00515 | Residential < 10 Acres | PUD-CZ |
| 36 | ROMAN, VANESSA M | 0720042561 | 0.06 AC | 017578 | 01333 | Residential < 10 Acres | PUD-CZ |
| 37 | KEANE, DEREK, KEANE, JESSICA | 0720042580 | 0.09 AC | 017551 | 00600 | Residential < 10 Acres | PUD-CZ |
| 38 | MCLAUGHLIN, MAGGIE ELIZABETH | 0720043479 | 0.09 AC | 019165 | 01563 | Residential < 10 Acres | PUD-CZ |
| 39 | GADARLA, RANDHEER R MADIREDDY, ROHINI | 0720044419 | 0.06 AC | 017575 | 01449 | Residential < 10 Acres | PUD-CZ |
| 40 | DARNELL, CHRISTY W | 0720044530 | 0.06 AC | 017577 | 01911 | Residential < 10 Acres | PUD-CZ |
| 41 | THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM | 0720044560 | 0.06 AC | 017579 | 02270 | Residential < 10 Acres | PUD-CZ |
| 42 | MANEEN, ELAINE | 0720044591 | 0.09 AC | 017880 | 00908 | Residential < 10 Acres | PUD-CZ |
| 43 | MYERS, SUSAN MARIE | 0720045531 | 0.09 AC | 019733 | 01034 | Residential < 10 Acres | PUD-CZ |
| 44 | SHEVZOV, MARIA V | 0720045561 | 0.06 AC | 017925 | 00355 | Residential < 10 Acres | PUD-CZ |
| 45 | BALAN, KAMALNATH BALAN, ARTI | 0720045592 | 0.06 AC | 017646 | 00372 | Residential < 10 Acres | PUD-CZ |
| 46 | MSIMMON, MARY E COFFEY, PAUL B | 0720046522 | 0.09 AC | 019347 | 02637 | Residential < 10 Acres | PUD-CZ |
| 47 | QUINTAL, GEORGE QUINTAL, CONNIE K | 72004758 3 | 0.09 AC | 18491 | 1322 | Residential < 10 Acres | PUD-CZ |
| 48 | FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 7200485 13 | 0.06 AC | 17599 | 1289 | Residential < 10 Acres | PUD-CZ |
| 49 | FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 7200485 43 | 0.06 AC | 17599 | 1291 | Residential < 10 Acres | PUD-CZ |
| 50 | LEUBECKER, TYLER | 7200485 73 | 0.09 AC | 17596 | 1226 | Residential < 10 Acres | PUD-CZ |
| 51 | RALLAPALLI, RAM KISHORE CHALAMALASETTI, TEJASRI | 7200495 13 | 0.09 AC | 19086 | 602 | Residential < 10 Acres | PUD-CZ |
| 52 | KANE, LUCAS MICHAEL KANE, SHANNEN MARIE | 7200495 43 | 0.06 AC | 17832 | 2698 | Residential < 10 Acres | PUD-CZ |
| 53 | SHENG, SHUBIN LI, YUE | 7200495 73 | 0.06 AC | 19542 | 2168 | Residential < 10 Acres | PUD-CZ |
| 54 | ELDRED, MICHAEL G ELDRED, LETHA P | 7201405 13 | 0.13 AC | 17831 | 1518 | Residential < 10 Acres | PUD-CZ |
| 55 | CAPILLA GUTIERREZ, JOSE OCTAVIO PAEZ, PATRICIA BARC | 7201405 65 | 0.14 AC | 19772 | 1288 | Residential < 10 Acres | PUD-CZ |
| 56 | LOPEZ, MARISOL NGUYEN, HIEU | 7201415 07 | 0.06 AC | 17840 | 278 | Residential < 10 Acres | PUD-CZ |
| 57 | JOSHI, AARTI AJEY JOSHI, AJEY ANANT | 7201415 29 | 0.06 AC | 18547 | 1153 | Residential < 10 Acres | PUD-CZ |
| 58 | ANGELLY, SANDY K | 7201415 41 | 0.06 AC | 17846 | 725 | Residential < 10 Acres | PUD-CZ |
| 59 | PEELE, CHRISTOPHER SHAW LOQUE, MARIE | 7201415 73 | 0.09 AC | 17846 | 2510 | Residential < 10 Acres | PUD-CZ |
| 60 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 7201415 65 | 2.04 AC | 19509 | 2321 | HOA | PUD-CZ |
| 61 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720143936 | 0.79 AC | 019509 | 02325 | HOA | PUD-CZ |
| 62 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720153352 | 0.56 AC | 019509 | 02325 | HOA | PUD-CZ |
| 63 | GUPTA, RAJIV M GUPTA, RAJNI | 0720152243 | 0.15 AC | 018553 | 01589 | Residential < 10 Acres | PUD-CZ |
| 64 | BAGHUWAR, VAMSHI KRISHNA | 0720152248 | 0.14 AC | 018639 | 00353 | Residential < 10 Acres | PUD-CZ |
| 65 | HUTCHINS, EVELYN LEAL, ANTHONY J III | 0720152343 | 0.14 AC | 018380 | 02683 | Residential < 10 Acres | PUD-CZ |
| 66 | BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY | 0720152348 | 0.14 AC | 018574 | 02760 | Residential < 10 Acres | PUD-CZ |
| 67 | DAMORE, STEPHEN V DAMORE, MEAGAN E | 0720152453 | 0.14 AC | 018428 | 02131 | Residential < 10 Acres | PUD-CZ |
| 68 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720152547 | 0.69 AC | 019509 | 02325 | HOA | PUD-CZ |
| 69 | THAPA, DHEERAJ | 0720152763 | 0.24 AC | 018841 | 01383 | Residential < 10 Acres | PUD-CZ |
| 70 | SHAARBAFTOOSI, ALI RAFATIAN, NAHID | 0720152873 | 0.36 AC | 018819 | 01587 | Residential < 10 Acres | PUD-CZ |
| 71 | KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH | 0720152829 | 0.29 AC | 018836 | 01867 | Residential < 10 Acres | PUD-CZ |
| 72 | GRACIEUX, GEORGES GRACIEUX, MERLANGE | 0720162091 | 0.23 AC | 018671 | 01931 | Residential < 10 Acres | PUD-CZ |
| 73 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720162381 | 2.97 AC | 019509 | 02325 | HOA | PUD-CZ |
| 74 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720163682 | 1.54 AC | 019509 | 02325 | HOA | PUD-CZ |




## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELH ELECTRIC HANDHOLE
- E ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- S SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- C CABLE TV BOX
- TVH CATV HANDHOLE
- TLH TELEPHONE HANDHOLE
- T TELEPHONE BOX
- T TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FOM FIBER OPTIC MARKER
- FOH FIBER OPTIC HANDHOLE
- BOLLARD
- AC AIR CONDITIONER
- SIGN
- M MAILBOX
- WETLAND FLAGS
- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- G GAS LINE
- W WATER LINE
- SS SEWER LINE
- SD STORM LINE
- X FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- CATV UNDERGROUND TV CABLE
- UE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC CABLE
- UT UNDERGROUND TELEPHONE CABLE
- FM FORCEMAIN LINE
- OU OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION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LENNAR

# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=200' |
| DATE | 06. 30. 2025 |

**SHEET**

OVERALL EXISTING CONDITIONS
**C1.00**

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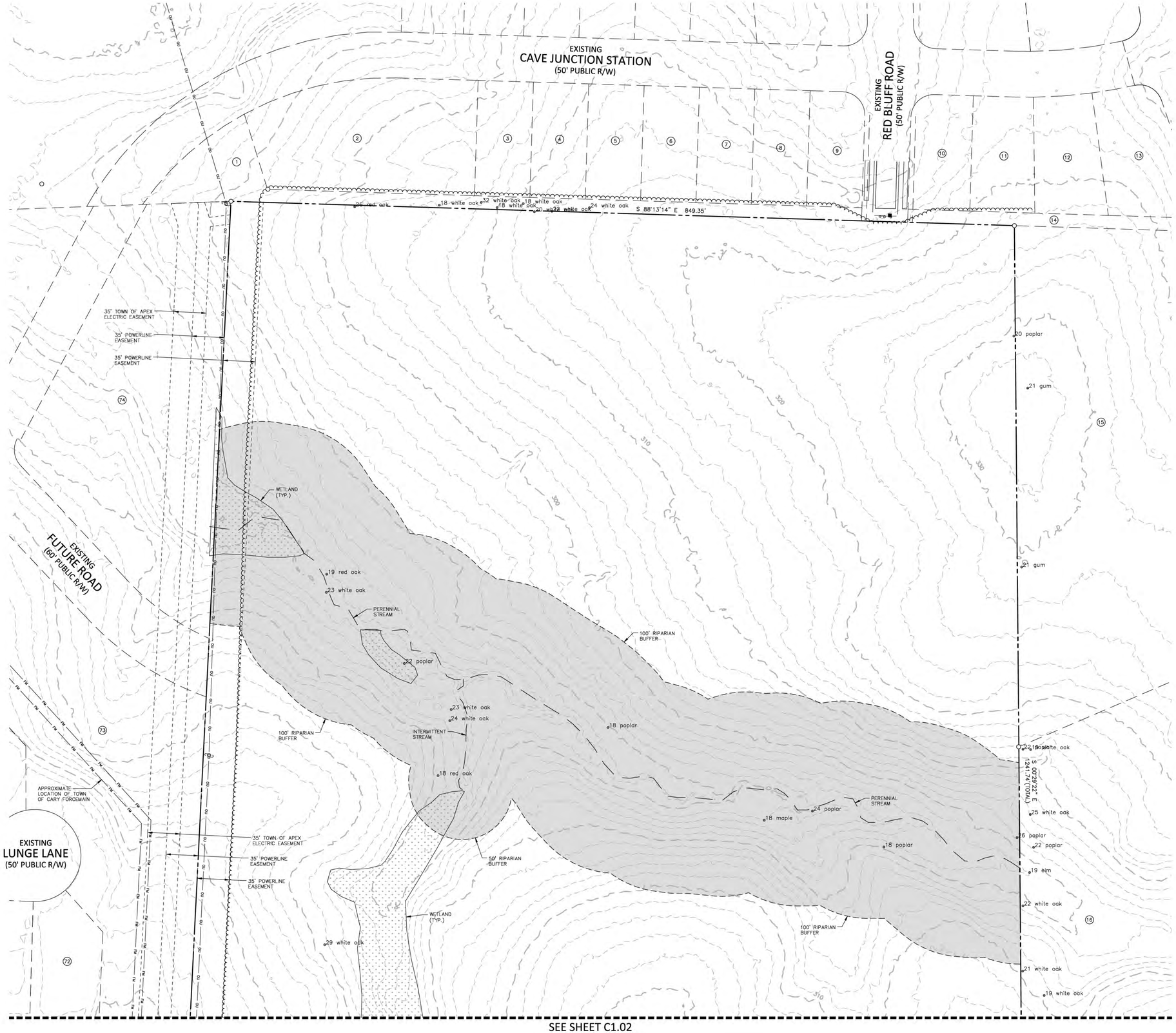


SEE SHEET C1.02

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELH ELECTRIC HANDHOLE
- E ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- S SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- C CABLE TV BOX
- TVH CATV HANDHOLE
- TLH TELEPHONE HANDHOLE
- T TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FOH FIBER OPTIC HANDHOLE
- BOLLARD
- AC AIR CONDITIONER
- SIGN
- M MAILBOX
- WETLAND FLAGS

- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE CABLE
- FORCEMAIN LINE
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

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| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

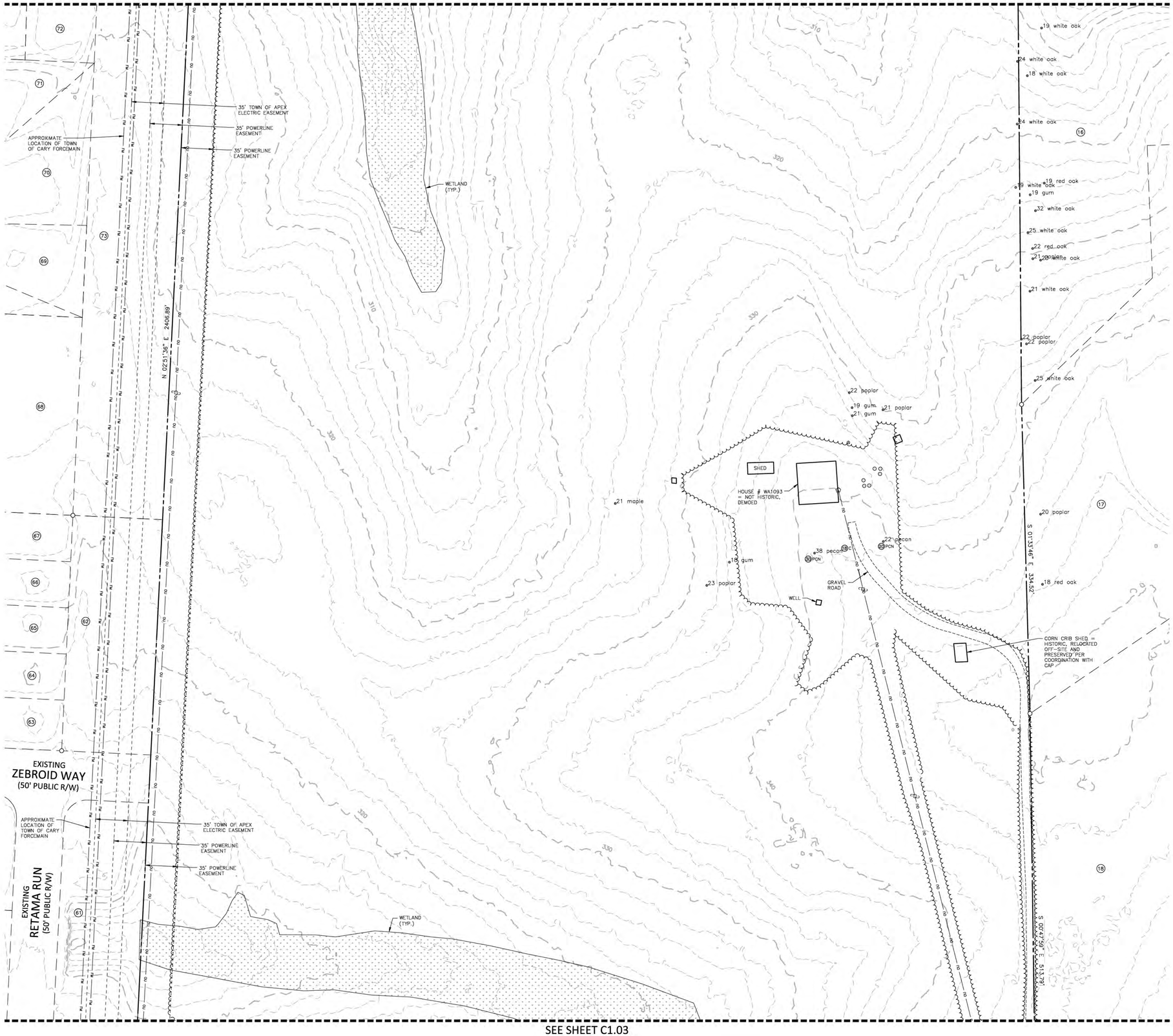
**SHEET**

EXISTING CONDITIONS
AREA "A"

# C1.01

X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\Plat\Current Drawing\LEN23012-XC1.dwg, 2/26/2026 1:02:12 PM, Rich Updegrove

SEE SHEET C1.01




SEE SHEET C1.03

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
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- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- G GAS LINE
- W WATER LINE
- SS SEWER LINE
- SD STORM LINE
- X FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- CATV UNDERGROUND TV CABLE
- UC UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC CABLE
- UT UNDERGROUND TELEPHONE CABLE
- FM FORCEMAIN LINE
- OU OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**PLAN INFORMATION**

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|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

**SHEET**

EXISTING CONDITIONS AREA "B"

# C1.02

X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\PUD\Current Drawings\LEN23012-XC1.dwg, 2/26/2026 1:02:49 PM, Rich Updegrove

SEE SHEET C1.02

SEE SHEET C1.04

EXISTING RETAMA RUN (50' PUBLIC R/W)

WETLAND (TYP.)

APPROXIMATE LOCATION OF TOWN OF CARY FORCEMAIN

20' TOWN OF APEX PUBLIC UTILITY EASEMENT

30' TOWN OF APEX SEWER EASEMENT

35' TOWN OF APEX ELECTRIC EASEMENT

35' POWERLINE EASEMENT

35' POWERLINE EASEMENT

40' TOWN OF CARY PIPELINE & UTILITY EASEMENT

WETLAND (TYP.)

22 poplar
22 gum
21 maple
18 maple
21 white oak
22 maple
18 poplar
20 gum
33 maple

APPROXIMATE LOCATION OF 16" DIP W/L

EX. 30' WATER UTILITY EASEMENT

EX. 30' ELECTRIC UTILITY EASEMENT

22 post oak

S 20°47'59" E 125.73'

gum

19 white oak
poplar

EX. 30' ELECTRIC UTILITY EASEMENT

EX. 30' WATER UTILITY EASEMENT

APPROXIMATE LOCATION OF 16" DIP W/L

APPROXIMATE LOCATION OF TOWN OF CARY FORCEMAIN

S 55°51'45" W 1984.01'

N 55°51'45" E 1983.11'

EXISTING OLD US HIGHWAY 1 / S.R. 1011 (60' PUBLIC R/W)

29 poplar
24 poplar
20 poplar
18 maple
18 gum
32 gum
29 gum
20 gum
18 gum
31 poplar
27 poplar
28 poplar
20 poplar

S 56°44'52" W 977.97'

EXISTING CSX TRANSPORTATION RAILROAD (100' PUBLIC R/W)

18 gum
19 poplar
18 poplar
18 poplar
S 89°17'58" W 163.20'

EXISTING MASON ROAD (50' PUBLIC R/W)

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WETLAND FLAGS

- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE CABLE
- FORCEMAIN LINE
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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Tyler.Wilson@Lennar.com

LENNAR®

# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

**SHEET**

EXISTING CONDITIONS AREA "C"

**C1.03**



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## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WETLAND FLAGS

- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE CABLE
- FORCEMAIN LINE
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

**SHEET**

EXISTING CONDITIONS
AREA "D"

# C1.04

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## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELH ELECTRIC HANDHOLE
- E ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- S SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- C CABLE TV BOX
- TVH CATV HANDHOLE
- TLH TELEPHONE HANDHOLE
- T TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FOH FIBER OPTIC HANDHOLE
- BOLLARD
- AC AIR CONDITIONER
- SIGN
- M MAILBOX
- WETLAND FLAGS
- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- G GAS LINE
- W WATER LINE
- SS SEWER LINE
- SD STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- CATV UNDERGROUND TV CABLE
- UE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC CABLE
- UT UNDERGROUND TELEPHONE CABLE
- FM FORCEMAIN LINE
- OU OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

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| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

**SHEET**

EXISTING CONDITIONS AREA "E"

# C1.05



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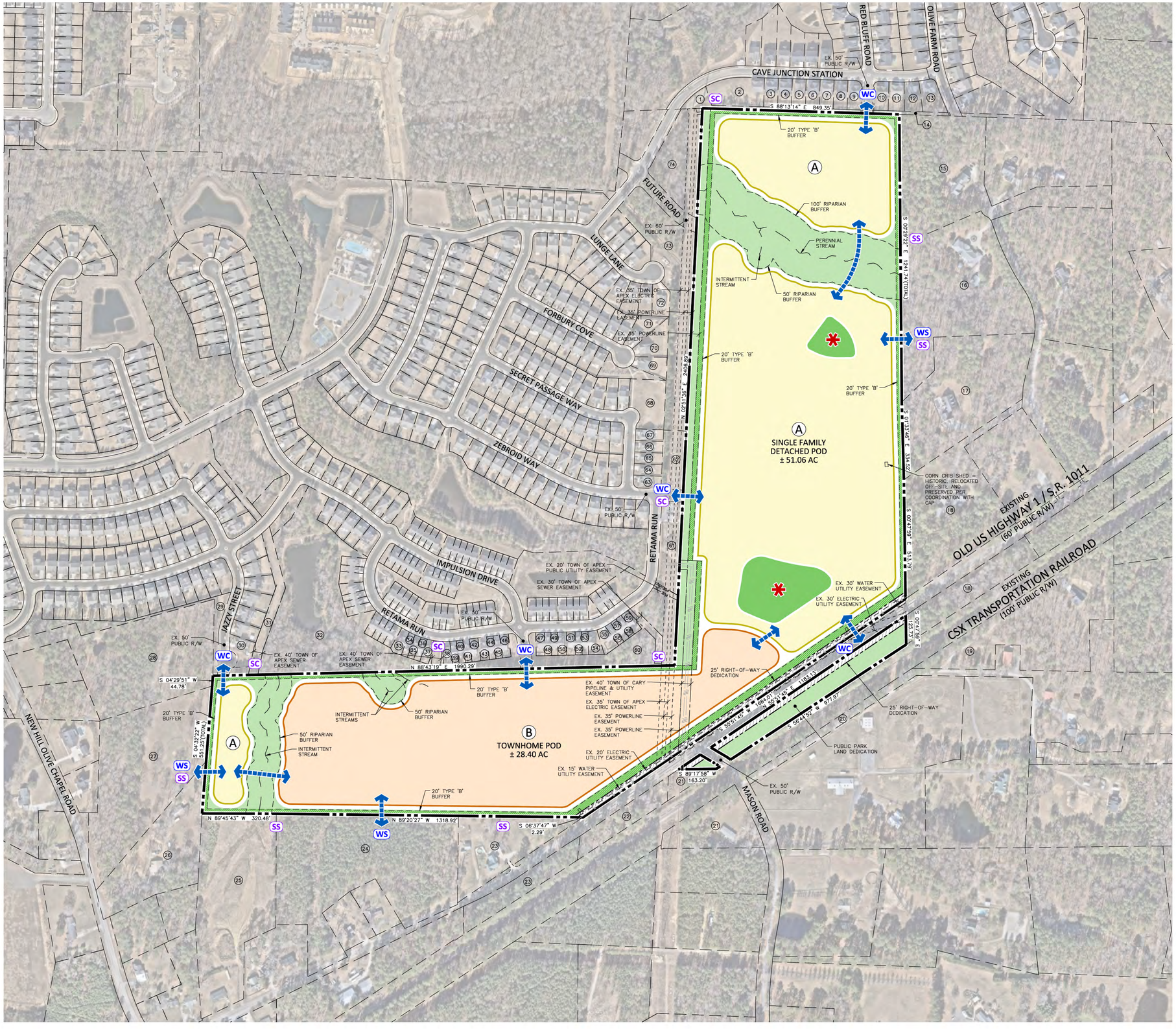


## LEGEND

- SINGLE FAMILY DETACHED CONCEPTUAL DEVELOPMENT POD
- TOWNHOME CONCEPTUAL DEVELOPMENT POD
- ACTIVE RECREATION/ POCKET PARKS
- PASSIVE OPEN SPACE (PASSIVE OPEN SPACE NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS/WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)
- PERIMETER BUFFER
- RIGHT-OF-WAY DEDICATION
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- SC — SEWER CONNECTION TO EXISTING
- SS — SEWER STUB TO UPSTREAM PROPERTY; STUB TO BE PLACED AT APPROXIMATE LOW POINT OF ADJACENT PROPERTY (SUBJECT TO CHANGE WITH CD DESIGN)
- WC — WATER CONNECTION TO EXISTING
- WS — WATER STUB TO ADJACENT PROPERTY FOR FUTURE EXTENSION

NOTE: PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY. LOCATIONS OF SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO STORMWATER PONDS, ACTIVE RECREATION AREAS, POCKET PARKS, STREAM BUFFERS, AND OPEN SPACE, ARE CONCEPTUAL AND MAY CHANGE AT MASTER SUBDIVISION PLAN.

N

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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LENNAR®

# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

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| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-S1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=200' |
| DATE | 06. 30. 2025 |

**SHEET**

PRELIMINARY SITE/ UTILITY LAYOUT PLAN

**C2.00**



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## Carolina Springs | Classic Collection

### THE EASTMAN III

Elevation C

Elevation E

Elevation F

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## Carolina Springs | Classic Collection

### THE GALVANI II

Elevation G

Elevation H

Elevation F

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Third Floor

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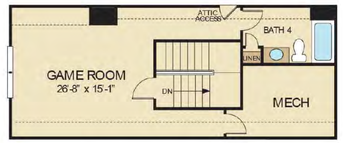


GAME ROOM WITH BATH

## Carolina Springs | Classic Collection

### THE EDISON II

Elevation G

Elevation H

Elevation F

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TYPICAL REAR ELEVATION

TYPICAL SIDE ELEVATIONS

CLASSIC COLLECTION

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PHONE: 919. 465. 5929
Tyler.Wilson@Lennar.com

LENNAR

# WELCH HOMESTEAD

PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
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| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
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| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS

**A1.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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## Carolina Springs | Sterling Collection
### THE NELSON

Elevation C

Elevation B

Elevation A

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## Carolina Springs | Sterling Collection
### THE SOMERSET III

Elevation K

Elevation J

Elevation L

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## Carolina Springs | Sterling Collection
### THE WINSTEAD III

Elevation J

Elevation K

Elevation L

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TYPICAL REAR ELEVATION

TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

STERLING COLLECTION

## TYPICAL HOMESITES

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# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS
**A1.01**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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*These elevations and floor plans are provided as illustrative examples only. Single Family Detached and Townhouse design will be held to written conditions in the Welch Homestead PUD Text.*

## Depot 499 | Designer Collection

### THE AVALON II

Elevation D

Elevation E

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## Depot 499 | Designer Collection

### THE CARSON II

Elevation H

Elevation D

Elevation E

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## Depot 499 | Emory Collection

### THE DAWSON

Elevation J

Elevation K

Elevation L

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## Depot 499 | Emory Collection

### THE DELANEY

Elevation J

Elevation K

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| FILENAME | LEN23012-A1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS

**A1.02**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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WITH OPTIONAL SCREEN PORCH

TYPICAL REAR ELEVATION

## DESIGNER COLLECTION - 1 CAR GARAGE UNIT

WITH OPTIONAL SCREEN PORCH

TYPICAL REAR ELEVATION

## EMORY COLLECTION - 2 CAR GARAGE UNIT

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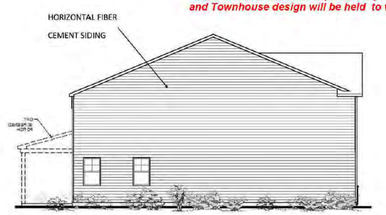


TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

## DESIGNER COLLECTION—1 CAR GARAGE UNIT

TYPICAL SIDE ELEVATION

## EMORY COLLECTION—2 CAR GARAGE UNIT

# TYPICAL HOMESITES

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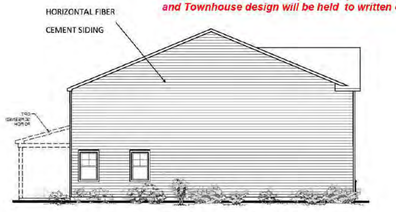


TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

## DESIGNER COLLECTION—1 CAR GARAGE UNIT

TYPICAL SIDE ELEVATION

## EMORY COLLECTION—2 CAR GARAGE UNIT

NOTE:
STREET FACING SIDE ELEVATIONS TO HAVE 4" WINDOW TRIM

# HIGH VISABILITY HOMESITES


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**SHEET**

BUILDING ELEVATIONS
**A1.03**

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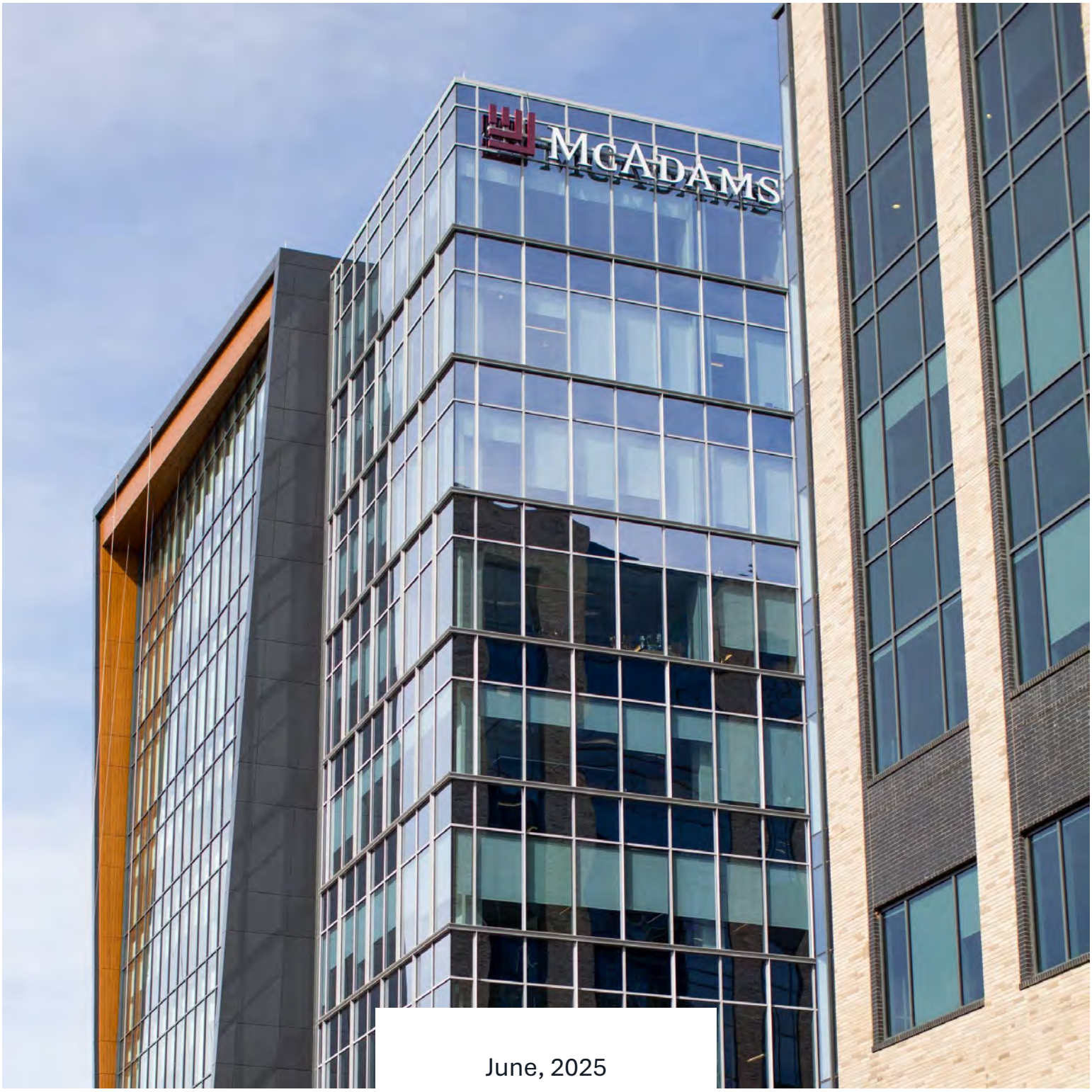



June, 2025

# Welch Homestead

Traffic Impact Analysis, Apex, North Carolina

McAdams

# Welch Homestead

Apex, North Carolina

## Traffic Impact Analysis

NC Lic. # C-0293

| | | | |
|---|---|---|---|
| Project Number: | LEN23012.01 | Date: | June 2025 |
| Prepared By: | Emerson Walston | Reviewed By: | Nate Bouquin, PE, PTOE |

# Executive Summary

The proposed Welch Homestead (formerly known as Barbour Tract) residential development will be located north of Mason Road and west of Old US 1 in Apex, North Carolina. Site access will be served via one (1) full movement driveway on Old US 1 and connections to existing street stubs at Jazzy Street, Impulsion Drive, Zebroid Way, and Red Bluff Road. The site is currently undeveloped and is expected to consist of up to a maximum of 123 single family homes and 152 townhomes. The proposed site is expected to be built-out by the year 2029. The purpose of this Traffic Impact Analysis (TIA) is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network.

A Memorandum of Understanding (MOU) was reviewed and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town), outlining the TIA scope and assumptions. The MOU and approval correspondence is provided in the appendix of this study. Based on the approved scoping, the following intersections are included in this TIA study area:

- US 1 Northbound Ramps and New Hill Holleman Road
- US 1 Southbound Ramps and New Hill Holleman Road
- Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- New Hill Olive Chapel Road and Horton Ridge Boulevard
- Old US 1 and Mason Road
- Old US 1 and Humie Olive Road
- Old US 1 and Site Access #1

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- Existing (2025) Traffic Conditions
- No-Build (2029) Traffic Conditions
- Build (2029) Traffic Conditions

Peak hour traffic counts were conducted at the existing study intersections in April 2025 and balanced between study intersections, as appropriate to determine Existing (2025) traffic volumes. To account for background development growth, a 3% annual growth rate was applied to the existing traffic volumes to determine Projected (2029) traffic volumes. Adjacent development traffic from fourteen approved nearby developments were also applied to determine the No-Build (2029) traffic volumes. These adjacent developments were:

- Depot 499
- Friendship Station PUD
- Friendship Master Plan Phase 1
- Friendship Village
- Gracewood
- Holland Road Assembly PUD
- New Hill Commons PUD
- Olive Ridge
- Peak Landing
- Retreat at Friendship
- Retreat at Friendship Phase 11
- Townes at 1011
- Utley Farms
- West Village Commercial Phase

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet* trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. A summary of this trip generation is provided in Table ES-1.

**TABLE ES-1: TRIP GENERATION**

| Land Use (ITE Code) | Density | Calculation Methodology | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Enter | Exit | Total | Enter | Exit | Total |
| Single Family Homes (210) | 123 units | Adjacent / Equation | 1,221 | 22 | 68 | 90 | 76 | 45 | 121 |
| Townhomes (215) | 152 units | Adjacent / Equation | 1,108 | 18 | 55 | 73 | 51 | 36 | 87 |
| | | **TOTAL** | **2,329** | **40** | **123** | **163** | **127** | **81** | **208** |

The peak hour site traffic was distributed throughout the network according to the site trip distribution approved by NCDOT and Town staff within the MOU. This site traffic was added onto the No-Build (2029) traffic volumes to determine the Build (2029) traffic volumes for the capacity analysis.

Capacity analysis was conducted at all study intersections according to NCDOT and Town guidelines utilizing the methodology contained in the *Highway Capacity Manual*, 6th Edition, published by the Transportation Research Board. Refer to Table ES-2 for a summary of the capacity analysis results.

**TABLE ES-2: CAPACITY ANALYSIS SUMMARY**

| Intersection | Conditions | APPROACH | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| US 1 Northbound Ramps and New Hill Holleman Road | Existing (2025) | EB<br>NB<br>SB | E (78)<br>B (14)<br>E (78) | D (42) | E (65)<br>B (11)<br>C (21) | C (25) |
| | No-Build (2029) | EB<br>NB<br>SB | E (72)<br>D (42)<br>C (32) | D (43) | E (60)<br>C (32)<br>B (17) | C (31) |
| | Build (2029) | EB<br>NB<br>SB | E (72)<br>D (46)<br>C (35) | D (46) | E (60)<br>C (34)<br>B (17) | C (32) |
| US 1 Southbound Ramps and New Hill Holleman Road | Existing (2025) | WB<br>NB<br>SB | E (66)<br>A (6)<br>A (4) | B (19) | E (57)<br>C (27)<br>B (12) | D (36) |
| | No-Build (2029) | WB<br>NB<br>SB | E (57)<br>A (3)<br>B (19) | C (21) | E (64)<br>C (29)<br>D (38) | D (46) |
| | Build (2029) | WB<br>NB<br>SB | E (57)<br>A (4)<br>C (21) | C (23) | E (63)<br>D (38)<br>D (48) | D (51) |
| Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road | Existing (2025) | EB<br>WB<br>NB<br>SB | C (23)<br>C (20)<br>B (14)<br>B (12) | B (15) | B (19)<br>C (25)<br>B (15)<br>B (16) | B (18) |
| | No-Build (2029) | EB<br>WB<br>NB<br>SB | E (67)<br>E (58)<br>E (62)<br>D (50) | E (59) | D (48)<br>E (61)<br>E (64)<br>E (57) | E (59) |
| | Build (2029) | EB<br>WB<br>NB<br>SB | E (69)<br>F (123)<br>E (68)<br>D (51) | E (73) | D (50)<br>E (73)<br>E (77)<br>E (59) | E (67) |

**TABLE ES-2: CAPACITY ANALYSIS SUMMARY (CONT)**

| Intersection | Conditions | APPROACH | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road | No-Build (2029) – Without New Hill Commons PUD Improvements | EB<br>WB<br>NB<br>SB | E (65)<br>E (70)<br>D (55)<br>D (44) | E (57) | D (47)<br>E (78)<br>E (69)<br>E (60) | E (65) |
| | Build (2029) – Without New Hill Commons PUD Improvements | EB<br>WB<br>NB<br>SB | E (69)<br>F (138)<br>E (57)<br>D (45) | E (71) | D (48)<br>F (84)<br>F (92)<br>E (62) | E (75) |
| New Hill Olive Chapel Road and Horton Ridge Road | Existing (2025) | EB[2]<br>WB[2]<br>NB[1]<br>SB[1] | E (45)<br>C (20)<br>A (8)<br>A (9) | N/A | C (24)<br>C (19)<br>A (8)<br>A (8) | N/A |
| | No-Build (2029) | EB[2]<br>WB[2]<br>NB[1]<br>SB[1] | F (423)<br>F (137)<br>A (8)<br>A (9) | N/A | F (181)<br>F (187)<br>A (9)<br>A (9) | N/A |
| | Build (2029) | EB[2]<br>WB[2]<br>NB[1]<br>SB[1] | F (520)<br>F (137)<br>A (8)<br>A (10) | N/A | F (244)<br>F (213)<br>A (10)<br>A (9) | N/A |
| Old US 1 and Mason Road | Existing (2025) | EB<br>WB[1]<br>NB[2] | --<br>A (8)<br>B (11) | N/A | --<br>A (8)<br>B (12) | N/A |
| | No-Build (2029) | EB<br>WB[1]<br>NB[2] | --<br>A (9)<br>C (17) | N/A | --<br>A (9)<br>C (20) | N/A |
| | Build (2029) | EB<br>WB[1]<br>NB[2] | --<br>A (9)<br>C (19) | N/A | --<br>A (9)<br>C (24) | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

**TABLE ES-2: CAPACITY ANALYSIS SUMMARY (CONT)**

| Intersection | Conditions | APPROACH | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Old US 1 and Humie Olive Road | Existing (2025) | EB<br>WB<br>NB<br>SB | B (16)<br>D (50)<br>C (23)<br>D (54) | D (42) | B (16)<br>C (28)<br>B (17)<br>C (33) | C (26) |
| | No-Build (2029) | EB<br>WB<br>NB<br>SB | C (28)<br>F (140)<br>C (25)<br>F (153) | F (112) | D (37)<br>F (82)<br>C (22)<br>F (96) | E (75) |
| | Build (2029) | EB<br>WB<br>NB<br>SB | C (29)<br>F (140)<br>C (25)<br>F (153) | F (111) | D (37)<br>F (84)<br>C (22)<br>F (96) | E (76) |
| Old US 1 and Site Access #1 | Build (2029) | EB[1]<br>WB<br>SB[2] | A (8)<br>--<br>C (15) | N/A | A (10)<br>--<br>C (21) | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Based on review of adjacent development and background information provided by NCDOT and the Town, the following improvements are expected to be constructed by **others** and were included in the future year analyses:

## US 1 Northbound Ramps + New Hill Holleman Road

- Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1

## US 1 Southbound Ramps + New Hill Holleman Road

- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

## Old US 1 + New Hill Holleman Road / New Hill Olive Chapel Road

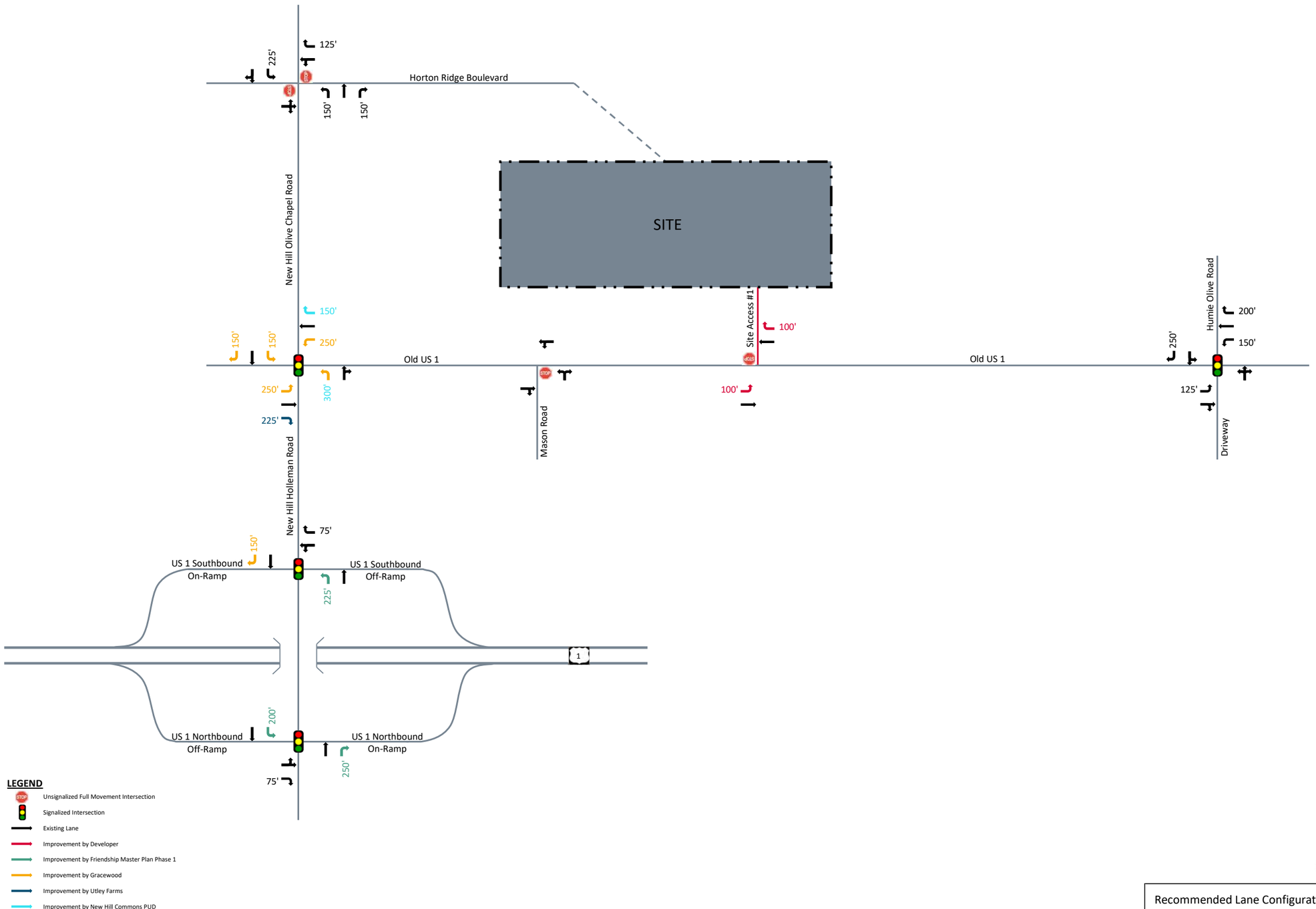
- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Based on the findings in the TIA, the improvements below have been recommended to be constructed by the **developer** to mitigate traffic impacts by the proposed development:

## Old US 1 + Site Access #1

- Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed driveway.

Figure ES-1, on the following page, provides a graphical representation of recommended improvements at the study intersections.




Welch Homestead

Apex, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure ES-1

McADAMS

# Table Of Contents

INTRODUCTION ..... 12
EXISTING CONDITIONS ..... 15
NO-BUILD CONDITIONS ..... 18
BUILD CONDITIONS ..... 24
CAPACITY ANALYSIS ..... 28
US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD ..... 29
US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD ..... 30
OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD ..... 31
NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD ..... 33
OLD US 1 + MASON ROAD ..... 35
OLD US 1 + HUMIE OLIVE ROAD ..... 36
OLD US 1 + SITE ACCESS #1 ..... 37
CONCLUSION / RECOMMENDATIONS ..... 39

# Figures

FIGURE 1 – SITE LOCATION MAP ..... 13
FIGURE 2 – SITE PLAN ..... 14
FIGURE 3 – EXISTING LANE CONFIGURATIONS ..... 16
FIGURE 4 – EXISTING (2025) TRAFFIC VOLUMES ..... 17
FIGURE 5 – PROJECTED (2029) TRAFFIC VOLUMES ..... 21
FIGURE 6 – ADJACENT DEVELOPMENT SITE TRIPS ..... 22
FIGURE 7 – NO-BUILD (2029) TRAFFIC VOLUMES ..... 23
FIGURE 8 – SITE TRIP DISTRIBUTION ..... 25
FIGURE 9 – SITE TRIP ASSIGNMENT ..... 26
FIGURE 10 – BUILD (2029) TRAFFIC VOLUMES ..... 27
FIGURE 11 – RECOMMENDED LANE CONFIGURATIONS ..... 41

# Tables

TABLE 1: ROADWAY CHARACTERISTICS ..... 15
TABLE 2: ADJACENT DEVELOPMENTS ..... 18
TABLE 3: TRIP GENERATION ..... 24
TABLE 4: HIGHWAY CAPACITY MANUAL – LEVELS OF SERVICE + DELAY CRITERIA ..... 28
TABLE 5: CAPACITY ANALYSIS SUMMARY OF US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD ..... 29
TABLE 6: CAPACITY ANALYSIS SUMMARY OF US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD ..... 30
TABLE 7: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD ..... 31
TABLE 8: CAPACITY ANALYSIS SUMMARY OF NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD ..... 33
TABLE 9: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + MASON ROAD ..... 35
TABLE 10: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + HUMIE OLIVE ROAD ..... 36
TABLE 11: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + SITE ACCESS #1 ..... 37

# Appendices

APPENDIX A: MEMORANDUM OF UNDERSTANDING (MOU)
APPENDIX B: COUNT DATA
APPENDIX C: TRAFFIC SIGNAL INFOMATION
APPENDIX D: ADJACENT DEVELOPMENT INFORMATION
APPENDIX E: INTERSECTION SUMMARY SHEETS
APPENDIX F: CAPACITY ANALYSIS RESULTS – US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD
APPENDIX G: CAPACITY ANALYSIS RESULTS – US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD
APPENDIX H: CAPACITY ANALYSIS RESULTS – OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD
APPENDIX I: CAPACITY ANALYSIS RESULTS – NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD
APPENDIX J: CAPACITY ANALYSIS RESULTS – OLD US 1 + MASON ROAD
APPENDIX K: CAPACITY ANALYSIS RESULTS – OLD US 1 + HUMIE OLIVE ROAD
APPENDIX L: CAPACITY ANALYSIS RESULTS – OLD US 1 + SITE ACCESS #1
APPENDIX M: SIMTRAFFIC QUEUEING AND PERFORMANCE REPORTS
APPENDIX N: MUTCD SIGNAL WARRANT ANALYSIS
APPENDIX O: TURN LANE WARRANTS

# Traffic Impact Analysis

## Welch Homestead

## Apex, North Carolina

## INTRODUCTION

The proposed Welch Homestead (formerly known as Barbour Tract) residential development will be located north of Mason Road and west of Old US 1 in Apex, North Carolina. Site access will be served via one (1) full movement driveway on Old US 1 and connections to existing street stubs at Jazzy Street, Impulsion Drive, Zebroid Way, and Red Bluff Road. The purpose of this Traffic Impact Analysis (TIA) is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network. The site is currently undeveloped and is expected to consist of the following land uses at full buildout:

- 123 single family homes
- 152 townhomes

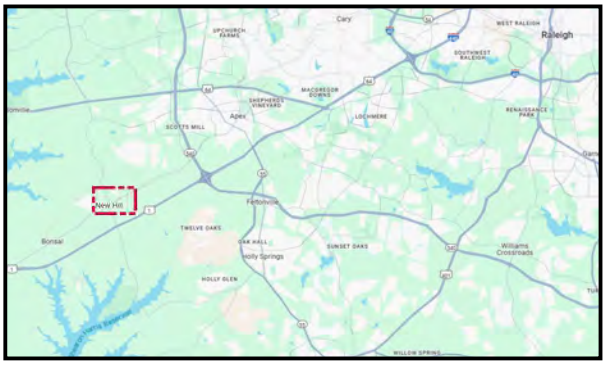
The proposed site is to be built-out by the year 2029. A Memorandum of Understanding (MOU) was reviewed and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town), outlining the TIA scope and assumptions. The MOU and approval correspondence is provided in Appendix A. Based on the approved scoping; the following intersections are included in this TIA study area:

- US 1 Northbound Ramps and New Hill Holleman Road
- US 1 Southbound Ramps and New Hill Holleman Road
- Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- New Hill Olive Chapel Road and Horton Ridge Boulevard
- Old US 1 and Mason Road
- Old US 1 and Humie Olive Road
- Old US 1 and Site Access #1

Refer to Figure 1 for a map of the study area. Figure 2 provides the most up to date preliminary site plan available at time of preparation of this study.

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- Existing (2025) Traffic Conditions
- No-Build (2029) Traffic Conditions
- Build (2029) Traffic Conditions



LEGEND

- Study Intersection
- Site Access
- Site Location

Welch Homestead

Apex, NC

Site Location Map

Scale

Figure 1

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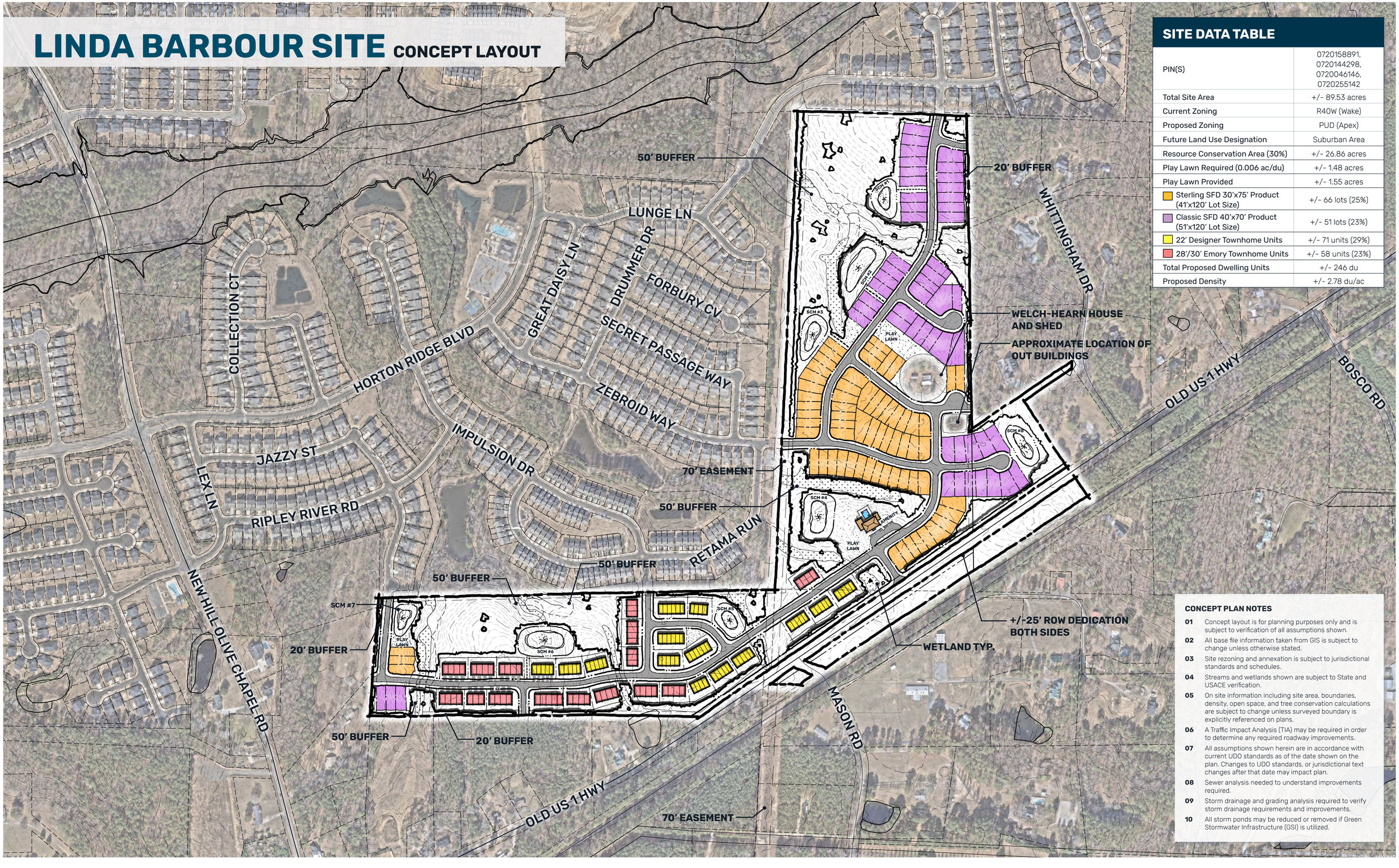
# LINDA BARBOUR SITE CONCEPT LAYOUT




## SITE DATA TABLE

| | |
|---|---|
| PIN(S) | 0720158891, 0720144298, 0720046146, 0720255142 |
| Total Site Area | +/- 89.53 acres |
| Current Zoning | R40W (Wake) |
| Proposed Zoning | PUD (Apex) |
| Future Land Use Designation | Suburban Area |
| Resource Conservation Area (30%) | +/- 26.86 acres |
| Play Lawn Required (0.006 ac/du) | +/- 1.48 acres |
| Play Lawn Provided | +/- 1.55 acres |
| Sterling SFD 30'x75' Product (41'x120' Lot Size) | +/- 66 lots (25%) |
| Classic SFD 40'x70' Product (51'x120' Lot Size) | +/- 51 lots (23%) |
| 22' Designer Townhome Units | +/- 71 units (29%) |
| 28'/30' Emory Townhome Units | +/- 58 units (23%) |
| Total Proposed Dwelling Units | +/- 246 du |
| Proposed Density | +/- 2.78 du/ac |

## CONCEPT PLAN NOTES

01 Concept layout is for planning purposes only and is subject to verification of all assumptions shown.

02 All base file information taken from GIS is subject to change unless otherwise stated.

03 Site rezoning and annexation is subject to jurisdictional standards and schedules.

04 Streams and wetlands shown are subject to State and USACE verification.

05 On site information including site area, boundaries, density, open space, and tree conservation calculations are subject to change unless surveyed boundary is explicitly referenced on plans.

06 A Traffic Impact Analysis (TIA) may be required in order to determine any required roadway improvements.

07 All assumptions shown herein are in accordance with current UDO standards as of the date shown on the plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.

08 Sewer analysis needed to understand improvements required.

09 Storm drainage and grading analysis required to verify storm drainage requirements and improvements.

10 All storm ponds may be reduced or removed if Green Stormwater Infrastructure (GSI) is utilized.

## EXISTING CONDITIONS

The proposed development is located in an area primarily consisting of residential developments and undeveloped land. Figure 3 provides a graphical representation of the existing lane configuration, storage capacity, traffic control type, and intersection spacing within the study area. Roadway characteristics within the study area is shown in Table 1. Average Annual Daily Traffic (AADT) data is provided based on the most recent count data provided by NCDOT. This AADT data provides the average Vehicles Per Day (vpd) for the subject facility based on typical operations. This AADT data is provided for informational purposes only and is not utilized for capacity analysis calculations within this study.

**TABLE 1: ROADWAY CHARACTERISTICS**

| Road Name | Route # | Maintained By | Typical Cross Section | Speed Limit | AADT (year of data) |
|---|---|---|---|---|---|
| US 1 | | NCDOT | 4-lane median divided | 70 mph | 39,500 vpd (2023) |
| Old US 1 | SR 1011 | NCDOT | 2-lane undivided | 55 mph / 45 mph | 4,500 vpd (2023) |
| New Hill Holleman Road | SR 1127 | NCDOT | 2-lane undivided | 45 mph | 8,400 vpd (2023) |
| New Hill Olive Chapel Road | SR 1141 | NCDOT | 2-lane undivided | 45 mph | 8,200 vpd (2023) |
| Humie Olive Road | SR 1142 | NCDOT | 2-lane undivided | 45 mph | 7,290 vpd (2025)* |
| Horton Ridge Boulevard | N/A | Town | 2-lane undivided | 35 mph | 5,600 vpd (2025)* |
| Mason Road | SR 1150 | NCDOT | 2-lane undivided | 25 mph (assumed) | 190 vpd (2025)* |

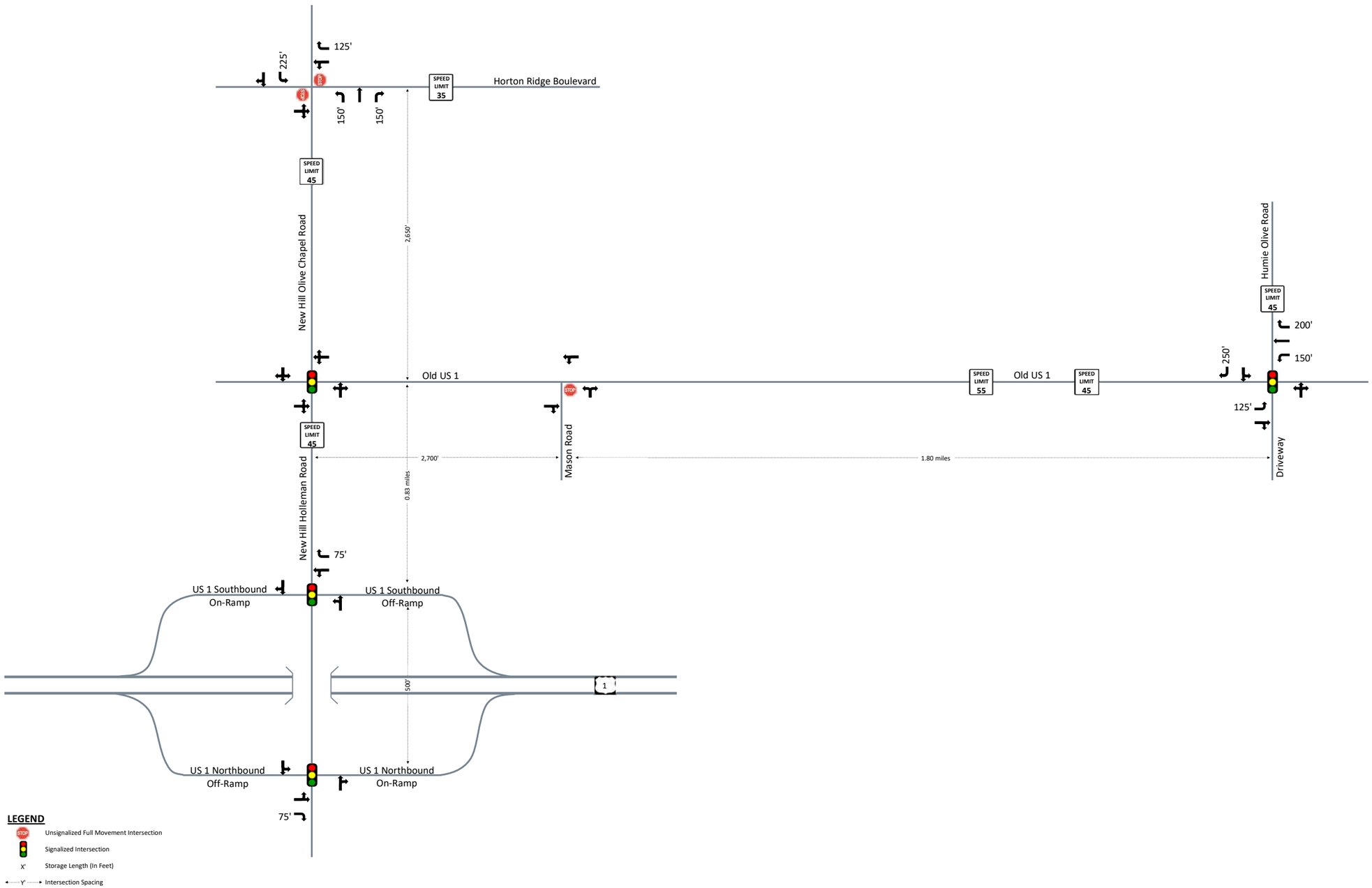
*AADT determined based on Existing (2025) traffic volumes assuming that the weekday PM peak hour accounts for approximately 10% of the daily traffic on the roadway.

Existing peak hour turning movement counts were conducted in April 2025 during typical weekday AM (7:00 – 9:00 AM) and weekday PM (4:00 – 6:00 PM) peak hours. This data was collected at the following existing study intersections:

- US 1 Northbound Ramps and New Hill Holleman Road
- US 1 Southbound Ramps and New Hill Holleman Road
- Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- New Hill Olive Chapel Road and Horton Ridge Boulevard
- Old US 1 and Mason Road
- Old US 1 and Humie Olive Road

Peak hour traffic volumes were determined from these traffic counts and balanced between study intersections, where appropriate. Traffic count data is provided in Appendix B. Refer to Figure 4 for the Existing (2025) peak hour traffic volumes. Current signal plans were obtained from NCDOT and is included in Appendix C.

The Existing (2025) traffic volumes were analyzed utilizing the current lane configurations to determine existing operations for the study area.




Welch Homestead

Apex, NC

Existing Lane Configurations

Scale: Not to Scale | Figure 3

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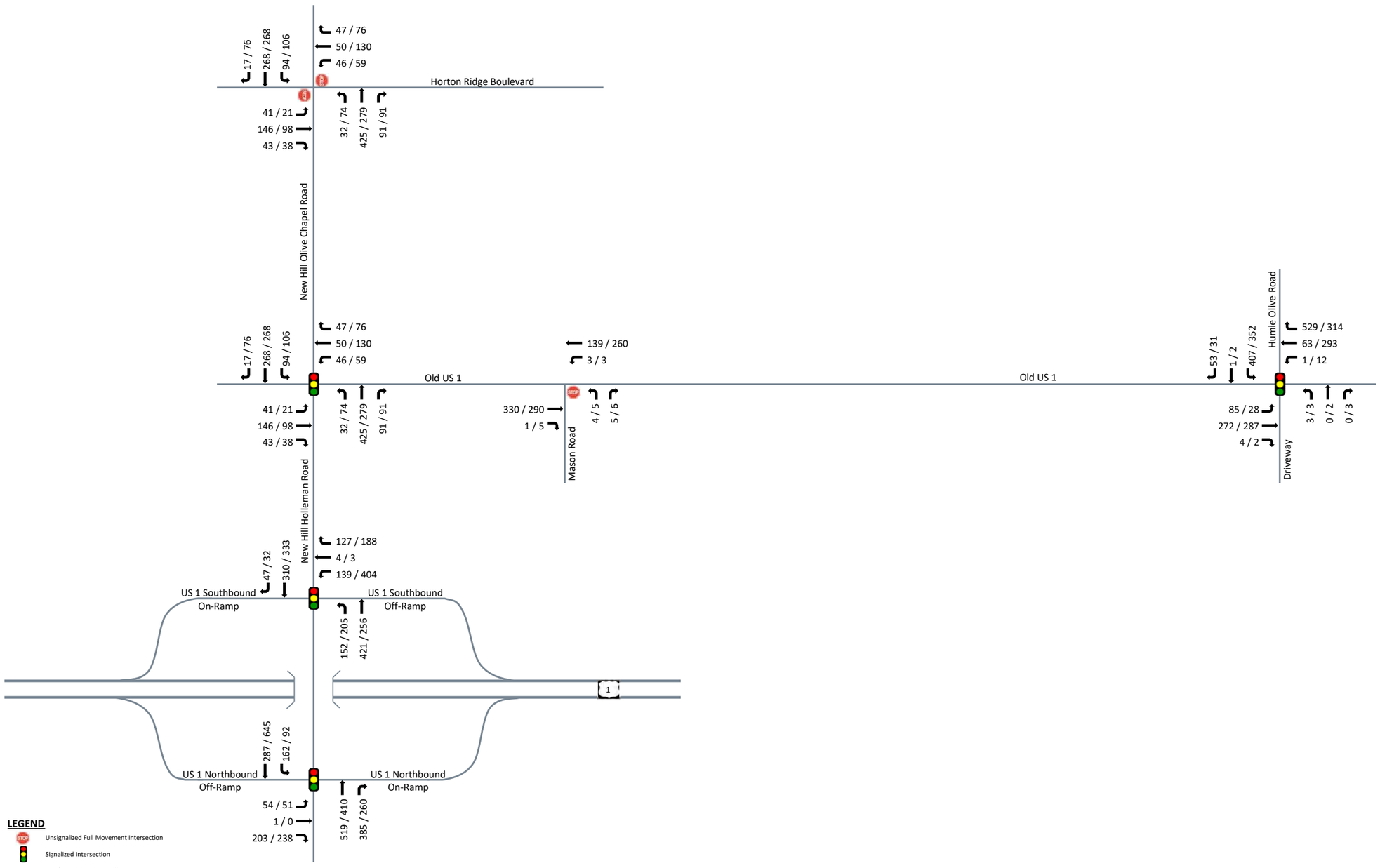


Welch Homestead

Apex, NC

Existing (2025) Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 4

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## NO-BUILD CONDITIONS

In order to account for background growth in the study area prior to the proposed developments buildout year of 2029, the existing traffic count volumes were grown at a set growth rate and nearby approved adjacent development traffic was added to the study area based on their approved TIA's. Per the approved MOU, the existing traffic counts were grown at a 3% annual growth rate to determine projected traffic volumes. Refer to Figure 5 for the Projected (2029) traffic volumes.

Based on coordination with NCDOT and Town staff, it was determined that State Transportation improvement Program (STIP) HE-0010 project should be included in this study as this project is expected to provide future improvements within the study area. STIP HE-0010 is expected to widen New Hill Holleman Road at the bridge across US 1. STIP HE-0010 will widen the bridge to a 6-lane cross-section, however, the additional through lanes will not add capacity to the roadway until further widening along New Hill Holleman Road is completed. Under buildout conditions with the funded roadway improvements of HE-0010, striping will be provided that match the laneage requirements of the adjacent development. As such, the additional through lanes were not shown in the analysis.

To account for the traffic volumes of the adjacent developments approved in the area, the traffic from those developments were also compiled and added to the analysis. The adjacent development traffic volumes are provided on Figure 6. Refer to Table 2 below for a summary of the adjacent developments included in the analysis. Based on the approved MOU, the following developments were included:

**TABLE 2: ADJACENT DEVELOPMENTS**

| Development Name | Location | Land Use / Density | Build-out Year | Firm Completing TIA |
|---|---|---|---|---|
| Depot 499[1] | South of Apex Barbecue Road and west of S. Salem Street | 1,500 low-rise multi-family units<br>375,000 sq. ft. of general office<br>250,000 sq. ft. of retail space | 2028 | RKA |
| Friendship Station PUD[2] | Southeast of the intersection of Humie Olive Road and Olive Farm Road | 316 single family homes<br>337 townhomes<br>185 low-rise apartments<br>44,000 sq. ft. of retail space<br>100,000 sq. ft. of retail space<br>68,000 sq. ft. of general office space | 2025 | RKA |
| Friendship Master Plan Phase 1 | West of Friendship Road and south of Woods Creek Road | 400,000 sq. ft. of manufacturing space | 2029 | Timmons Group |
| Friendship Village | North of Humie Olive Road and east of Evans Road | 65 single family homes<br>50 townhomes | 2025 | RKA |
| Gracewood | Northwest of the intersection of Old US 1 and Horton Road | 490 single family homes | 2024 | Kimley Horn |

1. Per coordination with the Town, it was assumed that 90% of residential and 0% of non-residential are built-out.
2. Per coordination with the Town, it was assumed that 100% of the single family homes, 35% of the townhomes, and 0% of the apartments and non-residential are built-out.

| TABLE 2: ADJACENT DEVELOPMENTS (CONT) | | | | |
|---|---|---|---|---|
| Holland Road Assembly PUD | North of Old US 1 and west of Holland Road | 110 single family units<br>60,000 sq. ft. of retail space<br>8,500 sq. ft. quality restaurant<br>8,000 sq. ft. fast-food restaurant with drive-thru<br>10 fueling position gas station | 2025 | RKA |
| New Hill Commons PUD | Northwest of the intersection of New Hill Olive Chapel Road and Old US 1 | 110 single family homes<br>100,000 sq. ft. shopping plaza | 2028 | Kimley Horn |
| Olive Ridge[3] | East of New Hill Olive Chapel Road and across from Jordan Manors Drive | 169 single family homes | 2022 | RKA |
| Peak Landing | North of Old US 1 and east of Bosco Road | 72 single family homes | N/A* | N/A |
| Retreat at Friendship[4] | Southeast of the intersection of Humie Olive Road and New Hill Olive Chapel Road | 250 single family homes<br>268 low-rise multi-family units | 2026 | RKA |
| Retreat at Friendship Phase 11 | East of New Hill Olive Chapel Road and south of Humie Olive Road | 66 single family homes | N/A* | N/A |
| Townes at 1011 | Along Old US 1 and east of Holland Road | 160 townhomes<br>11,000 sq. ft. day care center | 2026 | RKA |
| Utley Farms | North of Old US 1 and west of New Hill Olive Chapel Road | 140 single family homes | 2026 | RKA |
| West Village Commercial Phase | North of Old US 1 and west of NC 540 | 12,130 sq. ft. day care<br>14,400 sq. ft. of general office space<br>14,400 sq. ft. of retail space | 2028 | DRMP |

*Assumed prior to buildout of the proposed development.

3. Per coordination with the Town, it was assumed that 75% of the development is built-out.

4. Per coordination with the Town, it was assumed that 66% of the development is built-out.

According to the Town and NCDOT, the following background roadway improvements are expected within the study area:

## US 1 Northbound Ramps + New Hill Holleman Road

- Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1

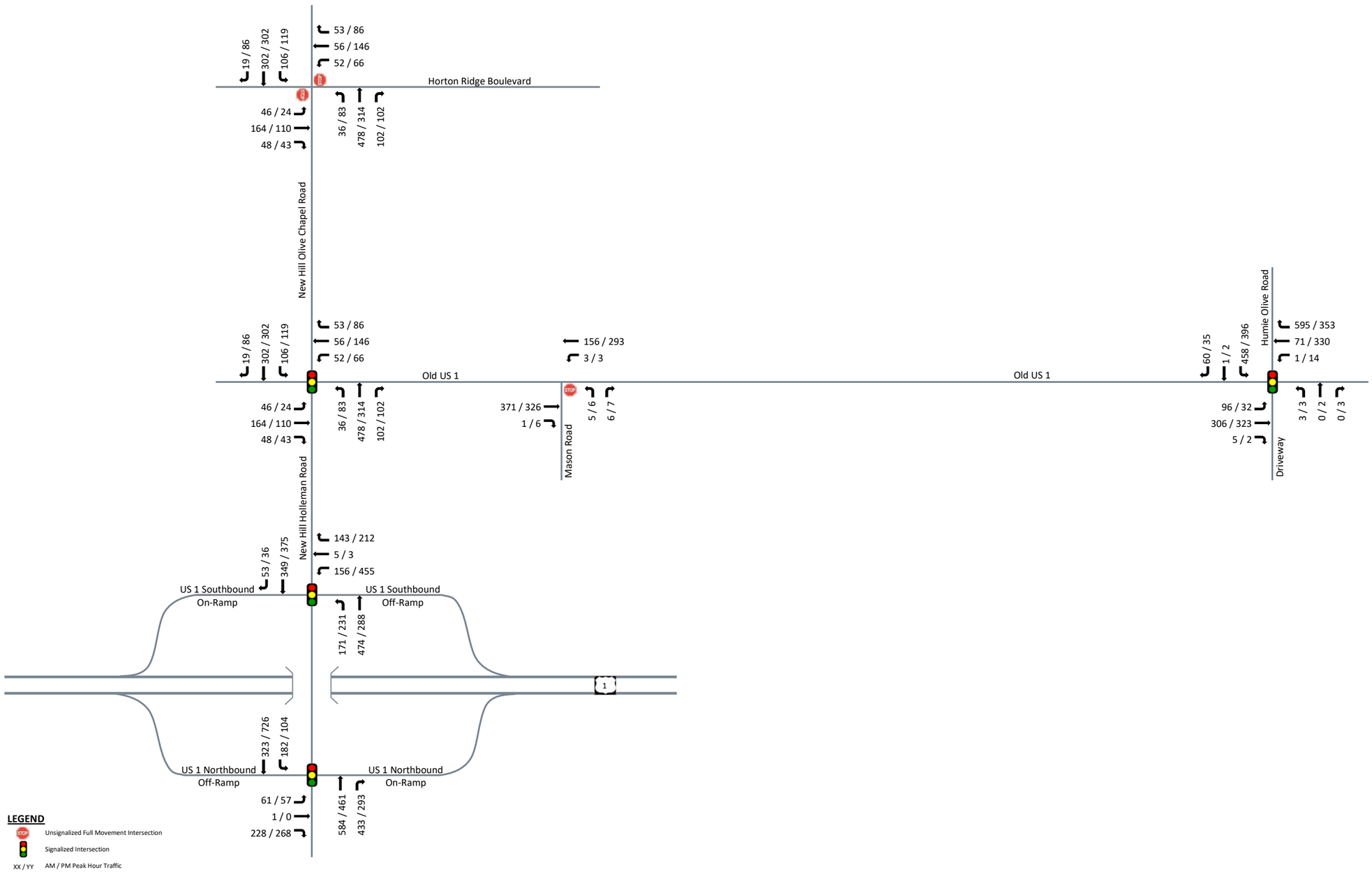
### US 1 Southbound Ramps + New Hill Holleman Road

- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

### Old US 1 + New Hill Holleman Road / New Hill Olive Chapel Road

- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Appendix D provides a full summary of the adjacent developments and NCDOT STIP HE-0010 project included in this analysis. In order to account for future year analysis without the proposed development, the Projected (2029) traffic volumes were added to the adjacent development trips to determine the No-Build (2029) traffic volumes. Figure 7 provides the No-Build (2029) traffic volumes.




Welch Homestead

Apex, NC

Projected (2029) Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 5

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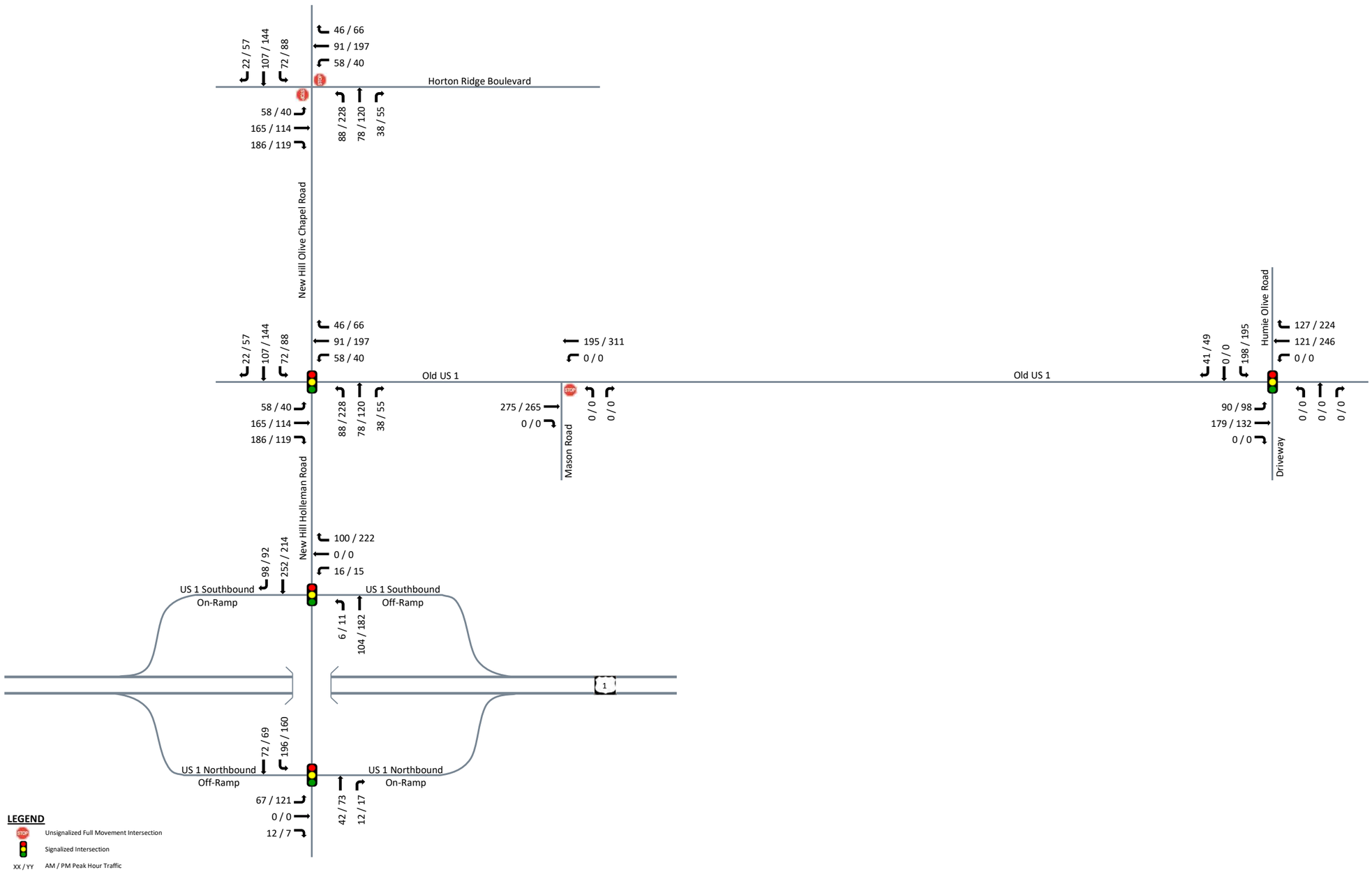


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Adjacent Development Trips

Scale: Not to Scale | Figure 6

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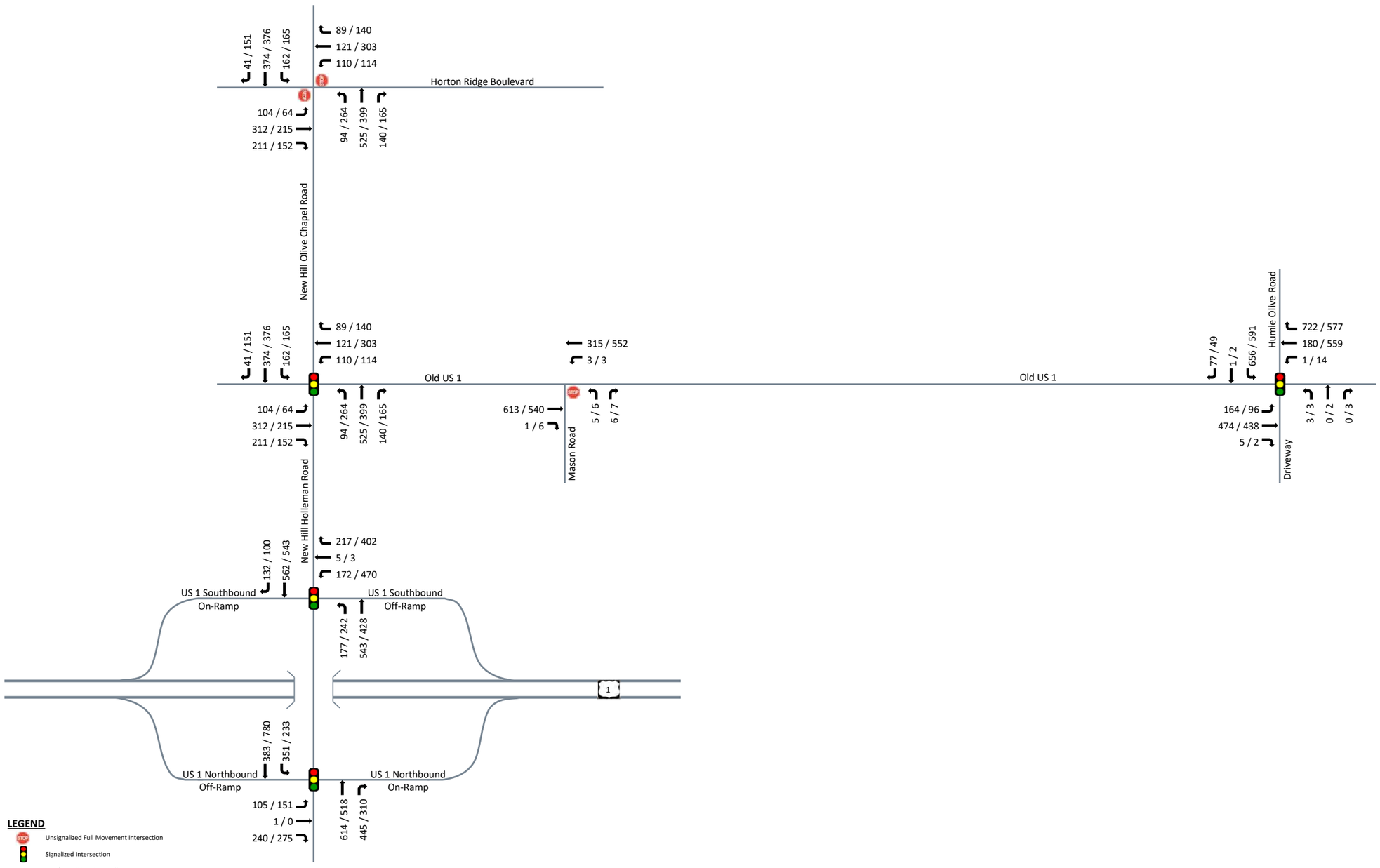


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No-Build (2029) Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 7

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## BUILD CONDITIONS

The proposed development is expected to consist of 123 single family homes and 152 townhomes. Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet*, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. A summary of this trip generation is provided in Table 3.

**TABLE 3: TRIP GENERATION**

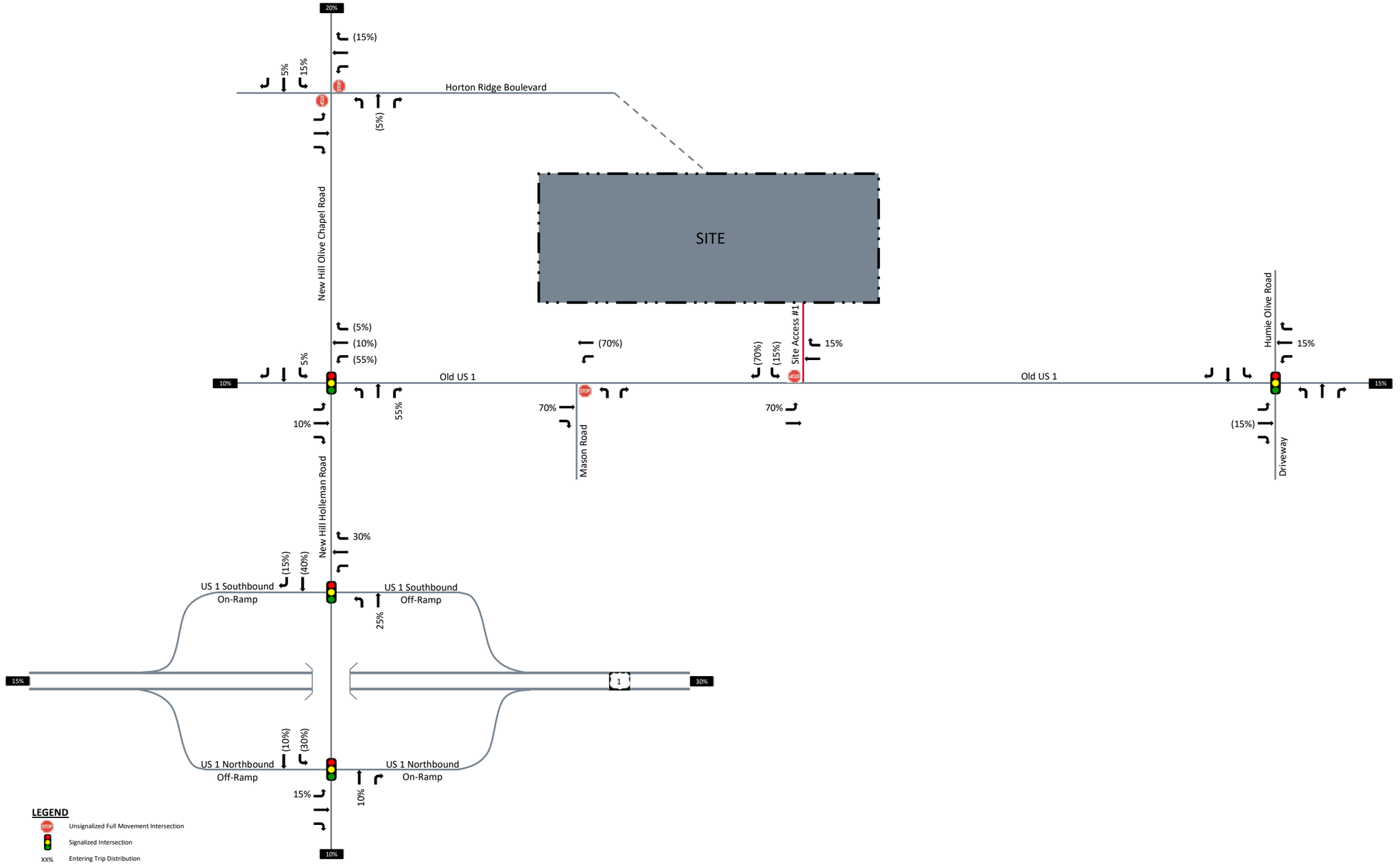
| Land Use (ITE Code) | Density | Calculation Methodology | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Enter | Exit | Total | Enter | Exit | Total |
| Single Family Homes (210) | 123 units | Adjacent / Equation | 1,221 | 22 | 68 | 90 | 76 | 45 | 121 |
| Townhomes (215) | 152 units | Adjacent / Equation | 1,108 | 18 | 55 | 73 | 51 | 36 | 87 |
| | | **TOTAL** | **2,329** | **40** | **123** | **163** | **127** | **81** | **208** |

Based on the existing traffic patterns, population centers surrounding the development, and engineering judgment the site trips were distributed according to the regional distributions listed as follows:

- 30% to/from the east via US 1
- 15% to/from the west via US 1
- 15% to/from the east via Old US 1
- 10% to/from the west via Old US 1
- 10% to/from the south via New Hill Holleman Road
- 20% to/from the north via New Hill Olive Chapel Road

Refer to Figure 8 for the detailed trip distribution percentages within the study area. The trip generation and distribution were approved by NCDOT and the Town within the MOU provided in Appendix A.

The trip distribution was applied to the trip generation to determine the trip assignment for the proposed development site trips at all study intersections. Refer to Figure 9 for the site trip assignment. To determine the future traffic volumes at the study intersections with buildout of the proposed site, the No-Build (2029) traffic volumes were added to the site trip assignment to determine Build (2029) traffic volumes. Refer to Figure 10 for the Build (2029) traffic volumes.

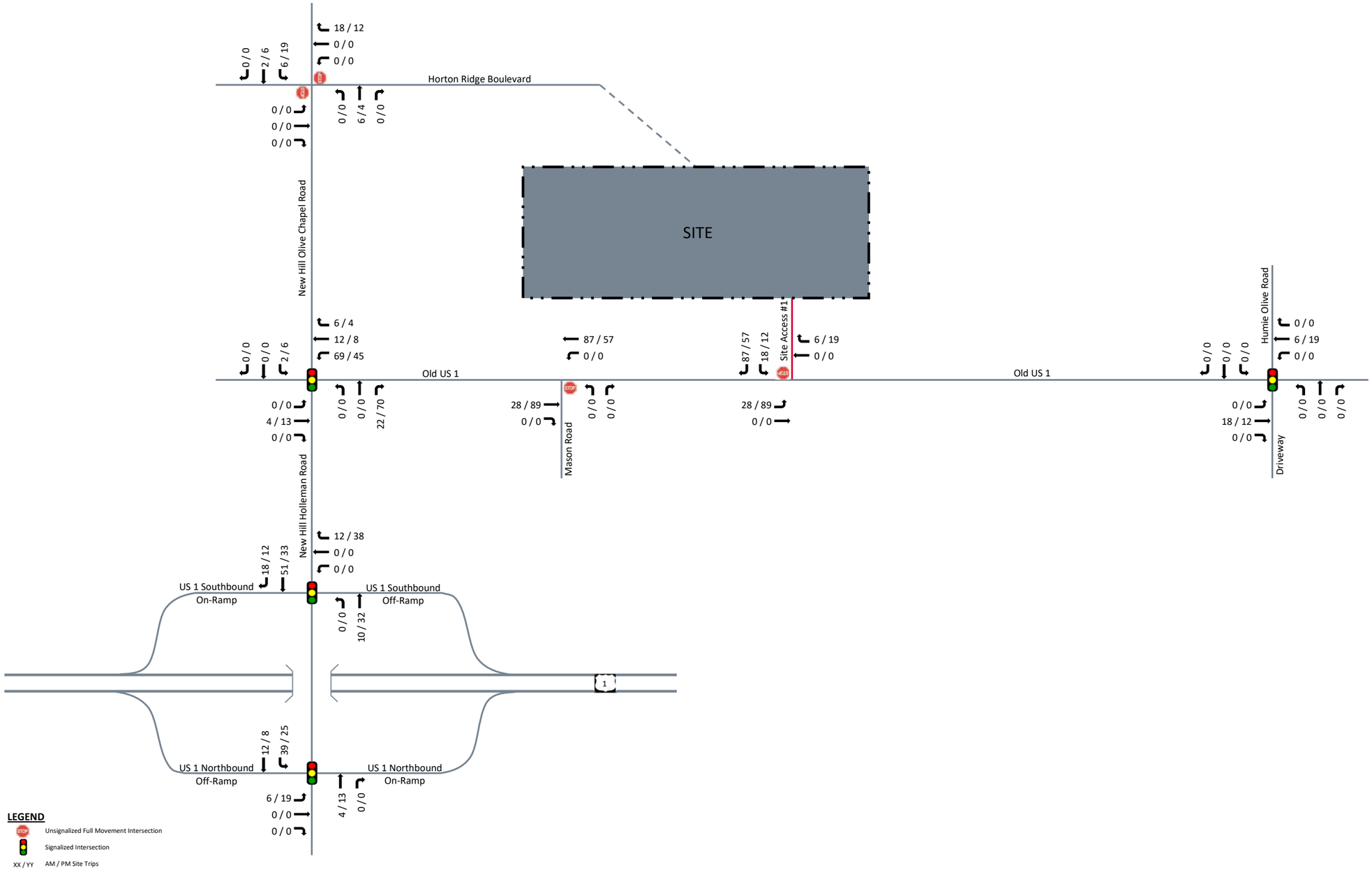



Welch Homestead

Apex, NC

Site Trip Distribution

Scale: Not to Scale | Figure 8




Welch Homestead

Apex, NC

Site Trip Assignment

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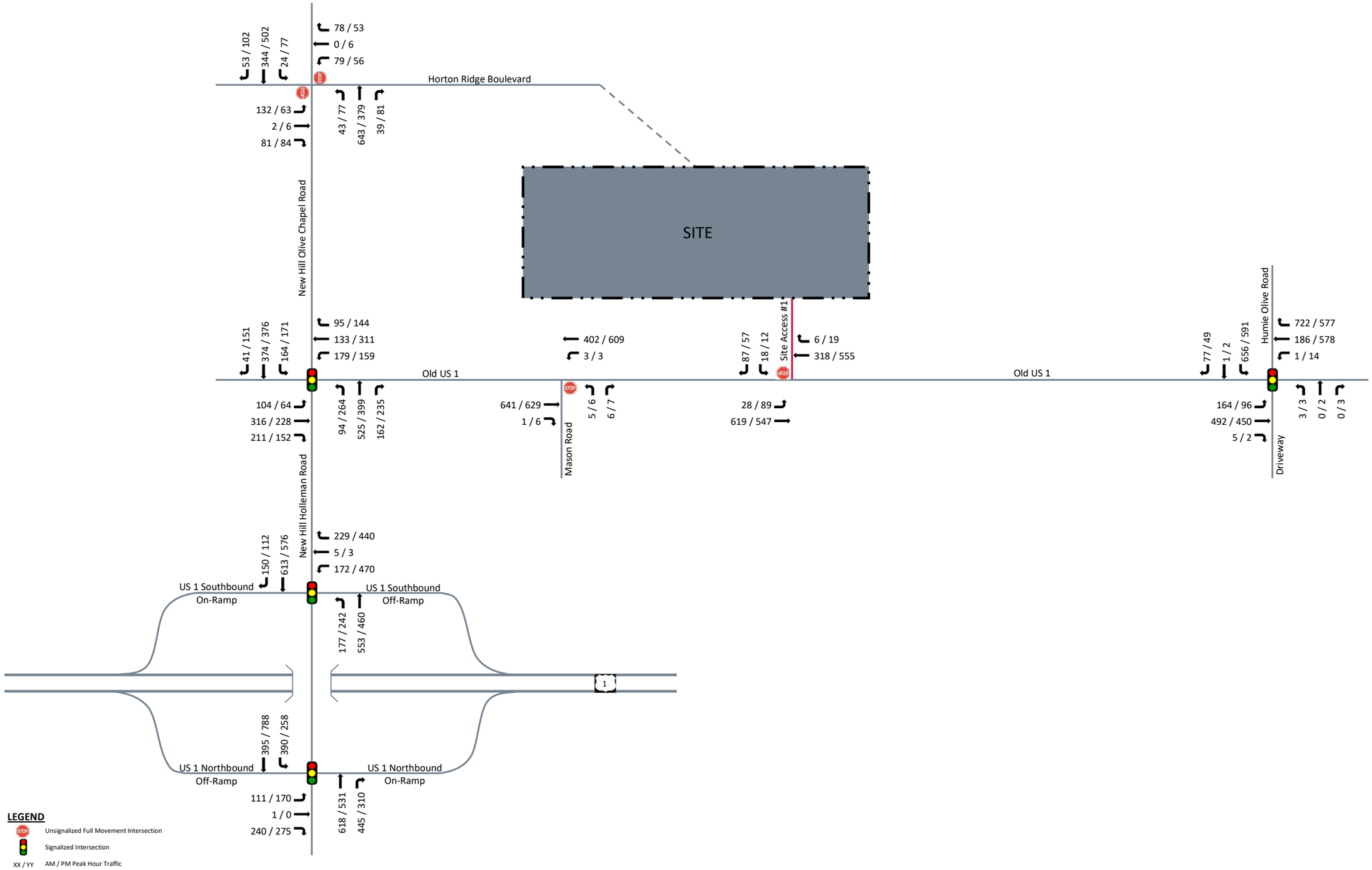


Welch Homestead

Apex, NC

Build (2029) Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 10

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## CAPACITY ANALYSIS

The intersections and analysis scenarios included in this study were analyzed to determine the potential impact by the proposed development and to recommend improvements to mitigate any potential impacts. The capacity analysis reviews the level of service (LOS), delay, and vehicle queues expected under each analysis scenario utilizing the methodology contained in the *Highway Capacity Manual* (HCM), 6th Edition, published by the Transportation Research Board.

LOS is a qualitative measurement of traffic operations based on the average total vehicle delay of the movement, approach, or intersection. The HCM includes six levels of service, ranging from level "A" (free flow conditions) to level "F" (where over-saturated conditions are evident). Table 4 provides a summary of the thresholds for each LOS under both unsignalized (stop-control) and signalized operations.

**TABLE 4: HIGHWAY CAPACITY MANUAL – LEVELS OF SERVICE + DELAY CRITERIA**

| Level of Service (LOS) | Unsignalized | Signalized |
|---|---|---|
| | Average Control Delay (Seconds per vehicle) | Average Control Delay (Seconds per vehicle) |
| A | ≤ 10 | ≤ 10 |
| B | > 10 and ≤ 15 | > 10 and ≤ 20 |
| C | > 15 and ≤ 25 | > 20 and ≤ 35 |
| D | > 25 and ≤ 35 | > 35 and ≤ 55 |
| E | > 35 and ≤ 50 | > 55 and ≤ 80 |
| F | > 50 | > 80 |

A computer software package, Synchro (version 11.1), was utilized for the analysis of operations within this study. Within this software package, SimTraffic was also used to review queue lengths and the operations of intersections within the context of location and spacing in the study area. The capacity analysis summary table for each study intersection provides the delay and LOS for each approach and overall intersection, when appropriate. More detailed queues and delay information is provided in the appendix.

Per the NCDOT *Congestion Management Capacity Analysis Guidelines*, several assumptions were applied to the full study. A summary of these assumptions is provided below:

- A Peak Hour Factor (PHF) of 0.90 was used for all analysis scenarios and intersections.
- A heavy vehicle percentage of 2% was applied to all analysis scenarios and intersections.
- For allowable movements with volumes less than four (4), a volume of four (4) was applied in the capacity analysis. In order to present accurate information within the traffic volume figures, this was not applied to those conditions.

### US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD

The intersection of US 1 Northbound Ramps and New Hill Holleman Road is currently a signalized, four-leg three-approach intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions. Based on coordination with Town and NCDOT staff, Friendship Master Plan Phase 1 is expected to construct improvements at the subject intersection prior to the 2029 buildout of the proposed development. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper.
- Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper.

Table 5 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix F for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 5: CAPACITY ANALYSIS SUMMARY OF US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Existing (2025) | EB<br>NB<br>SB | 1 LT-TH, 1 RT<br>1 TH-RT<br>1 LT-TH | E (78)<br>B (14)<br>E (78) | D (42) | E (65)<br>B (11)<br>C (21) | C (25) |
| No-Build (2029) | EB<br>NB<br>SB | 1 LT-TH, 1 RT<br>1 TH, <u>1 RT</u><br><u>1 LT</u>, 1 TH | E (72)<br>D (42)<br>C (32) | D (43) | E (60)<br>C (32)<br>B (17) | C (31) |
| Build (2029) | EB<br>NB<br>SB | 1 LT-TH, 1 RT<br>1 TH, <u>1 RT</u><br><u>1 LT</u>, 1 TH | E (72)<br>D (46)<br>C (35) | D (46) | E (60)<br>C (34)<br>B (17) | C (32) |

Background Improvements by adjacent developments are shown <u>underlined.</u>

Capacity analysis of Existing (2025), No-Build (2029), and Build (2029) traffic conditions indicates that the intersection of US 1 Northbound Ramps and New Hill Holleman Road is expected to operate at an overall LOS D or better during the weekday AM and PM peak hours.

The proposed development is expected to account for less than 3% of the overall total traffic volumes at this intersection upon buildout of the proposed development and the addition of development traffic is expected to account for approximately three (3) seconds of additional delay during the weekday AM peak hour and approximately one (1) second of additional delay during the weekday PM peak hour. Due to the minor impacts and acceptable future operations upon buildout of the proposed development, no improvements are recommended at this intersection.

### US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD

The intersection of US 1 Southbound Ramps and New Hill Holleman Road is currently a signalized, four-leg three-approach intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions. Based on coordination with Town and NCDOT staff, Friendship Master Plan Phase 1 and Gracewood are expected to construct improvements at the subject intersection prior to the 2029 buildout of the proposed development. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Table 6 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix G for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 6: CAPACITY ANALYSIS SUMMARY OF US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Existing (2025) | WB | 1 LT-TH, 1 RT | E (66) | B (19) | E (57) | D (36) |
| | NB | 1 LT-TH | A (6) | | C (27) | |
| | SB | 1 TH-RT | A (4) | | B (12) | |
| No-Build (2029) | WB | 1 LT-TH, 1 RT | E (57) | C (21) | E (64) | D (46) |
| | NB | 1 LT, 1 TH | A (3) | | C (29) | |
| | SB | 1 TH, 1 RT | B (19) | | D (38) | |
| Build (2029) | WB | 1 LT-TH, 1 RT | E (57) | C (23) | E (63) | D (51) |
| | NB | 1 LT, 1 TH | A (4) | | D (38) | |
| | SB | 1 TH, 1 RT | C (21) | | D (48) | |

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025), No-Build (2029), and Build (2029) traffic conditions indicates that the intersection of US 1 Southbound Ramps and New Hill Holleman Road is expected to operate at an overall LOS D or better during the weekday AM and PM peak hours.

The proposed development is expected to account for less than 5% of the overall total traffic volumes at this intersection upon buildout of the proposed development and the addition of development traffic is expected to account for approximately two (2) seconds of additional delay during the weekday AM peak hour and approximately five (5) seconds of additional delay during the weekday PM peak hour. Due to the minor impacts and acceptable future operations upon buildout of the proposed development, no improvements are recommended at this intersection.

### OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD

The intersection of Old US 1 and New Hill Holleman / New Hill Olive Chapel Road is currently a signalized, four-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions. Based on coordination with Town and NCDOT staff, Gracewood, Utley Farms, and New Hill Commons PUD are expected to construct improvements at the subject intersection prior to the 2029 buildout of the proposed development. Based on coordination with Town staff, the intersection was also analyzed under No-Build (2029) and Build (2029) conditions without the New Hill Commons PUD improvements. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Table 7 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix H for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 7: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Existing (2025) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | C (23)<br>C (20)<br>B (14)<br>B (12) | B (15) | B (19)<br>C (25)<br>B (15)<br>B (16) | B (18) |

Background Improvements by adjacent developments are shown underlined.

**TABLE 7: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD (CONT)**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| No-Build (2029) | EB | 1 LT, 1 TH, 1 RT | E (67) | E (59) | D (48) | E (59) |
| | WB | 1 LT, 1 TH, 1 RT | E (58) | | E (61) | |
| | NB | 1 LT, 1 TH-RT | E (62) | | E (64) | |
| | SB | 1 LT, 1 TH, 1 RT | D (50) | | E (57) | |
| Build (2029) | EB | 1 LT, 1 TH, 1 RT | E (69) | E (73) | D (50) | E (67) |
| | WB | 1 LT, 1 TH, 1 RT | F (123) | | E (73) | |
| | NB | 1 LT, 1 TH-RT | E (68) | | E (77) | |
| | SB | 1 LT, 1 TH, 1 RT | D (51) | | E (59) | |
| No-Build (2029) – Without New Hill Commons PUD Improvements | EB | 1 LT, 1 TH, 1 RT | E (65) | E (57) | D (47) | E (65) |
| | WB | 1 LT, 1 TH-RT | E (70) | | E (78) | |
| | NB | 1 LT, 1 TH-RT | D (55) | | E (69) | |
| | SB | 1 LT, 1 TH, 1 RT | D (44) | | E (60) | |
| Build (2029) – Without New Hill Commons PUD Improvements | EB | 1 LT, 1 TH, 1 RT | E (69) | E (71) | D (48) | E (75) |
| | WB | 1 LT, 1 TH-RT | F (138) | | F (84) | |
| | NB | 1 LT, 1 TH-RT | E (57) | | F (92) | |
| | SB | 1 LT, 1 TH, 1 RT | D (45) | | E (62) | |

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025) traffic conditions indicates that the intersection of Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road is currently operating at LOS B during the weekday AM and PM peak hours. No-Build (2029) and Build (2029) traffic conditions indicates that the intersection is expected to operate at an overall LOS E during the weekday AM and PM peak hours. Per coordination with the Town, the New Hill Commons PUD is still in the rezoning stage and pending council approval, as such, analysis is provided for no-build and build conditions with and without that development and their associated improvements to ensure improvement requirements for the Welch Homestead development are known independent of the New Hill Commons PUD. No-Build (2029) and Build (2029) traffic conditions without the improvements and traffic volumes for the New Hill Commons PUD indicate that the intersection is expected to operate at an overall LOS E during the weekday AM and PM peak hours.

The proposed development is expected to account for less than 6% of the overall total traffic volumes at this intersection upon buildout of the proposed development. It should be noted that there is limited right-of-way (ROW) along New Hill Holleman Road due to utilities and existing structures, like sewer to the west of New Hill Holleman Road, a utility box east of New Hill Road, and a railroad crossing south of this intersection. Due to the minor impacts at this intersection by the proposed development and limited ROW, no improvements are recommended.

### NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD

The intersection of New Hill Olive Chapel Road and Horton Ridge Boulevard is currently an unsignalized, four-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions.

Table 8 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix I for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 8: CAPACITY ANALYSIS SUMMARY OF NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Existing (2025) | EB[2]<br>WB[2]<br>NB[1]<br>SB[1] | 1 LT-TH-RT<br>1 LT-TH, 1 RT<br>1 LT,1 TH, 1 RT<br>1 LT, 1 TH-RT | E (45)<br>C (20)<br>A (8)<br>A (9) | N/A | C (24)<br>C (19)<br>A (8)<br>A (8) | N/A |
| No-Build (2029) | EB[2]<br>WB[2]<br>NB[1]<br>SB[1] | 1 LT-TH-RT<br>1 LT-TH, 1 RT<br>1 LT,1 TH, 1 RT<br>1 LT, 1 TH-RT | F (423)<br>F (137)<br>A (8)<br>A (9) | N/A | F (181)<br>F (187)<br>A (9)<br>A (9) | N/A |
| Build (2029) | EB[2]<br>WB[2]<br>NB[1]<br>SB[1] | 1 LT-TH-RT<br>1 LT-TH, 1 RT<br>1 LT,1 TH, 1 RT<br>1 LT, 1 TH-RT | F (520)<br>F (137)<br>A (8)<br>A (10) | N/A | F (244)<br>F (213)<br>A (10)<br>A (9) | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of Existing (2025) traffic conditions indicates that the major-street left-turn movements at the intersection of New Hill Olive Chapel Road and Horton Ridge Boulevard are currently operating at LOS A during the weekday AM and PM peak hours and the minor-street approaches are operating at LOS C during the weekday AM ad PM peak hours with the exception of the eastbound approach during the weekday AM peak hour (LOS E). Capacity analysis of No-Build (2029) and Build (2029) indicates that the major-street left-turn movements are expected to operate at LOS A and the minor-street approaches are expected to operate at LOS F during the weekday AM and PM peak hours.

The potential need for signalization of this intersection was evaluated based on the criteria contained within the *Manual on Uniform Traffic Control Devices* (MUTCD) published by the Federal Highway Administration (FHWA). Build (2029) peak hour traffic volumes from this analysis were utilized to evaluate the peak hour warrant (warrant 3) from the MUTCD and based on the results this intersection is expected to satisfy the peak hour warrant during both the weekday AM and PM peak hours. However, due to Horton Ridge Boulevard serving only residential developments with well-defined peak hours it is not expected that this intersection would satisfy the longer period 8-hour (warrant 1) and 4-hour (warrant 2) warrants, which are typically preferred for signalization. Refer to Appendix N for a copy of the MUTCD peak hour signal warrants at this intersection.

The proposed development is expected to account for less than 3% of the overall total traffic volumes at this intersection upon buildout of the proposed development. Due to the minor impacts and existing operational issues at this intersection, no improvements are recommended by the proposed development.

### OLD US 1 + MASON ROAD

The intersection of Old US 1 and Mason Road is currently an unsignalized three-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions.

Table 9 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix J for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 9: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + MASON ROAD**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Existing (2025) | EB<br>WB[1]<br>NB[2] | 1 TH-RT<br>1 LT-TH<br>1 LT-RT | --<br>A (8)<br>B (11) | N/A | --<br>A (8)<br>B (12) | N/A |
| No-Build (2029) | EB<br>WB[1]<br>NB[2] | 1 TH-RT<br>1 LT-TH<br>1 LT-RT | --<br>A (9)<br>C (17) | N/A | --<br>A (9)<br>C (20) | N/A |
| Build (2029) | EB<br>WB[1]<br>NB[2] | 1 TH-RT<br>1 LT-TH<br>1 LT-RT | --<br>A (9)<br>C (19) | N/A | --<br>A (9)<br>C (24) | N/A |

Improvements recommended by the Developer are shown in **bold.**

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of Existing (2025), No-Build (2029), and Build (2029) traffic conditions indicates that both the major-street left turn movement and the minor-street approach at the intersection of Old US 1 and Mason Road are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Due to the minor impacts and acceptable future operations upon buildout of the proposed development, no improvements are recommended at this intersection.

### OLD US 1 + HUMIE OLIVE ROAD

The intersection of Old US 1 and Humie Olive Road is currently a signalized, four-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions.

Table 10 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix K for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 10: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + HUMIE OLIVE ROAD**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Existing (2025) | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT-TH-RT<br>1 LT-TH, 1 RT | B (16)<br>D (50)<br>C (23)<br>D (54) | D (42) | B (16)<br>C (28)<br>B (17)<br>C (33) | C (26) |
| No-Build (2029) | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT-TH-RT<br>1 LT-TH, 1 RT | C (28)<br>F (140)<br>C (25)<br>F (153) | F (112) | D (37)<br>F (82)<br>C (22)<br>F (96) | E (75) |
| Build (2029) | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT-TH-RT<br>1 LT-TH, 1 RT | C (29)<br>F (140)<br>C (25)<br>F (153) | F (111) | D (37)<br>F (84)<br>C (22)<br>F (96) | E (76) |

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025) traffic conditions indicates that the intersection of Old US 1 and Humie Olive Road is currently operating at an overall LOS D or better during the weekday AM and PM peak hours. Capacity analysis of No-Build (2029) and Build (2029) traffic conditions indicates that the intersection is expected to operate at an overall LOS F during the weekday AM peak hours and LOS E during the weekday PM peak hour.

The proposed development is expected to account for less than 2% of the overall total traffic volumes at this intersection upon buildout of the proposed development and the addition of development traffic is expected to account for a negligible amount of additional delay during the weekday AM peak hour and approximately one (1) second of additional delay during the weekday PM peak hour upon buildout of the proposed development. It should be noted that the proposed development is only expected to contribute traffic to the major-street through movements along Old US 1. Additionally, it should be noted that a slight improvement in overall delay was seen during the weekday AM peak hour due to the addition of site trips to the eastbound approach which is operating under capacity. As such, the proposed development is expected to have a negligible impact on the subject intersection. Due to the minor impacts at this intersection by the proposed development, no improvements are recommended.

### OLD US 1 + SITE ACCESS #1

The future intersection of Old US 1 and Site Access #1 is expected to operate as an unsignalized, three-leg intersection. The location of Site Access #1 was determined based on provided sight distance. While aligning Site Access #1 with Mason Road was considered, it was determined that this intersection did not provide adequate sight distance. This intersection was analyzed under Build (2029) conditions. Based on review of the capacity analysis and NCDOT Driveway Manual guidelines for left and right-turn lanes at site driveways, the following improvements are recommended to be constructed by the developer:

- Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed driveway.

Table 11 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix L for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

**TABLE 11: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + SITE ACCESS #1**

| Conditions | APPROACH | Lane Configurations | Weekday AM Peak Hour | | Weekday PM Peak Hour | |
|---|---|---|---|---|---|---|
| | | | LOS and Approach Delay (seconds) | Overall Delay (seconds) | LOS and Approach Delay (seconds) | Overall Delay (seconds) |
| Build (2029) | EB[1]<br>WB<br>**SB[2]** | **1 LT**, 1 TH<br>1 TH, **1 RT**<br>**1 LT-RT** | A (8)<br>--<br>C (15) | N/A | A (10)<br>--<br>C (21) | N/A |

Improvements recommended by the Developer are shown in **bold.**

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of Build (2029) traffic conditions indicates that both the major-street left-turn movement and the minor-street approach at the intersection of Old US 1 and Site Access #1 are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Exclusive left and right-turn lanes were considered at this intersection based on methodology outlined in the *Policy on Street and Driveway Access to North Carolina Highways* (published by NCDOT). Based on the findings from the turn lane warrant analysis, an exclusive eastbound left-turn lane on Old US 1 is expected to be warranted at this location. An exclusive westbound right-turn lane on Old US 1 is not expected to be warranted, however, is recommended to be constructed. Refer to Appendix O for a copy of the turn lane warrants at this intersection.

Based on a review of maximum queue lengths as reported from SimTraffic, the queue for the major-street left-turn movement is not expected to exceed 52 feet (approximately 2 vehicles) during either the weekday AM or PM peak hours and as such the recommended storage length of 100 feet is expected to be sufficient to accommodate future traffic volumes at this intersection upon buildout of the proposed development. It should be noted that this driveway location was selected

based on sight distance availability along the property frontage on Old US 1. The initial intent to align this driveway across from Mason Road was deemed to not provide sufficient sight distance and as such, this driveway was located further east to provide proper separation and sight distance.

## CONCLUSION / RECOMMENDATIONS

The purpose of this Traffic Impact Analysis is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network. The proposed Welch Homestead residential development will be located north of Mason Road and west of Old US 1 in Apex, North Carolina. Site access will be served via one (1) full movement driveway on Old US 1 and connections to existing street stubs at Jazzy Street, Impulsion Drive, Zebroid Way, and Red Bluff Road. The site is currently undeveloped and is expected to consist of up to a maximum of 123 single family homes and 152 townhomes. The proposed site is expected to be built-out by the year 2029.

Based on the approved scoping, the following intersections were included in this TIA study area:

- US 1 Northbound Ramps and New Hill Holleman Road
- US 1 Southbound Ramps and New Hill Holleman Road
- Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- New Hill Olive Chapel Road and Horton Ridge Boulevard
- Old US 1 and Mason Road
- Old US 1 and Humie Olive Road
- Old US 1 and Site Access #1

Capacity analysis was conducted at all study intersections according to NCDOT and Town guidelines utilizing the methodology contained in the *Highway Capacity Manual* (HCM), 6th Edition, published by the Transportation Research Board. Based on review of adjacent development and background information provided by NCDOT and the Town, the following improvements have been identified or are recommended to accommodate future traffic conditions. Figure 11 provides a graphical representation of recommended improvements at the study intersections.

**Improvements by Others**

### US 1 Northbound Ramps + New Hill Holleman Road

- Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1

### US 1 Southbound Ramps + New Hill Holleman Road

- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

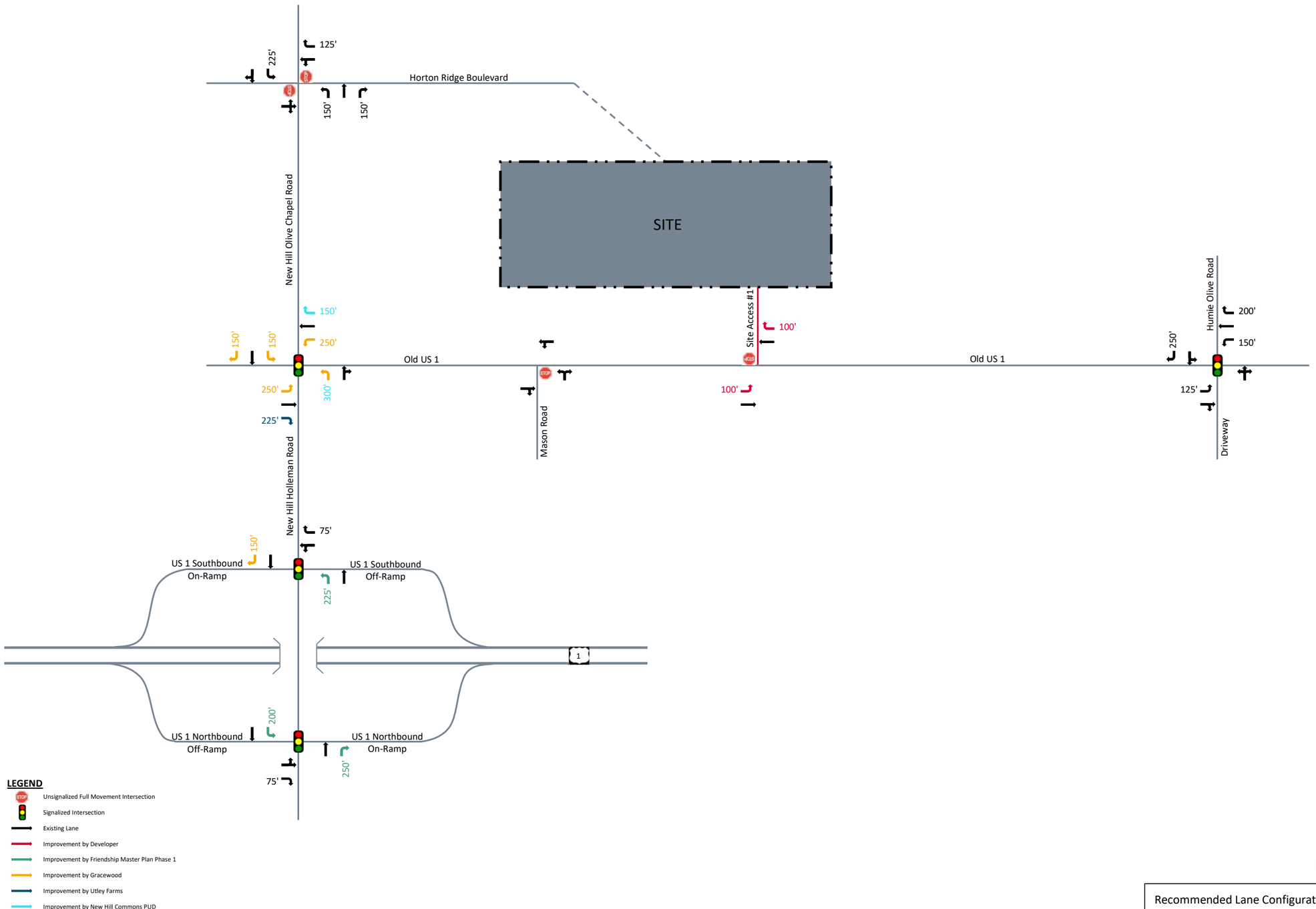
## Old US 1 + New Hill Holleman Road / New Hill Olive Chapel Road

- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

**Recommended Improvements by Developer**

## Old US 1 + Site Access #1

- Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed driveway.




Welch Homestead

Apex, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure 11

McADAMS

**Public Hearing was closed; vote was continued to April 28, 2026**

# TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ10
Welch Homestead Planned Unit Development

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:** Tyler Wilson, Lennar Carolinas, LLC
**Authorized Agents:** Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe
**Property Addresses:** 3204, 3216, & 3312 Old US 1 Hwy
**Acreage: ±** 83.53 acres
**Property Identification Numbers (PINs):** 0720158891, 0720144298, & 0720046146
**Current 2045 Land Use Map Designation:** Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium Density Residential and Park, Public or Private
**Existing Zoning of Properties:** Wake County Residential-40 Watershed (R-40W)
**Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

***Separate comments must be provided for the two public hearings by the deadlines specified below.***

**Planning Board Public Hearing Date and Time: March 9, 2026, 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.

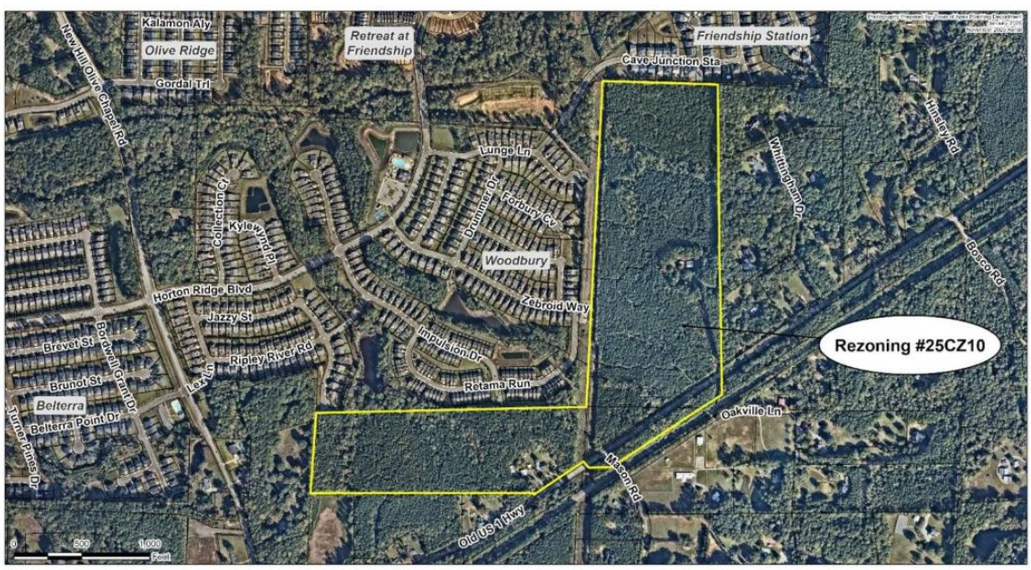
If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must 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.

**Town Council Public Hearing Date and Time: March 24, 2026, 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/imaps. 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/51338.

Dianne F. Khin, AICP
Planning Director

Published Dates: February 27 - ~~March 24~~ April 28, 2026

**Se terminó la audiencia pública; la votación ha sido postergada al 28 de abril de 2026**

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

# NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ10
Welch Homestead Planned Unit Development

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 y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

**Solicitante:** Tyler Wilson, Lennar Carolinas, LLC
**Agente autorizado:** Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe
**Dirección de las propiedades:** 3204, 3216, & 3312 Old US 1 Hwy
**Superficie:** ±83.53 acres
**Números de identificación de las propiedades:** 0720158891, 0720144298, & 0720046146
**Designación actual en el Mapa de Uso Territorial para 2045:** Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private
**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Medium Density Residential and Park, Public or Private
**Ordenamiento territorial existente de las propiedades:** Wake County Residential-40 Watershed (R-40W)
**Ordenamiento territorial propuesto para las propiedades:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

***Los comentarios para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.***

**Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de marzo de 2026 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.

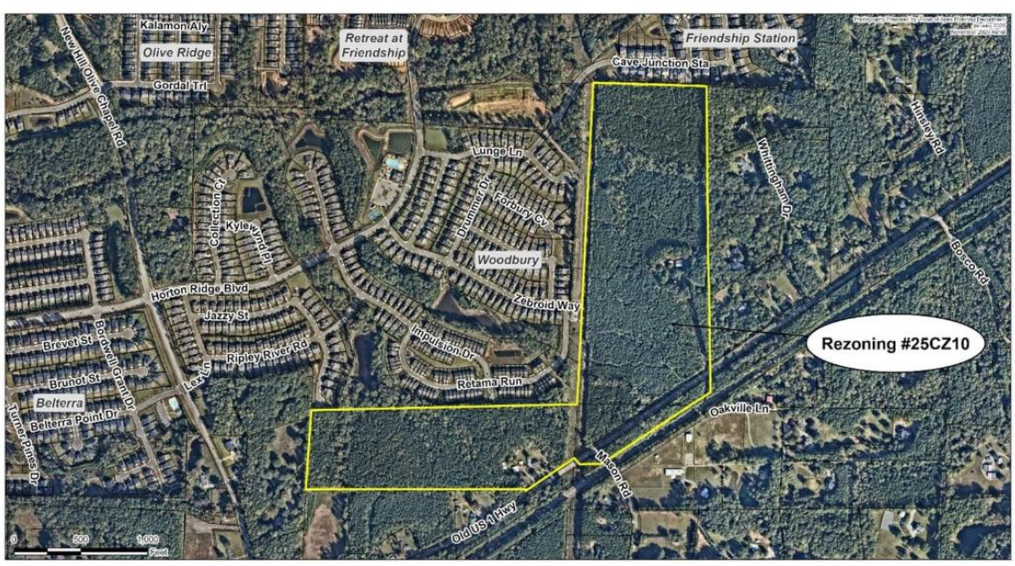
Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaría de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación 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.

**Fecha y hora de la audiencia pública del Consejo Municipal: 24 de marzo de 2026 6:00 PM**

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/51338.

Dianne F. Khin, AICP
Directora de Planificación



Fechas de publicación: 27 de febrero - ~~24 de marzo~~ 28 de abril de 2026

**Public Hearing was closed; vote was continued to April 28, 2026**

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

**PUBLIC NOTIFICATION**
**OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ10
Welch Homestead Planned Unit Development

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:** Tyler Wilson, Lennar Carolinas, LLC
**Authorized Agents:** Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe
**Property Addresses:** 3204, 3216, & 3312 Old US 1 Hwy
**Acreage:** ± 83.53 acres
**Property Identification Numbers (PINs):** 0720158891, 0720144298, & 0720046146
**Current 2045 Land Use Map Designation:** Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private
**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium Density Residential and Park, Public or Private
**Existing Zoning of Properties:** Wake County Residential-40 Watershed (R-40W)
**Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

***Separate comments must be provided for the two public hearings by the deadlines specified below.***

**Planning Board Public Hearing Date and Time: March 9, 2026, 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.

**Town Council Public Hearing Date and Time: March 24, 2026, 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.

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Dianne F. Khin, AICP
Planning Director

Published Dates: February 27 - ~~March 24~~ April 28, 2026



Fire weather stat...
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3/27/2026

**Se terminó la audiencia pública; la votación ha sido postergada al 28 de abril de 2026**

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

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Welch Homestead Planned Unit Development

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

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**Mapa de las inmediaciones:**

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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 27 de febrero - ~~24 de marzo~~ 28 de abril de 2026



Fire weather stat...
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3/27/2026

**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 #25CZ10 Welch Homestead PUD |
| Project Location: | 3204, 3216, & 3312 Old US 1 Hwy |
| Applicant or Authorized Agents: | Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe |
| Firm: | Lennar Carolinas, LLC; McAdams; Parker Poe |
| Planning Board Public Hearing Date: | March 9, 2026 |
| Town Council Public Hearing Date: | March 24, 2026 |
| Project Planner: | Bruce Venable |

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 February 27, 2026, 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.

3/2/2026
Date

Planning Director

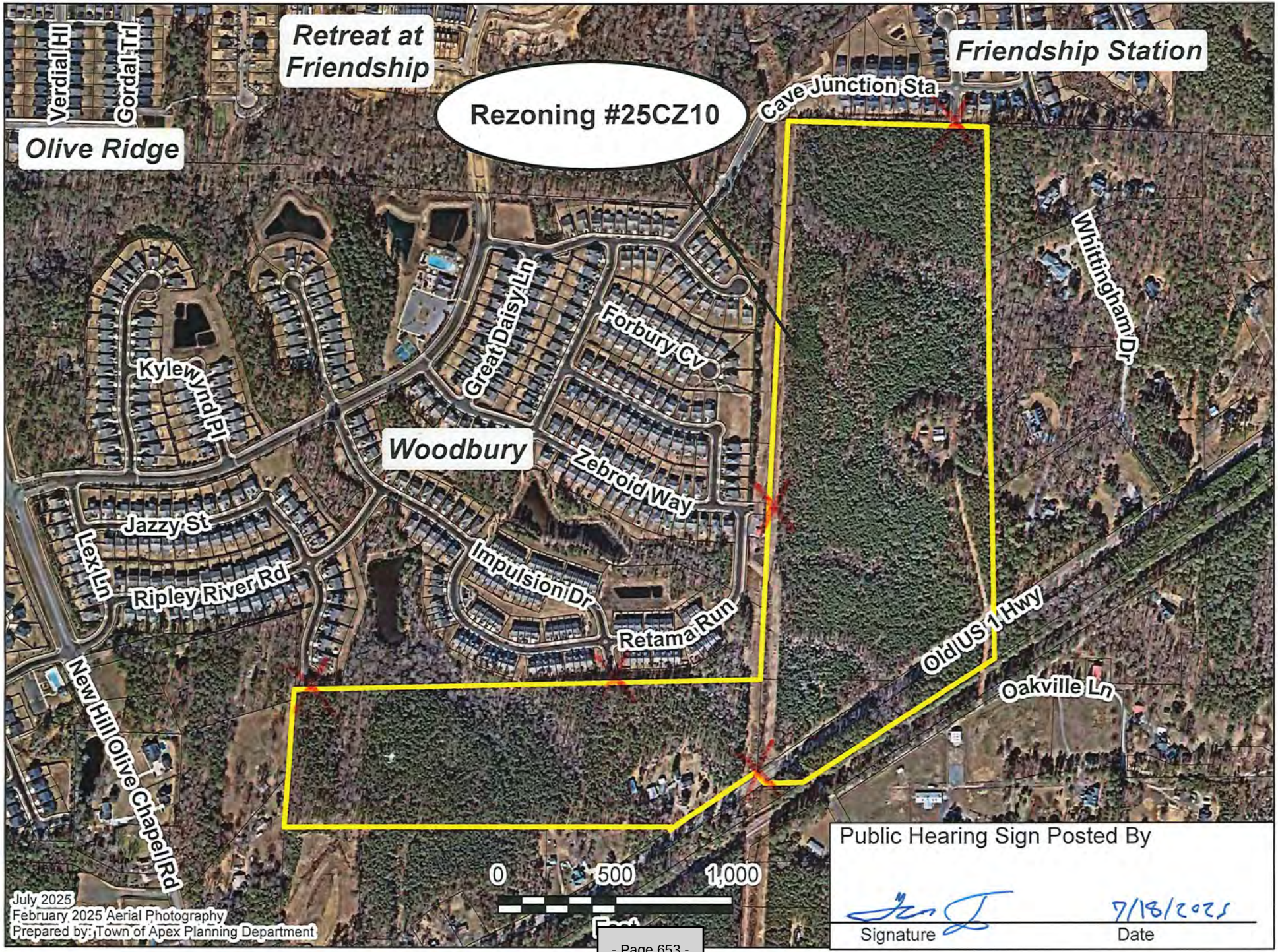
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 2ND day of MARCH, 2026.

Notary Public

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/2027




Public Hearing Sign Posted By

Signature

7/18/2025

Date

**WAKE COUNTY**
**PUBLIC SCHOOL SYSTEM**

**Office of Student Assignment**
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 15, 2025

Dianne Khin, AICP
Director, Planning Department
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: July 1, 2025
- Name of development: 25 CZ10 Welch Homestead PUD
- Address of rezoning: 3204, 3216, 3312 Old US 1 Hwy
- Total number of proposed residential units: 270
- Type(s) of residential units proposed: Single family detached (minimum of 105/ maximum of 140) and Townhomes (minimum 115/ maximum 150)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☒ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☐ School expansion or construction within the next five years may address concerns at these grade levels:
or reassignment SUP

☐ Elementary ☒ Middle ☐ High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

CAPITAL AREA PRESERVATION

# Apex Historic Resource Report

Property Name: Welch-Hearn House
Location: 3204 Old US 1 Highway
Date of Visit: May 12, 2025

Survey Number: WA1093
PIN Number: 0720158891

**Classification:**

- ☒ Local Inventory
- ☐ Study List for the National Register of Historic Places
- ☐ National Register of Historic Places (Individual/District)
- ☐ Apex Historic Landmark

**Observations:**
The one-story log saddlebag house was likely constructed in the mid nineteenth-century as a simple utilitarian log cabin with no ornamental detail to speak of. Wood windows, which appear original, are found throughout. The original wood floors have mostly been covered, but in the areas where exposed, appear original. The ceilings in the house are less than 7 feet high, common in these basic early structures that once dotted the countryside. This saddlebag/coastal cottage form was quite common in the nineteenth century, but has become more rare across Wake County today, especially in the Apex area.

While the house is a rare survivor, it has sustained too many alterations over time to convey any architectural significance. It would not qualify as a Wake County Historic Landmark, nor would it be eligible for the National Register of Historic Places. The corn crib appears to be the most worthy structure for preservation on this property.

**Historic Integrity:**

House
- ☐ Yes
- ☒ No

Outbuildings
- ☒ Yes
- ☐ No

I, Jeremy Bradham, inspector of the above property, state that this report provides an accurate representation of the historic integrity of the property as of:

Date 8/14/2025 Signature

# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #25CZ10 Welch Homestead PUD

**Planning Board Meeting Date:** March 9, 2026

## Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

**PROJECT DESCRIPTION:**

**Acreage:** ±83.53

**PIN(s):** 0720158891,0720144298, & 0720046146

**Current Zoning:** Wake County Residential-40 Watershed (R-40W)

**Proposed Zoning:** Planned Unit Development-Conditional Zoning (PUD-CZ)

**Current 2045 Land Use Map:** Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium Density Residential and Park, Public or Private

**Town Limits:** Outside Town and ETJ Limits

## Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☑ 2045 Land Use Map

☑ Consistent ☐ Inconsistent Reason: _____

☑ Apex Transportation Plan

☑ Consistent ☐ Inconsistent Reason: _____

☑ Parks, Recreation, Open Space, and Greenways Plan

☑ Consistent ☐ Inconsistent Reason: _____

## 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 Plan*. 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 Plan.
   ☑ Consistent ☐ Inconsistent Reason: _____

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

3. *Zoning district supplemental standards*. The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
   ☑ Consistent ☐ Inconsistent Reason: _____

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.
    ☑ Consistent ☐ Inconsistent Reason: _____

**Planning Board Recommendation:**

Motion: Recommend approval.

Introduced by Planning Board member: Mary Petersen

Seconded by Planning Board member: Kristy Yule

☑ *Approval*: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

☐ *Approval with conditions*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 9th day of March 2026

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce

Digitally signed by Amanda Bunce
Date: 2026.03.09 18:07:15 -04'00'

Amanda Bunce, Assistant Planning Director

**STATEMENT OF THE TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 83.53 ACRES LOCATED AT 3204, 3216, & 3312 OLD US 1 HWY FROM WAKE COUNTY RESIDENTIAL-40 WATERSHED (WAKE COUNTY R-40W) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ) #25CZ10**

**WHEREAS**, Tyler Wilson, Lennar Carolinas, LLC; applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 1st day of July 2025 (the "Application"). The proposed conditional zoning is designated #25CZ10;

**WHEREAS**, the Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #25CZ10 before the Planning Board on the 9th day of March 2026;

**WHEREAS**, the Apex Planning Board held a public hearing on the 9th day of March 2026, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #25CZ10. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #25CZ10;

**WHEREAS**, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #25CZ10 before the Apex Town Council on the 24th day of March 2026;

**WHEREAS**, the Apex Town Council held a public hearing on the 24th day of March 2026. Bruce Venable, Planner III, presented the Planning Board's recommendation at the public hearing;

**WHEREAS**, all persons who desired to present information relevant to the application for #25CZ10 were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

**WHEREAS**, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that the 2045 Land Use Map designates the subject properties as Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private. The Land Use Map will be amended to change the Medium Density Residential/Commercial Services designation to Medium Density Residential to accurately reflect the proposed development. The proposed PUD-CZ district supports and implements these future land use designations by allowing a coordinated, master-planned development pattern consistent with the Town's adopted policy framework.

**WHEREAS**, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: it allows for residential development, including affordable housing units, that is compatible with the established residential character of properties to the north and west of the site. The development will support continued residential growth in an area identified for such growth, providing additional housing opportunities in an appropriate and planned location. Furthermore, the rezoning promotes compatibility with surrounding land uses and will contribute to the Town's tax base, thereby supporting long-term fiscal sustainability and the provision of public services. The rezoning also will improve both vehicular and pedestrian connectivity by connecting to roads within the existing Friendship Station and Woodbury subdivisions, providing a new connection to Old US 1 Highway.;
and

**WHEREAS**, the Apex Town Council by a vote of ____ to ____ approved Application #25CZ10 rezoning the subject tracts located at 3204, 3216, & 3312 Old Us 1 Hwy from Wake County Residential 40-Watershed (R-40W) to Planned Unit Development-Conditional Zoning (PUD-CZ).

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX**

**Section 1:** The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

**Section 2:** The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Wake County Residential 40-Watershed (R-40W) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

**Section 3:** The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

**Section 4:** The "Rezoned Lands" are subject to all of the conditions in Attachment "B" Welch Homestead PUD which are imposed as part of this rezoning:

**Section 5:** The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

**Section 6:** This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member_____

Seconded by Council Member_____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the _____ day of _____ 2026.

**TOWN OF APEX**

_____
Jacques K. Gilbert
Mayor

**ATTEST:**

_____
Allen Coleman, CMC, NCCCC
Town Clerk

**APPROVED AS TO FORM:**

_____
Town Attorney

# Attachment A

WELCH HOMESTEAD LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54"

WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

Attachment "B"

# Welch Homestead

Planned Unit Development

Apex, North Carolina

**Submittal Dates:**
First Submittal: July 1, 2025
Second Submittal: September 5, 2025
Third Submittal: October 3, 2025
Fourth Submittal: November 3, 2025
Fifth Submittal: December 1, 2025
Sixth Submittal: January 2, 2026
Seventh Submittal: February 6, 2026
Eighth Submittal: February 26, 2026
Ninth Submittal: April 6, 2026

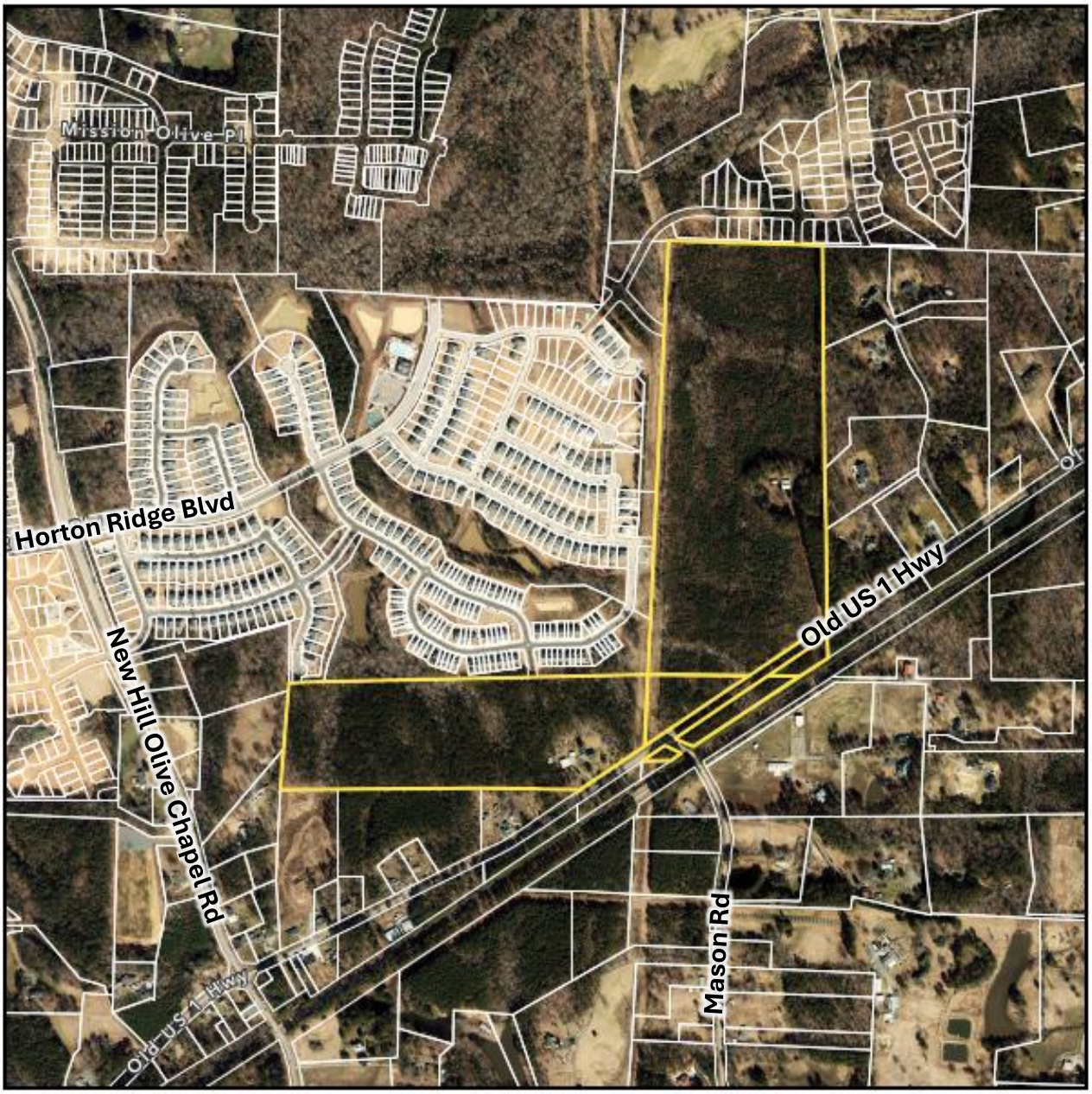
**Developer:**
Lennar Carolinas, LLC
1100 Perimeter Park Drive, Suite 112
Morrisville, NC 27560

**Design Professional:**
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

**Land Use Attorney:**
Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

TABLE OF CONTENTS.....2
VICINITY MAP.....3
PROJECT DATA & CONTACTS.....4
PURPOSE STATEMENT.....6
PERMITTED USES.....10
DESIGN CONTROLS.....10
LANDSCAPING, BUFFERING, AND SCREENING.....11
ARCHITECTURAL STANDARDS.....11
PARKING AND LOADING.....14
AFFORDABLE HOUSING.....14
SIGNAGE.....16
HISTORIC STRUCTURES.....16
NATURAL RESOURCES AND ENVIRONMENTAL DATA.....16
STORMWATER MANAGEMENT.....18
PARKS AND RECREATION.....18
PUBLIC FACILITIES.....18
PHASING.....22
CONSISTENCY WITH LAND USE PLAN.....22
COMPLIANCE WITH UDO.....22

## VICINITY MAP



**PROJECT CONTACTS**

| | |
|---|---|
| **Property Owner:** | Linda Barker Barbour<br>PO Box 252<br>New Hill NC 27562-0252<br>P: 919.210.0479<br>E: barkerlb@bellsouth.net |
| **Developer:** | Tyler Wilson<br>Lennar Carolinas, LLC<br>1100 Perimeter Park Drive, Suite 112<br>Morrisville, NC 27560<br>P: 984.202.9179<br>E: tyler.wilson@lennar.com |
| **Planning Consultant:** | David Bergmark<br>McAdams<br>621 Hillsborough Street, Suite 500<br>Raleigh, NC 27603<br>P: 919.361.5000<br>E: bergmark@mcadamsco.com |
| **Land Use Attorneys:** | Matthew Carpenter<br>Parker Poe Adams & Bernstein LLP<br>301 Fayetteville Street, Suite 1400<br>Raleigh, NC 27601<br>P: 919.835.4032<br>E: matthewcarpenter@parkerpoe.com |

| PROJECT DATA | |
|---|---|
| **Name of Project:** | Welch Homestead PUD |
| | |
| **Current Zoning:** | R-40W (Wake County) |
| | |
| **Proposed Zoning:** | PUD-CZ |
| | |
| **Current 2045 LUM Designation:** | 1) Medium Density Residential<br>2) Medium Density Residential/Commercial Services<br>3) Office Employment/ Commercial Services<br>4) Park – Public or Private |
| | |
| **Proposed 2045 LUM Designation:** | 1) Medium Density Residential<br>2) Park – Public or Private |
| | |
| **Site Address:** | 3204, 3216, 3312 Old US 1 Hwy |
| | |
| **Property Identification Number:** | 0720158891, 0720144298, 0720046146 |
| | |
| **Total Acreage:** | 83.53 acres (including 1.77 acres of existing right-of-way) |
| | |
| **Area Designated as Mixed Use on LUM:** | 0 acres |
| | |
| **Area Proposed as Non-Residential:** | 0 acres |

**PURPOSE STATEMENT**

This PUD-CZ is submitted with the purpose and intent of implementing the Town of Apex's 2045 Land Use Plan and facilitating the development of a well-designed neighborhood with a range of housing types and densities.

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of residential housing types including single family detached houses and townhouses at a moderate density (approximately 3.3 units per acre). Environmental and access constraints prevent the development of viable commercial uses on this site.

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site – creating a cohesive neighborhood, rather than disconnecting the future residents by housing type.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate this land to the Town of Apex for the development of a linear park along the future S-Line route.

In summary, the PUD zoning allows the project to provide a balanced mix of housing types at a density conforming to the goals of the Medium Density Residential designation. Absent a PUD, attached townhouses are only permitted by right in the High Density Multi Family zoning district, which would also permit apartments and a much higher density (14 units per acre vs. 6 -7 units per acre) than would be appropriate for this area and this land use designation. Therefore, the proposed PUD allows the future development to strike a balance between two zoning districts, design a creative neighborhood layout, provide a range of housing choices, and do so at a density that fits with the existing and future surrounding development.

**CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS (UDO Sec. 2.3.4.F.1.iv-vi)**

(i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 Use Table.

**Response:** Proposed uses include single-family detached, attached townhouse, and recreation facility, private, which are all permitted uses in the PUD district per UDO 4.2.2 Use Table.

(ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.

**Response:** The PUD-CZ is proposed to be entirely residential, with accessory recreational uses. The overall maximum density is set at 3.3 units per acre, or a total of 270 units (based on gross acreage – including land proposed for public park dedication). A minimum of 105 units and a maximum of 140 units shall be single-family detached units. A minimum of 115 and maximum of 150 units shall be townhouse units. This project proposes clustered townhouses along the western half of the site to align with the adjacent townhome development and to help make the transition to higher intensity commercial and office uses along Old US 1 in the future. Single family detached uses are proposed on the eastern portion of the property to provide effective transitions to the adjacent single family detached homes.

(iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards*, Planned Development Districts may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.

**Response:** Some dimensional standards proposed in this PUD-CZ vary from the UDO – some are less restrictive, and some are more restrictive. The dimensional standards mirror the intent of the project to strike a balance between the Medium Density Residential District and High Density Multi Family Residential District. In order to achieve a layout which adheres to the density targets outlined in the Town's adopted plans, the proposed dimensional standards are generally slightly less restrictive than required in MDR, but more restrictive than HDMR. Except for dimensional standards listed in this PUD-CZ document, all other dimensional standards from the UDO, NC Building Code, and NC Fire Code will be met.

**(iv)** The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Advance Apex: *The 2045 Transportation Plan* and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by

the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the *Advance Apex: The 2045 Transportation Plan*. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

**Response:** The proposed PUD-CZ seeks to provide an integrated range of housing choices within the same neighborhood, clustered throughout the site in service of protecting existing environmental features like streams, wetlands, and substantial tree canopy. Five-foot-wide sidewalks will be provided along both sides of all residential streets (regardless of fronting single family detached or townhouses). Five-foot-wide sidewalk and six-foot-wide bicycle lanes will also be constructed along both sides of the site's frontage on Old US 1 Hwy (*as permitted by NCDOT*), consistent with Advance Apex: the 2045 Transportation Plan and the Town's Standard Cross Section for 4-Lane Thoroughfare (3001.01). The Town of Apex does not have any Greenway plans that overlap with the subject property. The southern portion of the site falls within a Future Parkland Search area on the Parks, Recreation, Greenways, and Open Space Plan. As a condition of approval, this PUD-CZ offers the dedication of land to the Town of Apex south of Old US 1 and north of the railroad for future use as a linear public park.

**(v)** The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

**Response:** This PUD-CZ seeks to enhance walkability and connectivity in this area and provide multimodal transportation options to future residents. In accordance with UDO requirements, the PUD-CZ will connect to four existing street stubs and provide new stubs for future development to tie into, strengthening local street redundancy and the block network. All streets will have sidewalks, allowing residents to walk safely through the neighborhood. The request will increase density near an area designated for commercial services and office employment uses. In the future, residents in this neighborhood should be able to access these commercial amenities either on foot/bicycle, or without having to drive on major connector roads.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate

this land to the Town of Apex for the development of a linear park along the future S-Line route.

**(vi)** The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.

**Response:** The site is in southwest Apex, which is dominated by residential uses. This proposed project shares all property lines with existing residential uses – including single family detached on large and smaller lots, and townhouses. This project provides incremental infill to provide more housing supply choices in an existing residential area. The proposed project is expected to enhance the value of the surrounding properties and enhance this area's reputation as a desirable place to live.

**(vii)** The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

**Response:** Architectural standards proposed with this PUD-CZ restrict materials (such as vinyl siding), commit to each house having decorative architectural elements, and reduce the visual impact of a front-facing garage. Architectural standards are provided for both the single family detached and townhouse building types. Precedent images are provided with these PUD-CZ documents as examples of how these architectural standards may look once built.

**CONSISTENCY WITH CONDITIONAL ZONING STANDARDS (UDO Sec. 2.3.3.F.1-10)**

The Welch Homestead PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Please see the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

**PERMITTED USES**

The Welch Homestead 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.

The following uses shall be permitted:

| **Residential Uses** | |
|---|---|
| Single family detached | P |
| Townhouse | P |
| Accessory Dwelling Unit* | P |
| **Recreational Uses** | |
| Park, active | P |
| Greenway | P |
| Park, passive | P |
| Recreation facility, private | P |
| Utility, Minor | P |

*Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

**DESIGN CONTROLS**

*Acreages for each district are approximate and may increase or decrease by up to 10% based on updated surveys at Master Subdivision Plan/Site Plan.*

| **Residential District** | | |
|---|---|---|
| Site Acreage: | 83.53 acres (including 1.77 acres of existing right-of-way) | |
| Project Area (sans existing right-of-way) | 81.76 acres (**not** including 1.77 acres of existing right-of-way) | |
| Single Family Detached District Acreage | +/- 51.06 acres | |
| Townhouse District Acreage | +/- 28.40 acres | |
| Maximum Total Residential Units | 270 (~3.3 units/acre**) | |
| Single Family Detached (Min./Max.) | Min. 105 / Max. 140 | |
| Townhouses (Min./Max.) | Min. 115/ Max. 150 | |
| Maximum Built-Upon Area | 60% | |
| | **Single-Family** | **Townhouses** |
| Minimum Lot Size | 5000SF | 2000 SF |
| Minimum Lot Width | 40’ | 20’ |
| 40% of single-family lots are required to be a minimum of 50’ in width.<br>All single family detached lots within 150’ of single family detached lots recorded in the Woodbury subdivision and the Friendship Station subdivision shall be a minimum of 50’ in width. | | |

| Setbacks | | |
|---|---|---|
| Minimum Front | 20’ | 10’ (House Building Façade) |
| | | 20’ (Garage) |
| | | |
| Minimum Side | 5’ | 0’ |
| Minimum Rear | 20’ | 5’ |
| Minimum Corner Side | 10’ | 10’ |
| Minimum Building Separation | N/A | 15’ |
| Maximum Building Height | 40’ | 36’ |
| Minimum RCA Setbacks | 10’ | 10’ |

** Density calculated in accordance with UDO 5.2.1: Density shall be measured by taking the quotient of the total number of dwelling units on a site proposed for development divided by the gross acres of the site.

**LANDSCAPING, BUFFERING, AND SCREENING**

Perimeter buffers shall be built and planted to the following lot width and planting standards:

| Location: | Buffer Size & Type: |
|---|---|
| Along Old US Hwy 1 | 30-ft, Type B, Undisturbed Thoroughfare Buffer |
| Along the southern property boundary, abutting PINs 0720035657, 0710937592, 0710934464 | 20-ft, Type B |
| Along the western property boundary, abutting PINs 0710931641, 0710940061, 0710940436 | 20-ft, Type B |
| Along the western property boundary, abutting PINs 0720141565, 0720143936, 0720153352, 0720162381, 0720163682 | 20-ft, Type B |
| Along the northern property boundary, abutting PINs 0710849632, 0710946626, 0710948688, 0720141565 | 20-ft, Type B |
| Along the northern property boundary, abutting PINs 0720167874, 0720263872 | 20-ft, Type B |
| Along the eastern property boundary, abutting PINs 0720264696, 0720265065, 0720255682, 0720255142 | 20-ft, Type B with a fence* |

*The fence shall have a minimum height of six feet, may be located on either side of the required perimeter buffer, and shall not be required within any jurisdictional wetland or riparian buffer or required utility easement.

Type B Buffer – Minimum Planting Requirements

- Large Trees –
    - 40’ on center for length of buffer
    - Mature height: +/-40’
    - Installed size: 2 ½” caliper
- Small Trees –
    - 20’ on center for length of buffer
    - Mature height: +/- 18’
    - Installed size: 1 ½” caliper
- Shrubs –
    - 5’ on center for length of buffer
    - Min. 75% evergreen
    - Min. size: 18” height; 3 gallons

**ARCHITECTURAL STANDARDS**

This PUD offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create visual interest and avoid monotony. Elevations included are conceptual examples that adhere to the binding architectural standards provided below. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Site Plan submittal.

Single-Family Residential:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include brick, cultured stone, and fiber cement board (horizontal siding, shake, board & batten, smooth board).
3. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
4. Eaves shall project at least 12 inches from the wall of the structure.
5. Garage doors shall have windows, decorative details or carriage-style adornments on them.
6. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.

7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Columns
    - Portico
    - Balcony
    - Dormer
    - Shutters
    - Louvers
    - Pediments
    - Architectural shingles

8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include stone and fiber cement board (horizontal siding, shake, board & batten).
3. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
4. Garage doors must have windows, decorative details or carriage-style adornments on them.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer

8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

**PARKING AND LOADING**

The PUD will comply with the minimum parking standards set forth in UDO Section 8.3.

To accommodate guest parking along local streets in the form of on-street parking, customized local street sections may be used which differ from the standard detail for 'Residential Street' shown in STD. No. 300.01. Deviations from this standard will be coordinated with the Town of Apex staff at the time of subdivision plan review and approval.

Guest parking is planned to be accommodated through on-street parallel bump out spaces, or through small off-street parking areas. Guest parking will evenly dispersed throughout the townhome development pod, so that there is at least one parking space within 200' of each townhouse lot, in accordance with UDO 8.3.4.D.

**AFFORDABLE HOUSING**

A minimum of ten percent (10%) of the total units on the property shall be affordable housing units. The affordable units shall be for sale or for rent units, at the election of developer prior to issuance of building permits for the affordable units. The affordable units may be all townhomes or a combination of single family detached and townhomes, at the discretion of the developer. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer. If the affordable units calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

For sale affordable units (the "For Sale Units") shall be subject to the following terms and conditions:

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the “Initial Sales Price”).

- The For Sale Units shall be occupied by households earning no more than one-hundred twenty (120%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the “Income Limit"). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner’s insurance, homeowner’s association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the “Housing Costs”). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).

- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the “Affordability Period”) shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.

- Following the first sale of the For Sale Units to a buyer for use as a residence, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units.

For rent affordable units (the “Rental Units”) shall be subject to the following terms and conditions:

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).

- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.

- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

**SIGNAGE**

Signage shall comply with UDO Section 8.7.

**HISTORIC STRUCTURES**

The Welch-Hearn House (WA 1093) (the "House") and the associated corn crib (the "Shed") are located on the site and are believed to date back to the mid nineteenth century. Based on a detailed Historic Structure Survey Report prepared by Richard Grubb & Associates, the House is described as a one-story gable frame traditional/vernacular house and is representative of architecture in this area from that time period. The home's form and function were typical for subsistence farming families of modest means during the late 1800s and early 1900s. Capital Area Preservation has evaluated the site and found that the House has not maintained its historic integrity and does not recommend its preservation. Capital Area Preservation found that the corn crib outbuilding does have historic integrity and recommended its relocation and preservation off-site.

The corn crib shall be evaluated for relocation by a licensed house mover or other qualified third-party professional experienced in the relocation of historic structures (the "Relocation Professional"). The Relocation Professional shall be approved by the Town Planning Director prior to engagement. If the Relocation Professional determines relocation of the corn crib is infeasible due to structural or other documented concerns, then this condition shall be deemed satisfied. If the Relocation Professional determines relocation is feasible, the corn crib shall be relocated to an off-site property identified by developer prior to Master Subdivision Final Plat approval. The receiving property shall be approved by the Planning Director for compliance with the UDO and be subject to a recorded historic preservation easement and rehabilitation agreement held by Capital Area Preservation or another qualified preservation easement holder to ensure the long-term preservation and maintenance of the structure. The developer shall be responsible for all

costs associated with the relocation, including evaluation, permitting, transportation, stabilization, and reassembly.

**NATURAL RESOURCES AND ENVIRONMENTAL DATA**

**River Basins and Watershed Protection Overlay Districts**

The property is in the Jordan Lake Watershed, within the Non-Critical Area. There are multiple streams extending through the site, as shown on the accompanying PUD plan set. The PUD plan accounts for 50' buffers on intermittent streams and 100' riparian buffers along the sole perennial stream. This PUD will comply with all applicable UDO built-upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

**Resource Conservation Areas (RCA)**

The development shall designate 35% of the gross site area as RCA. If the development is mass graded, it shall not be required to provide the additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8. Otherwise, RCA shall be provided consistent with applicable UDO provisions.

**Floodplain and Wetlands**

A preliminary stream and wetland survey completed by an environmental consultant (S&EC) identified several potentially jurisdictional streams and wetlands, which if proven to be jurisdictional (following concurrence with the U.S. Army Corps of Engineers), will require Riparian Buffers in accordance with Town of Apex and NCDEQ rules (50' on intermittent streams, 100' on perennial streams).

Per FIRM Panel 3720072000K dated July 19, 2022, the project site is not within a current or future 100-year FEMA floodplain.

**Environmental Commitments Summary**

The following environmental conditions shall apply to the Development:

1. Post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, 10-year, and 25-year storm events.
2. The project shall preserve a minimum of 30% of the existing tree canopy.
3. 75% of the landscaping shall be native species which shall provide diverse and abundant pollinator and bird food sources. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
4. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.

5. The HOA Declaration of Covenants shall not prohibit clover or native grass mixed species lawns.
6. The HOA Declaration of Covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
7. The project shall select and plant only warm season grasses.
8. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least six inches by six inches and mounted at least four feet above the ground.
9. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
10. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
11. A solar PV system of at least 3.5kW shall be installed on at least 10% of single-family homes in the development. Solar installation shall be under construction prior to issuance of 90% of the building permits for the development.
12. All single-family garages shall be wired with a 220/240-volt electric outlet.
13. All dwelling units shall be pre-configured with conduit for a solar energy system.

**STORMWATER MANAGEMENT**

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, 10-year, and 25-year storm events. Otherwise, the development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Udo Section 6.1.

Acceptable stormwater structures shall include all approved devices consistent with NCDEQ Stormwater Design Manual and the Town of Apex UDO.

**PARKS AND RECREATION**

On September 24, 2025, the Parks and Recreation Advisory Board recommended the following:

The Advisory Board unanimously recommended land dedication with the provision that the final combination of land dedication, construction for credit and or fee in lieu would be determined at the time of subdivision plan approval. Provided it qualifies for parkland dedication under the UDO, a portion of the subject site located south of Old US 1 (as labeled on the Preliminary Site/Utility Layout Plan) is proposed to be dedicated to the Town of Apex for use as a linear public park in accordance with the Town of Apex's 2045 Land Use Map. The rate of the fee-in-lieu of dedication will be based on 2025 rates for a maximum combination of 270 single-family detached and attached townhouse residential units as follows:

Single-family Units: $4,244.42/Unit

Attached Townhouse Units: $2,858.65/Unit

Note: If Welch Homestead PUD is approved by Town Council any time after 12/31/2025 but before 12/31/2026, it will be subject to 2026 fee-in-lieu rates.

**PUBLIC FACILITIES**

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. Road and utility infrastructure shall be as follows:

**Transportation Improvements**

The following transportation improvements shall be phased consistent with the Traffic Impact Analysis performed for this rezoning on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roads are subject to Apex and NCDOT review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

1. Old US 1.

    a. Developer shall dedicate right of way for the length of the property's Old US 1 frontage, measured 55 feet from the existing Old US 1 centerline and widen and improve Old US 1 for the length of the property's Old US 1 frontage based on an 72-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare section with a separated off-road bicycle lane, and a reduced width (8-foot wide) side path on the south side, and a separated off-road bicycle lane and a 5-foot wide sidewalk on the north side (pending NCDOT approval).

    b. Developer shall construct a full-movement driveway approximately 800 feet east of Mason Road.

c. Developer shall construct an eastbound left-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

d. Developer shall construct a westbound right-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

2. Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road Intersection.

a. The New Hill Commons PUD (ORD-2025-033) requires the developer of that project to construct a westbound left turn lane on Old US 1 with a minimum 250 feet of storage plus appropriate taper (the "Old US 1 Left Turn Lane") prior to recordation of the Final Plat for the first site plan in the Non-Residential District. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario One"), developer shall be responsible for extending the Old US 1 Left Turn Lane to provide 350 feet of storage (the "Extension"). In Scenario One, developer may either (1) pay a fee in lieu for the Extension, in which case the New Hill Commons PUD developer shall use the fee in lieu to construct the Old US 1 Left Turn Lane and Extension (collectively, the "Extended Turn Lane"), or (2) construct the Extension as part of the Welch Homestead PUD project. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has not been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario Two"), developer shall construct the full Extended Turn Lane.

b. Developer shall construct a northbound right-turn lane on New Hill Holleman Road with 175 feet of storage and appropriate taper (the "New Hill Holleman Right Turn Lane"). There is an existing structure (the "Structure") and electrical equipment, including an electrical box and power pole (the "Electrical Equipment"), located on PINs 0710923721 and 0710922715 and partially in the existing New Hill Holleman Road right of way. If plans for the New Hill Holleman Right Turn Lane require demolition or relocation of the Structure, Developer shall revise the length and design of the New Hill Holleman Right Turn Lane to avoid all impacts to the Structure (the "Revised Turn Lane"), submit plans for the Revised Turn Lane at Master Subdivision, and pay a fee in lieu plus 15% contingency for the difference in costs to design, acquire the right-of-way, and construct the New Hill Holleman Right Turn lane and the Revised Turn Lane. If plans for the New Hill Holleman Right Turn Lane require relocation of the Electrical Equipment, and the

necessary right-of-way and/or easements to allow for relocation cannot be acquired through good faith efforts, and the Town of Apex is unable or unwilling to assist in acquisition, then Developer shall pay a fee in lieu equal to the estimated cost of acquiring the right-of-way (based on the appraised value of the property) and constructing the New Hill Holleman Right Turn Lane plus 15% contingency.

c. Developer shall modify the traffic signal to accommodate geometric improvements.

3. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the "Offsite ROW"), Developer shall make good faith efforts to acquire the Offsite ROW for fair market value. If Developer is unable to acquire any Offsite ROW for fair market value through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement, or portion of the transportation improvement, that cannot be completed.

**Access Points and Street Stubs**

Access Points shown on the Preliminary Site/Utility Layout Plan (Sheet C2.00) that do not connect to existing stub streets are conceptual and indicate required connections; exact locations may vary. Connections may only be removed from the subdivision connectivity requirements of the PUD if the developer demonstrates to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.

The developer shall provide connections to existing stub streets on adjacent properties, including Red Bluff Road, Zebroid Way, Impulsion Drive, and Jazzy Street. Where the existing street stub is not constructed to the shared property line, the developer shall construct the remainder of the stub to complete the connection in accordance with these zoning conditions and the Town of Apex Unified Development Ordinance, utilizing any previously paid fees-in-lieu contributed by the developers of the adjacent street stubs that were not fully constructed to the property line. Because there are no existing temporary construction easements or permanent slope easements in place, construction of the connections off-site shall be contingent on obtaining any necessary temporary construction easements and rights of way from the applicable adjacent property owner or Homeowners Association. If the applicable adjacent property owner or Homeowners Association does not provide the necessary temporary construction easements or rights of

way, and no fee-in-lieu was previously paid for said off-site construction by a previous development, the developer shall pay a fee-in-lieu for the remainder of the connection off site.

The public right of way dedication for the stub streets to PINs 0720265065 and 0710937592 shall extend to the shared property line with PINs 0720265065 and 0710937592 (the "Property Line"), but the stub street shall terminate within approximately 25 feet of the Property Line shared with PINs 0720265065 and 0710937592. Developer shall pay a fee in lieu for the future extension of the stub streets to the Property Line in accordance with the UDO.

In accordance with the International Fire Code, Appendix D103.4 and North Carolina Fire Code, Section 503.2.5, for all stub streets exceeding 150 feet in length, the developer shall construct a temporary turnaround on commonly owned land within a temporary public access easement or public right-of-way. The turnaround shall be built to the Town of Apex Standard Specifications and Standard Details, with final design subject to Town approval. The turnaround shall not be used for parking and/or driveways and shall include signage indicating a planned future street connection. Prior to Master Subdivision Final Plat approval, the applicant shall provide an engineer's estimate and pay a fee-in-lieu to cover the full cost of removal of the temporary turnaround and restoration of the area when the street is extended.

**Pedestrian and Bicycle Improvements**

The project shall include the following pedestrian and bicycle improvements:

1. Where single-family homes are constructed, 5-foot sidewalks on both sides of internal neighborhood streets as required by UDO Section 2.3.4.
2. Where townhomes are constructed, a 5-foot sidewalk shall be provided on both sides of internal neighborhood streets.
3. A separated bicycle lane and 5-foot sidewalk will be constructed on the north side of Old US 1 Hwy frontage based on the 4-Lane Median Divided Thoroughfare section (pending NCDOT approval). A separated bicycle lane and reduced width (8-foot wide) side path will be constructed on the south side of Old US Hwy 1 in accordance with Advance Apex: The 2045 Transportation Plan (pending NCDOT approval).

**Water and Sanitary Sewer**

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision/Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A

conceptual utility plan showing utility access points is included in the PUD Concept Plan for reference.

**Other Utilities**

Electricity will be provided by Apex Electric or Duke Energy. Phone and cable will be provided by the Developer via third parties and shall meet Town of Apex standards as outlined in the UDO.

## PHASING

The project may be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Plan review and approval.

## CONSISTENCY WITH LAND USE PLAN

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of residential housing types including single family detached houses and townhouses at a moderate density (approximately 3 units per acre).

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site. This approach provides a gradual transition to the commercial services/office employment area – acknowledging and setting the stage for connectivity to the future commercial land use.

## COMPLIANCE WITH UDO

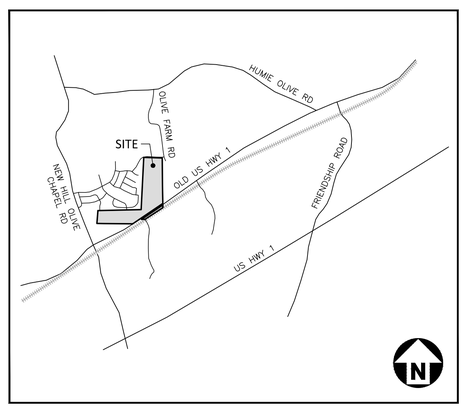
The development standards proposed for this PUD comply with those set forth in the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for development of the subject property. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

# WELCH HOMESTEAD

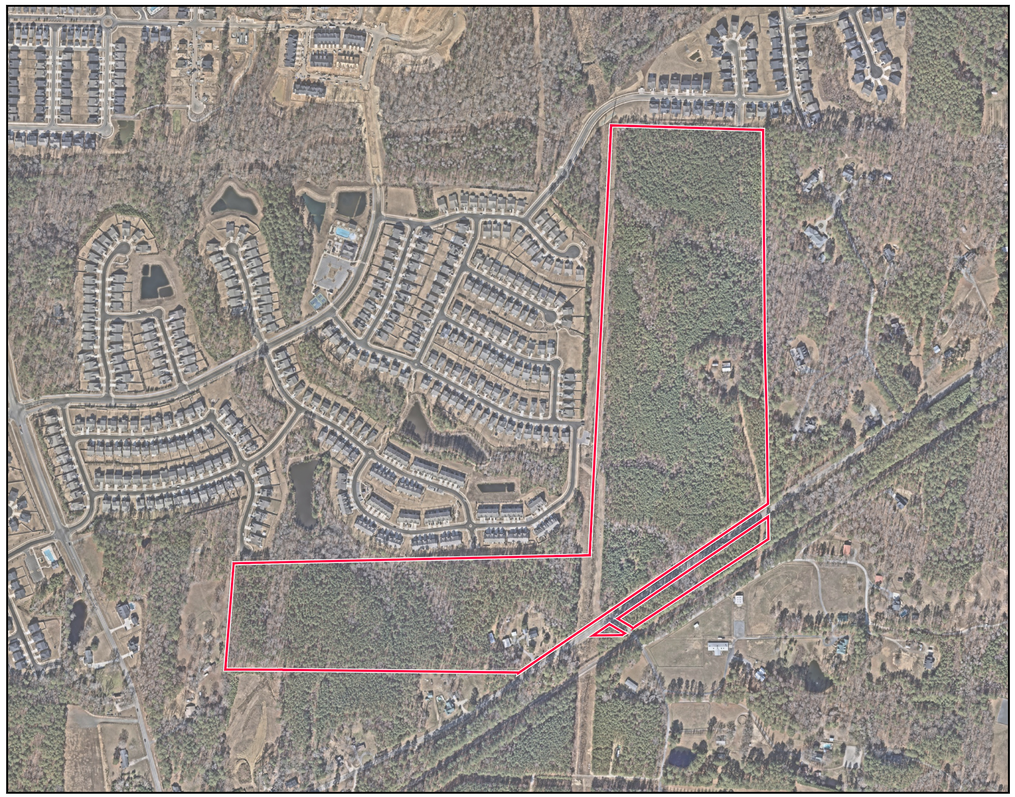
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

## PLANNED UNIT DEVELOPMENT

TOWN OF APEX PROJECT ID: 25CZ14
DATE: JUNE 30, 2025




**VICINITY MAP**
**N.T.S.**



**AERIAL VIEW**
**SCALE: 1"=400'**

SHEET INDEX


| | |
|---|---|
| C1.00 | OVERALL EXISTING CONDITIONS |
| C1.01 | EXISTING CONDITIONS - AREA "A" |
| C1.02 | EXISTING CONDITIONS - AREA "B" |
| C1.03 | EXISTING CONDITIONS - AREA "C" |
| C1.04 | EXISTING CONDITIONS - AREA "D" |
| C1.05 | EXISTING CONDITIONS - AREA "E" |
| C2.00 | PRELIMINARY SITE/UTILITY LAYOUT PLAN |
| A1.00 | BUILDING ELEVATIONS |
| A1.01 | BUILDING ELEVATIONS |
| A1.02 | BUILDING ELEVATIONS |
| A1.03 | BUILDING ELEVATIONS |


SITE DATA

| | | |
|---|---|---|
| PIN | 0720158891, 0720046146, 0720144298 | |
| REID | 0021902, 0003946, 0169957 | |
| SITE AREA | GROSS AREA | 83.53 AC |
| | EXISTING RIGHT-OF-WAY | 1.77 AC |
| | AREA EXCLUDING EX. R/W | 81.76 AC |
| | OLD US 1 HWY R/W DEDICATION | 1.61 AC |
| | PROPOSED PARK DEDICATION | TBD |
| | NET AREA | ±78.56 AC* |
| | * NET ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION | |
| EXISTING ZONING | R-40W (WAKE) | |
| PROPOSED ZONING | PUD-CZ (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING) | |
| 2045 LAND USE MAP DESIGNATION | CURRENT: 1) MEDIUM DENSITY RESIDENTIAL. 2) MEDIUM DENSITY RESIDENTIAL / COMMERCIAL SERVICES. 3) OFFICE EMPLOYMENT / COMMERCIAL SERVICES. 4) PARK - PUBLIC OR PRIVATE.<br>PROPOSED: 1) MEDIUM DENSITY RESIDENTIAL. 2) PARK - PUBLIC OR PRIVATE. | |
| WATERSHED OVERLAY | PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT (TOWN OF APEX) | |
| WATERSHED | JORDAN LAKE | |
| RIVER BASIN | CAPE FEAR | |
| FEMA DATA | FIRM PANEL #3720072000K, DATED JULY 19, 2022<br>FIRM PANEL #3720071000L, DATED JULY 19, 2022 | |
| EXISTING USE | SINGLE FAMILY / VACANT | |
| PROPOSED USE | RESIDENTIAL | PARKS, PUBLIC OR PRIVATE |
| | SFD (±51.06 AC) 105 MIN. - 140 MAX. LOTS | TBD* |
| | TOWNHOME (±28.54 AC) 115 MIN. - 150 MAX. LOTS | |
| | * ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION | |
| HISTORIC STRUCTURES | THE WELCH-HEARN HOUSE (WA1093) DOES NOT HAVE HISTORIC INTEGRITY AND WILL BE REMOVED FROM THE SITE, PER RECOMMENDATION FROM CAPITAL AREA PRESERVATION (CAP). THE CORN CRIB SHED DOES HAVE HISTORIC INTEGRITY AND WILL BE PRESERVED AND RELOCATED OFF-SITE. THE DEVELOPER WILL CONTINUE TO COORDINATE PRESERVATION AND RELOCATION WITH CAP. | |
| DENSITY | MAXIMUM | 270 UNITS (±3.30 DU/AC) |
| SINGLE FAMILY DETACHED (SFD) LOT REQUIREMENTS & SETBACKS | LOT WIDTH | 40' MINIMUM (40% OF SFD LOTS TO BE A MIN. OF 50' IN WIDTH) |
| | LOT SIZE | 5,000 SF MINIMUM |
| | FRONT | 20' MINIMUM |
| | SIDE | 5' MINIMUM |
| | CORNER SIDE | 10' MINIMUM |
| | REAR | 20' MINIMUM |
| TOWNHOME (TH) LOT REQUIREMENTS & SETBACKS | LOT WIDTH | 20' MINIMUM |
| | LOT SIZE | 2,000 SF MINIMUM |
| | FRONT | 10' MINIMUM (HOUSE BUILDING FACADE), 20' MINIMUM (GARAGE) |
| | SIDE | 0' MINIMUM |
| | CORNER SIDE | 10' MINIMUM |
| | REAR | 5' MINIMUM |
| | BUILDING SEPARATION | 15' MINIMUM |
| BUILDING HEIGHT | MAXIMUM | SFD - 40'<br>TH - 36' |
| PARKING | REQUIRED | PARKING SHALL BE PROVIDED AS NOTED BELOW OR PER UDO 8.3<br>SFD - 2 SPACES/DU<br>TOWNHOME - 2 SPACES/DU + 0.25 GUEST PARKING SPACES/DU<br>RECREATION FACILITY - PER UDO 8.3.2<br>EV PARKING (IF REQUIRED) - PER UDO 8.3.11<br>BICYCLE PARKING (IF REQUIRED) - PER UDO 8.3.2 |
| RESOURCE CONSERVATION AREA | REQUIRED | THE DEVELOPMENT SHALL DESIGNATE 35% OF THE GROSS SITE AREA AS RCA. IF THE DEVELOPMENT IS MASS GRADED, IT SHALL NOT BE REQUIRED TO PROVIDE THE ADDITIONAL 5% RCA REQUIRED FOR MASS GRADING UNDER U.D.O. SECTION 7.2.5.B.8. OTHERWISE, RCA SHALL BE PROVIDED CONSISTENT WITH APPLICABLE U.D.O. PROVISIONS. |
| IMPERVIOUS AREA | MAXIMUM | 60% OF GROSS SITE AREA EXCLUDING PARK LAND DEDICATION |
| SEWER CAPACITY | MAXIMUM | 300 GPD x 270 UNITS = 81,000 GPD |
| PARKS & RECREATION ADVISORY BOARD | THE ADVISORY BOARD UNANIMOUSLY RECOMMENDED LAND DEDICATION WITH THE PROVISION THAT THE FINAL COMBINATION OF LAND DEDICATION, CONSTRUCTION FOR CREDIT OR FEE IN LIEU WOULD BE DETERMINED AT TIME OF SUBDIVISION PLAN COMPLETION AND PLAN APPROVAL | |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Tyler.Wilson@Lennar.com

LENNAR

**PROJECT DIRECTORY**

OWNER
BARBOUR, LINDA BARKER
PO BOX 252
NEW HILL, NC 27562
Barkerlb@bellsouth.net


**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLANNED UNIT DEVELOPMENT FOR:**

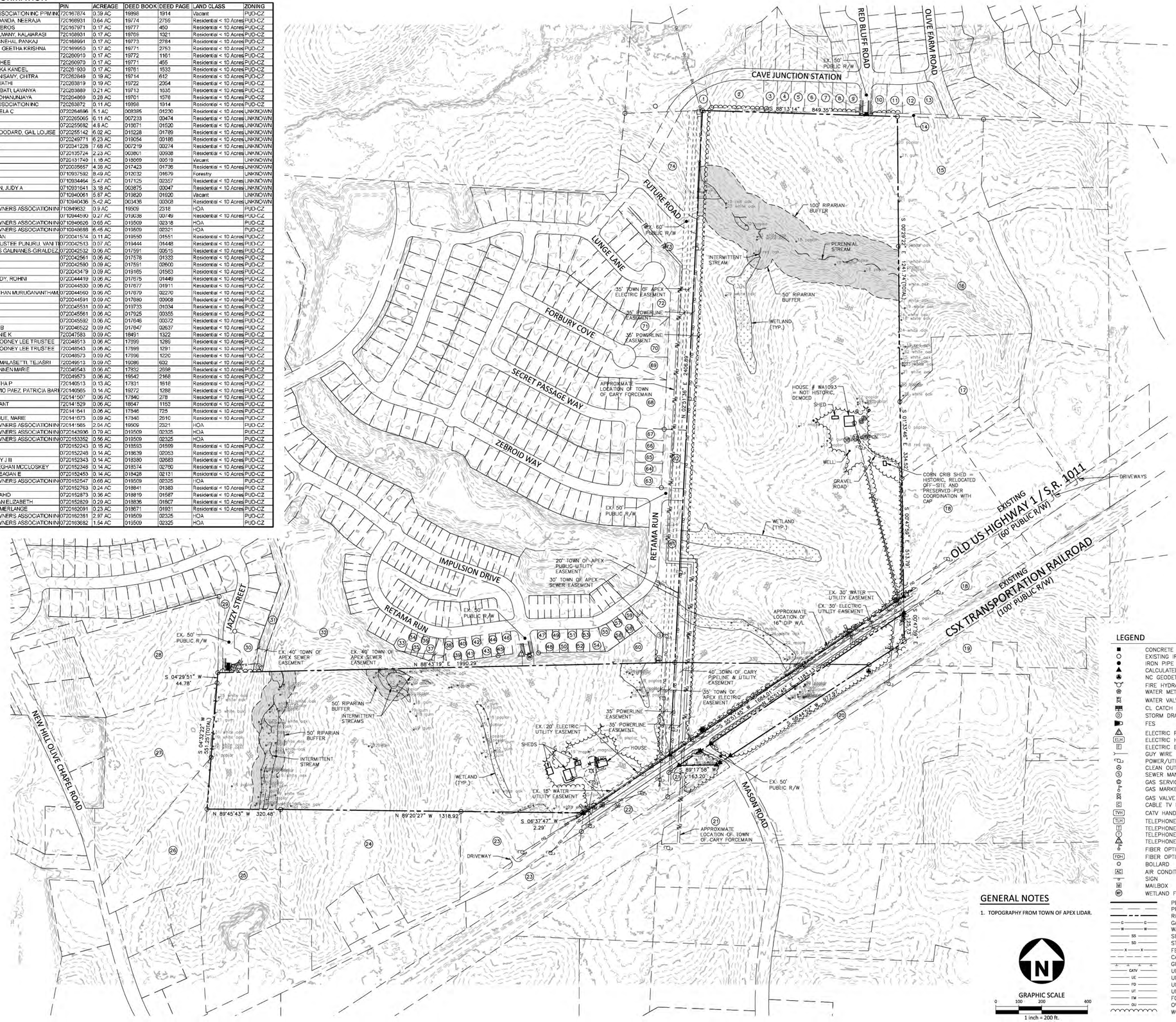
WELCH HOMESTEAD
APEX, NORTH CAROLINA
PROJECT NUMBER: LEN-23012

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\PUD\Current Drawings\LEN23012-CS1.dwg, 3/6/2026 3:16:32 PM, Oliver Robinson

## ADJACENT PROPERTY INFORMATION

| | OWNERS | PIN | ACREAGE | DEED BOOK | DEED PAGE | LAND CLASS | ZONING |
|---|---|---|---|---|---|---|---|
| 1 | FRIENDSHIP STATION OWNERS ASSOCIATION INC PRMINC | 7201678874 | 0.39 AC | 19898 | 1914 | Vacant | PUD-CZ |
| 2 | REDDY VANDADI, VARUN KUMAR DANDA, NEERAJA | 7201668931 | 0.64 AC | 19774 | 2759 | Residential < 10 Acres | PUD-CZ |
| 3 | NUNEZ, ERICH LOZADA, AUREA VIVEROS | 7201677971 | 0.17 AC | 19777 | 450 | Residential < 10 Acres | PUD-CZ |
| 4 | NATARAJAN, JAYAPRAKASH ARJOLLMANY, KALAIARASI | 7201668931 | 0.17 AC | 19768 | 1021 | Residential < 10 Acres | PUD-CZ |
| 5 | SHAHA, PANKOJ SURESH SHAHA, SNEHAL PANKAJ | 7201668991 | 0.17 AC | 19773 | 2784 | Residential < 10 Acres | PUD-CZ |
| 6 | VEDULLA, MAHESH MADHAVANCHI, GEETHA KRISHNA | 7201669053 | 0.17 AC | 19771 | 2753 | Residential < 10 Acres | PUD-CZ |
| 7 | ZAKARIA, SAJITH JOHN, FEBA ANN | 7202609010 | 0.17 AC | 19772 | 1161 | Residential < 10 Acres | PUD-CZ |
| 8 | GOPANNA, KARTHI KARTHI, SUMATHEE | 7202609070 | 0.17 AC | 19771 | 455 | Residential < 10 Acres | PUD-CZ |
| 9 | NEUPANE, MOHAN NEUPANE, DEVIKA KANDEL | 7202619303 | 0.17 AC | 19781 | 1533 | Residential < 10 Acres | PUD-CZ |
| 10 | MARAPPAN, KARTHIKPRABU PALANISAMY, CHITRA | 7202629849 | 0.19 AC | 19714 | 612 | Residential < 10 Acres | PUD-CZ |
| 11 | GUNDA, NAGENDHAR BOMMIDI, SWATHI | 7202633819 | 0.19 AC | 19722 | 2054 | Residential < 10 Acres | PUD-CZ |
| 12 | TUBATI, VENKATA NARASIMHAM TUBATI, LAVANYA | 7202633889 | 0.21 AC | 19713 | 1835 | Residential < 10 Acres | PUD-CZ |
| 13 | EDE, ANITHA PRASAD EDE, RENU DHANUNJAYA | 7202634869 | 0.28 AC | 19701 | 1576 | Residential < 10 Acres | PUD-CZ |
| 14 | FRIENDSHIP STATION OWNERS ASSOCIATION INC | 7202638872 | 0.11 AC | 19898 | 1914 | Residential < 10 Acres | PUD-CZ |
| 15 | CUALES, MICHAEL P CUALES, ANGELA C | 0720264896 | 5.1 AC | 009385 | 01230 | Residential < 10 Acres | UNKNOWN |
| 16 | CUALES, MARLENE D | 0720255065 | 6.11 AC | 007233 | 00474 | Residential < 10 Acres | UNKNOWN |
| 17 | URCHURCH HEWITT, LORI ANN | 0720255682 | 4.8 AC | 018871 | 01520 | Residential < 10 Acres | UNKNOWN |
| 18 | WOODARD, JAMES ARTHUR JR WOODARD, GAIL LOUISE | 0720255142 | 6.02 AC | 015228 | 01769 | Residential < 10 Acres | UNKNOWN |
| 19 | ILES, WILLIAM FRANKLEN | 0720249771 | 6.23 AC | 019054 | 00188 | Residential < 10 Acres | UNKNOWN |
| 20 | ILES, OTHO E III ILES, SHAREE S | 0720341228 | 7.68 AC | 007219 | 00274 | Residential < 10 Acres | UNKNOWN |
| 21 | MATTHEWS, MARGIE S | 0720135724 | 2.23 AC | 003601 | 00938 | Residential < 10 Acres | UNKNOWN |
| 22 | DUARTE, MAYELA | 0720131749 | 1.16 AC | 018069 | 00518 | Vacant | UNKNOWN |
| 23 | BOREK, TORY K HORSAND | 0720035657 | 4.38 AC | 017423 | 01738 | Residential < 10 Acres | UNKNOWN |
| 24 | RAYMER, DAVID F | 0710937592 | 8.49 AC | 012032 | 01679 | Forestry | UNKNOWN |
| 25 | APEX FIRST IN-VESTMENTS LLC | 0710934464 | 5.47 AC | 017125 | 02357 | Residential < 10 Acres | UNKNOWN |
| 26 | HUDSON, CLAUDE LEE JR HUDSON, JUDY A | 0710931641 | 3.18 AC | 003875 | 00047 | Residential < 10 Acres | UNKNOWN |
| 27 | DAVIDSON HOMES LLC | 0710940061 | 5.87 AC | 019820 | 01920 | Vacant | UNKNOWN |
| 28 | ATKINS, LAURA B | 0710940436 | 5.42 AC | 003435 | 00308 | Residential < 10 Acres | UNKNOWN |
| 29 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 7108949532 | 0.9 AC | 19509 | 2318 | HOA | PUD-CZ |
| 30 | BAPAT, VIKRAM KHAN, ZARINA S | 0719944590 | 0.27 AC | 019038 | 00749 | Residential < 10 Acres | PUD-CZ |
| 31 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0719946626 | 0.65 AC | 019509 | 02318 | HOA | PUD-CZ |
| 32 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0719948688 | 6.45 AC | 019509 | 02321 | HOA | PUD-CZ |
| 33 | AKSAC, ADNAN ANIL AKSAC, ASLIHAN | 0720041574 | 0.11 AC | 019550 | 01551 | Residential < 10 Acres | PUD-CZ |
| 34 | KOMMIREDDY, SUNEEL KUMAR TRUSTEE PUNURU, VANI TI | 0720042513 | 0.07 AC | 019444 | 01448 | Residential < 10 Acres | PUD-CZ |
| 35 | SANTIESTEBAN-FLORES, RAMON S GALINANES-GRALDEZ | 0720042532 | 0.06 AC | 017591 | 00515 | Residential < 10 Acres | PUD-CZ |
| 36 | ROMAN, VANESSA M | 0720042561 | 0.06 AC | 017578 | 01333 | Residential < 10 Acres | PUD-CZ |
| 37 | KEANE, DEREK, KEANE, JESSICA | 0720042580 | 0.09 AC | 017551 | 00600 | Residential < 10 Acres | PUD-CZ |
| 38 | MCLAUGHLIN, MAGGIE ELIZABETH | 0720043479 | 0.09 AC | 019165 | 01563 | Residential < 10 Acres | PUD-CZ |
| 39 | GADARLA, RANDHEER R MADIREDDY, ROHINI | 0720044419 | 0.06 AC | 017575 | 01449 | Residential < 10 Acres | PUD-CZ |
| 40 | DARNELL, CHRISTY W | 0720044530 | 0.06 AC | 017577 | 01911 | Residential < 10 Acres | PUD-CZ |
| 41 | THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM | 0720044560 | 0.06 AC | 017579 | 02270 | Residential < 10 Acres | PUD-CZ |
| 42 | MANEEN, ELAINE | 0720044591 | 0.09 AC | 017880 | 00908 | Residential < 10 Acres | PUD-CZ |
| 43 | MYERS, SUSAN MARIE | 0720045531 | 0.09 AC | 019733 | 01034 | Residential < 10 Acres | PUD-CZ |
| 44 | SHEVZOV, MARIA V | 0720045561 | 0.06 AC | 017925 | 00355 | Residential < 10 Acres | PUD-CZ |
| 45 | BALAN, KAMALNATH BALAN, ARTI | 0720045592 | 0.06 AC | 017646 | 00372 | Residential < 10 Acres | PUD-CZ |
| 46 | MSIMMON, MARY E COFFEY, PAUL B | 0720046522 | 0.09 AC | 019347 | 02637 | Residential < 10 Acres | PUD-CZ |
| 47 | QUINTAL, GEORGE QUINTAL, CONNIE K | 72004758 3 | 0.09 AC | 18491 | 1322 | Residential < 10 Acres | PUD-CZ |
| 48 | FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 7200485 13 | 0.06 AC | 17599 | 1289 | Residential < 10 Acres | PUD-CZ |
| 49 | FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE | 7200485 43 | 0.06 AC | 17599 | 1291 | Residential < 10 Acres | PUD-CZ |
| 50 | LEUBECKER, TYLER | 7200485 73 | 0.09 AC | 17596 | 1226 | Residential < 10 Acres | PUD-CZ |
| 51 | RALLAPALLI, RAM KISHORE CHALAMALASETTI, TEJASRI | 7200495 13 | 0.09 AC | 19086 | 602 | Residential < 10 Acres | PUD-CZ |
| 52 | KANE, LUCAS MICHAEL KANE, SHANNEN MARIE | 7200495 43 | 0.06 AC | 17832 | 2698 | Residential < 10 Acres | PUD-CZ |
| 53 | SHENG, SHUBIN LI, YUE | 7200495 73 | 0.06 AC | 19542 | 2168 | Residential < 10 Acres | PUD-CZ |
| 54 | ELDRED, MICHAEL G ELDRED, LETHA P | 7201405 13 | 0.13 AC | 17831 | 1518 | Residential < 10 Acres | PUD-CZ |
| 55 | CAPILLA GUTIERREZ, JOSE OCTAVIO PAEZ, PATRICIA BARC | 7201405 65 | 0.14 AC | 19772 | 1288 | Residential < 10 Acres | PUD-CZ |
| 56 | LOPEZ, MARISOL NGUYEN, HIEU | 7201415 07 | 0.06 AC | 17840 | 278 | Residential < 10 Acres | PUD-CZ |
| 57 | JOSHI, AARTI AJEY JOSHI, AJEY ANANT | 7201415 29 | 0.06 AC | 18547 | 1153 | Residential < 10 Acres | PUD-CZ |
| 58 | ANGELLY, SANDY K | 7201415 41 | 0.06 AC | 17846 | 725 | Residential < 10 Acres | PUD-CZ |
| 59 | PEELE, CHRISTOPHER SHAW LOQUE, MARIE | 7201415 73 | 0.09 AC | 17846 | 2510 | Residential < 10 Acres | PUD-CZ |
| 60 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 7201415 65 | 2.04 AC | 19509 | 2321 | HOA | PUD-CZ |
| 61 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720143936 | 0.79 AC | 019509 | 02325 | HOA | PUD-CZ |
| 62 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720153352 | 0.56 AC | 019509 | 02325 | HOA | PUD-CZ |
| 63 | GUPTA, RAJIV M GUPTA, RAJNI | 0720152243 | 0.15 AC | 018553 | 01589 | Residential < 10 Acres | PUD-CZ |
| 64 | BAGHUWAR, VAMSHI KRISHNA | 0720152248 | 0.14 AC | 018639 | 00353 | Residential < 10 Acres | PUD-CZ |
| 65 | HUTCHINS, EVELYN LEAL, ANTHONY J III | 0720152343 | 0.14 AC | 018380 | 02683 | Residential < 10 Acres | PUD-CZ |
| 66 | BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY | 0720152348 | 0.14 AC | 018574 | 02760 | Residential < 10 Acres | PUD-CZ |
| 67 | DAMORE, STEPHEN V DAMORE, MEAGAN E | 0720152453 | 0.14 AC | 018428 | 02131 | Residential < 10 Acres | PUD-CZ |
| 68 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720152547 | 0.69 AC | 019509 | 02325 | HOA | PUD-CZ |
| 69 | THAPA, DHEERAJ | 0720152763 | 0.24 AC | 018841 | 01383 | Residential < 10 Acres | PUD-CZ |
| 70 | SHAARBAFTOOSI, ALI RAFATIAN, NAHID | 0720152873 | 0.36 AC | 018819 | 01587 | Residential < 10 Acres | PUD-CZ |
| 71 | KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH | 0720152829 | 0.29 AC | 018836 | 01867 | Residential < 10 Acres | PUD-CZ |
| 72 | GRACIEUX, GEORGES GRACIEUX, MERLANGE | 0720162091 | 0.23 AC | 018671 | 01931 | Residential < 10 Acres | PUD-CZ |
| 73 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720162381 | 2.97 AC | 019509 | 02325 | HOA | PUD-CZ |
| 74 | WOODBURY PROPERTY HOMEOWNERS ASSOCIATION IN | 0720163682 | 1.54 AC | 019509 | 02325 | HOA | PUD-CZ |




## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WETLAND FLAGS
- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE CABLE
- FORCEMAIN LINE
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
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LENNAR

# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

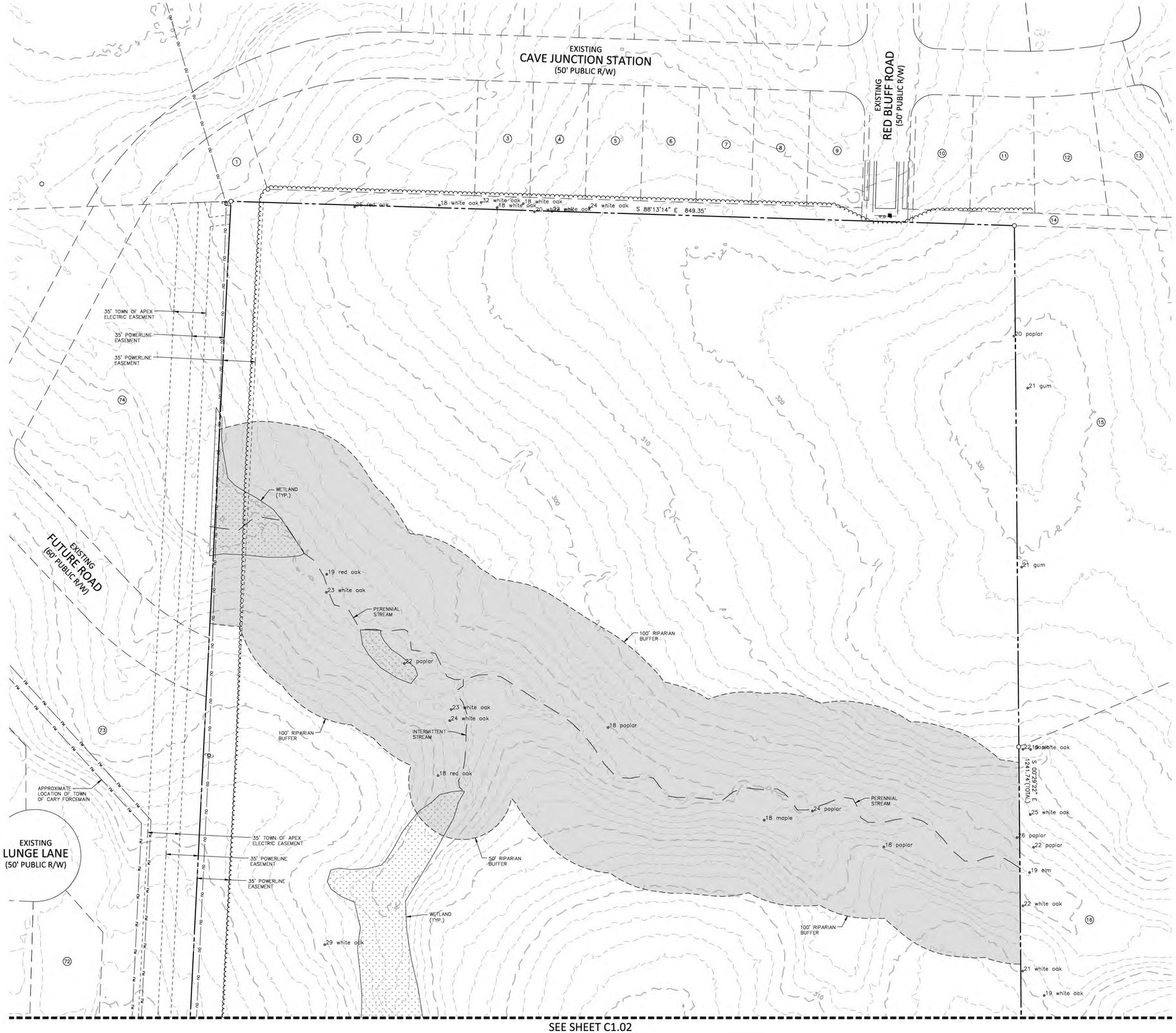
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=200' |
| DATE | 06. 30. 2025 |

**SHEET**

OVERALL EXISTING CONDITIONS
**C1.00**

X:\Projects\LEN\LEN23012_251004-Production\Planning + Design\PUD\Current Drawings\LEN23012-01XC1.dwg, 2/26/2026 1:01:47 PM, Rich Updegrove




SEE SHEET C1.02

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELH ELECTRIC HANDHOLE
- E ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- S SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- C CABLE TV BOX
- TVH CATV HANDHOLE
- TLH TELEPHONE HANDHOLE
- T TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FOH FIBER OPTIC HANDHOLE
- BOLLARD
- AC AIR CONDITIONER
- SIGN
- M MAILBOX
- WETLAND FLAGS

- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- CATV UNDERGROUND TV CABLE
- UE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC CABLE
- UT UNDERGROUND TELEPHONE CABLE
- FM FORCEMAIN LINE
- OU OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION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3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

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| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
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| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

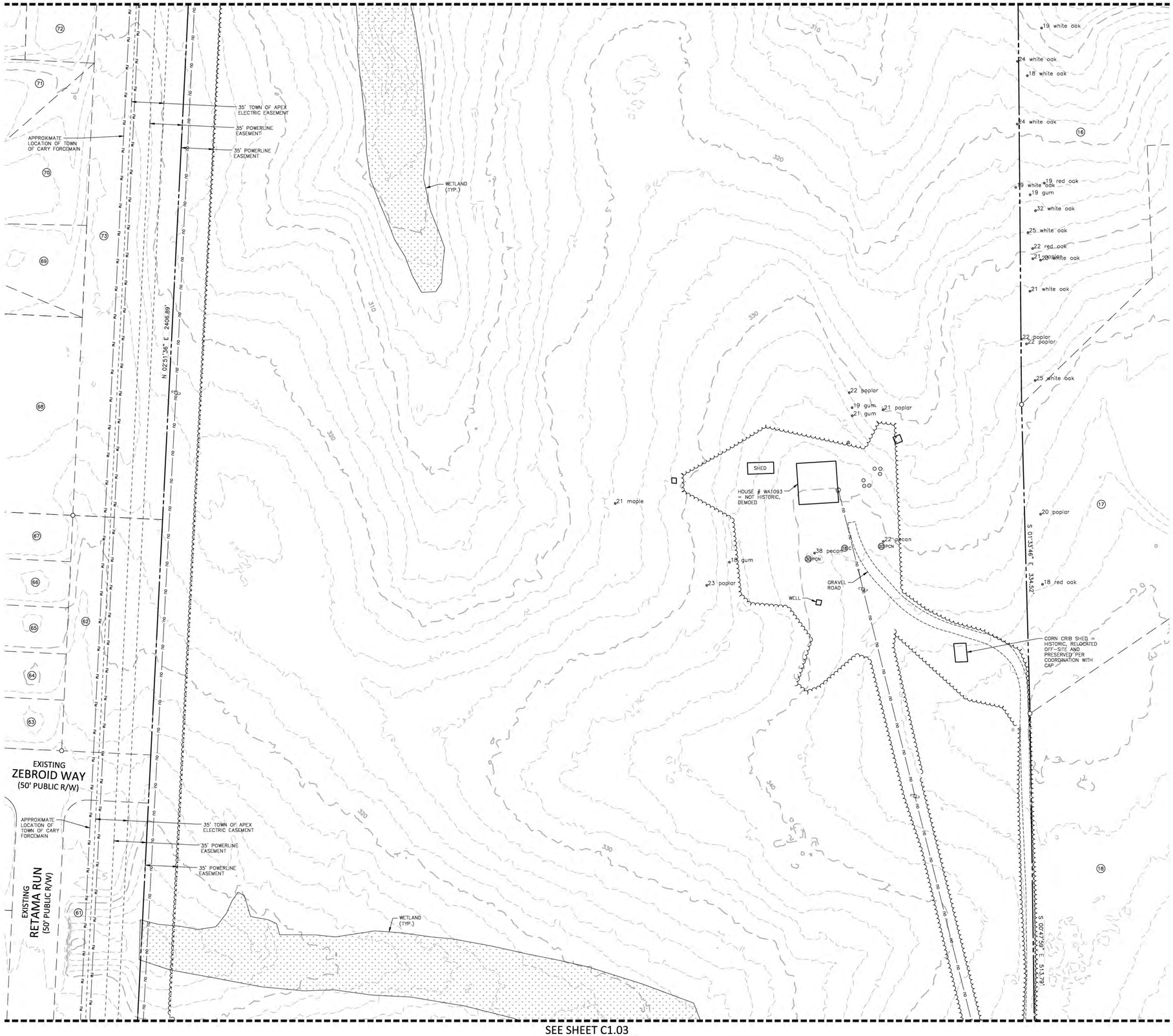
**SHEET**

**EXISTING CONDITIONS AREA "A"**

**C1.01**

X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\Plot\Current Drawing\LEN23012-XC1.dwg, 2/26/2026 1:02:12 PM, Rich Updegrove

SEE SHEET C1.01




SEE SHEET C1.03

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
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- CL CATCH BASIN AT BC
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- FES
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- BOLLARD
- AC AIR CONDITIONER
- SIGN
- MB MAILBOX
- WETLAND FLAGS
- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- G GAS LINE
- W WATER LINE
- SS SEWER LINE
- SD STORM LINE
- X FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- CATV UNDERGROUND TV CABLE
- UE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC CABLE
- UT UNDERGROUND TELEPHONE CABLE
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- OU OVERHEAD ELECTRIC LINE
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## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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**REVISIONS**

| NO. | DATE | |
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| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

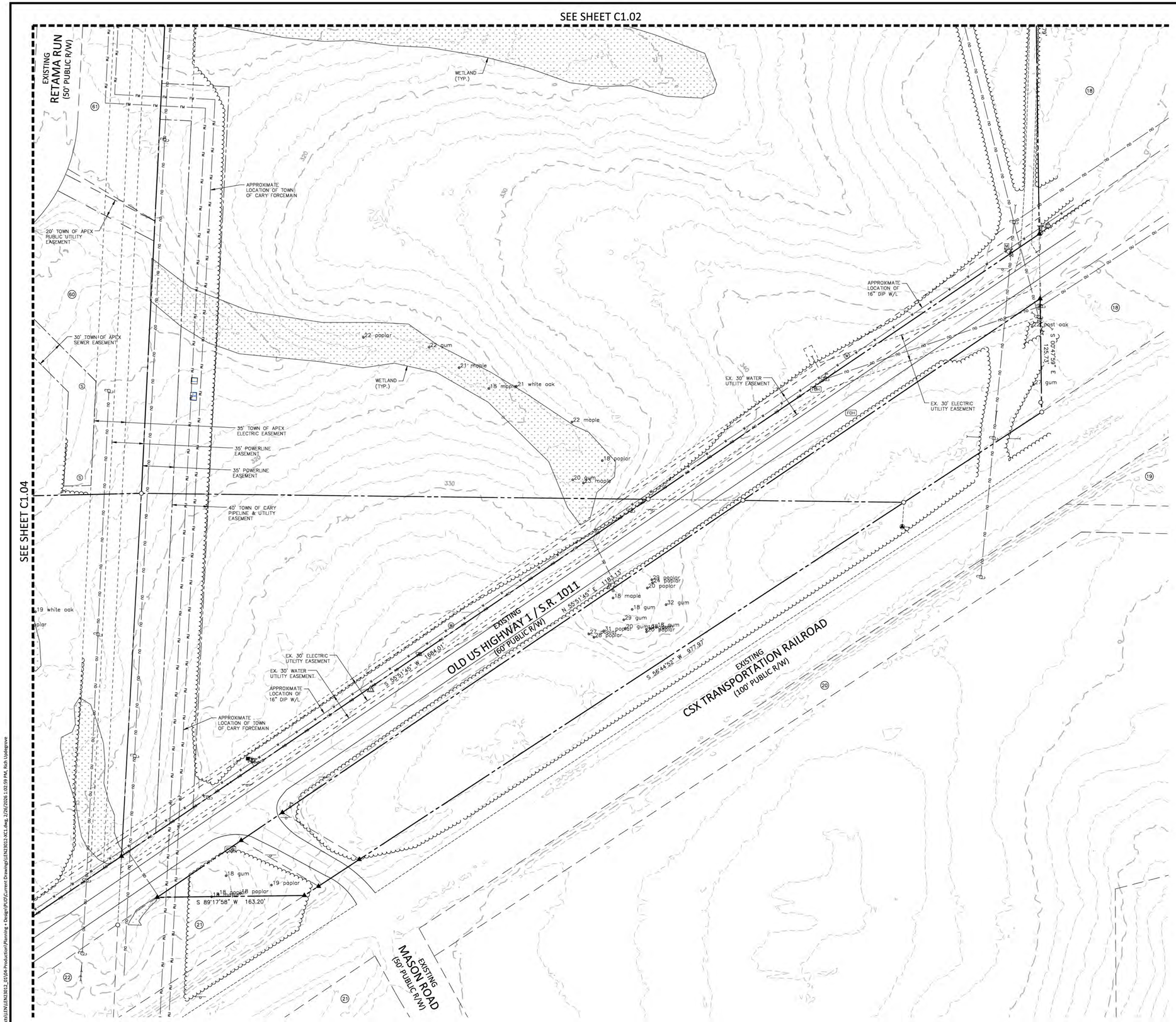
| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

**SHEET**

EXISTING CONDITIONS AREA "B"

# C1.02

X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\PUD\Current Drawings\LEN23012-XC1.dwg, 2/26/2026 1:02:49 PM, Rich Updegrove




## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
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## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

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0 25 50 100
1 inch = 50 ft.

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## REVISIONS

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| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

## PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

## SHEET

EXISTING CONDITIONS AREA "C"

# C1.03

X:\Projects\LEN\LEN23012_01\04-Production\Planning + Design\PUD\Current Drawings\LEN23012-XC1.dwg, 2/26/2026 1:02:59 PM, Rich Updegrove

## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WETLAND FLAGS

- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
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- UNDERGROUND TV CABLE
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- UNDERGROUND TELEPHONE CABLE
- FORCEMAIN LINE
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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Tyler.Wilson@Lennar.com


LENNAR

# WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-XC1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | 1"=50' |
| DATE | 06. 30. 2025 |

**SHEET**

**EXISTING CONDITIONS AREA "D"**

**C1.04**



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## LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELH ELECTRIC HANDHOLE
- E ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- S SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- C CABLE TV BOX
- TVH CATV HANDHOLE
- TLH TELEPHONE HANDHOLE
- T TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FOH FIBER OPTIC HANDHOLE
- BOLLARD
- AC AIR CONDITIONER
- SIGN
- M MAILBOX
- WETLAND FLAGS
- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- G GAS LINE
- W WATER LINE
- SS SEWER LINE
- SD STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- CATV UNDERGROUND TV CABLE
- UE UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC CABLE
- UT UNDERGROUND TELEPHONE CABLE
- FM FORCEMAIN LINE
- OU OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

## GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**SHEET**

EXISTING CONDITIONS AREA "E"

# C1.05

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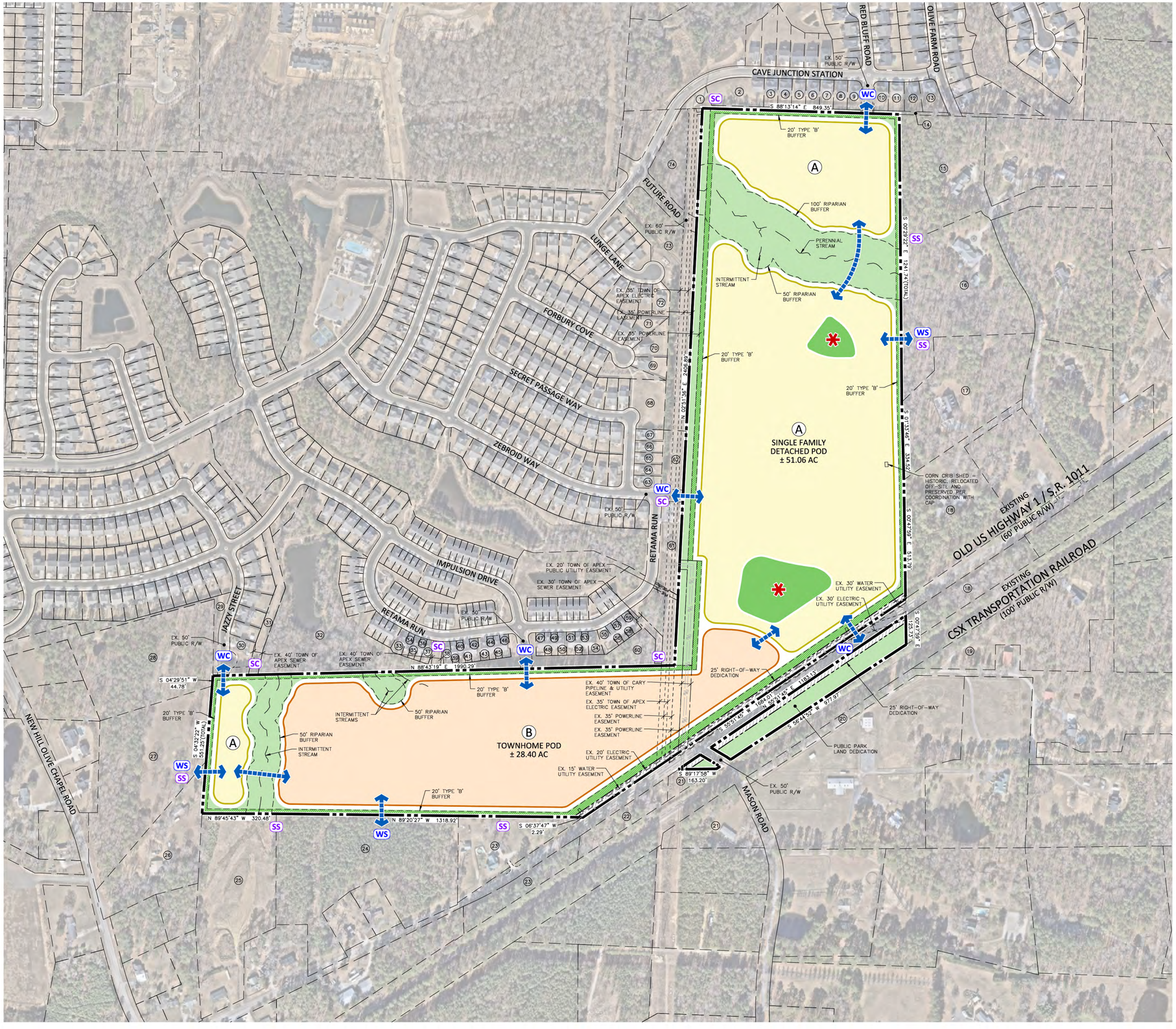


## LEGEND

- SINGLE FAMILY DETACHED CONCEPTUAL DEVELOPMENT POD
- TOWNHOME CONCEPTUAL DEVELOPMENT POD
- ACTIVE RECREATION/ POCKET PARKS
- PASSIVE OPEN SPACE (PASSIVE OPEN SPACE NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS/WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)
- PERIMETER BUFFER
- RIGHT-OF-WAY DEDICATION
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- SC — SEWER CONNECTION TO EXISTING
- SS — SEWER STUB TO UPSTREAM PROPERTY; STUB TO BE PLACED AT APPROXIMATE LOW POINT OF ADJACENT PROPERTY (SUBJECT TO CHANGE WITH CD DESIGN)
- WC — WATER CONNECTION TO EXISTING
- WS — WATER STUB TO ADJACENT PROPERTY FOR FUTURE EXTENSION

NOTE: PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY. LOCATIONS OF SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO STORMWATER PONDS, ACTIVE RECREATION AREAS, POCKET PARKS, STREAM BUFFERS, AND OPEN SPACE, ARE CONCEPTUAL AND MAY CHANGE AT MASTER SUBDIVISION PLAN.

N

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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| DRAWN BY | RLU |
| SCALE | 1"=200' |
| DATE | 06. 30. 2025 |

**SHEET**

PRELIMINARY SITE/ UTILITY LAYOUT PLAN

**C2.00**

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## Carolina Springs | Classic Collection

### THE EASTMAN III

Elevation C

Elevation E

Elevation F

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## Carolina Springs | Classic Collection

### THE GALVANI II

Elevation G

Elevation H

Elevation F

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Third Floor

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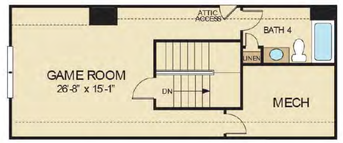


GAME ROOM WITH BATH

## Carolina Springs | Classic Collection

### THE EDISON II

Elevation G

Elevation H

Elevation F

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TYPICAL REAR ELEVATION

TYPICAL SIDE ELEVATIONS

CLASSIC COLLECTION

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| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS

**A1.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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## Carolina Springs | Sterling Collection

### THE NELSON

Elevation C

Elevation B

Elevation A

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## Carolina Springs | Sterling Collection

### THE SOMERSET III

Elevation K

Elevation J

Elevation L

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## Carolina Springs | Sterling Collection

### THE WINSTEAD III

Elevation J

Elevation K

Elevation L

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TYPICAL REAR ELEVATION

TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

STERLING COLLECTION

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| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS

# A1.01

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## Depot 499 | Designer Collection

### THE AVALON II

Elevation D

Elevation E

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## Depot 499 | Designer Collection

### THE CARSON II

Elevation H

Elevation D

Elevation E

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## Depot 499 | Emory Collection

### THE DAWSON

Elevation J

Elevation K

Elevation L

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## Depot 499 | Emory Collection

### THE DELANEY

Elevation J

Elevation K

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Tyler.Wilson@Lennar.com

LENNAR

# WELCH HOMESTEAD

PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 05. 2025 | PER TOWN COMMENTS |
| 2 | 10. 03. 2025 | PER TOWN COMMENTS |
| 3 | 11. 03. 2025 | PER TOWN COMMENTS |
| 4 | 12. 01. 2025 | PER TOWN COMMENTS |
| 5 | 02. 05. 2026 | PER TOWN COMMENTS |
| 6 | 02. 26. 2026 | PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | LEN-23012 |
| FILENAME | LEN23012-A1 |
| CHECKED BY | DTB |
| DRAWN BY | RLU |
| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS

**A1.02**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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*These elevations and floor plans are provided as illustrative examples only. Single Family Detached and Townhouse design will be held to written conditions in the Welch Homestead PUD Text.*

WITH OPTIONAL SCREEN PORCH

TYPICAL REAR ELEVATION

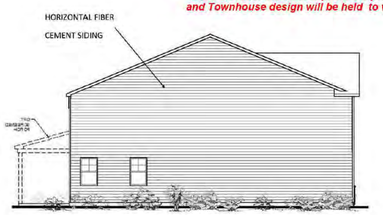
## DESIGNER COLLECTION - 1 CAR GARAGE UNIT

WITH OPTIONAL SCREEN PORCH

TYPICAL REAR ELEVATION

## EMORY COLLECTION - 2 CAR GARAGE UNIT

*These elevations and floor plans are provided as illustrative examples only. Single Family Detached and Townhouse design will be held to written conditions in the Welch Homestead PUD Text.*




TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

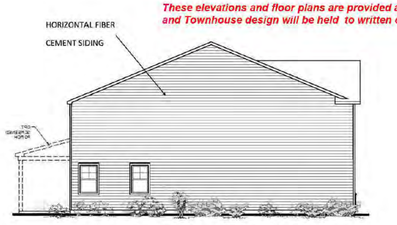
## DESIGNER COLLECTION—1 CAR GARAGE UNIT

TYPICAL SIDE ELEVATION

## EMORY COLLECTION—2 CAR GARAGE UNIT

# TYPICAL HOMESITES

*These elevations and floor plans are provided as illustrative examples only. Single Family Detached and Townhouse design will be held to written conditions in the Welch Homestead PUD Text.*




TYPICAL SIDE ELEVATION

TYPICAL SIDE ELEVATION

## DESIGNER COLLECTION—1 CAR GARAGE UNIT

TYPICAL SIDE ELEVATION

## EMORY COLLECTION—2 CAR GARAGE UNIT

NOTE:
STREET FACING SIDE ELEVATIONS TO HAVE 4" WINDOW TRIM

# HIGH VISABILITY HOMESITES


McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**

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**PLAN INFORMATION**

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| DRAWN BY | RLU |
| SCALE | NTS |
| DATE | 06. 30. 2025 |

**SHEET**

BUILDING ELEVATIONS

**A1.03**

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CLOSED SESSION

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Karmen McGee, Director

Department(s): Human Resources

Requested Motion

Possible motion to enter into closed session pursuant to NCGS § 143-318.11(a)(6) to consider a personnel matter.

Approval Recommended?

N/A

Item Details

**NCGS § 143-318.11(a)(6)**

"To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee"

Attachments

- N/A

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CLOSED SESSION

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Laurie Hohe, Town Attorney

Department(s): Legal Services

Requested Motion

Possible motion to go into closed session pursuant to NCGS 143-318.11(a)(3) to consult with the Town Attorney in order to preserve attorney-client privilege.

Approval Recommended?

N/A

Item Details

**NCGS § 143-318.11(a)(3)**

"To consult with an attorney employed or retained by the public body in order to preserve the attorney client privilege between the attorney and the public body"

Attachments

- N/A

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CLOSED SESSION

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Allen Coleman, Town Clerk

Department(s): Town Clerk's Office

Requested Motion

Possible motion to enter into closed session pursuant to NCGS § 143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential.

Approval Recommended?

N/A

Item Details

**NCGS § 143-318.11(a)(1):**

"To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes."

Attachments

- N/A

# | Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CLOSED SESSION

Meeting Date: April 28, 2026

## Item Details

Presenter(s): Laurie Hohe, Town Attorney

Department(s): Legal Services

Requested Motion

Possible motion to enter into closed session pursuant to NCGS § 143-318.11(a)(6) to consider a personnel matter.

Approval Recommended?

N/A

Item Details

**NCGS § 143-318.11(a)(6)**

"To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee"

Attachments

- N/A